

WEST PATTERSON PL. ADDITIONAL (REQUESTED) INFO

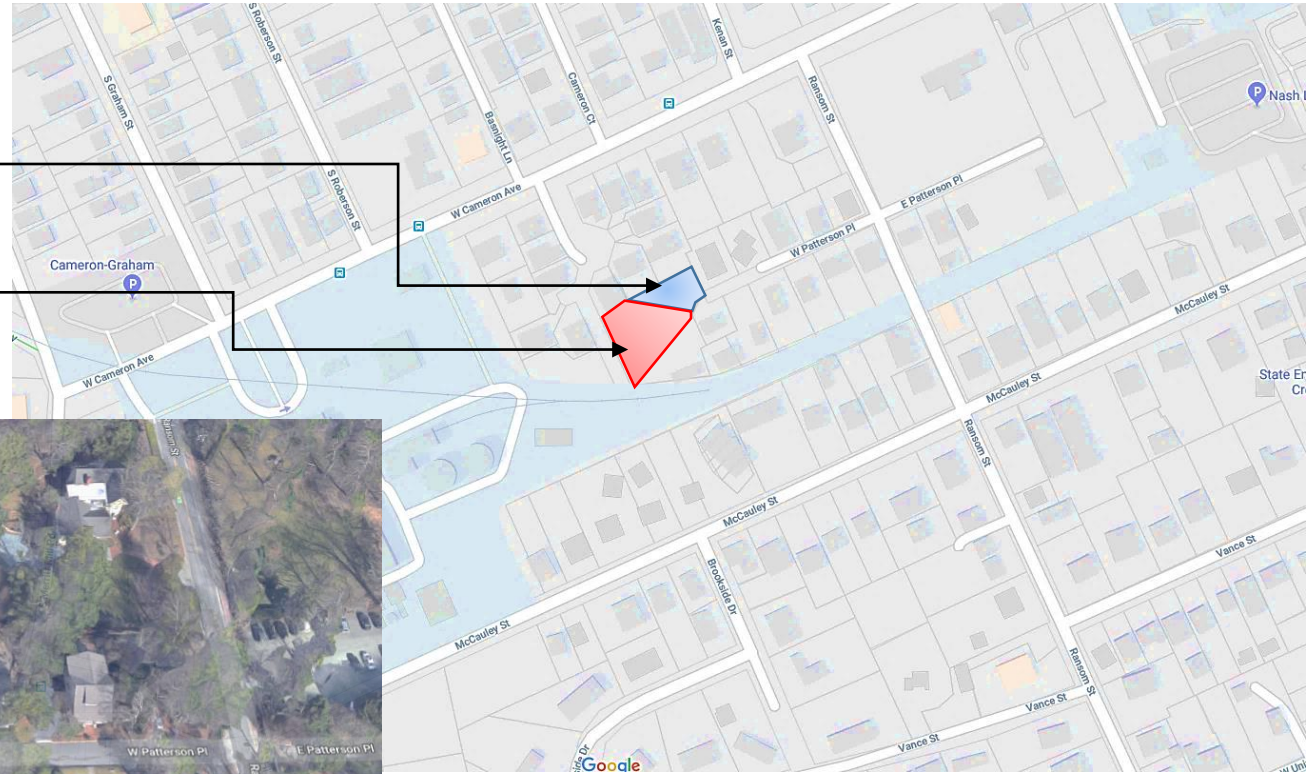
- Are there presence of and Resource Conservation District (RCD) on the property?
 - Town performed Stream Determination & issued report January 2, 2019
 - Results: there is **NO RCD ON SITE** (only Ephemeral stream determined)
- A full understanding of all existing site conditions
 - Will explain in the following slides
- A full understanding of proposed site layout, including master parking
 - Will explain in the following slides
- Representation of dwelling heights in comparison to the surrounding dwellings
 - A schematic rendering is provided in the following slides
- Public concern of both dwellings look too similar to each other
 - A schematic rendering is provided in the following slides



SITE LOCATIONS

412 W. PATTERSON PLACE (LOT 3)

417 W. PATTERSON PLACE (LOT 2)



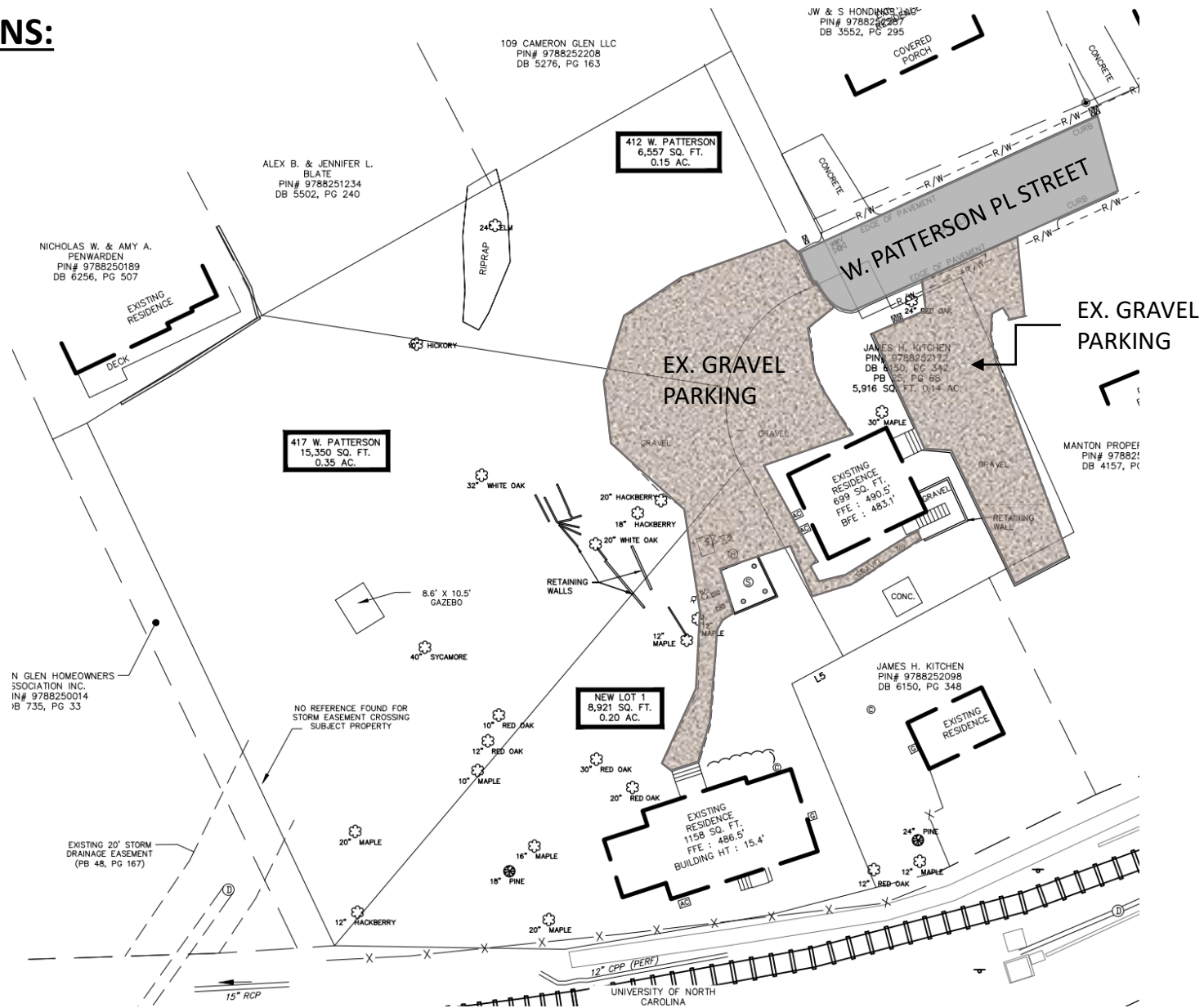
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417 & 412 WEST PATTERSON PLACE
CHAPEL HILL, NC 27516




EXISTING SITE CONDITIONS: GROUND SURFACES

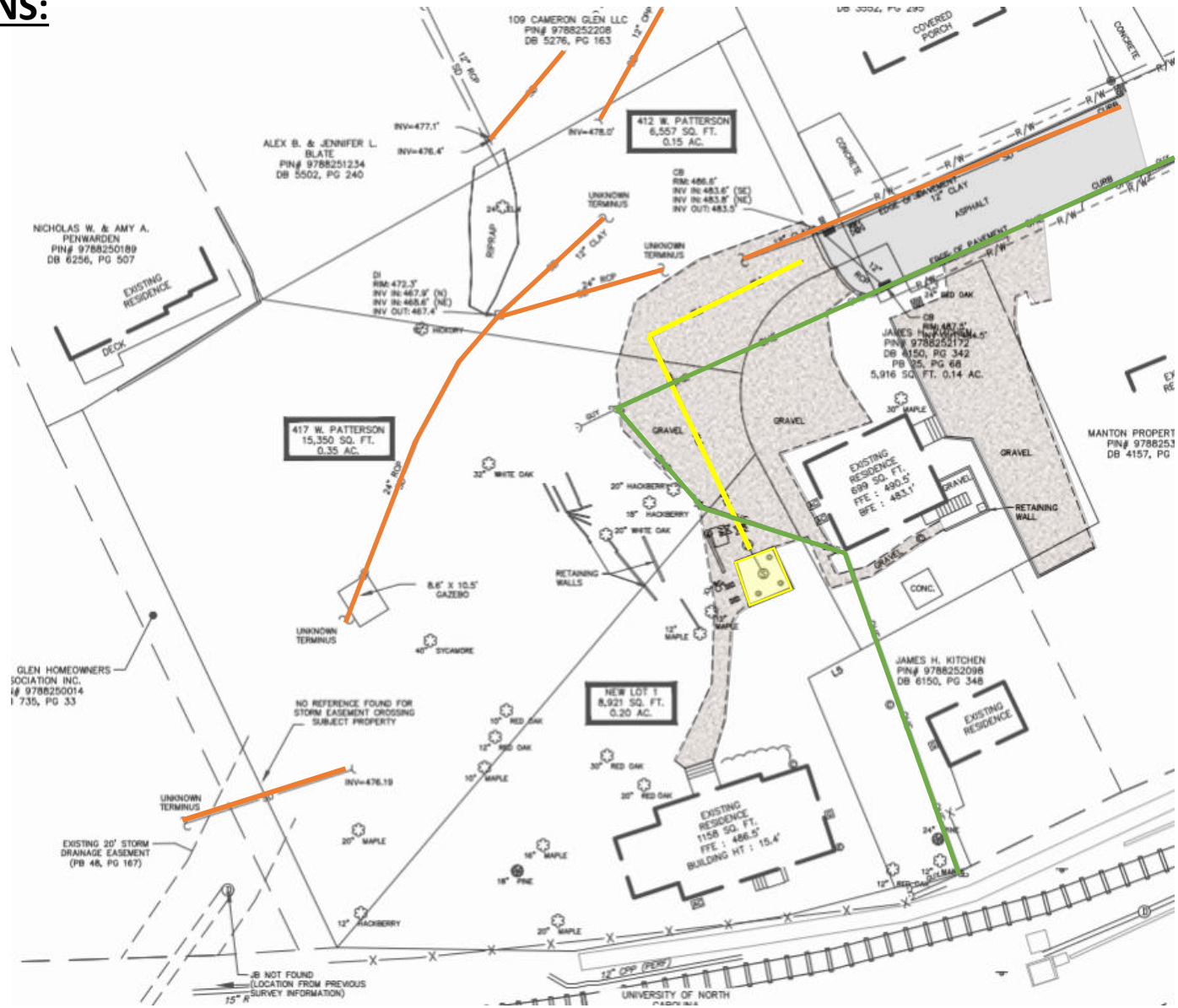
- W. PATTERSON ENDS ABRUPTLY THEN TRANSITIONS TO OFF-STREET GRAVEL PARKING.
- GRAVEL PARKING IS NOT UNORGANIZED.



EXISTING SITE CONDITIONS:

UTILITIES

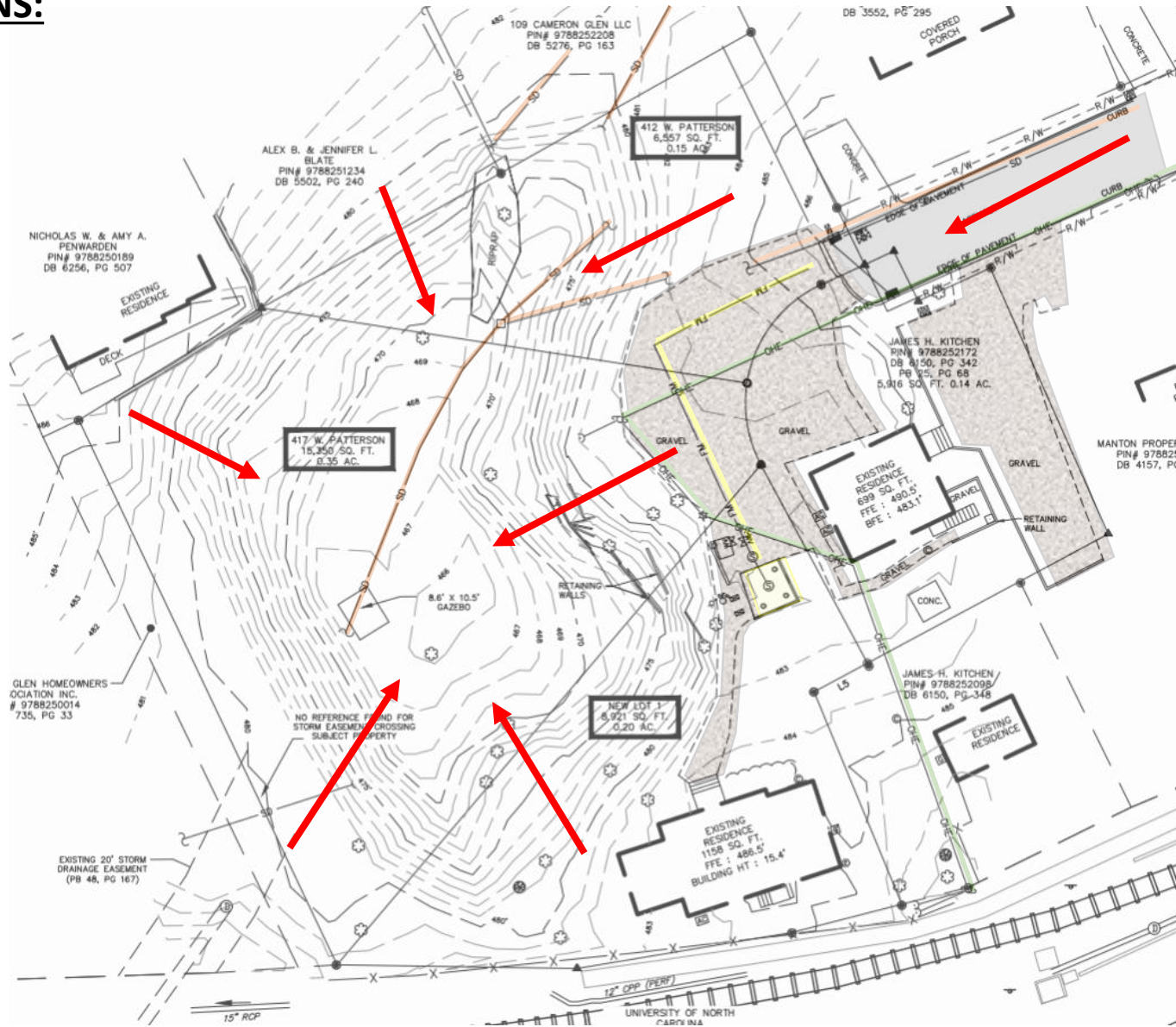
-  SEWER FORCE MAIN
-  STORM DRAIN
-  OVERHEAD ELECT.



EXISTING SITE CONDITIONS: EXISTING CONTOURS

LOTS HAVE THE LOWEST
ELEVATIONS OF W. PATTERSON

← REP. SLOPE DIRECTION



EXISTING SITE CONDITIONS:

EXISTING EASEMENTS

 OWASA SANITARY SEWER EASEMENT

 16' JOINT DRIVEWAY EASEMENT

 PROP. LINES OF 412 & 417

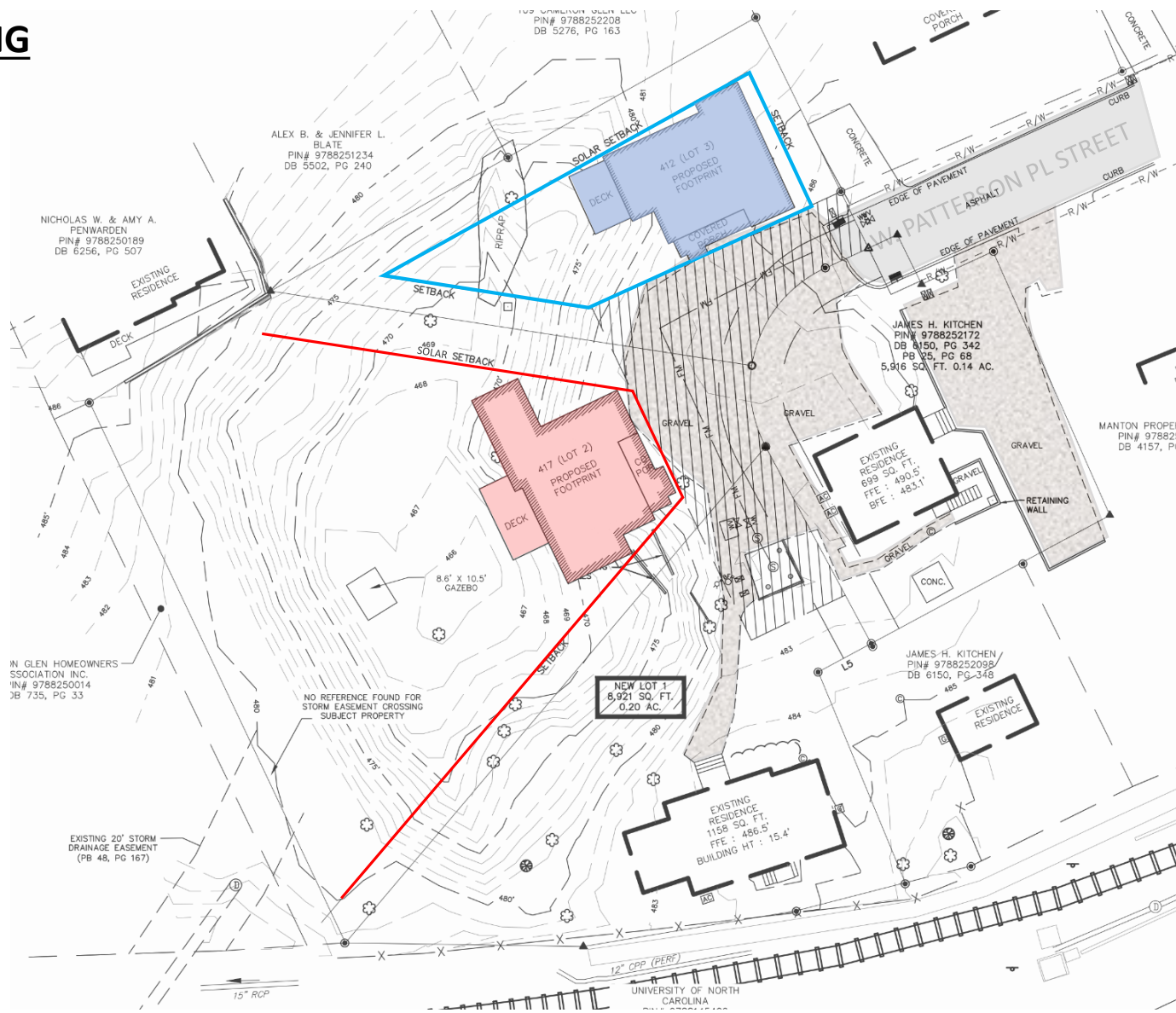
- AS INDICATED, WHERE PATTERSON ENDS, THE DRIVEWAY STARTS. MEANING ALL OF THE EXISTING GRAVEL IS CLASSIFIED AS "OFF-STREET".
- PROP. LINES GO TO THE MIDDLE OF THE EX. GRAVEL



PROPOSED: LOT 412 & 417 DWELLING LOCATIONS

 412 – SETBACKS & BLDG FOOTPRINT

 417 – SETBACKS & BLDG FOOTPRINT



Reference to Design Guidelines:

- (pg. 53) "...site a new building so it does not compromise the overall historic character of the site, including its topography, significant site features and distinctive views.
- (pg. 53) "Maintain and protect significant site features from damage during or as a consequence of related site work or construction"
- (pg. 52) "it is important to minimize any excavation and regrading..."



PROPOSED:
417 BEFORE & AFTER

Reference to Design Guidelines:

- (pg. 53) *“Site new buildings to be consistent with neighboring historic buildings in orientation”*
- (pg. 53) *“Design new buildings that are compatible with but subtly discernible from historic buildings in the district”*
- (pg. 53) *“Design new buildings so that their size and scale do not visually overpower neighboring historic buildings”*



BEFORE



AFTER



PROPOSED: 412 BEFORE & AFTER

Reference to Design Guidelines:
(same as previous slide)

- (pg. 53) *“Site new buildings to be consistent with neighboring historic buildings in orientation”*
- (pg. 53) *“Design new buildings that are compatible with but subtly discernible from historic buildings in the district”*
- (pg. 53) *“Design new buildings so that their size and scale do not visually overpower neighboring historic buildings”*



BEFORE

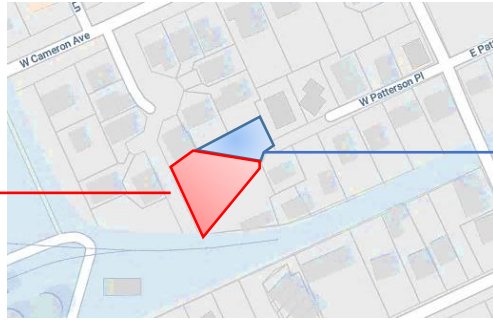


AFTER



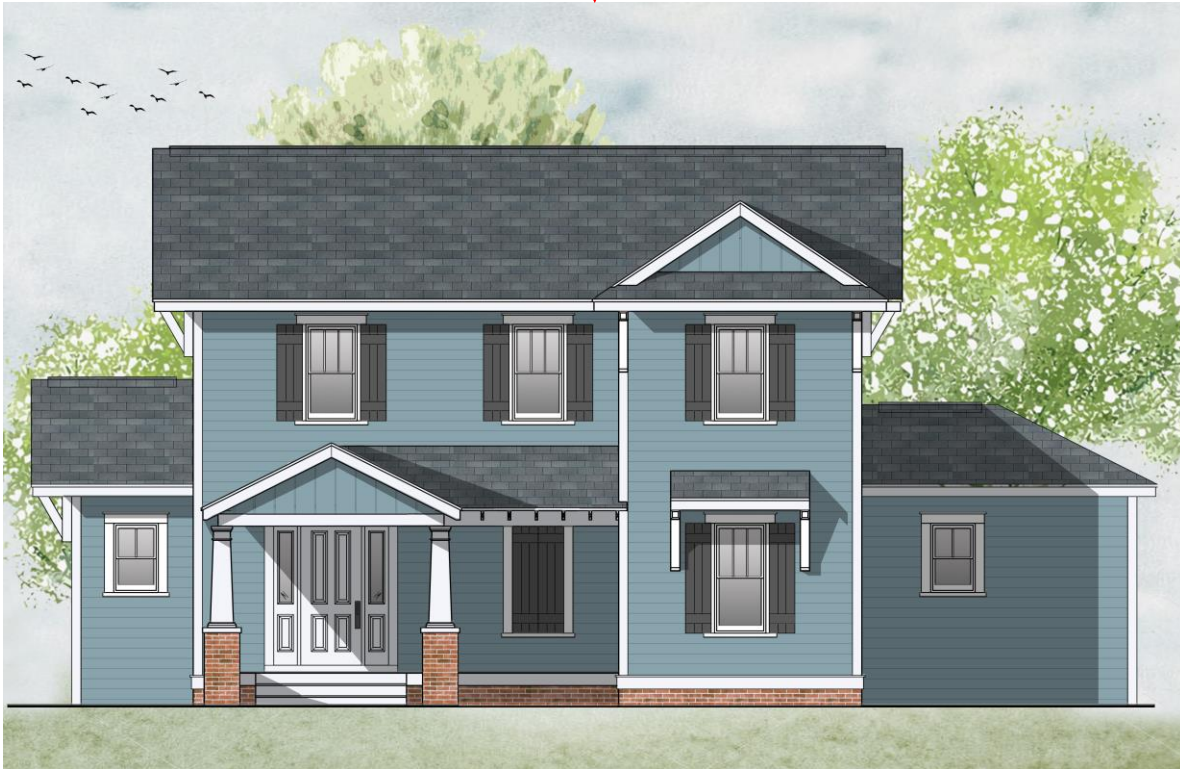
PROPOSED:
417 & 412 side by side

- Colors shown are schematic and TBD.
- Front yard plantings not shown for rendering clarity



Reference to Design Guidelines:

- (pg. 35) "Paint color changes do not require Historic District Commissions approval."



417



412

