SPECIAL USE PERMIT APPLICATION

TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
phone (919) 969-5066 *fax* (919) 969-2014
www.townofchapelhill.org

REVISED 6/12/18

Parcel Identifier Number (PIN): 9890800195 Date: 3/6/18

Section A: Project Information

Project Name: EASTOWNE REDEVELOPMENT - MOB 1

Property Address: 100 EASTOWNE DR. Zip Code: 27514

Use Groups (A, B, and/or C): B Existing Zoning District: OI-2

Project Description: DEMOLITION OF 4 EXISTING OFFICE BUILDINGS AND CONSTRUCTION OF A 153,000 SF MOB WITH SURFACE AND STRUCTURED PARKING

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed):

Name: WILLIAM H. DERKS

Address: 2905 MERIDIAN PARKWAY

City: DURHAM State: NC Zip Code: 27713

Phone: 919-361-5000 Email: DERKS@MCADAMSCO.COM

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: William H. Derks Date: 3/4/18

Owner/Contract Purchaser Information:

☑ **Owner** ☐ **Contract Purchaser**

Name: HEALTH SYSTEM PROPERTIES LLC

Address: 211 FRIDAY CENTER DRIVE

City: CHAPEL HILL State: NC Zip Code: 27517

Phone: 984-974-0240 Email: RAY.LAFRENAYE@UNCHEALTH.UNC.EDU

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: Ray Lafrenaye Date: 3/5/18

Click here for application submittal instructions.

PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Use Type: *(check/list all that apply)*

☑ Office/Institutional ☐ Residential ☐ Mixed-Use ☐ Other: _____

Overlay District: *(check all that apply)*

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	365,033	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	36,503	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	401,536	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: *(check all those that apply)*

☑ Jordan Buffer ☑ Resource Conservation District ☐ 100 Year Floodplain ☐ Watershed Protection District

Land Disturbance	**Total (sq. ft.)**
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	359,370
Area of Land Disturbance within RCD	18,836
Area of Land Disturbance within Jordan Buffer	9,793

Impervious Areas	**Existing (sq. ft.)**	**Demolition (sq. ft.)**	**Proposed (sq. ft.)**	**Total (sq. ft.)**
Impervious Surface Area (ISA)	183,032	164,529	150,734	169,230
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	45.6	41.0	37.5	42.2
If located in Watershed Protection District, % of impervious surface on 7/1/1993				

PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings - 5	103,030	77,484	153,000	178,546
Number of Floors	2	2	6	2/6
Recreational Space	0	0	0	0

Residential Space				
Dimensional Unit (sq. ft.)	**Existing (sq.ft.)**	**Demolition (sq. ft.)**	**Proposed (sq. ft.)**	**Total (sq. ft.)**
Floor Area (all floors – heated and unheated)				
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density		N/A		
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space *(Gross Floor Area in Square Feet)*					
Use Type	**Existing**	**Proposed**	**Uses**	**Existing**	**Proposed**
Commercial					
Restaurant			**# of Seats**		
Government					
Institutional					
Medical					
Office	25,546	153,000			
Hotel			**# of Rooms**		
Industrial					
Place of Worship			**# of Seats**		
Other					

Dimensional Requirements		Required by Ordinance	OI-2 Existing	OI-3 Proposed	EASTOWNE 15-501
Setbacks (minimum)	Street		22	22	0
	Interior (neighboring property lines)		8	8	0
	Solar (northern property line)		9	9	0
Height (maximum)	Primary		34	*	N/A
	Secondary		60	*	N/A
Streets	Frontages		40	40	15
	Widths		40	50	15

* SEE BUILDING HEIGHT MODIFICATION MEMO

Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
EASTOWNE DRIVE	70'	50'	2	☑ Yes**	☐ Yes
15-501	260'		6	☐ Yes	☐ Yes

** EXISTING SIDEWALK ON OPPOSITE SIDE

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	**Dimensions**	**Surface**	**Handicapped Ramps**
EASTOWNE DRIVE	10'	CONCRETE	☑ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed: SURFACE	Proposed: DECK
Regular Spaces	N/A	N/A	55	514
Handicap Spaces	↓	↓	4	66
Total Spaces			639	
Loading Spaces			2	
Bicycle Spaces			26	
Surface Type			ASPHALT	CONCRETE

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
EAST (INTERNAL)	10'	10'	☐ Yes	☐ Yes
NORTH (INTERNAL)	10'	10'	☐ Yes	☐ Yes
SOUTH (15-501)	30'	30'	☐ Yes	☑ Yes
WEST (EASTOWNE DR.)	20'	30'	☐ Yes	☐ Yes

Section I: Land Use Intensity

Existing Zoning District: OI-2
Proposed Zoning Change *(if any)*: OI-3

* SEE ATTACHED SPREADSHEET

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum * Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
OI-3	0.566	0.015			0.70		6,023
TOTAL							
RCD Streamside	0.01				0.10		
RCD Managed	0.019				0.20		
RCD Upland	0.566				0.20		

Section J: Utility Service

Check all that apply:

Water	☑ OWASA	☐ Individual Well	☐ Community Well	☐ Other
Sewer	☑ OWASA	☐ Individual Septic Tank	☐ Community Package Plant	☐ Other
Electrical	☑ Underground	☐ Above Ground		
Telephone	☑ Underground	☐ Above Ground		
Solid Waste	☐ Town	☑ Private		

SPECIAL USE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at planning@townofchapelhill.org.

✓	**Application fee** (including Engineering Review fee) (refer to fee schedule)	Amount Paid $ 53,685
✓	**Pre-application meeting** –with appropriate staff	
✓	**Digital Files** – provide digital files of all plans and documents	
✓	**Recorded Plat or Deed of Property**	
✓	**Project Fact Sheet**	
	Traffic Impact Statement – completed by Town's consultant (or exemption) – BEING COMPLETED. WILL BE PROVIDED WITH NEXT SUBMITTAL	
✓	**Description of Public Art Proposal**	
✓	**Statement of Justification**	
✓	**Response to Community Design Commission and Town Council Concept Plan comments**	
N/A	**Affordable Housing Proposal, if applicable**	
N/A	**Provide existing Special Use Permit, if Modification**	
✓	**Mailing list of owners of property within 1,000 feet perimeter of subject property** (see GIS notification tool)	
✓	**Mailing fee for above mailing list (mailing fee is double due to 2 mailings)**	Amount Paid $ 486.40
✓	**Written Narrative describing the proposal**	
✓	**Resource Conservation District, Floodplain, & Jordan Buffers Determination** – necessary for all submittals	
✓	**Jurisdictional Wetland Determination – if applicable**	
✓	**Resource Conservation District Encroachment Exemption or Variance (determined by Planning)**	
N/A	**Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)**	
✓	**Reduced Site Plan Set (reduced to 8.5" x 11")**	

Stormwater Impact Statement (1 copy to be submitted)

a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
b) Description of land uses and area (in square footage)
c) Existing and proposed impervious surface area in square feet for all subareas and project area
d) Ground cover and uses information
e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
f) Time of concentration calculations and assumptions
g) Topography (2-foot contours)
h) Pertinent on-site and off-site drainage conditions
i) Upstream and/or downstream volumes
j) Discharges and velocities
k) Backwater elevations and effects on existing drainage conveyance facilities
l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
m) Water quality volume calculations
n) Drainage areas and sub-areas delineated
o) Peak discharge calculations and rates (1, 2, and 25-year storms)
p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
q) Volume calculations and documentation of retention for 2-year storm

r) 85% TSS removal for post-development stormwater runoff
s) Nutrient loading calculations
t) BMP sizing calculations
u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

a) Include Project Name, Project fact information, PIN, and Design Team

Area Map

a) Project name, applicant, contact information, location, PIN, & legend
b) Dedicated open space, parks, greenways
c) Overlay Districts, if applicable
d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
f) 1,000' notification boundary

Existing Conditions Plan

a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
b) Location of all existing structures and uses
c) Existing property line and right-of-way lines
d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
e) Nearest fire hydrants
f) Nearest bus shelters and transit facilities
g) Existing topography at minimum 2-foot intervals and finished grade
h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Detailed Site Plan

a) Existing and proposed building locations
b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
d) Location of existing and proposed fire hydrants
e) Location and dimension of all vehicle entrances, exits, and drives
f) Dimensioned street cross-sections and rights-of-way widths
g) Pavement and curb & gutter construction details
h) Dimensioned sidewalk and tree lawn cross sections
i) Proposed transit improvements including bus pull-off and/or bus shelter
j) Required landscape buffers (or proposed alternate/modified buffers)
k) Required recreation area/space (including written statement of recreation plans)
l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
m) Construction parking, staging, storage area, and construction trailer location
n) Sight distance triangles at intersections
o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
p) Easements
q) Clearing and construction limits
r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

a) Topography (2-foot contours)
b) Existing drainage conditions
c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
d) Proposed drainage and stormwater conditions
e) Drainage conveyance system (piping)
f) Roof drains
g) Easements
h) BMP plans, dimensions, details, and cross-sections
i) Planting and stabilization plans and specifications

Landscape Protection Plan

a) Rare, specimen, and significant tree survey within 50 feet of construction area
b) Rare and specimen tree critical root zones
c) Rare and specimen trees proposed to be removed
d) Certified arborist tree evaluation, if applicable
e) Significant tree stand survey
f) Clearing limit line
g) Proposed tree protection/silt fence location
h) Pre-construction/demolition conference note
i) Landscape protection supervisor note
j) Existing and proposed tree canopy calculations, if applicable

Planting Plan

a) Dimensioned and labeled perimeter buffers
b) Off-site buffer easement, if applicable
c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement

Steep Slope Plan

a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
b) Show and quantify areas of disturbance in each slope category
c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

a) Topography (2-foot contours)
b) Limits of Disturbance
c) Pertinent off-site drainage features
d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

a) Public right-of-way existing conditions plan
b) Streetscape demolition plan
c) Streetscape proposed improvement plan
d) Streetscape proposed utility plan and details
e) Streetscape proposed pavement/sidewalk details
f) Streetscape proposed furnishing details
g) Streetscape proposed lighting detail

Solid Waste Plan

a) Preliminary Solid Waste Management Plan
b) Existing and proposed dumpster pads
c) Proposed dumpster pad layout design
d) Proposed heavy duty pavement locations and pavement construction detail
e) Preliminary shared dumpster agreement, if applicable

Construction Management Plan

a) Construction trailer location
b) Location of construction personnel parking and construction equipment parking
c) Location and size of staging and materials storage area
d) Description of emergency vehicle access to and around project site during construction
e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

a) Description of how project will be 20% more energy efficient than ASHRAE standards
b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
c) Participation in NC GreenPower program
d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)

UNC HEALTH CARE

NARRATIVE

SPECIAL USE PERMIT APPLICATION
Eastowne - Medical Office Building

Existing Conditions

The original Eastowne development was constructed with single and two-story office buildings in the 1970's and 1980's. The current, nearly 48-acre site, is strategically located adjacent to I-40 and 15-501 with the Phase 1 development being located at the western intersection of Eastowne Drive and 15-501. The initial medical office building lies in the southeast corner of the site which is bound on the eastern and northern boundaries by a large existing pond and Resource Conservation District (RCD). There are five existing office buildings with associated parking on the site. Four of the buildings will be demolished to create the room for the medical office building and the associated parking deck and site improvements.

Project Plan

Four of the five existing buildings totaling approximately 77,484 gross square feet will be demolished. The fifth building, totaling 25,546 gross square feet, will remain operational during construction of the first medical office building and parking deck. Building 500 will eventually be demolished to support full build out of this area.

The proposed 153,000 square foot, 6-story, medical office building will be modern, energy efficient, constructed with a steel frame and skinned with attractive glass curtain wall and storefront systems and complimented with architectural precast panels. The skin will be designed to consider the sites prominence at this gateway entrance into Chapel Hill and be consistent with the UNC Health Care brand.

The building will front 15-501 to optimize visibility and create the beginning of a welcoming, urban gateway for this project and to the Town. Parking will be a combination of new or existing surface parking to support the existing building that will remain and structured parking to accommodate patients, staff and visitors for the new medical office building. When completed an approximately 5 ½ story, approximately 580space parking structure will front along Eastowne Drive with a well landscaped buffer along the street right-of-way. By utilizing structured parking, the initial development will minimize the development footprint and the associated impervious surface area. This also allows a more compact, walkable development that maximizes open and green spaces. Access into the site will be north of the parking deck to reduced conflicts with the traffic at the intersection of Eastowne and 15-501. The internal roads will be designed to allow future extension into the remaining properties to the north and east which are also owned by UNC Health Care to allow for both pedestrian and vehicular interconnections to the future development.

UNC HEALTH CARE

Goals and Objectives

The primary goal of the project is to redevelop this site with modern, higher density medical office uses while creating a prominent gateway into Chapel Hill along 15-501. To achieve these goals, we are now embarking on a design for the buildings that will utilize modern building technologies and construction methods to provide a clean, sophisticated and striking commercial development.

Project timing is also a critically important goal of the development. To stay competitive in the increasingly challenging healthcare landscape, UNC Health Care needs to continue to improve the patient experience. The initial project will consolidate a significant amount of services that are scattered throughout the healthcare system in Chapel Hill while simultaneously upgrading the buildings and improving patient access. Building on UNC Health Care's superb relationship between the Town of Chapel Hill will be instrumental to reach our goal of a Summer 2018 construction start is to be achievable. UNC Health Care is targeting early 2020 to open the first office building.

STATEMENT OF JUSTIFICATION

SPECIAL USE PERMIT APPLICATION

Eastowne - Medical Office Building

Summary Statement

UNC Healthcare proposes to redevelop property in the northeast corner of the intersection of Eastowne Drive and 15-501. The subject property is bounded on the eastern and northern boundaries by a large existing pond and Resource Conservation District (RCD). The development will eventually include two medical office buildings and the associated parking structure. The initial construction will incorporate one 153,000 sf, 6-story medical office building and a parking deck with 580 vehicular spaces. Four of the five existing buildings will be demolished to create the room for the first medical office building, parking deck, and other site improvements. Some surface parking will remain and/or be constructed to serve the existing office building which will remain in place as part of the initial redevelopment.

The full build out of the development, not included in this Special Use Permit request, will include a second, 153,000 square foot of medical office building, expansion of the parking structure, and the creation of a green park amenity on the site.

The specific findings and justifications are provided below. Redevelopment in this location is necessary to replace existing office space that was built in the 1980's and no longer serves as a functional space in terms of layout, efficiency, accessibility, and general design as necessary for UNC Health Care's purposes. The project will also reduce the impact of the development on traffic, impervious surfaces, and existing infrastructure vs greenfield construction on undeveloped land.

Required Findings of Fact

Finding #1 – "*That the use or development is located, designed and proposed to be operated so as to maintain or promote the public health, safety and general welfare*."

Emergency Services - The Eastowne Medical Office project is located adjacent to public streets and is designed to allow for Emergency Services to access the site. The new buildings will be constructed in compliance with all life safety code requirements to protect tenants, visitors, and the general public.

Utilities and Solid Waste Services – This project will receive public water and sewer services from OWASA and will meet all relevant public health safety standards. Both water and sewer services are available to serve the property and adequately sized to handle the increased volume from the additional office square footage.

Electricity will be provided by Duke Energy through the existing electrical distribution system. All electrical system equipment installed to serve the property will comply with Duke Energy standard practices to ensure the health and safety of the general public.

Solid waste management and recycling services will be provided to the development in compliance with the standards of Orange County Solid Waste.

Floodway / Floodplain & Resource Conservation District (RCD) – No FEMA regulated floodplain is present on the site as shown on FEMA FIRM 3710979900K.

The site, as currently developed, has existing structures and impervious surfaces located within the Resource Conservation District. As part of the redevelopment of this property, the amount of disturbance within the RCD will be reduced, which will benefit the sensitive environmental features located in this area.

Traffic / Connectivity – The applicant has requested that a traffic impact analysis be conducted based on the concept plan for the redevelopment of the property. It is the applicant's intention to implement any recommended improvements to the transportation network contained within the TIA.

Finding #2 – "*That the use or development would comply with all the required regulations and standards of the Land Use Management Ordinance*."

> This project is designed to be in compliance with the Land Use Management Ordinance and other plans and policies of the Town of Chapel Hill, and any other state or federal requirements.

Finding #3 – "*That the use or development is located, designed and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use of development is a public necessity*."

> This project is designed to maintain or enhance the value of contiguous property. The new office buildings will replace older buildings constructed in the 1970's that not longer serve as viable and functional office space. The new structures will be designed to the current standards of the Land Use Management Ordinance which will improve the attractiveness and functionality of the development.
>
> Redevelopment of this site will allow for the construction of functional medical office space intended to serve the needs of the citizens of Chapel Hill and surrounding areas. The increased functionality and attractiveness of the medical offices will increase the values of surrounding properties and drive further investment in surrounding developments.

Finding #4 – "*That the use or conforms with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan*."

This project conforms to the general requirements of the Land Use Management Ordinance as well as the policies in the Comprehensive Plan. The use of the parcel will not change as part of the redevelopment; approval of this Special Use Permit will allow for the construction of new, energy-efficient, modern office buildings designed to meet the requirements of the Town's Land Use Management Ordinance.

The subject property is located in the North 15-501 area as described in the Chapel Hill 2020 Comprehensive Plan. This area of Chapel Hill was noted to have areas of redevelopment opportunity due to underutilized commercial capacity. Approval of the subject Special Use Permit will allow denser non-residential development in the North 15-501 Area.

Comprehensive Plans Themes and Goals

1. A Place for Everyone: Redevelopment of this site will add new medical office to the Town's inventory. The new medical offices will allow for improved levels of medical service to the citizens of Chapel Hill and surrounding areas. Development of the site will also include structured parking which will allow for vertical development of the parcel to lessen the environmental impacts typically caused by areas of sprawling surface parking with associated land disturbance and run-off.

2. Community Prosperity and Engagement: Development of new, energy-efficient modern medical office facilities will add to the prosperity of the Chapel Hill community by allowing denser non-residential growth in the North 15-501 Area as described in the Chapel Hill Community Plan while requiring minimal additional services.

3. Getting Around: This redevelopment project is located adjacent to an existing major transportation corridor, US 15-501, which will allow for easy ingress and egress. As this site currently utilized for non-residential purposes, the redevelopment will not have the negative impacts typically associated with new development, such as increased traffic, clearing and grading, and removal of existing mature vegetation.

4. Good Places, New Spaces: The Eastowne development will add new, modern medical offices to a site that is currently occupied by older, obsolete buildings. The new buildings will be designed to meet the requirements of the Land Use Development Ordinance which will allow for the development of interesting buildings and spaces to serve the citizens of Chapel Hill and surrounding areas.

5. Nurturing Our Community: Redevelopment of the subject parcel will enable the construction of upgraded structures, as well as an upgrade on all associated site improvements, such as stormwater controls, impervious surfaces, landscaping, open spaces, etc.

6. Town and Gown Collaboration: Modern medical office facilities will allow UNC Health Care to better attract young talent to keep them in and around Chapel Hill after graduation. The new buildings will also meet all accessibility requirements so that all citizens are able to utilize the facility without the issues typically found in older office buildings.

Conclusion

The Eastowne Medical Office building seeks to deliver modern facilities that will improve the attractiveness of the site as well as enhance the medical care provided within. The proposed building meets the requirements of the Land Use Management Ordinance as well as the policy items found in the Chapel Hill 2020 Comprehensive Plan. UNC Health Care Systems has and will continue to be a partner with the Town of Chapel Hill and will work to ensure that this project adds to the vibrancy and to the Town.

CDC & TOWN COUNCIL CONCEPT PLAN RESPONSES

SUMMARY OF COMMUNITY DESIGN COMMISSION CONCEPT PLAN REVIEW: EASTOWNE REVEVELOPMENT, PHASE I
January 23, 2018

Key points made by members of the Community Design Commission during its discussion of the concept plan for Eastowne Redevelopment at 100 Eastown Drive include:

- Parking deck is located across from a residential neighborhood. See if the deck can go in the center of the site and be convenient to other future buildings and development. The deck has a larger presence than the buildings and should not be what residents see when they leave their neighborhood.

Applicant Response: The Design Team has reviewed the position of the parking deck and moving interior would create additional impacts to the RCD due to the geometry of the site. The proposed parking deck will be partially buried, setback from the property line per ordinance requirements and a landscape buffer will be installed to break up the views of the façade. In addition, the parking garage will be skinned with an architectural skin that compliments the building and will be aesthetically pleasing.

- Be aware of the significant natural areas to the north and east of the site, the Dry Creek natural area. This is a sensitive environmental area.

Applicant Response: Acknowledged.

- It is difficult to evaluate the proposal without context such as a master plan or other phased developments.

Applicant Response: Acknowledged. In parallel with starting construction of the first medical office building, UNC Health Care will engage in a collaborative planning process for the remaining 39 acres of the site. This project provides an exciting opportunity for UNC Health

Care, the Town of Chapel Hill, and the community to work together to redevelop this important gateway site. This will enable us to optimize the benefits to the community, the town's economic vitality, and the environment.

After several meetings with Town Planning staff, we are preparing to initiate this process in the summer of 2018. This will be a public planning effort that fully embraces the Town's 2020 Comprehensive Plan and adheres to the core principles of sustainable and enlightened development. We are currently creating conceptual plans to communicate our vision for the site and facilitate the discussion.

Finally, UNC Health Care has reduced the requested SF from 300,000 to 153,000 based on immediate needs. The proposed building is being designed to complement any commercial development that is approved through the Master Plan Process.

- Most Commissioners wanted to retain the 15-501 landscape buffer.

Applicant Response: The SUP application proposes to reduce the buffer similar to University Place. This reduced buffer will be both attractive and allow patient visibility for wayfinding. Example image of University Place is below and is the basis of our concept for Eastowne:

- Need a signature building as the focus of the campus.

Applicant Response: This project will be skinned in glass and architectural cladding that will attractive but not the signature building of the development. Locations of signature building(s) will be thoroughly discussed in the Master Planning Process.

- Make the development walkable with strong pedestrian connections to the greenway. Currently, the site is well-connected for pedestrian walkability. It was noted that the current site has buildings tucked into the landscape with a well-developed internal connectivity. The proposed surface parking lots would require significant grading of the site.

Applicant Response: We imagine a vibrant and walkable mixed-use development. The master plan intends to foster alternative transit modes and anticipates bike trails, bus stops, and a walkable connection to the planned Gateway light rail transit stop. We also envision capitalizing on the site's natural resources, including the existing pond and stream beds while creating a walkable commercial development with a similar density to downtown Chapel Hill. The overall development will be designed with generous public open spaces that encourage a connection to nature and healthy lifestyles. This vision is in keeping with UNC Health Care's emphasis on overall wellness.

SUMMARY OF TOWN COUNCIL CONCEPT PLAN REVIEW:
EASTOWNE REVEVELOPMENT, PHASE I
January 31, 2018

- Mr. Tim Williams, who works at 605 Eastowne Dr., wants to be sure that construction noise, dust and traffic are properly addressed.

Applicant Response: Construction will adhere to all rules and regulations regarding sedimentation, erosion and dust control. Construction parking will be contained on site with security fencing being installed on the perimeter of the site. Construction activities will comply to the times allowed under the ordinance and direction of local code enforcement officials.

The following comments were received from the Council members:

- The Mayor, Pam Hemminger wanted to know how our site drives align with the Pine Gate Apartment Complex on Eastowne Drive and how this project might affect Pine Gate Apartments.

Applicant Response: The access drive will align just to the north of Pine Gate Drive. Once the second building is delivered and Building 500 is demolished, the site's access drive will have x' of separation between it and the existing drive.

- Mayor Pro Tem, Jessica Anderson said she appreciated the CDC comments and wants to see additional responses and resolutions. She's anxious to see the start of the Master Plan and also wants us to include some affordable housing. It was noted that UNC Healthcare is very supportive of affordable housing across Chapel Hill.

Applicant Response: Acknowledged. UNC Health Care looks forward to discussing the vision of this project with the Town of Chapel Hill and the Community.

- Council Member, Nancy Oats asked how does this project decompress the main hospital campus.

Applicant Response: Relocating out-patient clinics from main campus allows UNC Health Care to increase in-patient capacity. The number of visits (or trips) per day for out-patient clinics greater that in-patient clinics where patients have overnight stays.

- Council Member, Michael Parker agreed with less buffer on 15/501 in exchange for a better-looking building.

Applicant Response: Acknowledged.

- Council Member, Karen Stegman requested more connectivity on all sides of the development to cut down on auto trips.

Applicant Response: Acknowledged. The Design Team will do a thorough review of the Development's infrastructure plans as part of the Master Plan Process.

- The Mayor suggest a good-looking deck such as UNC's Cobb Deck. She prefers the parking deck to be located on Eastowne Dr. She appreciates thinning the 15/501 buffer, so visitors can locate and identify the medical buildings. Mayor Hemminger requested parking spaces be allocated to Ride Share, and electric vehicles. She also suggests a roof top solar panel array.

Applicant Response: Acknowledged. The parking deck will be skinned with an architectural cladding that compliments the building and is aesthetically pleasing. We will include spaces for a Ride Share program and electronic vehicle charging station in the parking deck. The building will be designed to accommodate future photovoltaic solar cells.

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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

December 18, 2017

Mr. William H. Derks
McAdams
2905 Meridian Parkway
Durham, NC 27713
Derks@mcadamsco.com

RE: Stream Determination for Parcel ID #9890-80-7564, 9890-80-0195, 9890-80-0643, 9890-80-2764 (Eastowne Office Park – 100, 600, 700 Eastowne Drive, Chapel Hill, NC)

Dear Mr. Derks:

As requested, the Town Public Works Department has performed a stream determination for the properties identified above. This determination indicates whether different types of streams (perennial, intermittent, and/or ephemeral) or perennial waterbodies are present on the properties in question or on nearby properties. These streams and their classifications are shown on the accompanying map. Stream segments regulated by the Town's Jordan Lake Watershed Riparian Buffer regulations 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 (RCD) and Jordan Lake Watershed Riparian Buffers. Specific land use regulations and restrictions apply within the boundaries of these protected areas. If you are considering any kind of work on these properties, including clearing vegetation, paving, grading, or building, please consult with the Town Planning Department to determine the possible extent of the Resource Conservation District (RCD) and Jordan Lake Watershed Riparian Buffer on this property and the applicable corresponding regulations.

This stream determination will remain in effect for five years from the date of the site visit, after which a new stream determination with site visit will be required.

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 or aweakley@townofchapelhill.org. If you have questions regarding the Town's Resource Conservation District (RCD) 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/regulations-ordinances.

Regards,

Allison Weakley

Allison Schwarz Weakley
Stormwater Analyst

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STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	**Address / Location Description**
9890-80-7564	Eastowne Drive
9890-80-0195	100 Eastowne Drive
9890-80-0643	600 Eastowne Drive
9890-80-2764	700 Eastowne Drive

These are the results of a site visit to the properties listed above for a stream determination conducted on 12/12/2017 & 12/14/2017 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 Watershed 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 Watershed Riparian 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 Watershed Riparian Buffer.

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

Allison Weakley

Town Staff Signature

12/18/2017
Date

Stream Determination Area Map

- Unclassified Stream
- Ephemeral Stream
- Intermittent Stream
- Perennial Stream
- Culverts
- 2-foot Contours
- 10-foot Contours
- Buildings
- Parcels
- Subject Property
- Possible Jurisdictional Wetlands
- Perennial Waterbody
- Approximate Jordan Buffer
- Ephemeral Breakpoint
- Intermittent Breakpoint
- Perennial Breakpoint

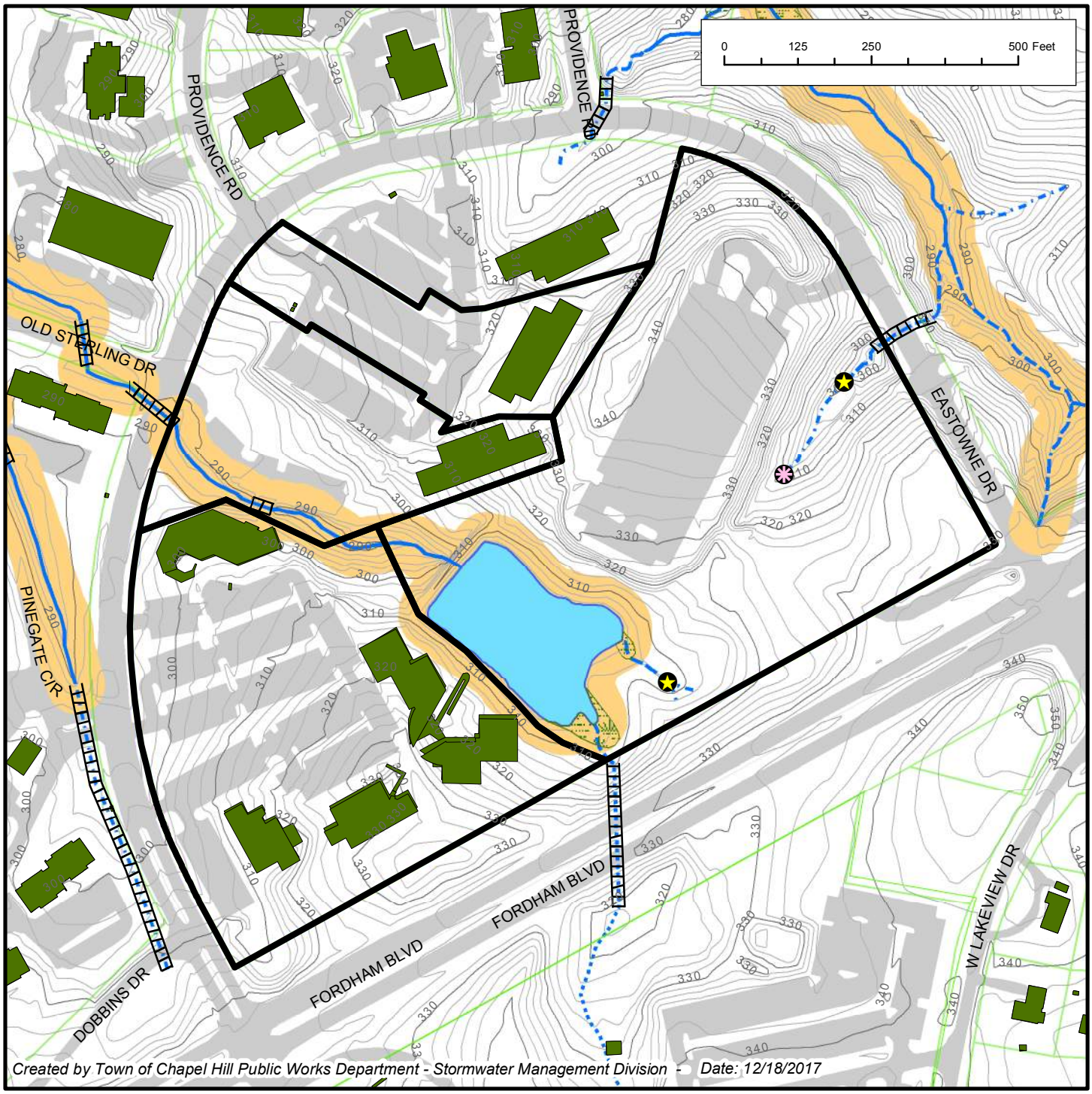
Address: 100, 600, 700 Eastowne Drive, Chapel Hill, NC

Parcel ID: 9890-80-7564, 9890-80-0195, 9890-80-0643, 9890-80-2764

Stream and wetland locations are approximate and must be verified by survey. Buffers are measured from top of bank. RCD buffers may apply. Please contact theTown of Chapel Hill Planning Department to verify.

N

1 inch = 245 feet



Created by Town of Chapel Hill Public Works Department - Stormwater Management Division - Date: 12/18/2017

USGS 24K Topographic / County Soil Survey Maps

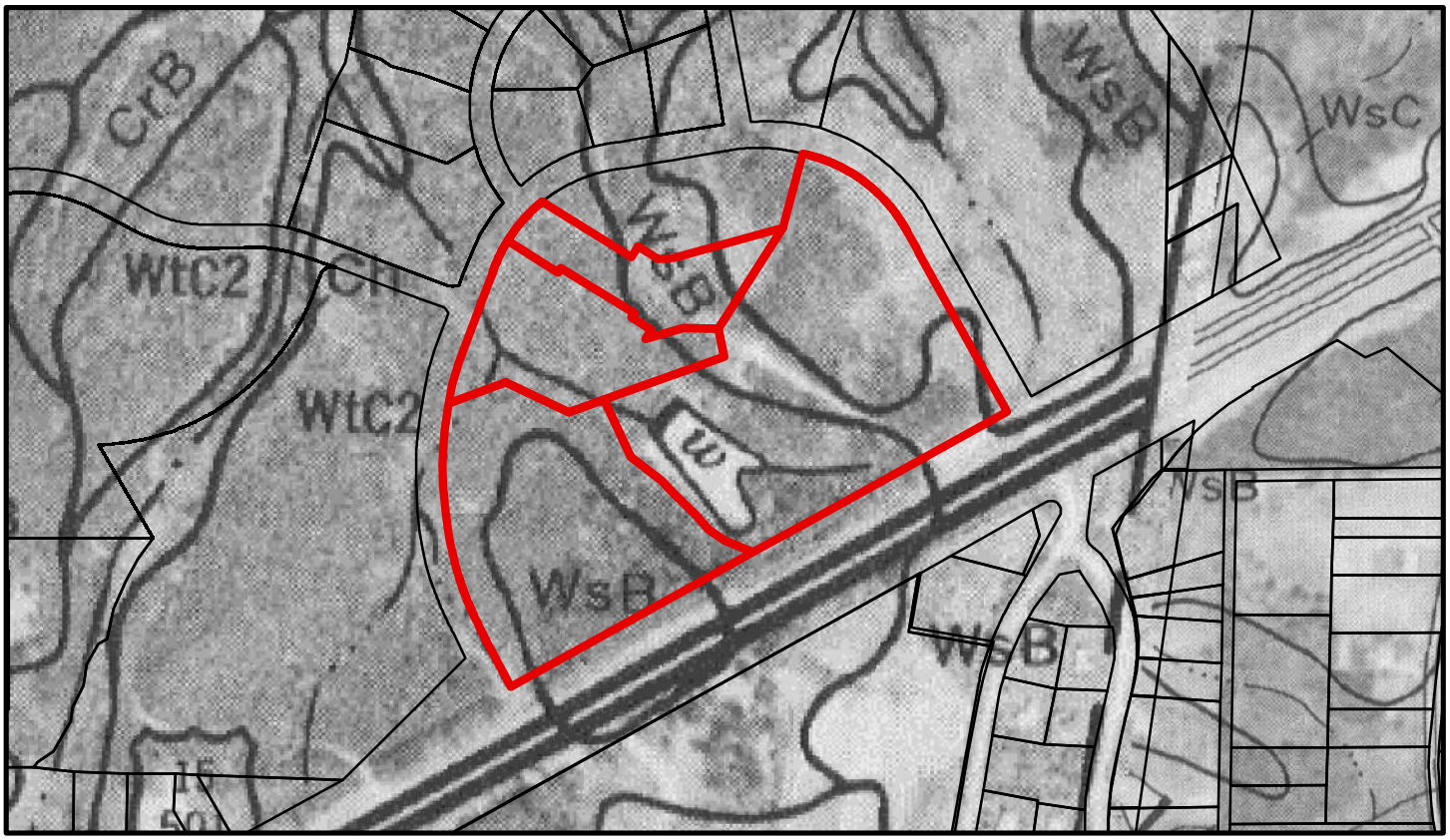
Site Parcel Boundary

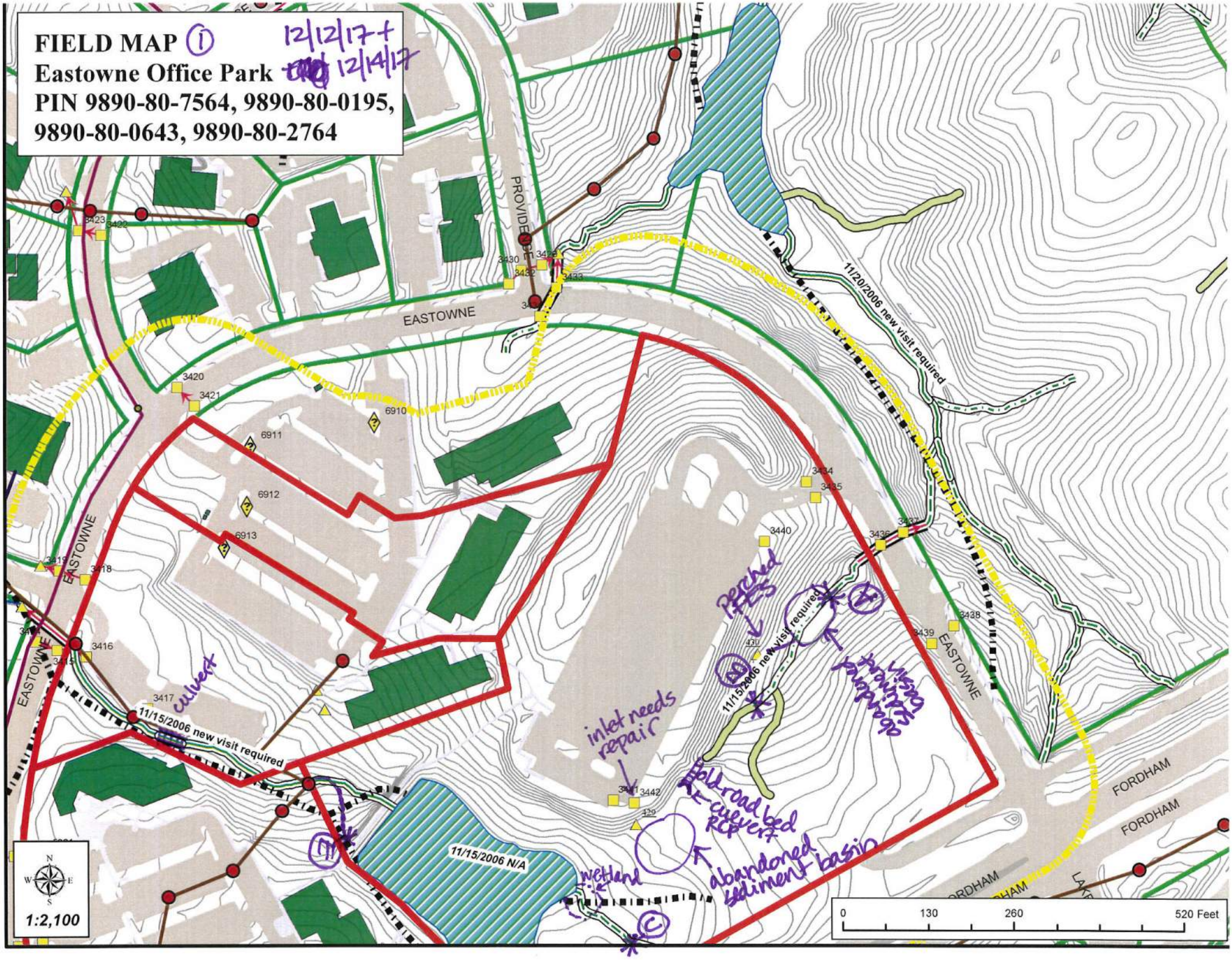
0 150 300 450 600 Feet

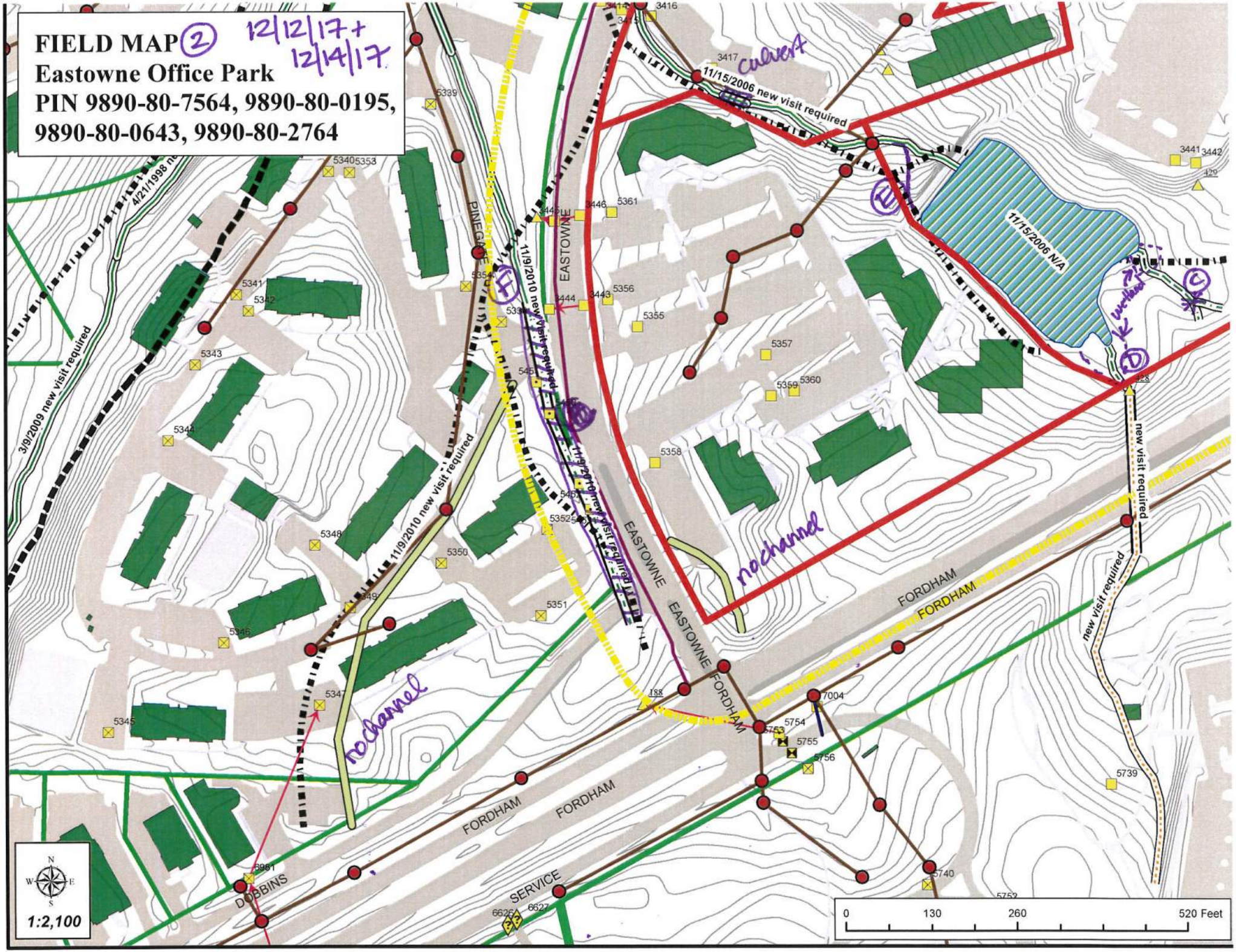
1 inch = 500 feet

Address: 100, 600, 700 Eastowne Drive, Chapel Hill, NC
Parcel ID: 9890-80-7564, 9890-80-0195,
9890-80-0643, 9890-80-2764

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 12/18/2017




FIELD MAP (1)
Eastowne Office Park
PIN 9890-80-7564, 9890-80-0195, 9890-80-0643, 9890-80-2764
12/12/17 + 12/14/17
EASTOWNE
PROVIDENCE
11/20/2006 new visit required
11/15/2006 new visit required
11/15/2006 N/A
culvert
inlet needs repair
perched FES
abandoned sediment basin
old road bed
re-culvert
abandoned sediment basin
wetland
FORDHAM
1:2,100
0
130
260
520 Feet


FIELD MAP ②
12/12/17 + 12/14/17
Eastowne Office Park
PIN 9890-80-7564, 9890-80-0195, 9890-80-0643, 9890-80-2764
11/15/2006 new visit required
culvert
11/15/2006 N/A
4/21/1998 new
3/9/2009 new visit required
11/9/2010 new visit required
11/9/2010 new visit required
11/9/2010 new visit required
new visit required
new visit required
PINEGATE
EASTOWNE
EASTOWNE
EASTOWNE
FORDHAM
FORDHAM
FORDHAM
FORDHAM
SERVICE
DOBBINS
rechannel
rechannel
rechannel
1:2,100
0
130
260
520 Feet

20171212 1150

Feature (A)

NC DWQ Stream Identification Form Version 4.11

Date: 12/12/17	Project/Site: Eastowne Office Park	Latitude: 35.95
Evaluator: Weakley & Salat	County: Orange	Longitude: -79.004
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 22	**Stream Determination (circle one)** Ephemeral (Intermittent) Perennial	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 10.5)	Absent	Weak	Moderate	Strong
1[a] 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 silt+sand	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	

[a] artificial ditches are not rated; see discussions in manual

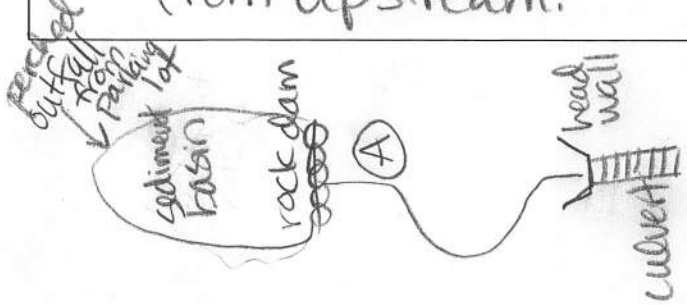
B. Hydrology (Subtotal = 5.5)				
12. Presence of Baseflow	0	(1)	2	3
13. Iron oxidizing bacteria	(0)	1	2	3
14. Leaf litter	1.5	1	(0.5)	0
15. Sediment on plants or debris	0	0.5	(1)	1.5
16. Organic debris lines or piles	(0)	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		(Yes = 3) water filled auger hole	

C. Biology (Subtotal = 6)				
18. Fibrous roots in streambed	3	(2)	1	0
19. Rooted upland plants in streambed	(3)	2	1	0
20. Macrobenthos (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 none	FACW = 0.75; OBL = 1.5 (Other = 0)			

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

Notes: amphipods + lots of isopods

Sketch: Feature begins @ rock dam below abandoned sediment basin & ends @ culvert under Eastowne Drive (east side). Lots of sediment being deposited from upstream.



20171212 1230

Feature (B)

NC DWQ Stream Identification Form Version 4.11

Date: 12/12/17	Project/Site: Eastowne Office Park	Latitude: 35.95
Evaluator: Weakley & Salat	County: Orange	Longitude: -79.004
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 6	Stream Determination (circle one) Ephemeral Intermittent Perennial	Other *e.g. Quad Name:*

A. Geomorphology (Subtotal = 4)	Absent	Weak	Moderate	Strong
1[a]. 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	

[a] artificial ditches are not rated; see discussions in manual

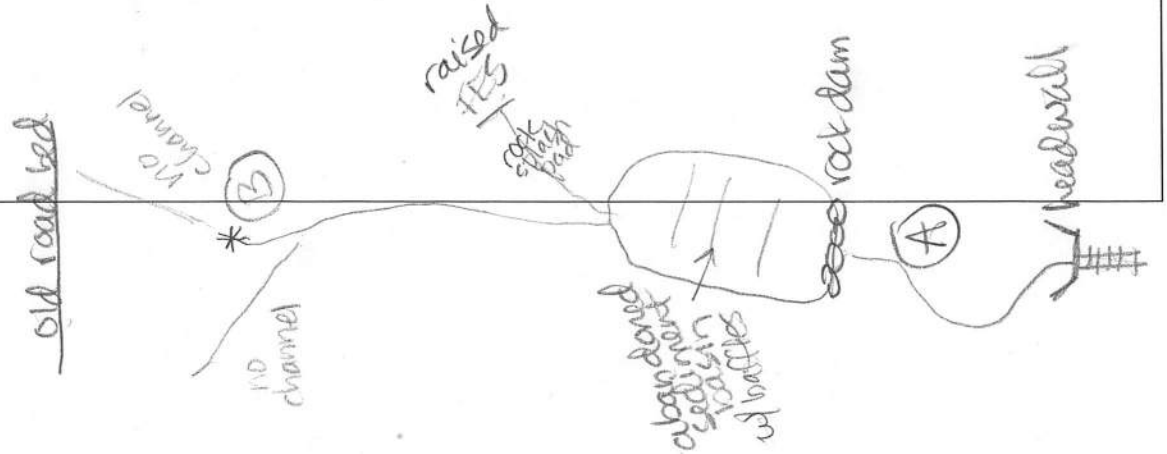
B. Hydrology (Subtotal = 0)				
12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology (Subtotal = 2)				
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macrobenthos (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 none	FACW = 0.75; OBL = 1.5 Other = 0			

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

Notes:

Sketch:



20171212 1304

Feature (C)

NC DWQ Stream Identification Form Version 4.11

Date: 12/12/17	Project/Site: Eastowne Office Park	Latitude: 35.949
Evaluator: Weakley & Salat	County: Orange	Longitude: -79.005
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 24.5	**Stream Determination (circle one)** Ephemeral (Intermittent) Perennial	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 12)	Absent	Weak	Moderate	Strong
1[a] 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 silt, sand	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	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 6)				
12. Presence of Baseflow pools @ base of 2 grade control/head cut features	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 lines or piles	0	(0.5)	1	1.5
17. Soil-based evidence of high water table?	No = 0		(Yes = 3)	

C. Biology (Subtotal = 6.5)				
18. Fibrous roots in streambed	3	(2)	1	0
19. Rooted upland plants in streambed	(3)	2	1	0
20. Macrobenthos (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 Lycopus, Juncus effusus	FACW = 0.75; OBL = 1.5 Other = 0			

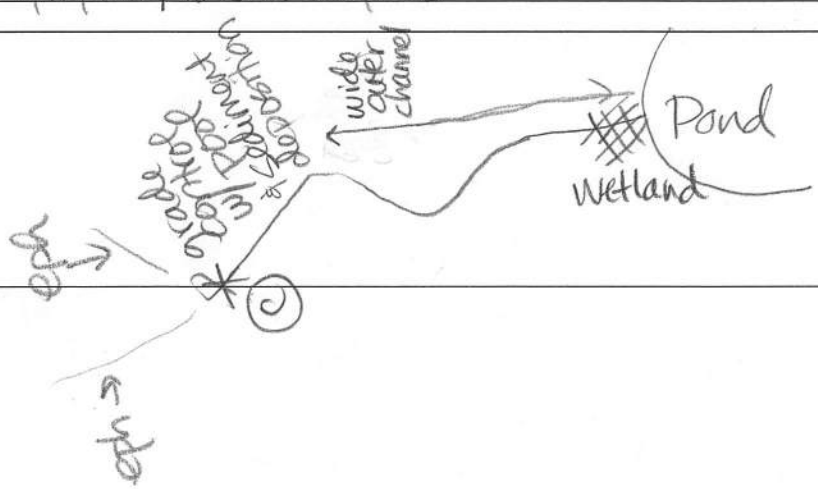
lots of deposition thru-out channel

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

Notes: amphipods, lots of isopods

Just upstream from pond, not in CH

Sketch:



20171212 1338

Feature D

NC DWQ Stream Identification Form Version 4.11

Date: 12/12/17	Project/Site: Eastowne Office Park	Latitude: 35.949
Evaluator: Weakley & Salat	County: Orange	Longitude: -79.005
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 24	**Stream Determination (circle one)** Ephemeral (Intermittent) Perennial	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 9.5)	Absent	Weak	Moderate	Strong
1[a] 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 gravel, silt, sand	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	

[a] artificial ditches are not rated; see discussions in manual

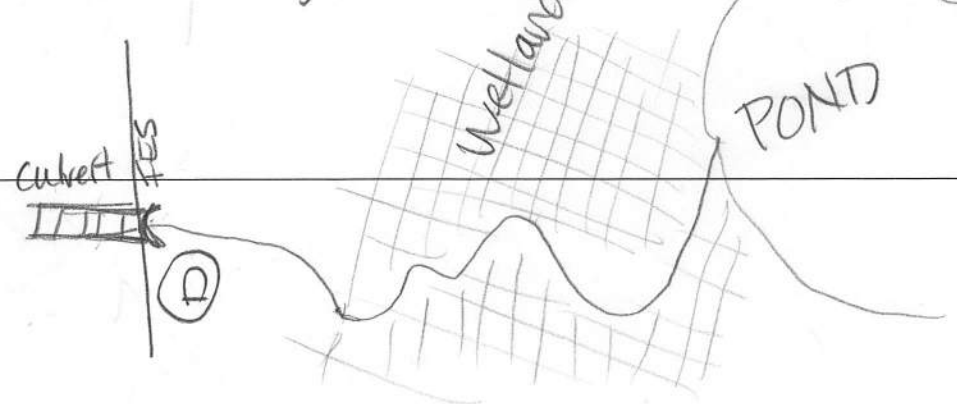
B. Hydrology (Subtotal = 8)				
12. Presence of Baseflow water present thru most of channel	0	1	(2)	3
13. Iron oxidizing bacteria	(0)	1	2	3
14. Leaf litter	1.5	(1) →	0.5	0
15. Sediment on plants or debris	0	0.5	(1)	1.5
16. Organic debris lines or piles	0	0.5	(1)	1.5
17. Soil-based evidence of high water table?	No = 0		(Yes = 3)	

C. Biology (Subtotal = 6.5)				
18. Fibrous roots in streambed	3	(2)	1	0
19. Rooted upland plants in streambed	(3)	2	1	0
20. Macrobenthos (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 none in channel	FACW = 0.75; OBL = 1.5 (Other = 0)			

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

Notes: amphipod, boatman

Sketch: Feature begins @ culvert outfall & ends @ pond. Channel flows through wetland.



20171214|141

Feature E

NC DWQ Stream Identification Form Version 4.11

Date: 12/14/17	Project/Site: Eastowne Office Park	Latitude: 35.949
Evaluator: Weakley & Salat	County: Orange	Longitude: -79.006
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 33.5	**Stream Determination (circle one)** Ephemeral Intermittent **Perennial**	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 14.5)	Absent	Weak	Moderate	Strong
1[a]. 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 lots of silt	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	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 9)				
12. Presence of Baseflow water throughout, flowing in culvert & downstream	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 lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology (Subtotal = 16)				
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macrobenthos (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 Murdannia	FACW = 0.75; OBL = 1.5 Other = 0			

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

Notes: pouch snail, aquatic worm, crayfish, lots of amphipods & isopods

Sketch: Feature begins @ headcut below dam & ends @ culvert @ Eastowne Dr. Water throughout, w/ active flow.

20171214 1313

Feature F

NC DWQ Stream Identification Form Version 4.11

Date: 12/14/17	Project/Site: Eastowne Office Park	Latitude: 35.949
Evaluator: Weakley & Salat	County: Orange	Longitude: -79.008
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 33.5	Stream Determination (circle one) Ephemeral Intermittent Perennial	Other *e.g. Quad Name:*

A. Geomorphology (Subtotal = 16)	Absent	Weak	Moderate	Strong
1[a]. 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 cobble, gravel, sand, silt	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	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 9.5)				
12. Presence of Baseflow Actively flowing in riffles & outfall	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 lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

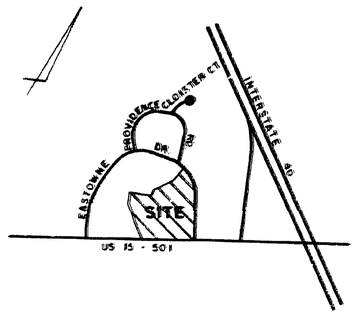
C. Biology (Subtotal = 8)				
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macrobenthos (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed none	FACW = 0.75; OBL = 1.5 Other = 0			

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

Notes: aquatic beetles (boatmen), rat-tailed maggot

Sketch: Feature begins @ culvert outfall, entrance to Pinegate Apts. Active flow discharging from culvert during site visit. Lots of gravel deposition & sand/silt.

Book 73 Page 46



VICINITY MAP NTS.

I, A. E. Prince, Registered Land Surveyor No. L-1356, certify to one or more of the following as indicated thus, (O) or (X):

(O) a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;

(O) b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;

(X) c. That this plat is of a survey of an existing parcel or parcels of land;

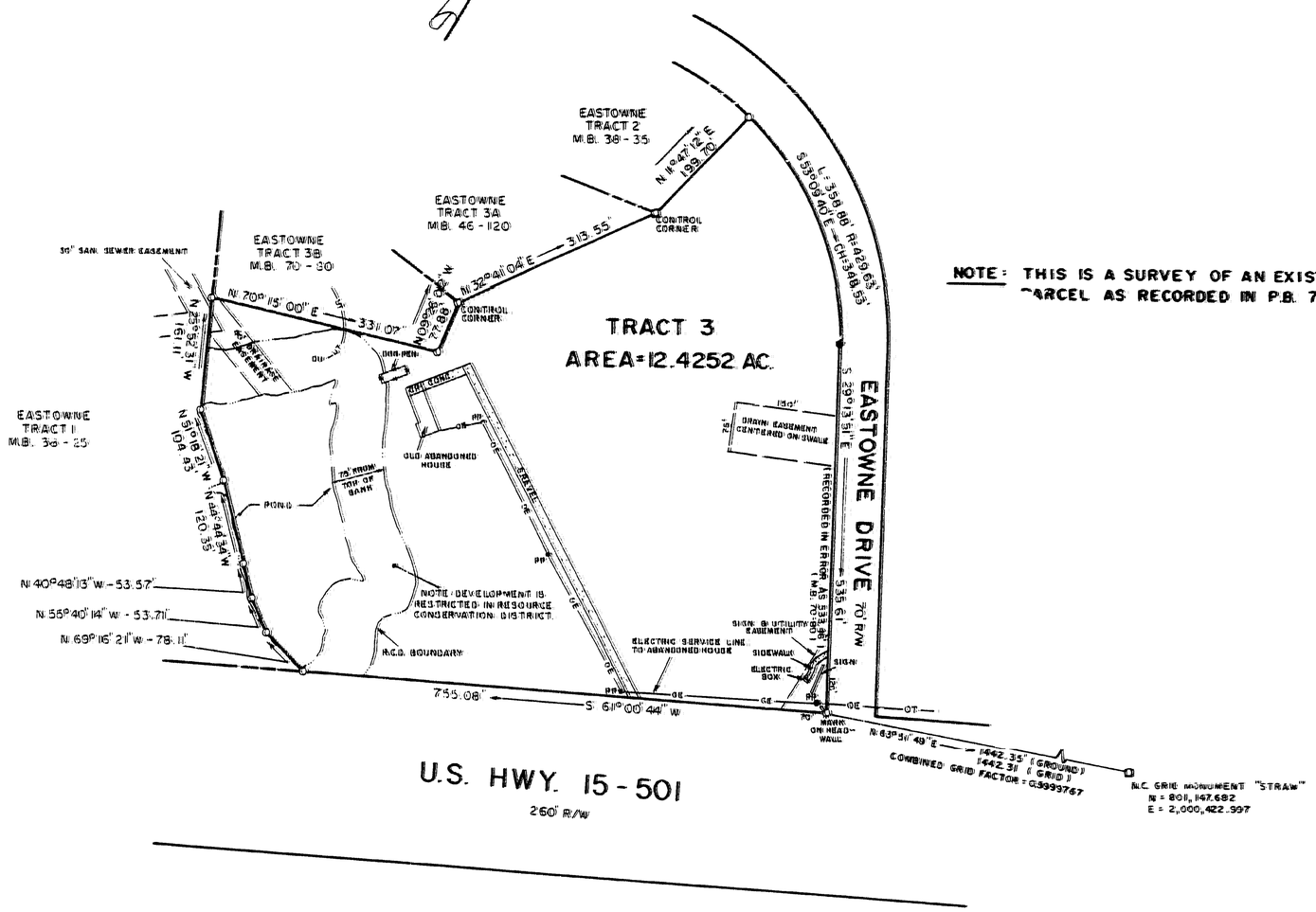
(O) d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision;

(O) e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

FILED
BOOK # 73 PAGE # 46
'95 FEB 9 PM 3 46

LEGEND

- O = EXISTING IRON PIPE
- ● = NEW IRON PIPE
- PP = POWER POLE
- -OE- = OVERHEAD ELECTRIC LINE
- -OT- = OVERHEAD TELEPHONE LINE
- -UT- = UNDERGROUND TELEPHONE LINE
- DU = DESTINATION UNKNOWN



NOTE: THIS IS A SURVEY OF AN EXISTING PARCEL AS RECORDED IN P.B. 70-80

STATE OF NORTH CAROLINA
WAKE COUNTY

I, A.E. PRINCE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME (OR UNDER MY DIRECT SUPERVISION) - (DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____); THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK ____ PAGE ____; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 25 DAY OF ____, 19 95

____ R.L.S.-1356 (N.C.)

NORTH CAROLINA
WAKE COUNTY

I, GAYLE LAMB PRINCE, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT A.E. PRINCE, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES 4 - 29 - 97

WITNESS MY HAND AND SEAL THIS 25th DAY OF Jan., 19 95

Gayle L. Prince NOTARY PUBLIC.

GAYLE L. PRINCE NOTARY PUBLIC WAKE COUNTY

This certifies that the undersigned is (are) the owner(s) of the property shown on this map having acquired title thereto by deed(s) recorded in the Office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and that by submission of this plat or map for approval I (we) do dedicate to the City of Raleigh for public use all streets, easements, rights of way and parks shown thereon for all lawful purposes to which the City may devote or allow the same to be used and upon acceptance thereof in accordance with all city policies, ordinances and regulations or conditions of the City of Raleigh for the benefit of the public, said dedication shall be irrevocable; provided, any dedication of easements for storm drainage are not made to the City of Raleigh but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit subject to conditions of subsections (b), (c), (d) and (f) of Section 1 and Section 4 of the "City Storm Drainage Policy" (Resolution 1970-742 as the same may be from time to time amended).

Book No.	Page No.	Signature(s) of Property Owner(s)

NORTH CAROLINA-ORANGE COUNTY

The foregoing certificate(s) of Gayle L. Prince

Notary Public of the designated governmental units is/are certified to be correct.

Filed for registration on the 9 day of Feb 19 95 at 3:46 o'clock P.M., in Book 73 Page 46.

This the 9 day of Feb, 1995

Betty Jean Hayes, Register of Deeds

By: Linda C. Clayton Asst/Deputy

REFERENCES:
1. T.M. 26 - 17F
2. M.B. 70 - 80

9890-80-7564
7.26..17F

NOTES:
1. NO FEMA FLOODPLAIN EXISTS ON SITE.
2. AREA BY COORDINATE COMPUTATION.
3. ONLY VISIBLE UTILITIES WERE LOCATED WITH THIS SURVEY. SITE MAY BE SUBJECT TO OTHER BURIED LINES NOT SHOWN.
4. PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON THIS SURVEY.

SCALE 1" = 150'
0 75' 150' 300' 450' 600'

RECORDED IN MAP BOOK 73, PAGE 46, ORANGE COUNTY.

NORTH CAROLINA REGISTERED LAND SURVEYOR SEAL L - 1356 A. E. PRINCE

DATE	REVISIONS	BY

DATE 25 JANUARY 1995
SCALE 1" = 150'
DRN. BY K. CHANCE
CKED. BY A. PRINCE
FLD. BK. & PG.
FILE NO.

TITLE
SURVEY OF
TRACT 3, EASTOWNE OFFICE PARK
CHAPEL HILL,
ORANGE COUNTY, NORTH CAROLINA
OWNER: EASTOWNE ASSOCIATES
7200 STONEHENGE DRIVE, SUITE 204
RALEIGH, NORTH CAROLINA - 27612

SHEET 1 OF 1

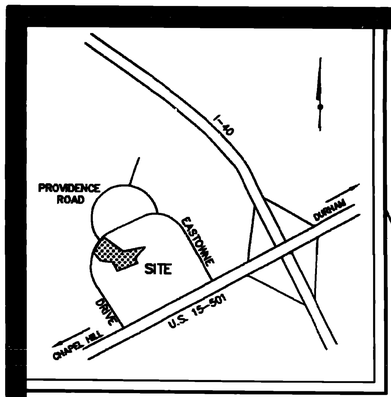
AL PRINCE & ASSOCIATES, P.A.
975 WALNUT ST.
SUITE 239
CARY, N.C. 27511
PH. 467-3545

Book 73 Page 9

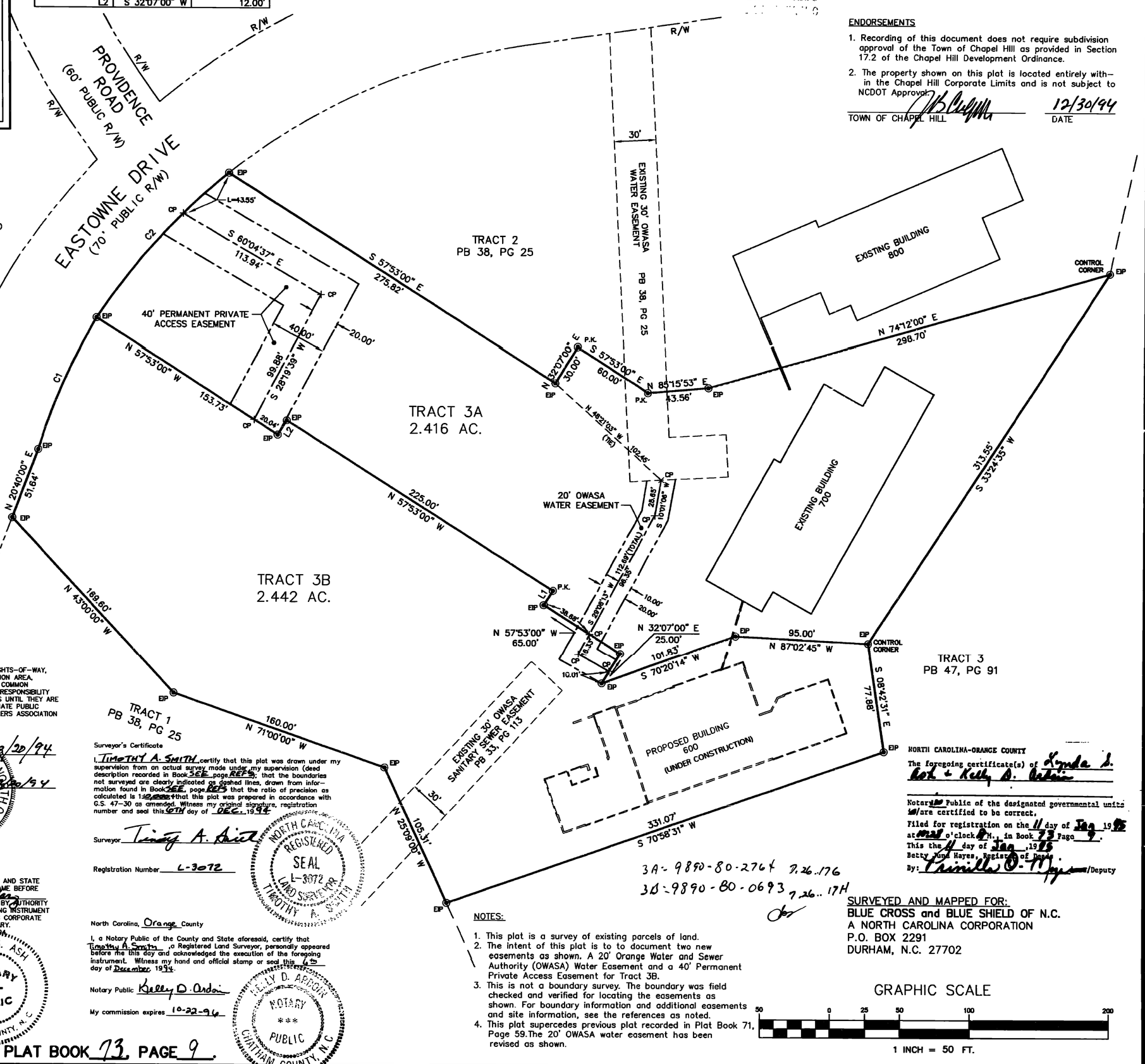
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	445.03'	101.87'	51.16'	101.65'	N 24°02'34" E	13°06'56"
C2	445.03'	139.96'	70.56'	139.38'	N 42°49'28" E	18°01'08"

LINE	DIRECTION	DISTANCE
L1	N 32°07'00" E	12.00'
L2	S 32°07'00" W	12.00'

FILED
BOOK 73 PAGE 9
'95 JAN 11 AM 10 28



VICINITY MAP
(NO SCALE)



LEGEND
EIP ◉ EXISTING IRON PIPE FOUND
P.K. ◉ EXISTING P.K. NAIL FOUND
CP + COMPUTED POINT

N
PB 70, PG 81

REFERENCES:
T.M. 7.26..17F&17G
PB 70, PG 81
PB 38, PG 25

ENDORSEMENTS

1. Recording of this document does not require subdivision approval of the Town of Chapel Hill as provided in Section 17.2 of the Chapel Hill Development Ordinance.
2. The property shown on this plat is located entirely within the Chapel Hill Corporate Limits and is not subject to NCDOT Approval.

TOWN OF CHAPEL HILL — DATE 12/30/94

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS ASSOCIATION OR SIMILAR LEGAL ENTITY.

OWNER: [signature] DATE 12/30/94
BLUE CROSS and BLUE SHIELD OF N.C.

ATTEST: [signature] DATE 12/30/94

NORTH CAROLINA, Durham COUNTY
I, Lynda S. Ash, A NOTARY PUBLIC FOR SAID COUNTY AND STATE CERTIFY THAT Clyde A. Wilson PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS Secretary OF Blue Cross and Blue Shield of N.C. A CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS PRESIDENT, SEALED WITH ITS CORPORATE SEAL, AND ATTESTED BY HIMSELF AS ITS ASSISTANT SECRETARY.
WITNESS MY OFFICIAL SEAL, THIS 30 DAY OF DEC, 1994.

[signature]
NOTARY PUBLIC

12/7/99
COMMISSION EXPIRES

LYNDA S. ASH NOTARY PUBLIC DURHAM COUNTY, N.C.

Surveyor's Certificate

I, TIMOTHY A. SMITH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3EE, page REF3); that the boundaries not surveyed are clearly indicated as dashed lines, drawn from information found in Book 3EE, page REF3 that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 6TH day of DEC., 1994.

Surveyor [signature]

Registration Number L-3072

NORTH CAROLINA REGISTERED SEAL L-3072 LAND SURVEYOR TIMOTHY A. SMITH

North Carolina, Orange County

I, a Notary Public of the County and State aforesaid, certify that Timothy A. Smith, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 6th day of December, 1994.

Notary Public Kelly D. Arbogast

My commission expires 10-22-96

KELLY D. ARBOGAST NOTARY PUBLIC CHATHAM COUNTY, N.C.

NORTH CAROLINA-ORANGE COUNTY

The foregoing certificate(s) of Lynda S. Ash & Kelly D. Arbogast

Notary Public of the designated governmental units is/are certified to be correct.

Filed for registration on the 11 day of Jan 1995 at 10:28 o'clock A.M., in Book 73 Page 9.

This the 11 day of Jan, 1995

Betty Ann Hayes, Register of Deeds

By: [signature] /Deputy

3A - 9890-80-2764 7.26..17G
3B - 9890-80-0693 7.26..17H

NOTES:

1. This plat is a survey of existing parcels of land.
2. The intent of this plat is to to document two new easements as shown. A 20' Orange Water and Sewer Authority (OWASA) Water Easement and a 40' Permanent Private Access Easement for Tract 3B.
3. This is not a boundary survey. The boundary was field checked and verified for locating the easements as shown. For boundary information and additional easements and site information, see the references as noted.
4. This plat supercedes previous plat recorded in Plat Book 71, Page 59. The 20' OWASA water easement has been revised as shown.

SURVEYED AND MAPPED FOR:
BLUE CROSS and BLUE SHIELD OF N.C.
A NORTH CAROLINA CORPORATION
P.O. BOX 2291
DURHAM, N.C. 27702

GRAPHIC SCALE
50 0 25 50 100 200
1 INCH = 50 FT.

RECORDED: ORANGE COUNTY PLAT BOOK 73, PAGE 9.

ENGINEERS PLANNERS SURVEYORS
401 Providence Road
Chapel Hill, NC 27514
(919)929-1173
493-2600 • 850-9662
822 North Elm Street
Greensboro, NC 27401
(919)273-7711

PHILIP POST & ASSOCIATES

PLAT OF REVISION
EASEMENT PLAT

EASTOWNE OFFICE PARK
LOTS 3A & 3B
TOWN OF CHAPEL HILL — ORANGE COUNTY, N.C.

SCALE 1"=50'
DRAWN BY TAS
CHECKED BY PNP
DATE 11/29/94
PROJECT NO. 53315A
DRAWING NO. A366BP01

REVISIONS 1. REVISED 12/06/94

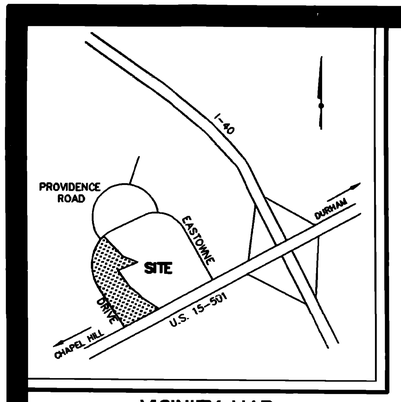
SHEET 1
OF 1

LD: 11/29/94

Book 73 Page 9

FILED 23110 Book 73 Page 10

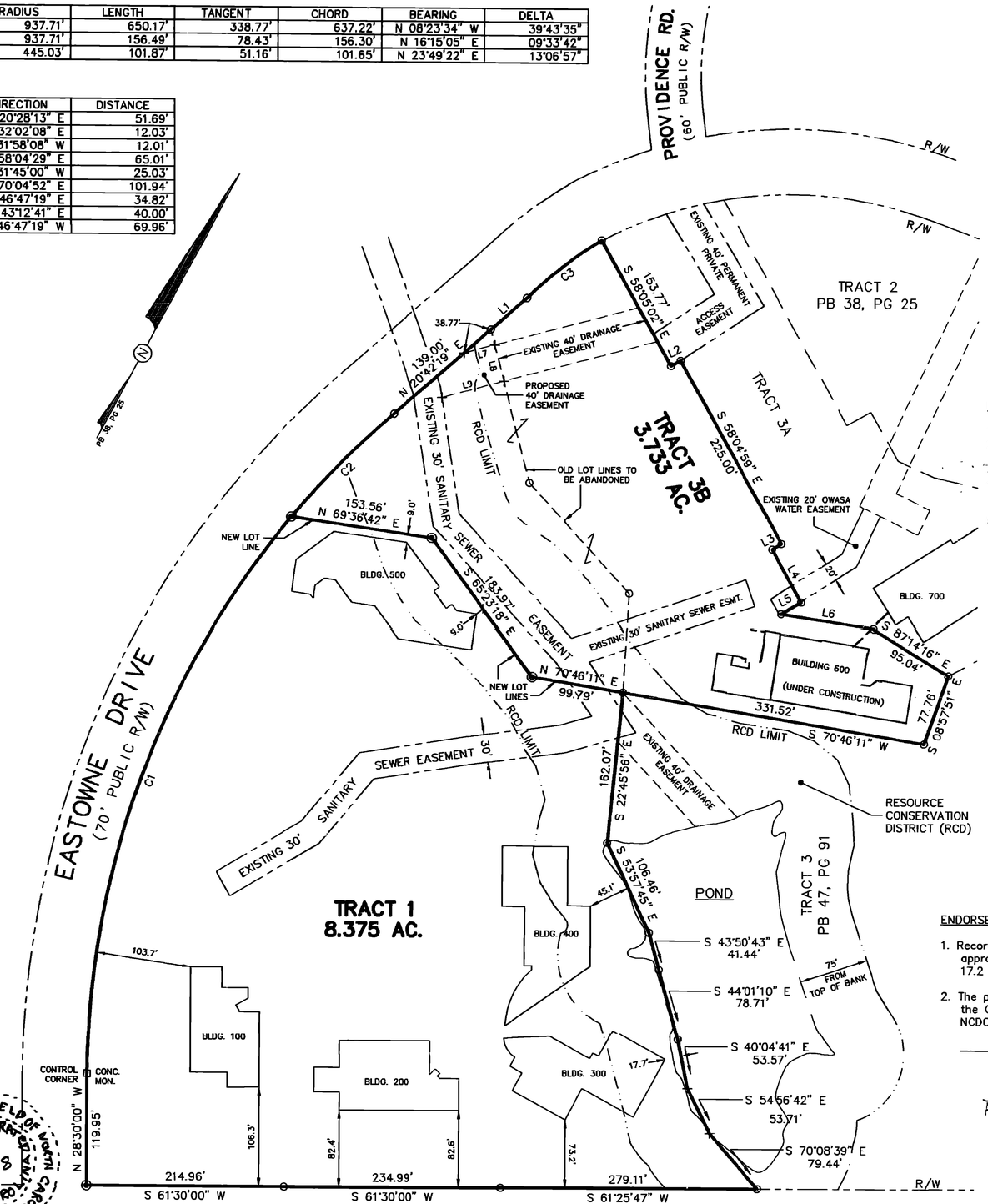
'95 JAN 11 AM 10 29



VICINITY MAP
(NO SCALE)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	937.71'	650.17'	338.77'	637.22'	N 08°23'34" W	39°43'35"
C2	937.71'	156.49'	78.43'	156.30'	N 16°15'05" E	09°33'42"
C3	445.03'	101.87'	51.16'	101.65'	N 23°49'22" E	13°06'57"

LINE	DIRECTION	DISTANCE
L1	N 20°28'13" E	51.69'
L2	N 32°02'08" E	12.03'
L3	S 31°58'08" W	12.01'
L4	S 58°04'29" E	65.01'
L5	S 31°45'00" W	25.03'
L6	N 70°04'52" E	101.94'
L7	N 46°47'19" E	34.82'
L8	S 43°12'41" E	40.00'
L9	S 46°47'19" W	69.96'



Surveyor's Certificate

I, Timothy A. Smith, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book SEE, page REF'S); that the boundaries not surveyed are clearly indicated as dashed lines, drawn from information found in Book SEE, page REF'S; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 23RD day of NOV., 1994.

Surveyor Timothy A. Smith

Registration Number L-3072

NORTH CAROLINA REGISTERED SEAL L-3072 LAND SURVEYOR TIMOTHY A. SMITH

North Carolina, Orange County

I, a Notary Public of the County and State aforesaid, certify that Timothy A. Smith, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 23rd day of Nov, 1994.

Notary Public Matthew R. Moore

My commission expires 12-2-97

MATTHEW R. MOORE NOTARY PUBLIC CHATHAM COUNTY, NC

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS ASSOCIATION OR SIMILAR LEGAL ENTITY.

OWNER: Conway H. Green DATE: 12/5/94
BLUE CROSS and BLUE SHIELD OF N.C. S.V.P.

ATTEST: Clyde A. Wootton DATE: 12/5/94
Sec.

BLUE CROSS AND BLUE SHIELD OF NORTH CAROLINA INCORPORATED 1968

NORTH CAROLINA Orange COUNTY
I, Donna G. Mason, A NOTARY PUBLIC FOR SAID COUNTY AND STATE CERTIFY THAT Clyde A. Wootton PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS Secretary OF Blue Cross and Blue Shield of North Carolina A CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS Senior Vice PRESIDENT, SEALED WITH ITS CORPORATE SEAL, AND ATTESTED BY HIMSELF AS ITS SECRETARY. WITNESS MY OFFICIAL SEAL, THIS 5TH DAY OF December 1994.

Donna G. Mason
NOTARY PUBLIC

5-23-96
COMMISSION EXPIRES

DONNA G. MASON NOTARY PUBLIC LEE COUNTY N.C.

NOTES:

1. This plat is of existing parcels of land.
2. The intent of this plat is to recombine existing tracts 1 & 3B as shown.
3. Areas shown are net land areas.
4. Tract 3B is encumbered by a Special Use Permit recorded in DB 1236, PG 498 at Orange County Register of Deeds.
5. Development is restricted in the Resource Conservation District.

REFERENCES:
1. T.M. 7.26..17B&17H
2. DB 718, PG 403
3. PB 38, PG 25
4. PB 70, PG 80
5. PB 70, PG 81
6. PB 71, PG 59

ENDORSEMENTS

1. Recording of this document does not require subdivision approval of the Town of Chapel Hill as provided in Section 17.2 of the Chapel Hill Developement Ordinance.
2. The property shown on this plat is located entirely within the Chapel Hill Corporate Limits and is not subject to NCDOT Approval.

Town of Chapel Hill — 12/30/94 Date

PARENT PINS
9890-80-0144 7.26..17B
9890-80-0693 7.26..17H
DUMMY MERGE
9890-70-9515 7.26..17B
NEW PINS
#1: 9890-80-0195 7.26..17B
2: 9890-80-0643 7.26.48

PROPERTY OWNER AND
SURVEYED AND MAPPED FOR:
BLUE CROSS and BLUE SHIELD OF N.C.
A NORTH CAROLINA CORPORATION
P.O. BOX 2291
DURHAM, N.C. 27702

NORTH CAROLINA-ORANGE COUNTY
The foregoing certificate(s) of Donna G. Mason & Martha R. Moore
Notary Public of the designated governmental units is/are certified to be correct.
Filed for registration on the 11 day of Jan 1995 at 10:29 o'clock A M., in Book 73 Page 10.
This the 11 day of Jan, 1995
Betty Jean Hayes, Register of Deeds
By: Priscilla D. May, Deputy

LEGEND
- ○ EXISTING IRON PIPE
- ⊡ EXISTING CONCRETE MONUMENT
- ◉ NEW IRON ROD
- + COMPUTED POINT (NOTHING SET)

GRAPHIC SCALE
100 0 50 100 200 400
1 INCH = 100 FT.

RECORDED: ORANGE COUNTY PLAT BOOK 73, PAGE 10.

ENGINEERS PLANNERS SURVEYORS
401 Providence Road
Chapel Hill, NC 27514
(919)929-1173
493-2600 • 850-9662
822 North Elm Street
Greensboro, NC 27401
(919)273-1711

PHILIP POST & ASSOCIATES

EASTOWNE OFFICE PARK

RECOMBINATION PLAT
TRACT 1 & TRACT 3B
TOWN OF CHAPEL HILL — ORANGE COUNTY, N.C.

SCALE 1"=100'
DRAWN BY TAS
CHECKED BY EGD
DATE 9/27/94
PROJECT NO. 53403A
DRAWING NO. A407BP02

REVISIONS
1. 11/2/94 - TOWN COMMENTS
2. 11/23/94 - " "

SHEET 1
OF 1

LED: 11/1/94

Book 73 Page 10

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

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 (aweakley@townofchapelhill.org), faxed, dropped off at Town Hall or the Stormwater Office, or mailed to the above address in care of the "Stormwater Analyst."

Requestor's Name: WILLIAM H. DERKS

Mailing Address: 2905 MERIDIAN PKWY

City, State, ZIP: DURHAM, NC 27713

Phone / FAX / Email: 919-361-5000 / DERKS@MCADAMSCO.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) 11/28/17 (Date)

Owner Name(s): SIMON GEORGIE
(Please print)

Company Name (if applicable): HEALTH SYSTEM PROPERTIES LLC

Property Information

Fill in both columns, *or* fill in Parcel ID Number (PIN) and attach a site map indicating location.

Parcel ID Number (PIN)	Address / Location Description
9890800195	100 EASTOWNE DRIVE
9890800643	600 " "
9890802764	700 " "
9890807564	" "

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.

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

Stream Determination Request
AUTHORIZED AGENT FOR LEGAL REPRESENTATION FORM

PROPERTY LEGAL DESCRIPTION:

PARCEL ID (PIN) 9890800195, 9890800643, 9890802764, 9890807564

STREET ADDRESS: 100, 600, 700 & EASTOWNE DRIVE

Please print:
Property Owner: HEALTH SYSTEM PROPERTIES LLC

Property Owner: _____

The undersigned, owner(s) of the above described property, do hereby authorize

WILLIAM H. DERKS, of McADAMS
(Contractor/Agent) (Name of consulting firm if applicable)

to request a stream determination on this property and to act on my/our behalf and take all actions, I/we could have taken if present, necessary for the processing, issuance and acceptance of the stream determination for this property.

Property Owner's Address (if different than property above):

_____

Owner Telephone: 984-974-5388 Email: SIMON.GEORGE@UNCHEALTH.UNC.EDU

We hereby certify the above information submitted is true and accurate to the best of our knowledge.

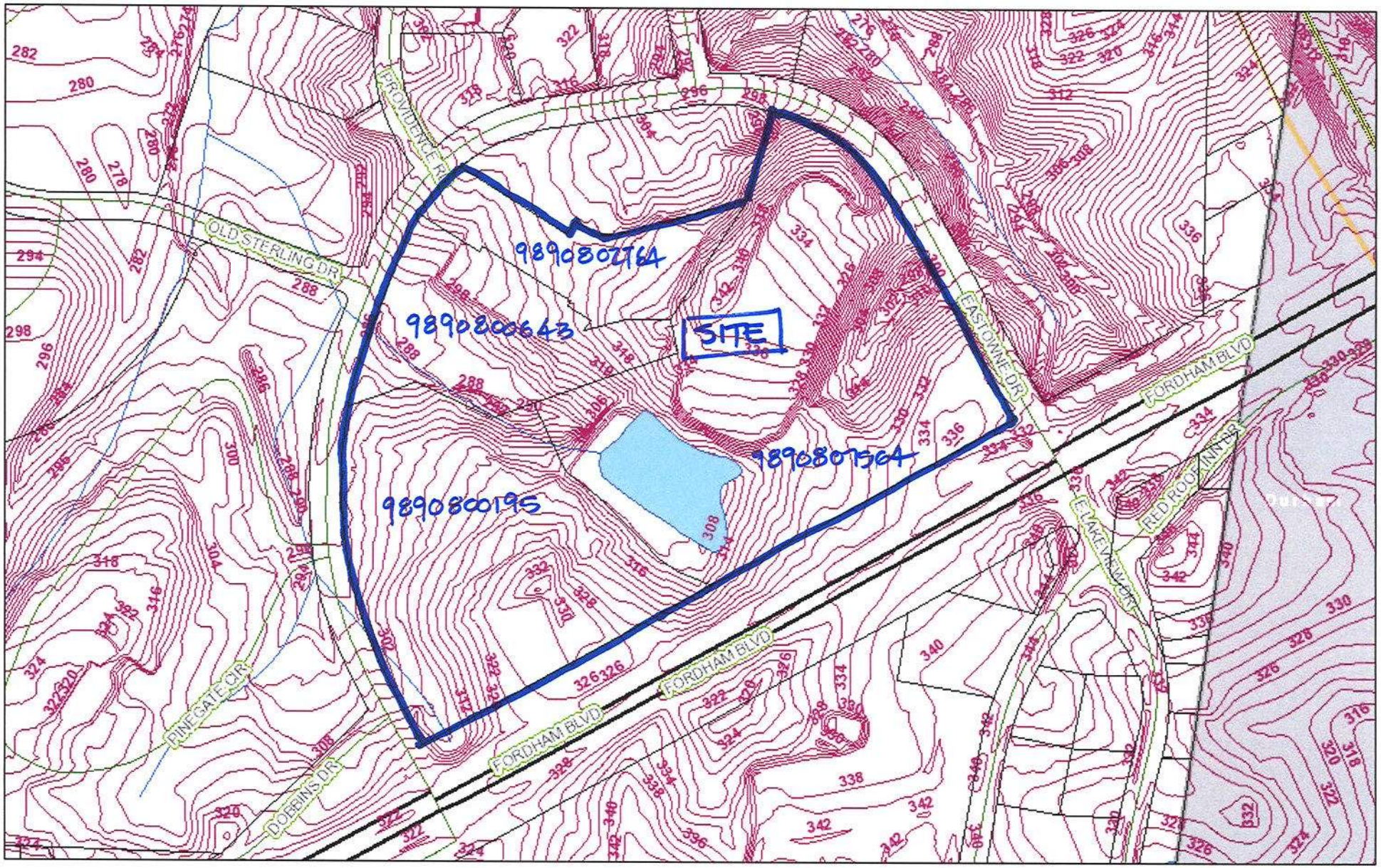
Owner Authorized Signature — Date: 11/28/17

Owner Authorized Signature — Date

Contractor/Agent Authorized Signature — Date: 11/28/17

Please return form by email (aweakley@townofchapelhill.org), fax, or mail to the above address in care of the "Stormwater Analyst." The form may also be dropped off at the Stormwater Management office at 208 N. Columbia Street, Chapel Hill, NC. For questions, please call (919) 969-RAIN.

Orange County

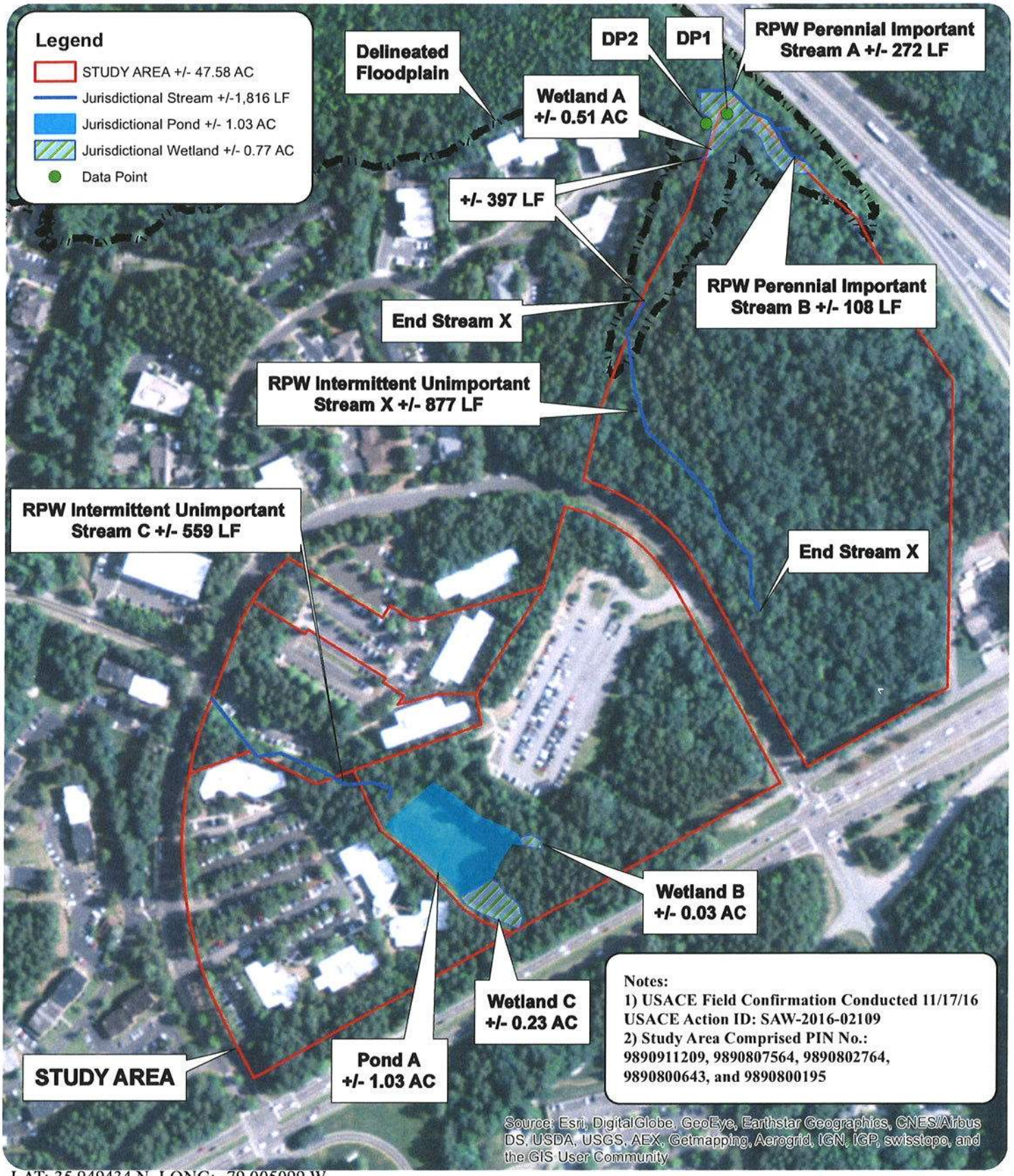


November 21, 2017

1:3,600

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km



LAT: 35.949434 N, LONG: -79.005099 W

N

DATE: 02/10/17

0 200 400 800 Feet

1 inch = 400 feet

UNC HOSPITALS - EASTOWNE CAMPUS

WETLAND/STREAM DELINEATION

FIGURE 3. EXISTING CONDITIONS

PROJECT #: EMA-16000

CHAPEL HILL, NORTH CAROLINA

MCADAMS

March 6, 2018

Ms. Judy Johnson /Mr. Michael Sudol
Planning & Development Service
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, North Carolina 27514

RE: Eastowne Redevelopment – MOB 1
US-15-501 Buffer Modification
UNC-17020

Ms. Wagner / Mr. Sudol -

In conjunction with the submittal of the SUP application for the Eastowne Redevelopment project at 100 Eastowne Drive this memorandum is to provide an explanation, justification, for the requested revision to the required buffer on the south, US Hwy. 15-501, side of the property. The modification to the buffer requirement was discussed during the Concept Plan review by both the Community Design Commission and Town Council.

The Town standard buffer along in US Hwy. 15-501 / Fordham Boulevard, is a 30' Type D buffer. This project proposes, instead, to provide an attractive landscape that will extend from the edge of the street to the face of the building. The design will include a 10- wide multi-use trail, undulating topography and a well maintained, appealing landscape, that will provide a desirable setting for the project and an pleasing vista for people on US Hwy 15-501.

The Chapel Hill 2020 Comprehensive Plan identifies the Eastowne site as a "gateway site" for "major development potential with high-density, mixed use/commercial/residential". While the site location adjacent to US Hwy. 15-501 at the I-40 interchange is prime for re-development, the proposed project's impact as a gateway to the Town would be greatly diminished by the requirement of a 30'-Type D buffer that would obscure the development from the street. Rather than hiding the new facility and investment in Chapel Hill from the street, the project wishes to embrace the street by providing a signature building and beautiful landscape at this entrance to Chapel Hill.

Thank you for your consideration of the request for approval of a modified buffer along US Hwy 15-501.

Sincerely,

MCADAMS

William H. Derks, PE
Director, Commercial

WHD/lgh

Enclosures

March 6, 2018

Ms. Judy Johnson /Mr. Michael Sudol
Planning & Development Service
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, North Carolina 27514

RE: Eastowne Redevelopment – MOB 1
Building Height Modification
UNC-17020

Ms. Wagner / Mr. Sudol -

In conjunction with the submittal of the SUP application for the Eastowne Redevelopment project at 100 Eastowne Drive this memorandum is to provide an explanation, justification, for the requested revision to the required building height limitations from Section 3.8.4 Transitional Control Intensity Modifications of the Land Use Management Ordinance.

The OI-3 zoning district places no dimensional limitations on building height. Section 3.8.4 of the LUMO requires that where a residential use is across the street from the OI-3 zoned property the setbacks and building heights along that frontage be equal to the setback and building heights of the adjacent residential district. The multi-family development across Eastowne Drive is zoned R-4. Therefore, the following R-4 setback and building heights would apply:

R-4 Zoning District	
Minimum Street Setback	22'
Max. Setback Building Height	35' LUMO Sec. 3.8.4.(b)(4)
Max. Core Building Height	60'

The two architectural elevation plan sheets in the project set depict the building and parking deck elevation and building heights in relationship to both Eastowne Drive and US Hwy. 15-501. The discussion for each building is unique. Therefore, each building is discussed separately in the paragraphs below.

The OI-3 district is described in the LUMO to be intended for major educational, research, public service, and office uses, and their necessary support functions, while minimizing conflicts with adjacent land uses. The dimensional standards set for the district are, therefore, very flexible.

OI-3 Zoning District

Minimum Street Setback	0'
Max. Setback Building Height	N/A
Max. Core Building Height	N/A

The proposed 6-story medical office building height is 95'-8" from finished floor elevation to the top of the stair tower element. The majority of the building is 91'-8" in height. The attached exhibit shows the relationship of the proposed building to the existing residential development across Eastowne Drive. The medical office building is set, 55-feet off the Eastowne Drive right-of-way line. Across Eastowne Drive from the building is the intersection of Dobbins Drive and a parking lot. The closest residential building directly across from the office building is fully 360-feet away. The closest residential building, at a skew, is separated by +/- 190' from the proposed building.

The office building is set over 55-feet off the Eastowne Drive right-of-way, compared to the required 22-foot setback. The allowable building height, based on that setback (if it were not capped at 60-feet) would be 68'-6" at that setback. LUMO section 3.8.3.(b) States that; "The following features may project above the building envelope defined by the maximum height limitations and additional setback requirements...". Section (1) states that "...parapets, ... or decorative towers ..." are one of the exemptions. Therefore, the building height is measurement does not include the decorative, yet functional, stair tower.

The parking deck is set at an angle to the Eastowne right-of-way. The parking deck height is only 53'-3" median height and maximum 56'-0" height. At the southwest corner of the parking deck façade extends approximately 6-feet vertically above the building envelope. The length of the parking deck along Eastowne Drive is 226-feet. The length of the deck that extends beyond the envelope is just 18'-6", or 8.2%, of the façade. The parking deck has been set a minimum of 35-feet off the right-of-way, compared to the required 22-foot setback. The parking deck will be screened by a 30' Type C Buffer. In addition, the portion of the deck that extends into the building envelope is approximately 260-feet from the nearest residential building.

Therefore, the proposed modifications to the Eastowne Drive frontage for are proposed to be different for the frontages at the Medical office building and the parking deck. We propose the following:

OI-3 – Medical Office Building Frontage

Minimum Street Setback	22'	(unchanged)
Max. Setback Building Height	74'	
Max. Core Building Height	105'	

OI-3 – Parking Deck Frontage

Minimum Street Setback	22'	(unchanged)
Max. Setback Building Height	42'	
Max. Core Building Height	60'	(unchanged)

We believe that these dimensional parameters, while different from the transitional requirements, fall within the flexibility intended in the OI-3 district. Thank you for your consideration of the request for approval of these modified standards.

Sincerely,

MCADAMS

William H. Derks, PE
Director, Commercial

WHD/lgh

Enclosures

Eastowne Redevelopment - MOB 1

SUP area calculations

Floor Area

Parcel	Acreage Parcel area +10%	sf	Resource Conservation District Stream Side	Managed Use	Upland	Remaining parcel area	Floor Area Ratios Standard	Stream Side	Managed Use	Upland	Total Floor Areas Allowed	Proposed MOB 1	Proposed Mech. Bldg.	Existing Building (500)	Total Proposed
							0.566	0.01	0.019	0.566					
Buildings 100-500 (8.38 ac)	9.218	401,536	29,703	20,077	24,540	327,216	185,204	297	381	13,890	199,772	150,000	3,000	25,546	178,546

Impervious Area

Parcel	Acreage	sf	Resource Conservation District Stream Side	Managed Use	Upland	Unemcumbered area	Impervious Area Ratios Standard	Stream Side	Managed Use	Upland
							0.7	0.1	0.2	0.2
Buildings 100-500 (8.41 ac)	9.218	401,536	29,703	20,077	24,540	200,936	140,655	2,562	2,301	1,763
Existing Impervious		154,656	4,080	8,570	15,726					
Unencumbered area		246,880	25,623	11,507	8,814					
Total Impervious Area Allowed	7.583	330,314	82.26%							

Disturbed Area

Parcel	Acreage	sf	Resource Conservation District Stream Side	Managed Use	Upland		Disturbed Area Ratio Standard	Stream Side	Managed Use	Upland
							0.9	0.2	0.4	0.4
Buildings 100-500 (8.41 ac)	9.218	401,536	29,703	20,077	24,540	200,936	180,842	5,125	4,603	3,526
Existing Disturbed Area		154,656	4,080	8,570	15,726					
Unencumbered area		246,880	25,623	11,507	8,814					
Total Disturbed Area Allowed	8.658	377,127	93.92%							

Pinegate Cir
+/- 260'
+/- 195'
+/- 190'
+/- 360'
Dobbins Dr
Durham-Chapel Hill Blvd
15
ROAD 'A'
(PRIVATE)
ROAD 'B'
(PRIVATE)
ROAD 'C'
(PRIVATE)
PARKING DECK
BUILDING
N

Description of Public Art Proposal

Eastowne - Medical Office Building

UNC Health Care has always been supportive of arts both public and private. We believe this site to be an excellent opportunity to include public art along the frontage of Eastowne Drive. Public art deeper into the site is also a possibility. We will work with Susan Brown, the Town's Community Art Liaison, to bring Public art to this site.

UNC Healthcare Eastowne Medical Office Building and Parking Facility

Energy Management Plan – Revision 6/12/2018

Overall:

The energy management plan for the Eastowne Medical Office and Parking Facility will attempt to be 20% greater than ASHRAE 90.1-2010. Building envelope design, major building systems design, and site related elements all will contribute to the success of the energy reduction goal. Systems that will be explored include the use of higher insulated building materials, high performance glazing, higher efficiency mechanical equipment, and LED lighting. The project will also evaluate the use of low flow/reduced flow plumbing fixtures, as well as potential implementation of green roof construction where appropriate.

This project will not be pursuing any green building standard. However, the LEED building standard will be reviewed to assist the design team with its overall approach to energy conservation. Based on the Core and Shell LEED score card, the project as currently designed is LEED Silver based on the information outlined in the document below. Regionalism and proximity to the project site will play a large role in the selection of building products, vegetation materials, and design aesthetics. In addition, a construction waste management plan that includes recycling will be adopted and documented for the project's construction phase to minimize impacts on local landfills.

Energy modeling will be performed to evaluate options and verify compliance with the energy code and this project's energy goals. energy evaluations after occupancy will be performed to verify the design intent is being followed and provide opportunity for system operational adjustments if needed.

Site/Landscape:

The site development will replace existing facilities that were not built to the energy or efficiency standards of today. The building project will increase building density in a compact footprint and include vertical parking that will increases the utilization of the site while reducing the site disturbance. In addition, the building orientation will help increase the amount of natural sunlight into the building due to it's east-west positioning on the site.

The landscape design for this project intends to implement drought-tolerant, regional planting materials to eliminate the need for irrigation. The proposed landscape palette is comprised of plants that are hardy and proven in our region. The proposed turf has been proven to thrive in our region without reliance on irrigation. The turf will need to be watered for establishment after installation but permanent irrigation will not be necessary.

This site was previously developed as an office park with surface parking lots. The new plan will not release any additional storm water than currently exists. The amount of impervious surface will be reduced from existing conditions.

The site lighting design will address pedestrian security and aesthetics, while also considering energy efficiency and light pollution. All site lighting fixtures will be LED to reduce energy consumption and extend the life cycle of the fixtures reducing landfill impact.

The project will also include additional sidewalks and pedestrian/bicycle ways connecting through the site and beyond.

The project will provide a Solar Powered Bus Shelter to help increase local connectivity to bus routes and alternate forms of transportation. In addition, the structured parking will be providing electric vehicle stations in prime parking locations to promote the use of those vehicle types. Additional site/building amenities include a bicycle and walking path along Eastowne Drive, and bicycle storage to help reduce the amount of daily travel associated with the day to day operations of the buildings tenants and visitors.

Building:

Architecture + Materials:

The project will meet all the requirements for a healthy environment based on the healthcare design guidelines and requirements of the North Carolina State Building Code. We intend to provide locally sources, low VOC materials when possible. Building systems selected for the project will provide the required air exchanges and filtration measures required to ensure a healthy environment. These systems include fresh air exchange to keep the conditioned environment healthy for the users and guests. Overall floor plan design measures include orientation of spaces within the footprint to provide views to the exterior and daylighting as practically possible. This is in effort to reduce energy consumption through daylight utilization while providing the healing qualities associated with views to the exterior.

Materials intended to be used on the project are low maintenance, long-term products that when used in concert with high performing insulation materials will provide the owner and community a building that will stand the test of time while maintaining the original design condition. The exterior insulation on the project is continuous within the wall cavity to remove dewpoint from within the building. This simple design decision will also increase the efficiency of the insulation by reducing thermal bridging. In addition, the glazing systems used on the project consists of high performing products that limit air infiltration and maximize thermal breaks through enhanced product design.

The building design intends to utilize high albedo roofing materials. It is intended to utilize a high albedo concrete for the parking structure to help reduce the number of lighting fixtures required to light the structure as well as reduce the height island effect associated with impervious materials.

The materials selection for this project will place an emphasis on regional sourcing and recycled content similar to the material requirements in LEED. All paints, sealants, and other off glazing materials will also be controlled by placing limitations and requirements in the specifications.

Plumbing:

Plumbing, like storm water management, needs to have an integral approach to the overall conservation of water. The shell office building will already be fitted with fully functioning toilet rooms to reduce the number of miscellaneous fixtures that could be installed with future tenant improvement projects. These toilet rooms will utilize low flow/limited volume toilet fixtures and faucets, and the design team will evaluate the use of sensor technology for flush activation and faucet operation. In addition, the design team will evaluate the type, configuration and quantity of domestic hot water heating systems to further reduce water and energy consumption. The water systems shall not adversely affect patient, resident health, safety or infection control.

This project will not include the use of gray water or other reclaimed water strategies.

Mechanical:

As a part of the overall approach to an energy efficient building design, the mechanical system design must be evaluated as part of the overall building's efficiency. Currently, the building is being designed as a warm lit shell that will accommodate future medical office up-fits. The mechanical system type(s) and configuration(s)

will be evaluated and confirmed to comply with the ASHRAE 90.1 2010 standard. Variable volume air handling and pumping systems will be used where applicable.

Future tenant improvement projects will be asked to evaluate the use of user input controls and system scheduling to minimize energy consumption as well as increase user comfort. The mechanical design will incorporate a fresh air input and airflow measurement and control strategies to ensure the health and safety of the occupants.

The current building code references the ASHRAE 90.1 2010 as its basis of performance requirements for the current energy code. The request from the town to have the building meet the requirements of the current ASHRAE standard changes the geographic zone to a more temperate zone reducing the requirements on the project. The design meets and exceeds the ASHRAE 90.1 2010 standards by 20% as evaluated through computational software. Once the project is complete, a post construction energy evaluation will be required to verify the energy standards have been meet.

The HVAC system will include either energy efficient air-cooled chillers or cooling towers, air handling units at each floor or water-cooled DX systems, variable volume boxes with reheat coils and controls, in accordance with the energy efficiency standards incorporated within the latest edition of the NC State Building Codes. The final equipment selections will exceed the baseline requirements of ASHRAE 90.1. The VRF units serving IT rooms will be provided with a performance of 12.4 EER or greater.

This system shall not adversely affect patient, resident health, safety, or infection control. Building cost modeling is currently under way evaluating the cost of the proposed system. If the cost modeling is not favorable, additional design options will be reviewed and verified through computational means that they meet the 20% energy reduction noted above.

Minor Equipment such as ice machines will be evaluated prior to purchase and implementation based on energy efficiency and water conservation. The minor equipment shall not adversely affect patient or resident health, safety or infection control.

Day Lighting and Electrical Lighting:
The glazing around the building will be designed to maximize daylighting allowing for a greater opportunity for the end users to have access to natural light and views. Future tenant improvement projects will be requested to evaluate the use of daylight zoning and occupancy sensors on all interior lighting, with a desired maximum lighting power density. This will reduce future energy consumption and provide the end user a more natural circadian rhythm lighting scheme.

The current under development interior tenant plan includes a perimeter corridor that provides visual access to the exterior as a measure of wayfinding and natural lighting of the spaces adjacent. The tenant improvement plan is striving to keep public and practitioner access to exterior views while utilizing natural.

It is the intent of the project to utilize LED lighting for all exterior and core interior lighting. Future tenant improvement projects will utilize LED lighting fixtures and provide daylighting and zone sensors for optimal lighting efficiency as a basis of their design.

Lighting systems will provide higher energy efficiency as incorporated in the latest editions of the NC State Building Codes. The lighting systems shall not adversely affect patient, resident health, safety, or infection control. All interior and exterior light Fixtures will be high efficiency LED.

A portion of the power receptacles in office areas will be controllable, as required by ASHRAE 90.1 2010. –

Alternative Energy:
The building will provide infrastructure for the installation of roof mounted solar energy collection. This connection will consist of conduit and pulls, as well as provisions in the roofing design to optimize future collector panel efficiency.

Other potential energy conservation measures for the project will be researched and evaluated by the project engineers and architects as well as UNC Hospitals' administration.

Construction and Future Tenant Improvement Projects:
As a part of the construction process, systems performance testing will be a part of the project. An example of this type of testing includes the AAMA hose stream testing of each different glazing assembly to ensure no water leakage exists in the system. In addition, all sealants that act as a part of the air barrier assembly will require a statement of compatibility to ensure the long-term stability of the materials and will also require an adhesion test to verify the onsite condition aligns with the compatibility statement. The mechanical and electrical system commissioning will be performed for the primary infrastructure by a qualified commissioning authority. The owner will request that the future tenant improvement work be commissioned as well to ensure compliance to design and energy saving strategies implemented.

Future maintenance of the mechanical, plumbing, and electrical systems will be performed per the manufacturers' standard requirements by a qualified contractor. If the systems are not operating per the constructed design standard, the system will be repaired.