



**PUBLIC WORKS DEPARTMENT
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.

Chapel Hill, NC 27514-5705

Telephone (919) 969-7246

Fax (919) 969-7276

www.townofchapelhill.org

9/19/2016

Mr. Ryan Jackson
David Weekley Homes
15401 Weston Parkway, Suite 175
Cary NC, 27513
rjackson@dwhomes.com

RE: Stream Determination for Parcel #9799-48-1814

Dear Mr. Jackson:

As requested, the Town Public Works Department has performed a stream determination on the property identified on the attached forms. This determination indicates whether different types of streams (perennial, intermittent, and/or ephemeral) or perennial waterbodies are present on the property in question or on nearby properties. These streams and their classifications are shown on the accompanying map. Stream segments regulated by the Jordan Lake Stream Buffer ordinance are highlighted. **Locations of all features on the map are approximate and must be field surveyed for precise location.**

This stream determination information is used to determine the location and extent of the Resource Conservation District and the Jordan Lake Watershed Riparian Buffer. Specific land use regulations and restrictions apply within the boundaries of these protected areas. If you are considering any kind of work on your property, including clearing vegetation, paving, grading, or building, please consult with the Town Planning Department to determine the possible extent of the Resource Conservation District and Jordan Lake Watershed Riparian Buffer on your property and corresponding regulations.

This classification will remain in effect for five years from the date of the site visit before a request for reclassification will be considered, unless the stream channel characteristics are significantly altered as a result of watershed changes.

In accordance with the Town's procedures, you may appeal this administrative decision to the Town Manager. If you wish to do so, you must file your written appeal accompanied by any materials you believe support your appeal, within **30** days of receipt of this letter.

If you have questions regarding stream determinations, please contact me at (919) 969-7202. If you have questions regarding the Town's Resource Conservation Districts or the Jordan Watershed Riparian Buffer regulations, please contact the Planning Department at (919) 968-2728, or view information online at <http://www.townofchapelhill.org/town-hall/departments-services/public-works/stormwater-management/jordan-lake-rules>.

Regards,

A handwritten signature in black ink that reads "Allison Schwarz Weakley".

Allison Schwarz Weakley
Stormwater Analyst



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STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9799-48-1814	Erwin Rd near Residence Inn

These are the results of a site visit to the properties listed above for a stream determination conducted on 9/15/2016 by Town Staff:

- No perennial, intermittent, or ephemeral streams or perennial waterbodies were identified on or near the property(ies) in question.
- Perennial, intermittent, or ephemeral streams, or perennial waterbodies, were identified on or near the property(ies) in question and shown on the attached map(s).

A map showing water features, their Town flow classifications, presence of Jordan Riparian Buffers, and their approximate locations is attached. Origins or breakpoints that have been flagged in the field are marked on the map. Stream classification forms and additional site visit notes and maps are also attached.















Other conditions exist which may affect the location of the Resource Conservation District or Jordan Stream Buffer:

- FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated Resource Conservation District must determined by a field survey commissioned by the owner or a representative.
- Segments of perennial or intermittent stream are piped in the area, as shown on the map. These segments do not have an associated Jordan Stream Buffer.
- Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended.

Town Staff signature

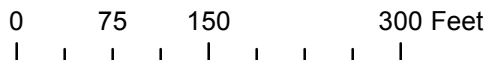
9/19/2016
date

Stream Determination Area Map

- ⋯ Unclassified Stream
- · - · Ephemeral Stream
- - - - Intermittent Stream
- Perennial Stream
-  Culverts
-  2-foot Contours
-  10-foot Contours
-  Buildings
-  Parcels
-  Site visited
-  Non-regulated Waterbody
-  Non-perennial Waterbody
-  Wide Perennial Stream
-  Perennial Waterbody
-  Approximate Jordan Buffer
-  Ephemeral Breakpoint
-  Intermittent Breakpoint
-  Perennial Breakpoint

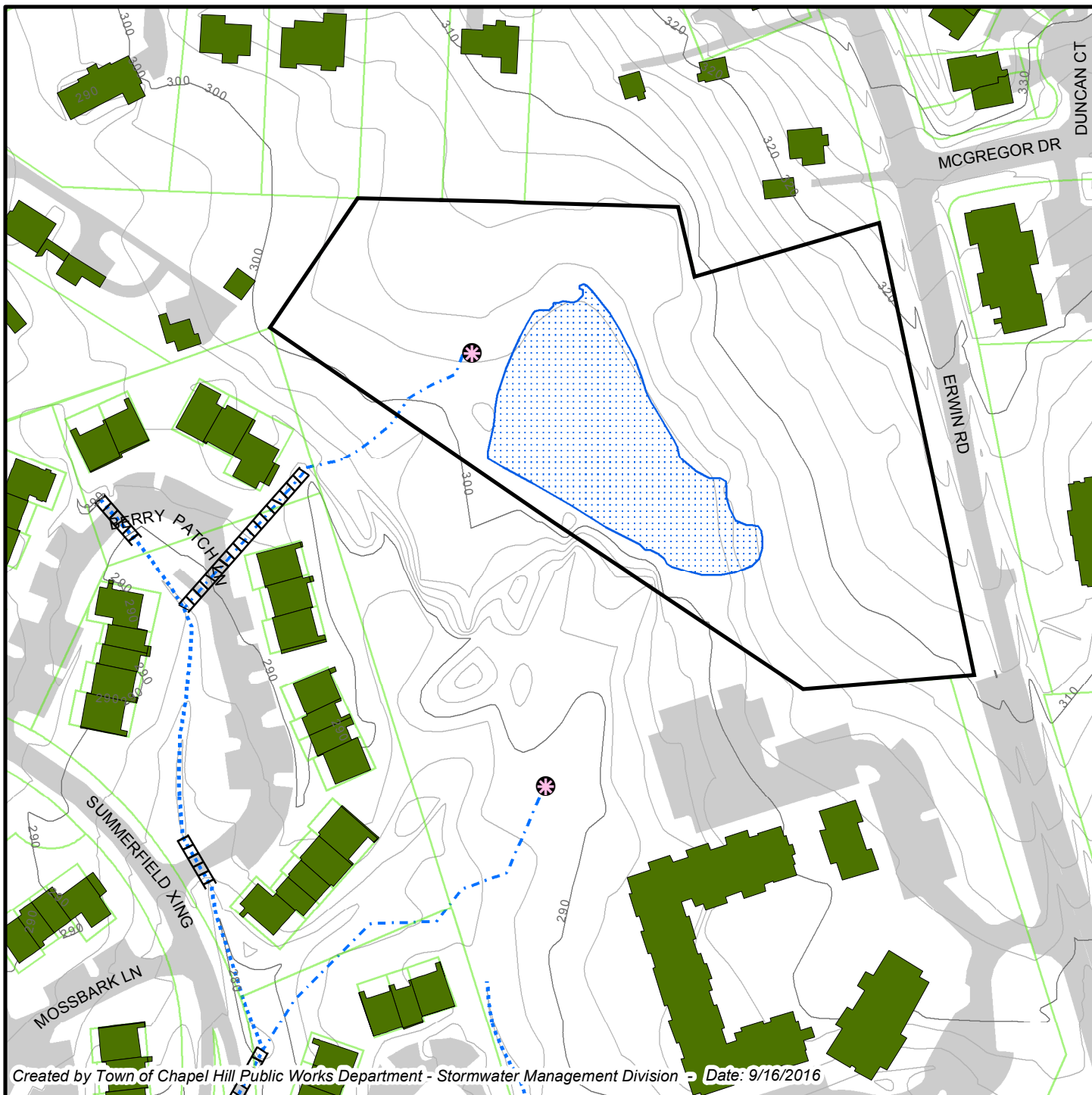
Address: Erwin Rd near Residence Inn

Parcel ID: 9799-48-1814




1 inch = 150 feet

Stream locations are approximate and must be verified by survey.




USGS 24K Topographic / County Soil Survey Maps

 Site Parcel Boundary

Address: Erwin Rd near Residence Inn

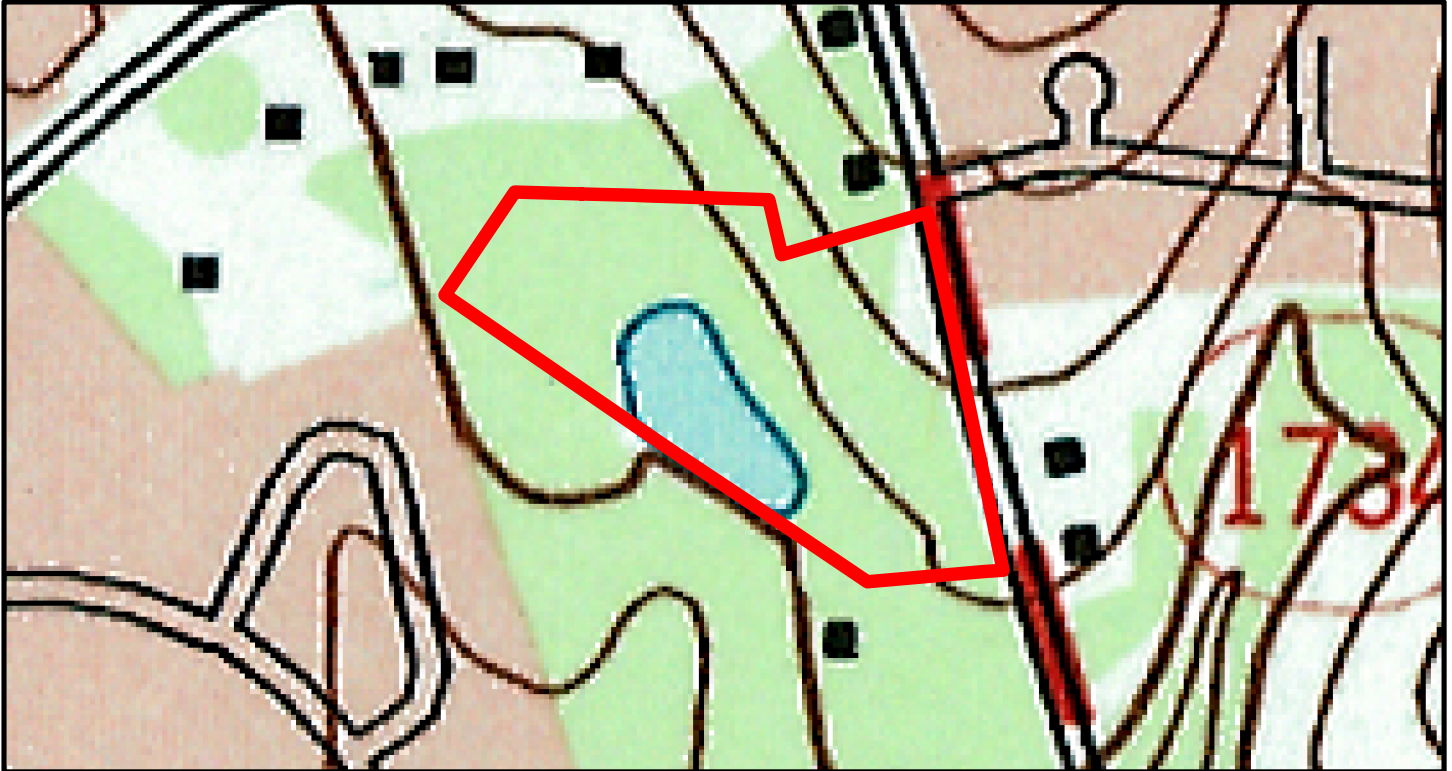


0 75 150 225 300 Feet


Parcel ID: 9799-48-1814

1 inch = 250 feet

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 9/16/2016



201609150207

STREAM AT WESTERN MOST CORNER OF FARM POND

NC DWQ Stream Identification Form Version 4.11

Date: 9/16/2016 Project Site: 9799-48-18/4 Latitude:
 Evaluator: AW + DM County: Longitude:
 Total Points: Stream is at least intermittent (2-19) or perennial (2-31): **13.25**
 Stream Determination (circle one): **Ephemeral** Intermittent Perennial Other (e.g. Dead Stream):

A. Geomorphology (Subtotal = 4.5)	Absent	Weak	Moderate	Strong
1. Continuity of channel bed and bank	0	1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3. In-channel structure (ex. riffle-pool, step-pool, ripple-pool sequence)	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active, relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No (0)		Yes = 3	

*artificial ditches are not rated, see discussions in manual

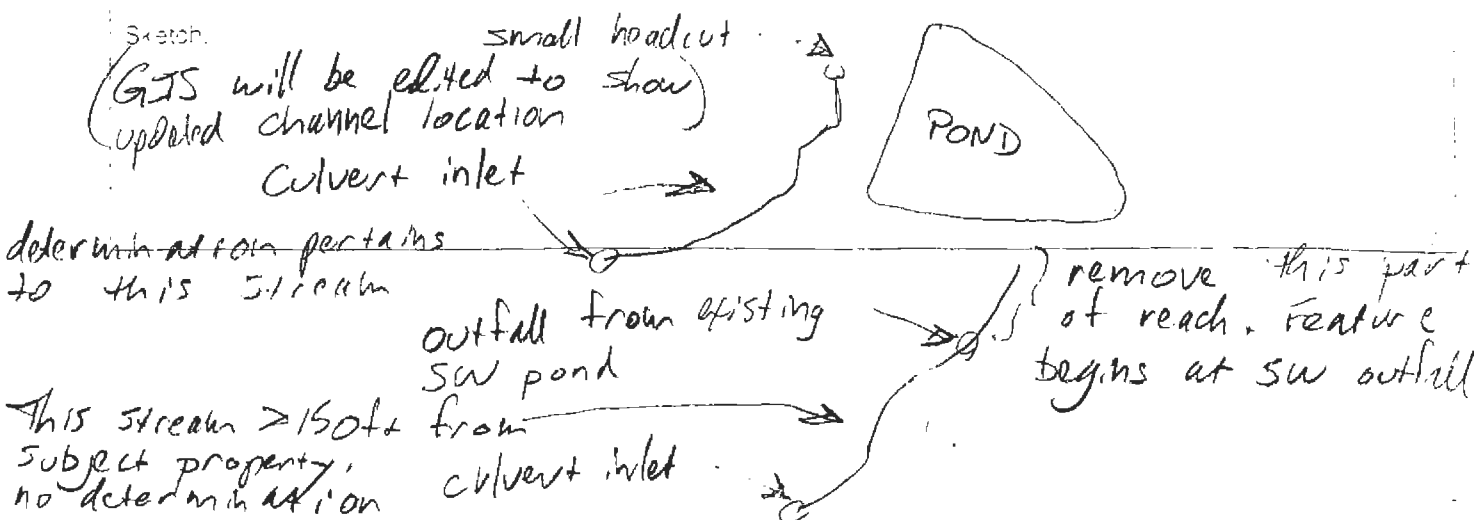
B. Hydrology (Subtotal = 2)	Absent	Weak	Moderate	Strong
12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris (logs or piles)	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No (0)		Yes = 3	

C. Biology (Subtotal = 6.75)	Absent	Weak	Moderate	Strong
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75 OBL = 1.5 Other = 0			

*perennial streams may also be identified using other methods. See p. 35 of manual

Green ASLs

Notes:





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REQUEST FOR STREAM DETERMINATION

Stream determinations provide information used to determine whether the Town's Resource Conservation District (RCD) or Jordan Watershed Riparian Buffer Protection regulations apply to a property. Town staff will typically conduct a field visit to classify streams on the property(ies) indicated below within two weeks of a request, depending on weather conditions, staff availability, and scope of the request. Please note that stream determinations cannot be conducted within 48 hours of a rain event. There is no fee for stream determinations conducted by Town staff.

A stream determination report indicates the results of a stream classification. Stream classifications expire after five years. If a stream determination has been completed on or near the property(ies) listed below within the last five years, a site visit may not be required unless local hydrology has changed significantly or the stream classification has expired. If a site visit is not required, the stream determination will be based on a records review.

Requests may be emailed (dmilkereit@townofchapelhill.org), faxed, dropped off at Town Hall or the Stormwater Office, or mailed to the above address in care of the "Stormwater Specialist."

Requestor's Name: Ryan Jackson, David Weekley Homes
Mailing Address: 15401 Weston Parkway, Suite 175
City, State, ZIP: Cary NC 27513
Phone / FAX / Email: 919-659-1502 / rjackson@dwhomes.com

Check method(s) for report to be sent: US Mail Email FAX Call for pickup

Signature of property owner or designated legal agent granting permission to Town Staff to enter the property(ies) indicated below for purposes of a Stream Determination:

 (Signature) September 13, 2016 (Date)

Owner Name(s): Ryan Jackson for David Weekley Homes, Purchase Contract Owner
(Please print)

Property Information	
Fill in both columns, <u>or</u> fill in Parcel ID Number (PIN) and attach a site map indicating location.	
Parcel ID Number (PIN)	Address / Location Description
9799481814	West side of Erwin Road, Immediately north of Residence Inn Hotel

Where the **total area** of the property(ies) to visit is **over 3 acres**, please attach an as-built drawing or a topographic map with current landmarks.



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September 14, 2011

Jim Holland
608 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514

Dear Mr. Holland,

As requested, the Town Public Works Department has performed a stream determination on the property identified on the attached forms. This determination indicates whether different types of streams (perennial, intermittent, and/or ephemeral) or perennial waterbodies are present on the property in question or nearby properties. These streams and their classifications are shown on the accompanying map. Stream segments regulated by the Jordan Lake Stream Buffer ordinance are highlighted. **Locations of all features on the map are approximate and must be field surveyed for precise location.**

This stream determination information is used to determine the location and extent of the Resource Conservation District and Jordan Lake Stream Buffer. Specific land use regulations and restrictions apply within the boundaries of these protected areas. If you are considering any kind of work on your property, including clearing vegetation, paving, grading, or building, please consult with the Town Planning Department to determine the possible extent of the Resource Conservation District and Jordan Lake Stream Buffer on your property and corresponding regulations.

This classification will remain in effect for five years from the date of the site visit before a request for reclassification will be considered, unless the stream channel characteristics are significantly altered as a result of watershed changes.

In accordance with the Town's procedures, you may appeal this administrative decision to the Town Manager. If you wish to do so, you must file your written appeal accompanied by any materials you believe support your appeal, within 30 days of receipt of this letter.

If you have questions regarding stream determinations, please contact me at (919) 969-7202. If you have questions regarding the Town's Resource Conservation Districts or the Jordan Riparian Buffer regulations, please contact the Planning Department at (919) 968-2728, or view information online at <http://www.townofchapelhill.org/index.aspx?page=1615>.

Regards,


Dave Almond
Water Quality Specialist



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STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9799-38-8976	Erwin Road
9799-48-1512	Erwin Road

These are the results of a site visit to the properties listed above for a stream determination conducted on 9/14/2011 by Town Staff.

- No perennial, intermittent, or ephemeral streams or perennial waterbodies were identified on or near the property(ies) in question.
- Perennial, intermittent, or ephemeral streams, or perennial waterbodies, were identified on or near the property(ies) in question and shown on the attached map.

A map showing water features, their Town flow classifications, presence of Jordan Riparian Buffers, and their approximate locations is attached. Origins or breakpoints that have been flagged in the field are marked on the map. Stream classification forms and additional site visit notes and maps are also attached.

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- Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended.

Russ Howard
Town Staff signature

9/14/2011
date

Stream Determination Area Map

- | | | | |
|---|---------------------|---|---------------------------|
| | Unclassified Stream |  | Non-regulated Waterbody |
| - - - - | Ephemeral Stream |  | Non-perennial Waterbody |
| - · - · - | Intermittent Stream |  | Wide Perennial Stream |
| — | Perennial Stream |  | Perennial Waterbody |
|  | Culverts |  | Approximate Jordan Buffer |
| — | 2-foot Contours |  | Ephemeral Breakpoint |
| — | 10-foot Contours |  | Intermittent Breakpoint |
|  | Buildings |  | Perennial Breakpoint |
|  | Parcels | | |
|  | Site visited | | |

Address: Erwin Road

Parcel ID: 9799-38-8976, 9799-48-1512

TMBL: 7.27.A.5B, 7.27.A.10

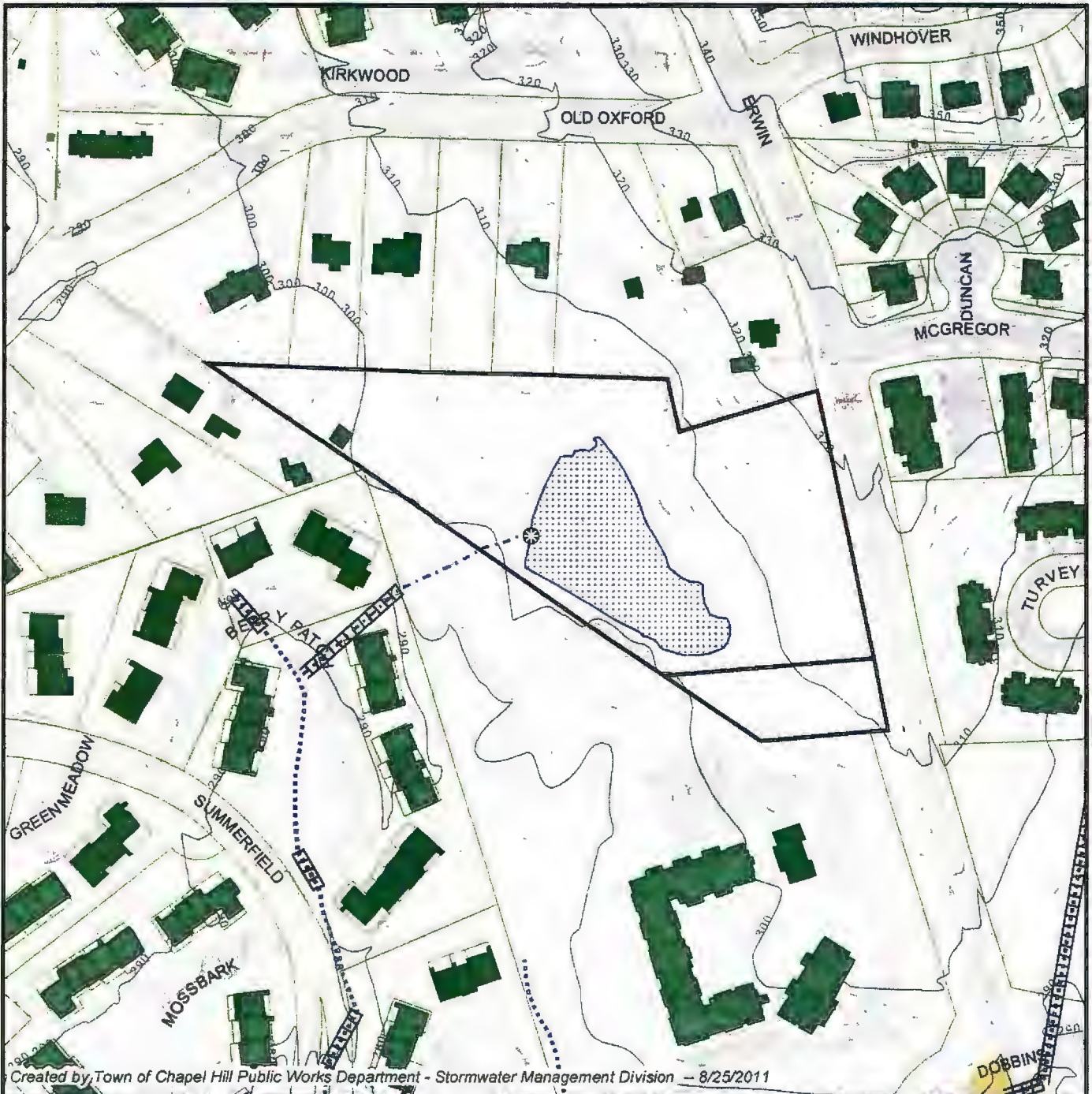


0 50 100 200 Feet



1 inch = 200 feet

Stream locations are approximate and must be verified by survey.



USGS 24K Topographic / County Soil Survey Maps

 Site Parcel Boundary

Address: Erwin Road

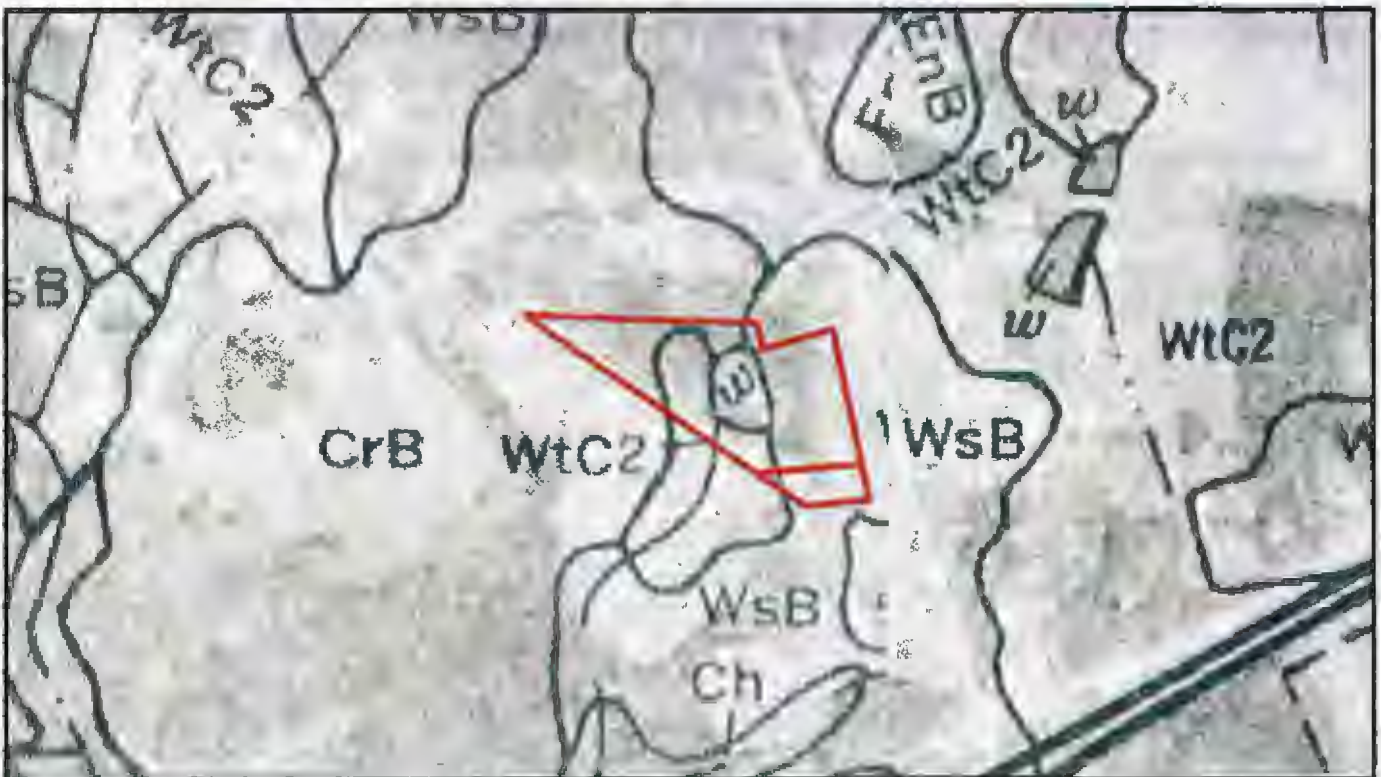


0 150 300 450 600 Feet

Parcel ID: 9799-38-8976, 9799-48-1512

1 inch = 500 feet

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division -- 9/14/2011



DEVELOPER'S PROPOSAL

111 Erwin Road
Multi-Family Residential

&
101 Erwin Road
Residence Inn Hotel

April 26, 2018
Chapel Hill, North Carolina

Project Location

The applicant, Summit Hospitality LLC, is the owner and developer of the existing Residence Inn Hotel located at the northwest corner of Erwin Road. The proposed residential development is on a five acre parcel immediately north of the 12.3 acre hotel property. The site is bordered by Dobbins Drive and Fordham Boulevard on the south; a Duke Energy substation, McGregor Apartment homes, and Cosgrove townhomes on the east side of Erwin Road; one single family home to the north on Old Oxford Road; and Summerfield Crossing Townhomes to the west. Both the hotel property and the five acre parcel are part of the 15-501 Corridor Area designated for higher intensity uses where appropriate in the 2020 Comprehensive Plan.

History of Property Use and Current Development

A Special Use Permit for the Residence Inn Hotel was approved in 2003. Prior to the application for the Special Use Permit in 2001, Marriott Inc. [the owner of the property at that time] deeded approximately 1.5 acres of property it owned to NCDOT for the relocation of the western leg of Dobbins Drive and contributed about \$400,000 for the widening of Erwin Road and the reconstruction of the Dobbins Drive Fordham Boulevard Intersection. Additional contributions by Marriott Inc. were made to OWASA to relocate water lines in Dobbins Drive.

The Town Council approval of the hotel included a condition that it not be opened until the Erwin Road – Fordham Boulevard “Super-circle” planned by NCDOT for opening in 2005 was constructed. As it turned out, NCDOT did not get the improvements completed until late 2017 and the hotel opened in February 2008.

The Residence Inn Hotel was approved as a “Planned Development – Mixed Use” project. In addition to the hotel, the development includes a building with four dwellings and approximately 1,500 SF of office space. Although the PD-MU zoning designation is still a part of the LUMO, it has been superseded by the Mixed-Use Village districts that are now in use in the LUMO.

The five acre parcel to the north of the hotel is not developed. It contains an old farm pond, originally hollowed out on the property about 70-years ago to corral water for use by the cattle that grazed on this parcel and the other surrounding parcels then owned by the McFarling family.

This parcel and the two smaller residential parcels immediately to its north are the last remainder of the large farm holdings of the McFarling family going back to the early 1900's.

The northern side of Fordham Boulevard, Dobbins Drive, and East Franklin Street where it splits from Fordham Boulevard have been considered appropriate for residential and office development for many years, while commercial/retail has been considered appropriate for the southern side of these roads. This policy and expectation dates back to at least the 1979 Comprehensive Plan and has been reaffirmed in the 2000 Comprehensive Plan and the Chapel Hill 2020 Plan.

Existing Conditions of Importance – Combined Sites

The natural slope of the site is from the western side of Erwin Road to the southwest toward Summerfield Crossing and Dobbins Drive. The pond is not classified as a wetlands nor a body of water for which there is a stream or RCD buffer requirement. The pond currently overflows its northern edge during wet periods [of which we have had a few in the past 5 years] and runs overland to the west across the existing hotel property where it enters Summerfield Crossing and it threatens those homes abutting the current hotel property. Between the hotel and Dobbins Drive there is a stream that required a Resource Conservation District buffer of 75 feet in width at the time the hotel was approved.

In 2003, the hotel was approved with – and in 2007-8 constructed with - its sanitary sewer line connecting to a manhole on the east side of Erwin Road, thereby not forcing the opening of the then existing sanitary sewer easement in Summerfield Crossing. Nevertheless, OWASA required an easement across the hotel site to the five acre site 'IN CASE" it might be developed at some later time.

Existing mixed species vegetation surrounds the pond and runs along the property line of Summerfield Crossing. The vegetation along the front of the five acre parcel is primarily volunteer pine, with a significant amount of the visible vegetation within the current NCDOT right-of-way that was acquired many years ago. There will not be a need for NCDOT to acquire additional right-of-way on Erwin Road between Fordham Boulevard and Old Oxford Road.

Summit Hospitality - Development Proposal Evolution

Summit Hospitality Ltd., a Raleigh based company, was the developer of and is the owner and manager of the Residence Inn Hotel in Chapel Hill. In addition it owns and manages other hotels, including the recently opened Residence Inn Hotel in downtown Raleigh. The managing partner of Summit is a UNC-Chapel Hill graduate, as are others that are part of the Summit ownership group. They are pleased to be investors in Chapel Hill and its future.

Several times during the past 3-4 years, residential builders have had purchase contracts with the owner of the 5-acre site as well as the McFarling property of 2.8 acres at the corner of Old Oxford Road and Erwin Road. David Weekley Homes, the last builder with a contract for the property, submitted a concept plan that was reviewed by the CDC and the Council and was in the SUP review stage before the application was withdrawn. In each of these prior cases, Summit was willing to help solve the stormwater and potential flooding problems of the Summerfield Crossing neighbors by offering 2 acres of land to these builders. Subsequent to the withdrawal of the Weekley proposal, the Managing Partner of Summit Hospitality and other partners determined that it

was in their interest to have a say in the type and quality of any development of the 5 acre parcel and see to it that the solution to the pond and flooding issues at Summerfield Crossing is resolved sooner rather than later by someone else.

Therefore, Summit Hospitality has entered into a purchase contract with the owner of the 5 acre parcel.

Summit Hospitality – Mixed Use Development Proposal

To remove the 2 acres in the northwest corner of the Residence Inn site to connect it to the 5 acre parcel requires a modification to the “Planned Development – Mixed Use” approval of 2003. And, because this older zoning and planned development option is no longer being used by the town, a different zoning district and modified Special Use Permit are needed.

After considering the several conditions and LUMO zoning possibilities, the request for “Mixed-Use Village Collector” zoning appears appropriate for the proposed development plan. That plan quite simply is: 1) the retention of the Residence Inn Hotel as is it now, but on a slightly smaller site, and 2) the development of a multi-family community that provides a density that permitting enables the development of a neighborhood with centralized amenities and with a building and parking footprint that permits the stormwater and pond issues to be resolved for the Summerfield Crossing neighbors.

The proposed plan for review and comment has the major features identified below.

Multi-Family Residential

- 140± Dwelling Units on 7.5 Acres of land.
- Floor Area of about 150,000 SF
- 2 buildings of about 70 units each with 3 floors over parking.
- Centralized outdoor recreation
- Terraced gardens leading down from the recreation area to a landscaped bio-retention natural stormwater management area.

Residence Inn Hotel

- Maintain existing size and conditions.
- Minor Modifications to existing landscaping.
- Possible modifications to stormwater management to coordinate with residential development.
- Increase the amount of permitted floor area to align with changes to zoning and land area of Residence Inn Hotel site.

**101 – 111 Erwin Road
Mixed Use**

Concept Plan
Statement of Compliance
2020 Comprehensive Plan

April 26, 2018

CHAPEL HILL 2020 COMPREHENSIVE PLAN

The Chapel Hill 2020 Comprehensive Plan sets forth in *Chapter 3: Themes and Goals*, principle values that are important to the community. The proposed mixed-use plan by Summit Hospitality LLC responds to these as well as the ongoing planning and development initiatives in the *Blue Hill District [formerly Ephesus Fordham]* and the newly initiated Future Land Use Planning within the North 15-501 Focus Area. The proposed development is within this 15-501 Corridor of study.

A Place for everyone: A range of housing options for current and future residents (PFE.3)

101 – 111 Erwin Road is proposed as a mixed-use development with two types of housing opportunities.

The existing Residence Inn Hotel provides housing for those visiting family and friends that are Chapel Hill residents, for those in Chapel Hill for business associated with UNC and UNC Hospitals, and for those who visit Chapel Hill for vacation and pleasure. The hotel opened in 2008 has been a good neighbor to the Summerfield Crossing Residents.

The multi-family housing proposed immediately north of the hotel will provide housing for future residents that want to be close to the Fordham Boulevard corridor and the employment and shopping opportunities that will be close by. It has not yet been determined whether these dwellings will be ownership or rental. Nevertheless, affordable housing units that meet the Council expectation of 15% of total units will be provided.

Community Prosperity and engagement: Promote a safe, vibrant, and connected (physical and person) community (CPE.3)

The 101 – 111 Erwin Road site, much like the nearby Presque Isle Townhome community at the corner of Sage and Erwin Roads, has no connection, either roadway or pedestrian to the Summerfield Crossing neighborhood. As a result, the proposed design will create sidewalk and bikeway connections via improvements to Erwin Road.

Internally the design provides a centrally located recreation and open green area that satisfies the recreation area requirement and is appropriately sized for a neighborhood of the size proposed.

Getting Around: A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (GA.2); Connect to a comprehensive regional transportation system (GA.3); A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (GA.6)

Chapel Hill Transit Service – Three existing routes will serve the proposed development. (1) The CL Route provides service on Old Oxford Road at the north property line of the site. (2&3) The D and DX Routes provide service Dobbins Drive at the intersection with Erwin Road, a five (5) minute walk from the site. In combination these routes serve downtown, the UNC Campus and the NC Hospital complex.

Good Places, New spaces: Low density, green Rural Buffers that exclude urban development and minimize sprawl (GPNS.1); A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill’s character for residents, visitors, and students (GPNS.5)

The Town’s 2020 Comprehensive Plan identifies the northern five acres of the proposed development site as Medium Density Residential and the hotel property as developed, which it is. The hotel site is developed at a low intensity with significant open space. Overall, the hotel property is developed with an impervious surface area of less than 20% of its 12.3 acres. The proposed residential development on 7.5 acres will have about 35% impervious surface coverage. This development, at less than 30% impervious coverage for the total site is well below the LUMO Maximum Allowance of 70%.

Internally, both developments have substantial internal open space and recreation areas that create gathering and meeting spaces for their respective populations. Creating community thru design, when no external community is available is a part of the design goal.

Nurturing Our Community: Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (NOC.2); Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (NOC.4); Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (NOC.8)

Stormwater Management - The site plan includes provisions needed to satisfy all stormwater management requirements to detain stormwater on-site and via filtering cleanse stormwater runoff before release from the stormwater management facilities. The pond located on the existing 5-acre parcel currently overflows to the north with water moving across the Residence Inn site an onto the Summerfield Crossing property. The propose design will capture about 70% of the water currently discharging in this undesirable fashion and greatly reduce the potential for water damage and flooding of the nearby Summerfield Crossing homes.

Recreation - There are no existing public recreation facilities within walking distance of the site, but many are accessible by the bus lines currently serving the property and which provide a very high level of service frequency. On site recreation will serve the households living in the proposed development. If the American Legion property is developed with recreation facilities, they will be within walking distance of both the new residences and hotel.

Streetscape Appearance and Safety - Because the site has a lengthy border with Erwin Road, the street landscaping, canopy trees, sidewalks, and lighting will be important elements of a design that provides a safe relationship between the homes, the public sidewalk, and traffic.

The Traffic Impact Assessment that will be completed before a formal submission will identify the design features that will best work in this location when Erwin Road is widened on the side of the proposed development.

One of the significant changes to the roadway network and travel patterns of the past 5 years was the completion of the connection of Weaver Dairy Road to Sage Road via the roundabout and the significant decrease in traffic along this pertinent section of Erwin Road. Not only does that change benefit virtually all drivers using the roads in this area of town, but it also substantially reduces the impact traffic will have on the subject site.

**101 – 111 Erwin Road
Mixed Use**

Concept Plan
Design Guidelines
Statement of Compliance

April 26, 2018

The Town of Chapel Hill design guidelines cover the principles of good community design for livability, best development practices for environmental protection, and minimum standards to assure that well designed and functioning new additions are added to the community.

The following Statement of Compliance identifies areas where these principals are integral in the proposed plan for Oxford Reserve. Statements in bold come from the town's design guidelines.

GENERAL GUIDELINES

- **Livability: Buildings and outdoor spaces should be designed to fit human scale, harmonize with design of streets, and accommodate pedestrian traffic.**

The Residence Inn Hotel meets or exceeds the goals of human scale design, compatibility with the street system, and the provision of sidewalks that connect to nearby properties and bus route/shelter locations. The residential development is proposed to be 3 stories over structured parking and in scale with the existing hotel property. Roadway and pedestrian improvements to Erwin Road are part of the plan. The primary building running parallel to Erwin Road will be setback 50 feet from the right of way and have a 25 feet wide planted buffer per town design guidelines.

Outdoor spaces internal to the site will be in scale with the new development and the homes in Summerfield Crossing that will have a 50 feet wide buffer of existing vegetation.

- **Visual Impact: New public and private projects should be visually appealing, and compatible with other development in the surrounding area.**

The proposed buildings will be designed and constructed to present a desirable face to Erwin Road and adjoining properties to the north and west while being separated from them by landscape buffers that exceed town minimum standards.

- **Vegetation: Landscape design concepts should preserve existing trees and incorporate native new trees and shrubbery. The landscape theme should be aesthetically compatible with that of the surrounding neighborhood.**

In large part, the existing vegetation on the eastern side of the site will be removed for the construction of Erwin Road improvements and to provide access to the residential portion of the property. New street and canopy trees will be planted along the Erwin Road frontage to match the street and landscaping buffer in front of the hotel.

Internal landscaping will be integral to the character of the residential development.

- **Mobility: Land design concepts should provide a network of roads, bicycle paths and lanes, and sidewalks that give strong consideration to the safety of motorists, cyclists, joggers, and walkers.**

The internal circulation network will provide safe and convenient connections to the greater street and sidewalk network nearby, thereby encouraging interaction among the households in the proposed development as well as access to the nearby neighborhoods.

- **Views: Streets, buildings, and parking lots should enhance the urban environment by providing pleasant vistas and geographic orientations.**

A landscaped entrance is proposed with that landscaping theme carried along the internal drives to the center of the development and the location of the recreation and open area in the center of the site.

SITE DEVELOPMENT

Open Space Multi-Family and Planned Development Housing Neighborhoods

- **Provide open space and recreation amenities are easily accessible to residents, including the handicapped.** The recreation area of the site is centrally located and accessible by ADA sidewalks.
- **Design and locate recreation amenities so that they provide service without disturbing residents.** The recreation area is located in a manner to create the least disruption to the residents of the proposed multi-family buildings and residents nearby in Summerfield Crossing.

PRESERVATION OF NATURAL DRAINAGE PATTERNS

- **Capitalize on natural drainage ways through innovative building and site design that transforms steep slopes and edges into major site amenities.**
- **Preserve natural drainage patterns where practical.**
- **Design so as to prevent stormwater from flowing over sidewalks and paths.**

Stormwater management facilities are located in the southern and lower portion of the site. The natural drainage pattern on the residential portion of the site was altered over 50 years ago by the creation of the now very problematic pond. The design and function goal for stormwater on this portion of the site is no longer to preserve old drainage flows that are not “natural” and which routinely damage the property of adjoining Summerfield Crossing neighbors.

The proposed stormwater management system will remedy the problems created by years of maintenance and care of pond neglect.

SITE DESIGN

- **Isolated pockets of existing trees should be protected, and used to enhance the site's visual impact.**

Because the 5-acre portion of the development proposal is an infill site and has been unmanaged for many years, the vegetation is a mix of tree species with varying degrees of health. The most healthy trees are along the western edge of the site where a 60 feet wide buffer is proposed to be maintained and managed professionally to provide a safe visual and environmental buffer between the multi-family homes and Summerfield Crossing. There is currently a 100 feet wide tree & vegetation buffer along the western portion of the hotel property.

GRADING

- **Buildings should be designed to harmonize with existing topography, thereby minimizing land disruption.**
- **Grading should be held to a minimum and should complement natural landforms.**
- **"Stepping-back"-terracing of buildings on hillsides-should follow the slope in order to complement natural contours.**

The site slopes away from Erwin a fairly uniform 8-10 % with the exception of the man-made berm on the southern side of the farm pond. To provide the least visual impact along Erwin Road and to neighbors, the proposed residential buildings will be shelved into the sloped hillsides with partially underground parking and three floors of residential dwellings above.

SITING OF BUILDINGS

- **Buildings should harmonize with neighboring areas; this is achieved through careful attention to elements such as size, style, form, color, and materials.**

There are few visible neighboring-residential buildings from which residential design cues should be taken. The proposed development will work with materials & building forms suited for today's emphasis on energy efficiency, durable & long lasting exterior materials, and coherency of style within the development as well as to those traveling on Erwin Road.

- **Building placement should ensure privacy, as well as individual site and architectural identity.**

The existing hotel buildings and the proposed residential buildings have been sited to create a very minimal visual impact on adjoining neighbors.

STREETS, PARKING AND CIRCULATION

Internal Circulation: Streets and Driveways

- **Safety and convenience of automobile, bicycle and pedestrian movements are critical considerations.**

- **Roads and other internal driveways should be designed to accommodate a variety of vehicles in addition to passenger cars, including delivery trucks, sanitation trucks, and emergency vehicles.**

The internal design of the proposed residential development accomplishes these goals and will be further refined during the detailed design process..

STORMWATER MANAGEMENT

- **Detention ponds for run-off and sedimentation should be located where a natural holding pond already exists.**

To eliminate the off-site drainage damage already done by the current pond on the 5 acre site, utilizing the existing pond is not practical.

UTILITIES

- **Underground installation of all lines is encouraged.**
- **Landscaping in the vicinity of surface mounted transformers and switching boxes should allow for sufficient distance to perform routine maintenance of these facilities.**
- **Combining Utilities Easements with Site Access Drives**

Soft utilities (power, telephone, communications, etc.) will be brought into the site in easements that provide for underground lines.

Water will be provided by connecting to the existing water line in Erwin Road. We anticipate extending this line to the McFarling property to the north so that a loop system can be provided for emergency service needs.

Sanitary Sewer service for the residential portion of the development proposal is proposed to connect to the existing manhole and Owasa easement in the northeast corner of the hotel property. This should alleviate any need to extend a sanitary sewer line through the Summerfield Crossing property.

ARCHITECTURAL CHARACTER

Architectural design for the proposed residential buildings has not yet begun, but will be developed with care to incorporate the many energy efficient and alternative energy production possibilities now available.

LIGHTING

- **Exterior lighting and site furniture should be architecturally integrated with the building's style, material, and color.**

Street lighting according to the requirements of the Town and NCDOT will be provided along Erwin Road. For the drives and parking internal to the development, the applicant

will propose a specific “pedestrian urban street” type fixtures that provide for safe movement, but which will not spill from the site to adjoining properties.

INTERNAL LANDSCAPE CHARACTER

- **A landscape theme should foster unity of design and reinforce existing vegetation with compatible plantings.**
- **Landscaping should be massed or clustered-not spread out in thin, linear patterns.**

A landscape plan for both the buffer (see below) and interior of the site will achieve these objectives, and will be part of the PD-H submission materials.

PERIMETER BUFFERS

- **Developers are encouraged to provide street tree plantings that establish an attractive and consistent streetscape and scale.**

Perimeter landscape plantings will be provided in the required buffers along the streets and adjoining properties to augment existing trees that can be preserved.

- **Plant Selection and Maintenance - Indigenous and/or regionally grown plants are preferred.**

Both native and regionally adapted plant material will be used for the landscape.

- **Tree and shrub plantings should be grouped together to create strong accent points.**

Where it will be effective the landscape plan will group shrubs, ornamental trees and canopy trees.

- **Landscaping should be of sufficient size so that mature appearance will be achieved within three to five years of planting.**

Plant material will be sized to provide a maturing form within 5 years of planting with the exception of street trees, which by their nature take longer to mature. The street trees and street buffer trees for the existing hotel were planted in 2007 – 2008. They have matured nicely and this type of growth period is expected for the new trees that will be along Erwin Road.