

Amy Harvey

From: Jeanette Coffin
Sent: Monday, August 23, 2021 9:00 AM
To: H. Krasny
Cc: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Proposal for the Marriott Residence Inn and Summit Place Townhomes-- Mayor & Council/Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: H. Krasny [mailto:hkrasny@mindspring.com]
Sent: Sunday, August 22, 2021 10:05 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Re: Proposal for the Marriott Residence Inn and Summit Place Townhomes-- Mayor & Council/Chapel Hill
Importance: High

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Re: Marriott Hotel Expansion & Summit Place Townhome Development.

Mayor and Council Members-

Re the Proposed Expansion of the Existing Marriott Residence Inn & Addition of a Townhome Subdivision on Site.

The Town Council in approving the original SUP for the Hotel wisely limited it to 108 rooms max, and ONLY to 3-stories (45 ft) maximum height to make it more consistent with the appearance of the surrounding ALL residential neighborhood it sits in. They also added a Permanent Deed Restricted Buffer of existing vegetation, a minimum of 100 feet in width. Also, they stipulated that NO building shall be placed closer than 175 feet to the joint property line of the Marriott site and Summerfield Crossing, nor closer than 100 feet to any other property line.

The hotel is attempting to override that SUP and adding a new 4-story hotel building with 54 rooms, plus an adjacent Townhome community of 52 units in an 8 acre space allotted by its present R-2 zoning to a maximum of 32 townhomes (2020 Land Use Plan).

Without the present SUP standing in their way, Summit will succeed in eliminating the protections previously specifically emplaced by the previous Council in 2003 to maintain the residential appearance of the area where the hotel is located, and protect their all residential neighbors' quality of life and property investment. I believe the Council has TWO CHOICES-- protect the neighbors in this area, or throw out the SUP and let the existing homeowners (their CONSTITUENTS!) live with the consequences.

HOTEL

Summit Hospitality (aka Marriott Residence Inn) does NOT appear to be filling all their 108 hotel rooms they presently have (before and after the Pandemic began), and now they want to add more rooms (54). For what purpose, one should ask-- to do another switch to another more profitable entity like they did in 2001 when the Town ORIGINALLY approved on this site a Senior Assisted Living Facility, with a separate wing totally devoted to people suffering from Alzheimer's Disease. AFTER its approval Summit then almost immediately changed their newly APPROVED site proposal to a hotel (Marriott Residence Inn) instead because they said (on record to the Town) Senior Assisted facilities were no longer profitable, and its use as a hotel was more profitable to them.

Justifying the purported need now for our community to provide more hotel rooms is even more questionable, given the previous statement made by our Mayor during Council's prior review of Marriott (10-17-18) that at a local Hotel Owners' meeting it was stated that area hotel rooms were being underutilized (by 20%), and that was during pre-Covid! Now several new hotels in Chapel Hill are being proposed or approved (eg, 140 Rm AC Hotel by Marriott on W. Rosemary St, and in the near future a hotel with up to 150 rooms as part of the Phase 2 Glen Lennox transformation project). There comes a time when the Town needs to say enough is enough. Wasted space and it can only invite MORE STORMWATER due to impervious surfaced parking lots that will accompany it.

TOWNHOMES

The proposed Summit Place Townhomes (111 Erwin Rd) next to the Marriott on an 8 acre lot with a pond that has supported area wildlife for decades (fish, ducks, fox, deer), granted that we need good affordable residences in Chapel Hill. However, the old adage to NOT "Rob Peter to Pay Paul" may apply here. Summit is proposing 52 Townhomes on this site in a space meant to reasonably hold about 20 homes (presently zoned R-2 in the 2020 Land Use Plan). Packing 52 Townhomes into this undersized lot for that many Townhomes will sacrifice green space and decent recreation space for the other Townhome residents on this site, and create a crowded condition for families. As one Council member wisely said: "sidewalks do NOT count as recreation space."

Adding more Townhomes above the density now allowed (R-2) in this parcel is an inappropriate use of that land, and in my opinion foolhardy, selfish and egregious behavior.

Thank you for your attention and consideration of this request.

Respectfully,
Harvey Krasny
Homeowner

Amy Harvey

From: Jeanette Coffin
Sent: Monday, August 23, 2021 9:05 AM
To: scott.muv_cz@radwaydesign.com
Cc: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Tour of Summerfield Crossing flooding, & Summit proposal
Attachments: 08-09-21 Summit ResubmitLtr.docx; 2021-08-09 - COMBINED RESIDENCE INN - SUMMIT PLACE PLANS 5.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Scott Radway [mailto:scott.muv_cz@radwaydesign.com]
Sent: Saturday, August 21, 2021 11:01 AM
To: Mark Watson <mewatson@hotmail.com>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>; Linda Brown <lkbrown9478392@gmail.com>; HOA Board - Diane Shull <dshull4@yahoo.com>; HOA Board - Susan Manning <susanmschoa@gmail.com>
Subject: Re: Tour of Summerfield Crossing flooding, & Summit proposal

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Mark,

Thank you for copying me on your email. I am glad to know that the Mayor had a chance to see the situation in person behind your house and others on Berry Patch and also east of the Woodbridge Lane homes.

I have attached a 5 page letter to the Council describing plan modifications along with our modified site plan submission. It includes some discussion of stormwater.

- On page 3 of the letter, we included a table showing the reduction in peak stormwater flow for the area behind your home
- On page 4 of the letter, we included a table showing the reduction in peak stormwater flow for the area on the hotel property that is east of the sanitary sewer easement that runs between 108 Berry Patch and 120 Woodbridge Lane.

Our modified plan stormwater plan and analysis has been submitted to town staff for review. This analysis shows very similar discharge rates as our original plan/analysis showed. Both the current and original proposal exceed the town stormwater requirements for these 2 areas.

- For the area east of your home, the stormwater analysis shows a 75-78% Reduction in peak flow for all storm events [1 to 100 year storms]. The 100 year storm event flow rate after development [8.0 cfs] is less than the current 1-Year rate [8.3 cfs].
- For the sanitary sewer easement location, the analysis shows a 76-78% reduction for all storms except the 100 year storm which has a 52% reduction in flow. In this area the post development 100-Year flow [26.6 cfs] is less than the 10-Year pre development flow [33.2%].

We believe we can significantly reduce the stormwater flow east of the Woodbridge Lane homes.

- As you know the Stormwater Management Utility Advisory Board was asked to look into this situation by the Council earlier this year.
- They recommended to Council that the applicant/town study this situation and area.
- During the past two weeks we have undertaken a topographic survey within the 100 feet buffer on hotel property and identified trees on both the hotel property and on Summerfield Crossing property within 25' of the shared property line.
- We have the information needed to do the study the Stormwater Board has recommended to the Council.

You provided the Mayor and Council - and others - with a conclusion/observation that a swale is essential to address the existing problems. I think you are referring to the Woodbridge Lane situation and I believe we [applicant] agree. As long as the 100' buffer is an undisturbed buffer [current SUP condition] I don't think we can implement such an improvement.

Sincerely,

Scott Radway

[Radway Design Group](#)

2627 Meacham Road
Chapel Hill, NC 27516

919-880-5579 (direct)
scott@radwaydesign.com

On Aug 20, 2021, at 4:54 PM, mark watson <mewatson@hotmail.com> wrote:

Mayor Hemminger,

Thank you for taking the time to tour the Berry Patch Lane flooding zone with me yesterday after viewing the Woodbridge Lane flooding zone in Summerfield Crossing with Linda Brown.

There was a major flooding event on December 30, 2015, which I documented that day with the attached video (the email attachment, which is accessible via my OneDrive account), and the 15 embedded photos and their annotations below.

They document some points we discussed:

(1) The event overwhelmed the 12 inch culvert pipe (now upsized on a stormwater engineer's recommendation to over 300 percent of original capacity);

(2) The overflow rivers ran beside and behind my building, inundated the front yard overwhelming and obscuring the 18 x 18 inch catch basin, crossed the street, and put the entire building at intrusion risk.

The principal takeaway, I think, is the large volume of stormwater that originates from the Summit property in heavy rains and manages to escape their existing capture structures and THREE retention holding areas and the large retention pond.

I believe a swale between the properties (Summit and Summerfield Crossing) is ESSENTIAL going forward.

Again, thank you for coming by.

I've BCC'ed this to dozens of interested residents.

-- Mark (122 Berry Patch Ln)

Pictures from December 30, 2015 at 122 Berry Patch Lane:

Pic 1- Flooding as seen from an east side window.

Pic 2- Flooding between my building and the building to the north.

Pic 3- My front yard to the road is inundated, and the 18x18 inch catch basin grate is invisible.

Pic 4- Front yard flow an hour or so after rain cessation.

Pic 5- Another view of front & side yard.

Pic 6- Rapid flow can be seen, despite rain cessation much earlier.

Pic 7- Flow from behind the next building to the north (the left water branch) merges with flow from the overwhelmed culvert in the woods (the right water branch.)

Pic 8- The front yard catch basin grate the next day. It was not visible during the flooding.

Pic 9- Next day - the flow path to and from the overwhelmed culvert is clearly shown. (The gravel in mid-picture is in the culvert base near the pipe entrance.

Pic 10- Next day - The culvert pipe flow is clearly internally impeded.

Pic 11- Flow to the culvert can be easily traced to the pond to the northeast of my unit.

Pic 12 - The pond is on the right; it overflows EXCLUSIVELY into the stormwater stream seen on the left, which flows directly into the culvert. **(The pond now has two breaches which direct some of the overflow elsewhere toward Summerfield Crossing).**

Pic 13- The exact location of pond overflow from its northeast side.

Pic 14- Another view of the locus of that pond overflow.

Pic 15- Property owner beyond the pond may be directing stormwater into the pond's overflow stream.

mark has files to share with you on OneDrive. To view them, click the links below.



<Flood video 12-30-2015 from Diane #1.MOV>



2627 Meacham Road
Chapel Hill NC 27516
919-880-5579

scott@radwaydesign.com

August 9, 2021

Chapel Hill Mayor and Town Council
Town of Chapel Hill, NC
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

*RE: MU-V CZ (#20-082) Residence Inn Hotel – Summit Place Townhomes
PIN 9799-48-1814 & 9799-48-0252*

Dear Mayor and Council Members:

Accompanying this letter are plans with corresponding application materials that show the modifications made by the applicant in response to suggestions and questions made by the Council and others at the public hearing on June 23, 2021.

This letter contains an overview of those modifications.

Primary Issues – From the Council Hearing, advisory board comments, Summerfield HOA & resident's comments, & town staff review comments the applicant has identified and addressed the following issues.

Buffer Widths and Maintenance & 100' Buffer from 2003 Hotel SUP

Stormwater Management

Recreation for Townhomes

Parking for Townhomes [Fire Department access needs and the effect on Streetscape Design]

A) Buffers, Buffer Depth and Maintenance & 100' Holdover Buffer from 2003 Hotel SUP

The applicant has modified the proposed buffers adjacent to Summerfield Crossing.

1) Hotel Site & Summerfield Crossing

- a) The buffer between the hotel site and Summerfield is proposed to be 100' in depth for the full 943 linear feet of the shared property line.
- b) This proposed 100 feet buffer is 5 times the 20' buffer required by the LUMO.

- 2) Summit Place Townhomes & Summerfield Crossing
 - a) The buffer between the Summit Place Townhomes site and Summerfield is proposed to be increased from 45’ in depth to 60’ in depth.
 - b) This proposed 60 feet buffer is 6 times the 10’ required by the LUMO.

- 3) Maintenance of Proposed Buffers
 - a) The applicant proposes that these buffers be maintained through a regular maintenance and vegetation health program designed to provide a healthy vegetation buffer into the future.
 - b) The existing buffer is identified in the 2003 SUP as an “undisturbed” buffer, which it has been for the past 18 years since the hotel SUP was approved.

Table 1

LUMO Use to Use Category	LUMO Buffer Required Minimum	Modified Plan by Applicant	Measure of Increase
Townhomes to Townhomes	10’	60’	6 Times Required
Hotel to Townhomes	20’	100’	5 Times Required

B) Site Plan – Site Design Changes

The increase in buffer depth has led to site plan modifications that have moved all site disturbance and building activity further from the Summerfield property line as well as the following specific modifications:

- 1) Reduced Impervious Surface - Both the hotel site and the townhome site have less impervious surface than the initial plan.
- 2) Reduced Parking – Total parking has been reduced by 10 spaces.
- 3) Stormwater Management – The stormwater holding basin serving both the hotel and the townhomes has been moved slightly to the south and has been reduced in area/footprint. Through redesign provides for a stormwater management system that provides for a greater reduction in the post storm discharge water flow rates at analysis point #2. This is presented in more detail in the Stormwater Management Information below.

- 4) Re-Arrangement of Central Portion of Townhome Design – Buildings #6 & #7 have been moved to the east and the recreation area has been moved to the west side of building #7. This has created a larger and better shape for the proposed recreation facilities.

C) Stormwater Management – Proposed Development and Adjoining Properties

- 1) The Stormwater Management Plan submitted with the initial plan exceeded the TOCH and state requirements for the reduction of post development water flow rate below pre-development water flow conditions. Staff review verified this component of the plan.
- 2) The Modified Stormwater Management Plan exceeds all TOCH and state requirements for the reduction of post development water flow rate below pre-development water flow conditions.
- 3) The applicant’s stormwater plan accepts and treats all stormwater from the Christ Community Church site in its existing condition and will accept and treat all stormwater from the church site after it is developed.
- 4) The Town requires the use of a specific analytic model by all developers for stormwater management system analysis. The applicant does not choose the analysis method.
- 5) The revised stormwater management plan reduces the peak flows for all design year storm events as shown in Table 2 for Analysis Point 1 and Table 3 for Analysis Point 2.

Analysis Point 1 is located along the shared property line with Summerfield Crossing between 122 & 124 Berry Patch Lane. In addition, the rear yards of the townhomes at 120 and 118 Berry Patch Lane also suffer from stormwater discharging at this point.

- This analysis shows a 76- 78 % reduction in stormwater discharge flow rate.
- **The Post Development 100-Year Storm will discharge water at a slower rate than happens now with a 1-year 24-hour storm event.**

**Table 2
 Analysis Point 1 Pre & Post Flow Analysis**

Discharge From	Analysis Point 1				
	Pre Flow (cfs)	Post w/o Church Developed		Post with Church Developed	
		Flow (cfs)	% Reduction	Flow (cfs)	% Reduction
1-Yr 24 Hour	8.3	2.0	75.9%	2.0	75.9%
2-Yr 24 Hour	10.4	2.5	76.0%	2.5	76.0%
10-Yr 24 Hour	20.7	4.6	77.8%	4.6	77.8%
25-Yr 24 Hour	26.9	5.9	78.1%	5.9	78.1%
100-Yr 24 Hour	36.6	8.0	78.1%	8.0	78.1%

Analysis Point 2 is located along the shared property line with Summerfield Crossing between 108 Berry Patch Lane and 122 Woodbridge Lane. During heavy rain, some of the stormwater flowing from the church and the applicant’s proposed development will also flow southward from this analysis point through the “Undisturbed Buffer” along the property line and affect the 8 townhomes at 104 – 118 Woodbridge Lane.

- 1) The information in Table 3 differs from the initial plan. The expanded buffer, reduced impervious surface, and redesign of the stormwater management basin permits this modified design to reduce peak flow rates to a greater extent than the initial plan.
- 2) The stormwater analysis shows that the post development discharge meets the town requirements for post development flow to be less than pre-development flow with the church site as is or fully developed.
 - This analysis shows a 76-78 % reduction in stormwater discharge flow rate for 1 year to 25-year storms.
 - **The Post Development 100-Year Storm will discharge water at a rate about 50% of the pre-development [existing] rate. This rate is less than the pre-development of a 10-Year Storm.**

**Table 3
 Analysis Point 2 Pre & Post Flow analysis**

Discharge From	Analysis Point 2				
	Pre Flow (cfs)	Post w/o Church Developed		Post with Church Developed	
		Flow (cfs)	% Reduction	Flow (cfs)	% Reduction
1-Yr 24 Hour	15.0	3.3	78.0 %	3.3	78.0 %
2-Yr 24 Hour	18.7	4.1	78.4 %	4.1	78.1 %
10-Yr 24 Hour	33.2	7.5	77.4 %	7.5	77.4 %
25-Yr 24 Hour	42.0	9.8	76.7 %	9.6	76.7 %
100-Yr 24 Hour	55.6	28.0	49.6 %	26.6	52.2 %

Additional Stormwater Management/Impact Question

Is it possible to design a system that decreases the post development stormwater flow at Analysis Point 2 and behind the townhomes at 104 – 118 Woodbridge Lane.

Response – The applicant believes that can be done by intercepting stormwater that is currently flowing through the existing undisturbed 100 feet buffer and affecting these townhomes.

Additional Stormwater Flow Impact Reduction - Possibility

- The 8 Summerfield Crossing townhomes situated on the Southeaster side of Woodbridge Lane are located adjacent to the current SUP Undisturbed 100' buffer.
- To reduce the flow of stormwater into the back yards of these townhomes, an above ground channel located within the 100' buffer could divert stormwater that now enters these back yards and significantly reduce the flow of water that now occurs.
- The applicant is currently finishing surveying of this area to provide enough information to design a proposal that could be reviewed – and if reasonable – approved by the town staff.
- The applicant understands that earlier this year the Council referred requests from Summerfield Crossing homeowners to the Stormwater Utility Advisory Board to investigate and report back to council on possible solutions. In the review of the applicant's proposal – reviewed at 2 meetings by the board – the board recommended that this additional option for aiding Summerfield Crossing residents be studied.
- The applicant is preparing an alternative stormwater management design that includes this possible stormwater activity in the current buffer.
- The applicant proposes that if this plan [*designed by the applicant and approved by the town staff*] is approved by the Council, that it is appropriate for the town to fund the installation of this "added stormwater management" feature from the Utility's funds. This would assure the Summerfield residents that the town is a partner in solving their longstanding solution.

D) Recreation

The applicant has revised the site plan & development proposal to increase the area available for recreation. The plan now includes:

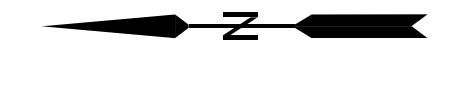
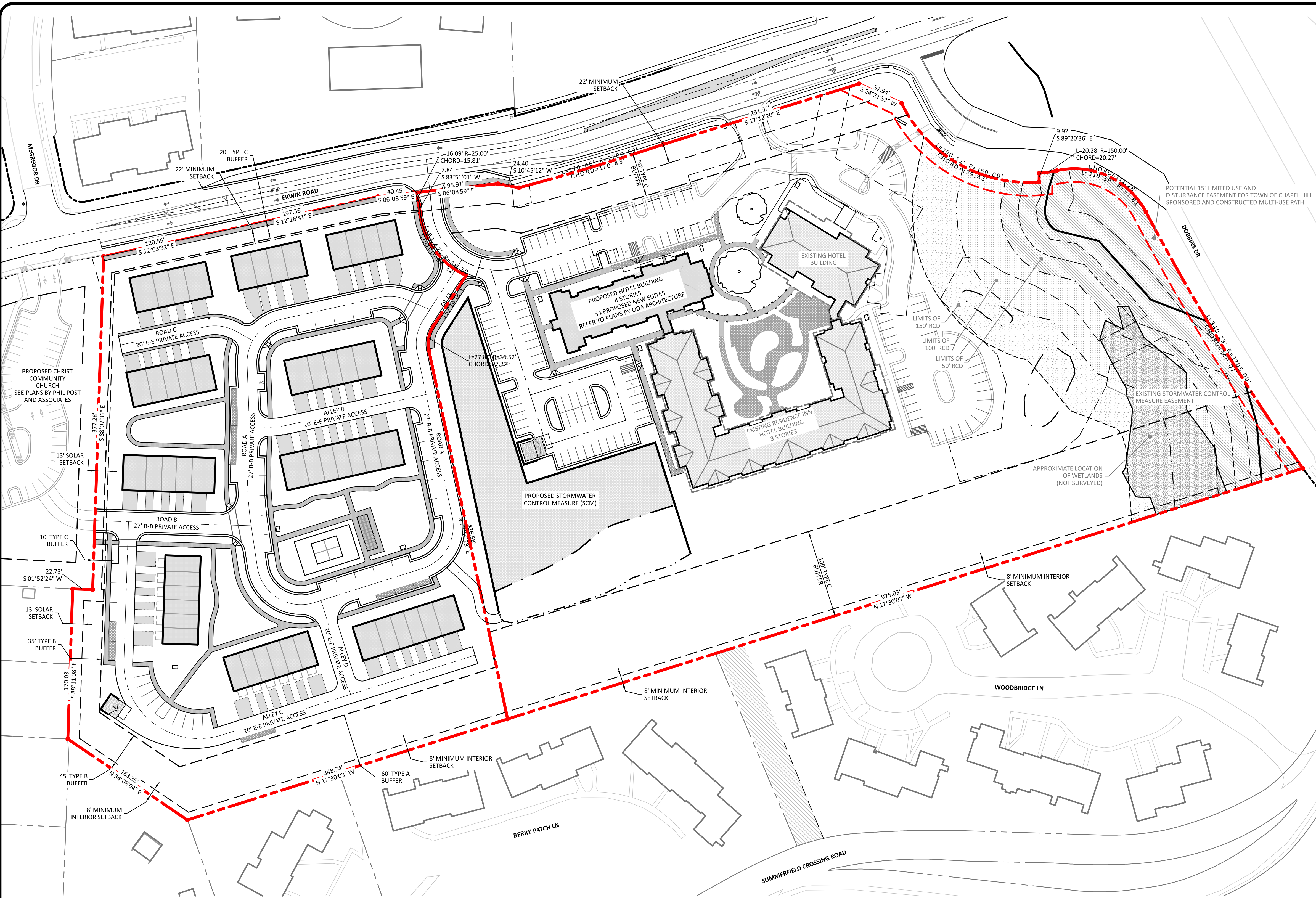
- 6,155 SF of sports courts
- 3,749 SF of sports support area (3,882 SF permitted by LUMO)
- 3,185 SF Credit for 25% Required Payment-In-Lieu
- 13,089 SF Total Recreation Provided
- 12,741 SF Total Recreation Required (276,987 GLA x .046)

The applicant no longer requests a Modification Of Regulations for Recreation Area/Space as the modified design and required payment in lieu meet LUMO & Design Manual Standards.

E) Parking for Townhomes [Fire Department access needs and the effect on Streetscape Design]

The loop road serving the proposed development provides access for fire department equipment and other emergency services. Even though all buildings and dwelling units will be sprinklered, the three-story townhomes require access from aerial fire equipment. This equipment needs a 26' width for outrigger setup and balance. To provide the fire department access required by NC and Chapel Hill Ordinances/Codes, the applicant has tucked parking - that would otherwise be permitted on-street within a 27' wide road – into canopy tree sheltered spaces for use by visitors. In total,

these tucked in spaces provide 18 visitor parking spaces for 52 dwelling units [1 space for each 2.9 dwellings].



GENERAL NOTES

1. THE BUILDING FOOTPRINT FOR THE HOTEL BUILDING WAS TAKEN FROM A CAD FILE PROVIDED BY ODA ARCHITECTURE
2. THE BUILDING FOOTPRINTS FOR THE RESIDENTIAL BUILDINGS WERE TAKEN FROM INFORMATION PROVIDED BY JDAVIS ARCHITECTS
3. THE LAYOUT FOR THE CHRIST COMMUNITY CHURCH PARCEL WAS TAKEN FROM A CAD FILE PROVIDED BY PHIL POST AND ASSOCIATES

TOWN INSPECTION NOTES

1. A FIRE HYDRANT WILL BE REQUIRED WITHIN 100 FEET OF THE FIRE DEPARTMENT CONNECTION (FDC) ON THE NEW BUILDING. THE LOCATION OF THE FDC WILL BE DETERMINED AS ARCHITECTURE IS DEVELOPED FOR THE NEW HOTEL BUILDING.
2. WRITTEN APPROVAL FROM OWASA WILL BE REQUIRED FOR THE INSTALLATION OF BACKFLOW PREVENTERS, GREASE TRAPS, OIL/WATER SEPARATORS, WATER METERS, OR ELEVATOR SUMP PUMPS.
3. ANY RETAINING WALLS OVER 5 FEET HIGH SHALL BE PERMITTED SEPARATELY FROM THE BUILDINGS AND MUST BE SIGNED BY A QUALIFIED DESIGN PROFESSIONAL
4. ONSITE PARKING FOR INSPECTORS WILL BE REQUIRED FOR THE DURATION OF THE CONSTRUCTION PROJECT.
5. A TIRE WASH FOR TRUCKS WILL BE PROVIDED DURING CONSTRUCTION.
6. CURB AND GUTTER AND THE FIRST LIFT OF ASPHALT WILL BE INSTALLED BEFORE BUILDING CONSTRUCTION.
7. PRIOR TO AN ISSUANCE OF A CERTIFICATE OF OCCUPANCY, HANDICAP PARKING SPACES, RAMPS, CROSSWALKS AND ASSOCIATED INFRASTRUCTURE DESIGNED IN ACCORDANCE WITH ADA STANDARDS WILL BE PROVIDED.
8. A SEPARATE SUBMITTAL AND PERMIT ARE REQUIRED FOR A CONSTRUCTION TRAILER
9. THE NEW HOTEL BUILDING MUST HAVE SPRINKLER PROTECTION
10. AN EXTERIOR DOOR WILL BE REQUIRED FOR ACCESS TO THE FIRE SPRINKLER RISER ROOM.
11. A FIRE SPRINKLER SYSTEM WILL BE INSTALLED IN EACH NEW BUILDING
12. A FIRE DEPARTMENT KEY BOX WILL BE REQUIRED IN EACH RISER ROOM
13. THE BUILDING TO BE DEMOLISHED SHALL HAVE ASBESTOS TESTING/ABATEMENT PER NORTH CAROLINA STATE LAW
14. THE NEW HOTELS AND COMMON AREAS FOR TOWNHOMES MUST BE ACCESSIBLE

TOWN ENGINEERING DEPARTMENT NOTES

1. ROADS WITH CURB AND GUTTER AND THE FIRST LIFT OF ASPHALT SHALL BE IN PLACE BEFORE CONCRETES ARE ON SITE. IN ORDER TO MEET REQUIREMENTS FROM FIRE CODE, STORMWATER AND OWASA
2. AREAS WITH ACTIVE CONSTRUCTION SHALL HAVE WORKING FIRE HYDRANTS

STORMWATER ACCESS NOTE

ACCESS TO THE BERM FOR THE STORMWATER CONTROL MEASURE WILL BE THROUGH THE RESIDENTIAL AREA AT THE SOUTH END OF ALLEY C

DEVELOPMENT DATA

	TOTAL	HOTEL	TH
EXISTING ZONING	--	R-3 C	R-2
PROPOSED ZONING	MU-V CZ	MU-V CZ	MU-V CZ
	ARTERIAL	ARTERIAL	ARTERIAL
NET LAND AREA	713,930 SF	448,708 SF	265,222 SF
GROSS LAND AREA	770,566 SF	493,579 SF	276,987 SF
CURRENT LAND USE	--	HOTEL	--
CURRENT LAND USE GROUP	B	B	--
PROPOSED LAND USE GROUP	A&B	B	A
EXISTING FLOOR AREA	79,120 SF	79,120 SF	0
FLOOR AREA TO BE DEMOLISHED	6,000 SF	6,000 SF	0
PROPOSED TOTAL FLOOR AREA	211,913 SF	113,613 SF	98,300 SF
PROPOSED HOTEL SUITES	162	162	--
PROPOSED TOWNHOMES	52	--	52
PROPOSED PARKING SPACES	256	139	117
REGULAR	239	128	114
ADA	11	7	4
EV STATIONS AT CO	6	4	2
HOTEL: 12 "REGULAR" AND 2 ADA SPACES WILL BE PREPARED WITH CONDUIT FOR EV			
ALL 52 TOWNHOMES WILL BE EV STATION READY AT CO			
REQUIRED BICYCLE PARKING	25	12	13
PROPOSED BICYCLE PARKING	71	13	58
CLASS 1 - PROVIDED (REQ)	16 (11)	10 (9)	6 (2)
CLASS 2 - PROVIDED (REQ)	55 (15)	3 (3)	52 (12)
EXISTING IMPERVIOUS	111,700 SF	111,700 SF	--
PROPOSED IMPERVIOUS	267,125 SF	126,550 SF	140,575 SF
PERCENT OF SITE IMPERVIOUS	34.7%	25.6%	50.8%
TOTAL DISTURBED AREA ONSITE	363,425 SF	119,500 SF	243,925 SF
TOTAL DISTURBED AREA IN R/W FOR ROAD IMPROVEMENTS	51,600 SF	--	--

BUILDING SETBACK STANDARDS AND PROPOSED SETBACKS

FROM	TO	MINIMUM	PROPOSED
RESIDENCE INN HOTEL	DOBBINS DR	0'	135'
RESIDENCE INN HOTEL	SUMMERFIELD CROSSING	8'	182'
RESIDENCE INN HOTEL	ERWIN ROAD	22'	108'
SUMMIT TOWNHOMES	SUMMERFIELD CROSSING	8'	112'
SUMMIT TOWNHOMES	OLD OXFORD SF HOMES	13'	105'
SUMMIT TOWNHOMES	CHRIST COMMUNITY CHURCH	13'	30'
SUMMIT TOWNHOMES	ERWIN ROAD	22'	30'

BUFFER STANDARDS - TYPE AND WIDTHS

FROM	TO	TYPE	MINIMUM	PROPOSED
RESIDENCE INN HOTEL	DOBBINS DR/FORDHAM	D	30'	35'-250'
RESIDENCE INN HOTEL	SUMMERFIELD CROSSING	C	20'	100'
RESIDENCE INN HOTEL	ERWIN ROAD	D	30'	50'
SUMMIT TOWNHOMES	SUMMERFIELD CROSSING	B	10'	60'
SUMMIT TOWNHOMES	OLD OXFORD SF HOMES	B	10'	35'
SUMMIT TOWNHOMES	CHRIST COMMUNITY CHURCH	C	10' **	10'
SUMMIT TOWNHOMES	ERWIN ROAD	C	20'	20'

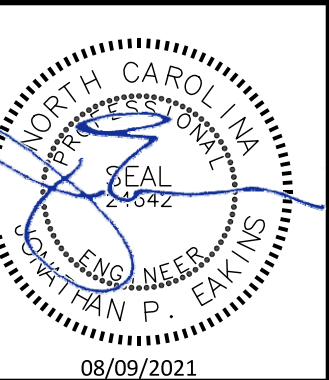
** PER LUMO 5.6.5 - RESPONSIBILITY FOR BUFFER

The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

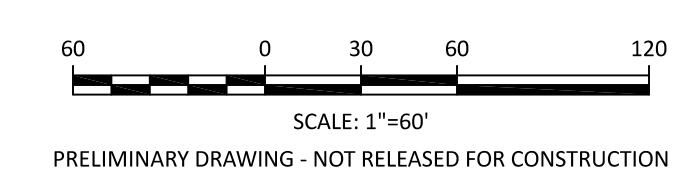
CLIENT:
SUMMIT HOSPITALITY GROUP, LLC
3141 JOHN HUMPHRIES WYND #200
RALEIGH, NC 27612

REVISIONS	DATE	DESCRIPTION
1	2021-02-04	REVISIONS PER TOWN AND NCDD COMMENTS
2	2021-05-26	REVISIONS PER TOWN AND NCDD COMMENTS
3	2021-05-10	REVISIONS PER TOWN AND NCDD COMMENTS
4	2021-06-08	LAYOUT REVISIONS AND REVISIONS PER TOWN COMMENTS

RESIDENCE INN HOTEL - SUMMIT PLACE TOWNHOMES
ZONING PLANS
CHAPEL HILL, NC
OVERALL LAYOUT PLAN



PROJECT NO: ---
DESIGN BY: JPE
DRAWN BY: JPE
SCALE: 1"=60'
DATE: 2020-10-29
SHEET NO: **C2.0**



Amy Harvey

From: Jeanette Coffin
Sent: Monday, August 23, 2021 9:06 AM
To: mewatson@hotmail.com
Cc: Colleen Willger; Sue Burke; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Tour of Summerfield Crossing flooding, & Summit proposal
Attachments: Flood video 12-30-2015 from Diane #1.MOV

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: mark watson [mailto:mewatson@hotmail.com]
Sent: Friday, August 20, 2021 4:54 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Linda Brown <lkbrown9478392@gmail.com>; HOA Board - Diane Shull <dshull4@yahoo.com>; HOA Board - Susan Manning <susanmschoa@gmail.com>; scott@radwaydesign.com
Subject: Tour of Summerfield Crossing flooding, & Summit proposal

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Mayor Hemminger,

Thank you for taking the time to tour the Berry Patch Lane flooding zone with me yesterday after viewing the Woodbridge Lane flooding zone in Summerfield Crossing with Linda Brown.

There was a major flooding event on December 30, 2015, which I documented that day with the attached video (the email attachment, which is accessible via my OneDrive account), and the 15 embedded photos and their annotations below.

They document some points we discussed:

(1) The event overwhelmed the 12 inch culvert pipe (now upsized on a stormwater engineer's recommendation to over 300 percent of original capacity);

(2) The overflow rivers ran beside and behind my building, inundated the front yard overwhelming and obscuring the 18 x 18 inch catch basin, crossed the street, and put the entire building at intrusion risk.

The principal takeaway, I think, is the large volume of stormwater that originates from the Summit property in heavy rains and manages to escape their existing capture structures and THREE retention holding areas and the large retention pond.

I believe a swale between the properties (Summit and Summerfield Crossing) is ESSENTIAL going forward.

Again, thank you for coming by.

I've BCC'ed this to dozens of interested residents.

-- Mark (122 Berry Patch Ln)

Pictures from December 30, 2015 at 122 Berry Patch Lane:

Pic 1- Flooding as seen from an east side window.

Pic 2- Flooding between my building and the building to the north.

Pic 3- My front yard to the road is inundated, and the 18x18 inch catch basin grate is invisible.

Pic 4- Front yard flow an hour or so after rain cessation.

Pic 5- Another view of front & side yard.

Pic 6- Rapid flow can be seen, despite rain cessation much earlier.

Pic 7- Flow from behind the next building to the north (the left water branch) merges with flow from the overwhelmed culvert in the woods (the right water branch.)

Pic 8- The front yard catch basin grate the next day. It was not visible during the flooding.

Pic 9- Next day - the flow path to and from the overwhelmed culvert is clearly shown. (The gravel in mid-picture is in the culvert base near the pipe entrance.

Pic 10- Next day - The culvert pipe flow is clearly internally impeded.

Pic 11- Flow to the culvert can be easily traced to the pond to the northeast of my unit.

Pic 12 - The pond is on the right; it overflows EXCLUSIVELY into the stormwater stream seen on the left, which flows directly into the culvert. **(The pond now has two breaches which direct some of the overflow elsewhere toward Summerfield Crossing).**

Pic 13- The exact location of pond overflow from its northeast side.

Pic 14- Another view of the locus of that pond overflow.

Pic 15- Property owner beyond the pond may be directing stormwater into the pond's overflow stream.

mark has files to share with you on OneDrive. To view them, click the links below.

