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

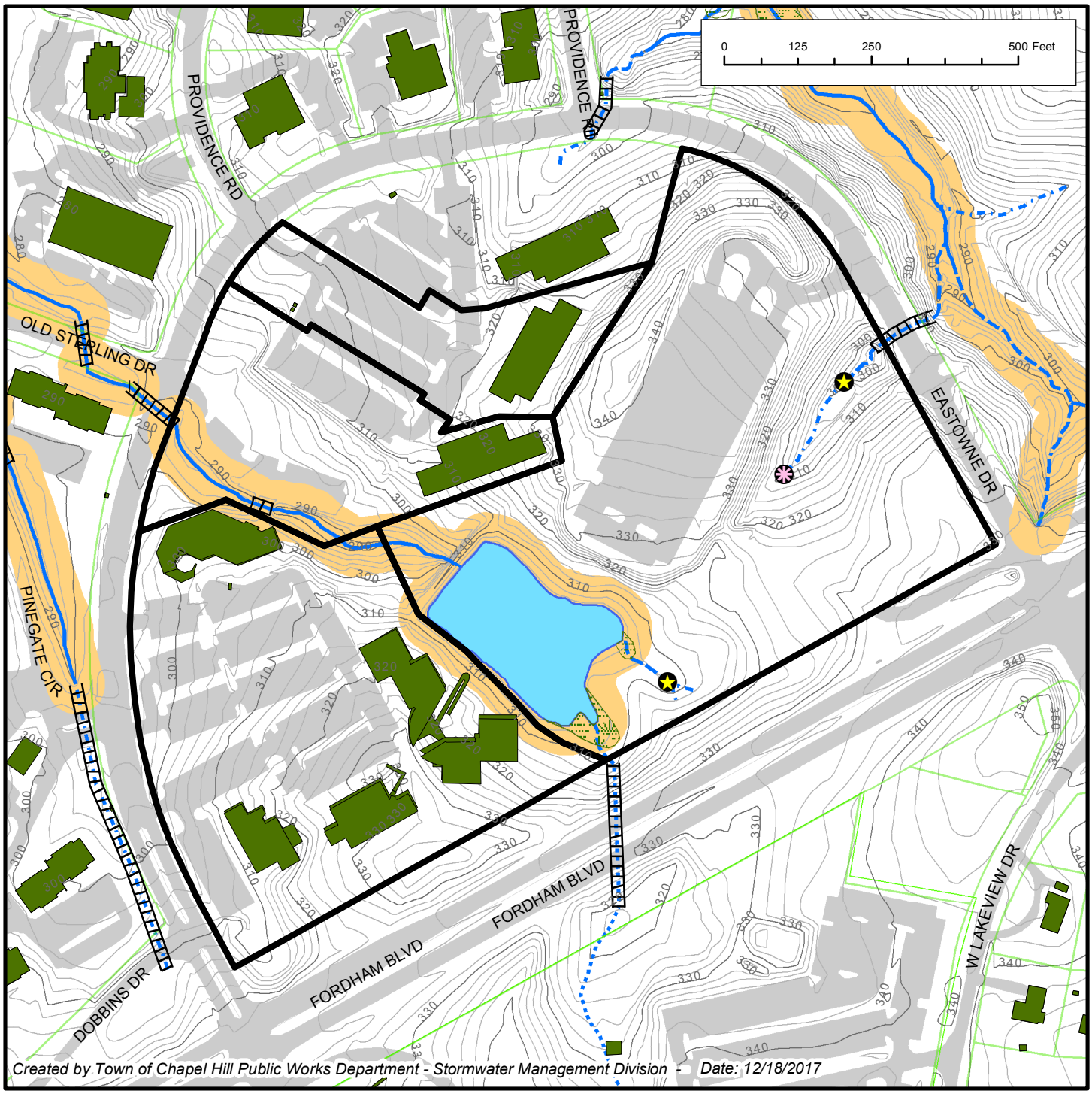
Address: 100, 600, 700 Eastowne Drive, Chapel Hill, NC

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

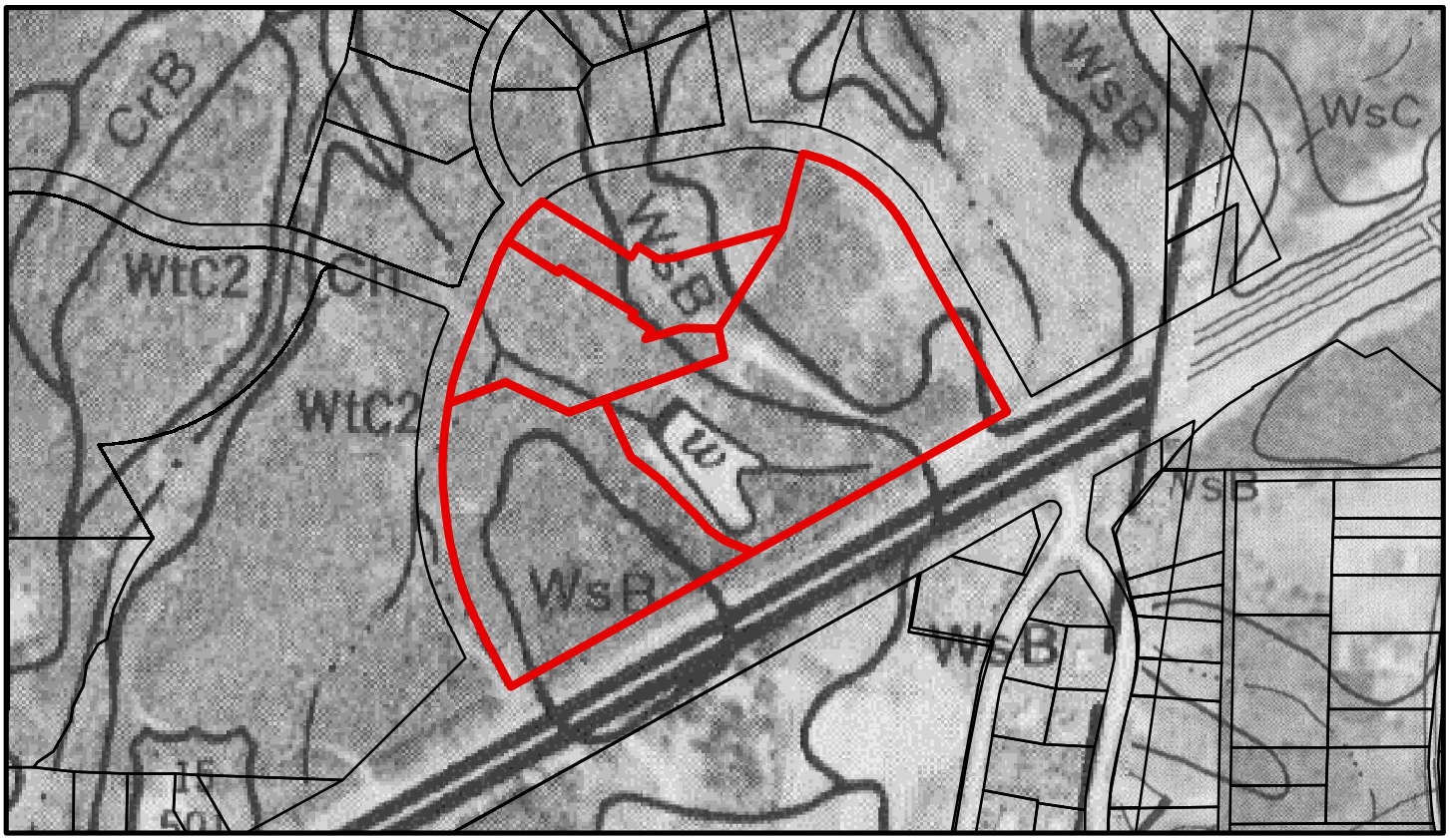
Site Parcel Boundary

0 150 300 450 600 Feet

1 inch = 500 feet

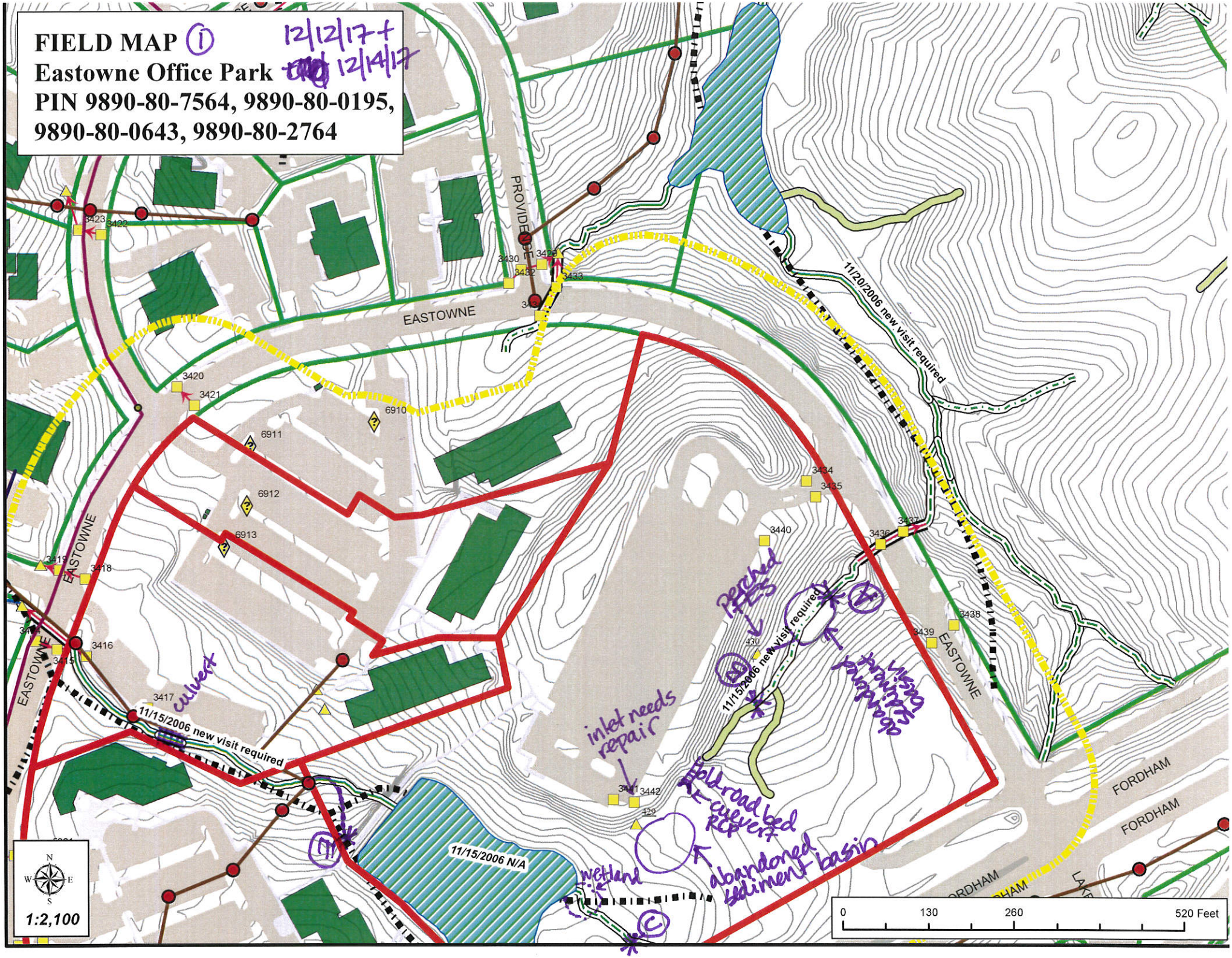
Address: 100, 600, 700 Eastowne Drive, Chapel Hill, NC
Parcel ID: 9890-80-7564, 9890-80-0195,
9890-80-0643, 9890-80-2764

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

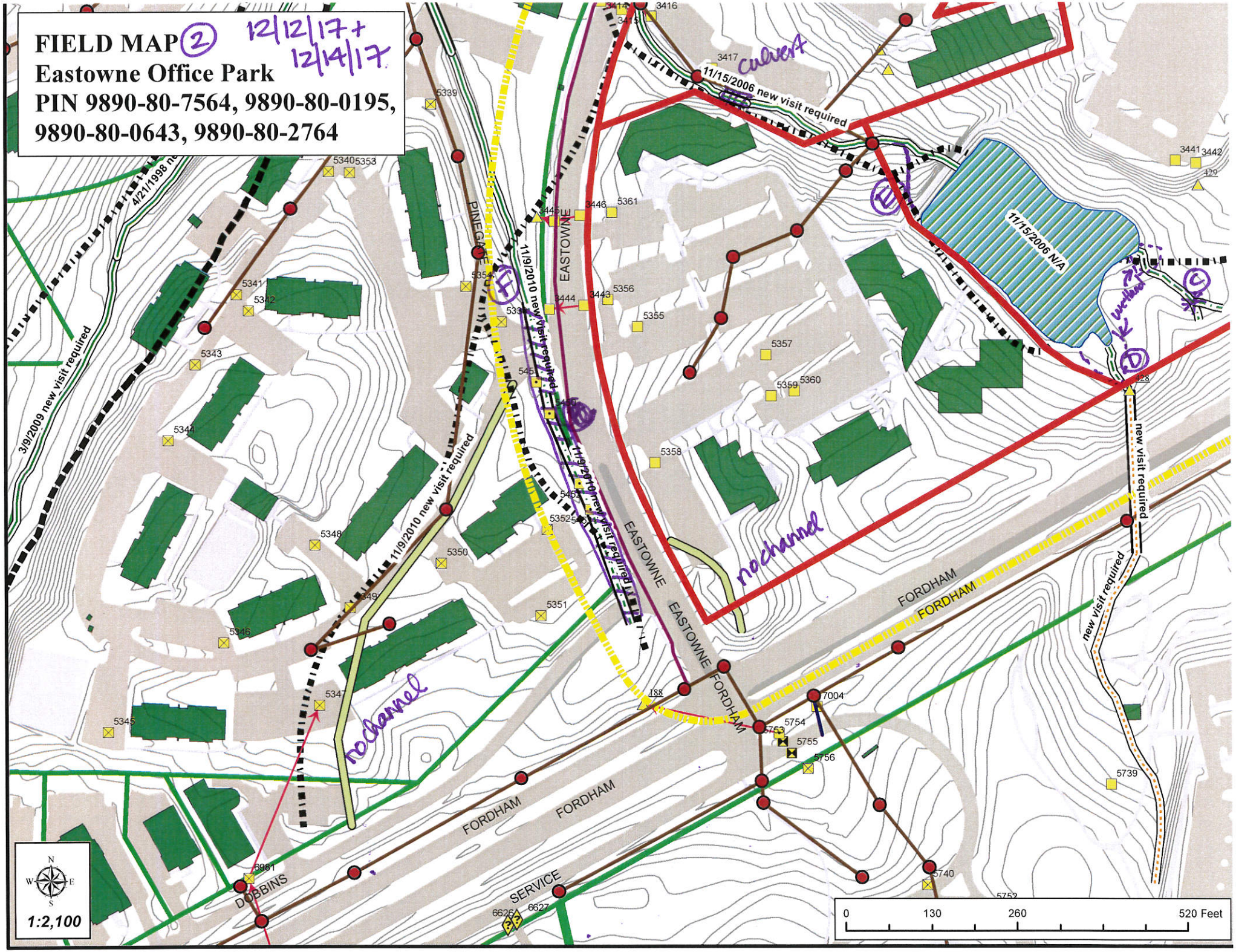
12/12/17 + 12/14/17



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



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

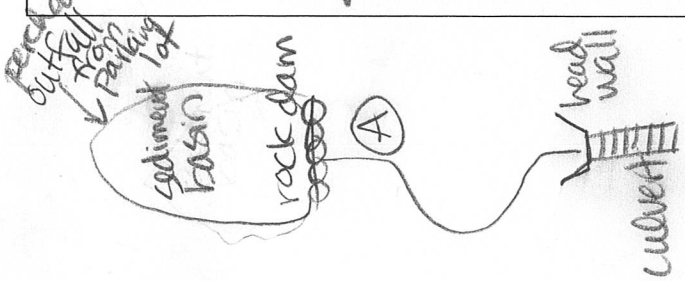
B. Hydrology (Subtotal = 5.5)				
12. Presence of Baseflow	0	(1)	2	3
13. Iron oxidizing bacteria	(0)	1	2	3
14. Leaf litter	1.5	1	(0.5)	0
15. Sediment on plants or debris	0	0.5	(1)	1.5
16. Organic debris lines or piles	(0)	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		(Yes = 3) water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

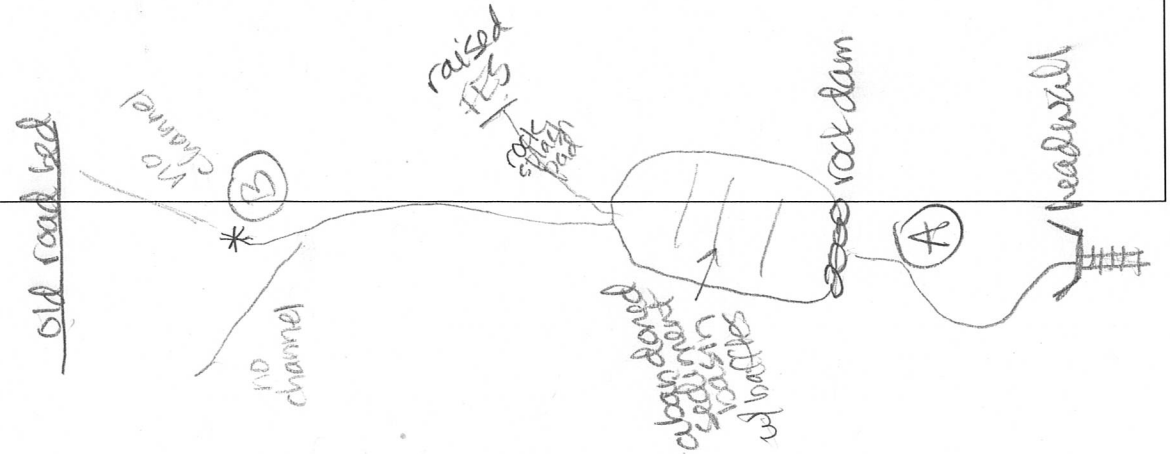
B. Hydrology (Subtotal = Φ)				
12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

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)	

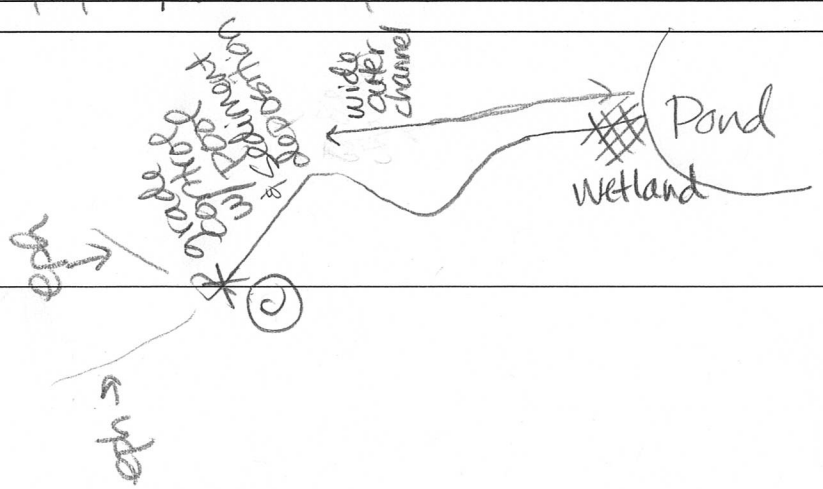
C. Biology (Subtotal = 6.5)				
18. Fibrous roots in streambed	3	(2)	1	0
19. Rooted upland plants in streambed	(3)	2	1	0
20. Macrobenthos (note diversity and abundance)	0	(1)	2	3
21. Aquatic Mollusks	(0)	1	2	3
22. Fish	(0)	0.5	1	1.5
23. Crayfish	(0)	0.5	1	1.5
24. Amphibians	(0)	0.5	1	1.5
25. Algae	0	(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

Sketch:



Just upstream from pond, not in CH

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

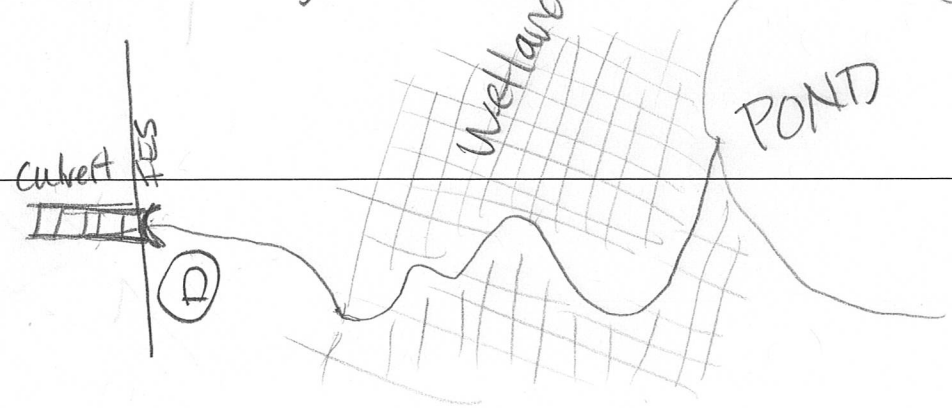
B. Hydrology (Subtotal = 8)				
12. Presence of Baseflow water present thru most of channel	0	1	(2)	3
13. Iron oxidizing bacteria	(0)	1	2	3
14. Leaf litter	1.5	(1) →	0.5	0
15. Sediment on plants or debris	0	0.5	(1)	1.5
16. Organic debris lines or piles	0	0.5	(1)	1.5
17. Soil-based evidence of high water 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 1141

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 ditch, floodplain & 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	

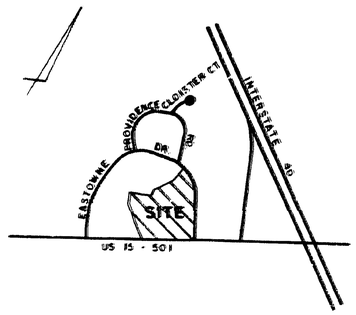
C. Biology (Subtotal = 8)				
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macrobenthos (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland 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;

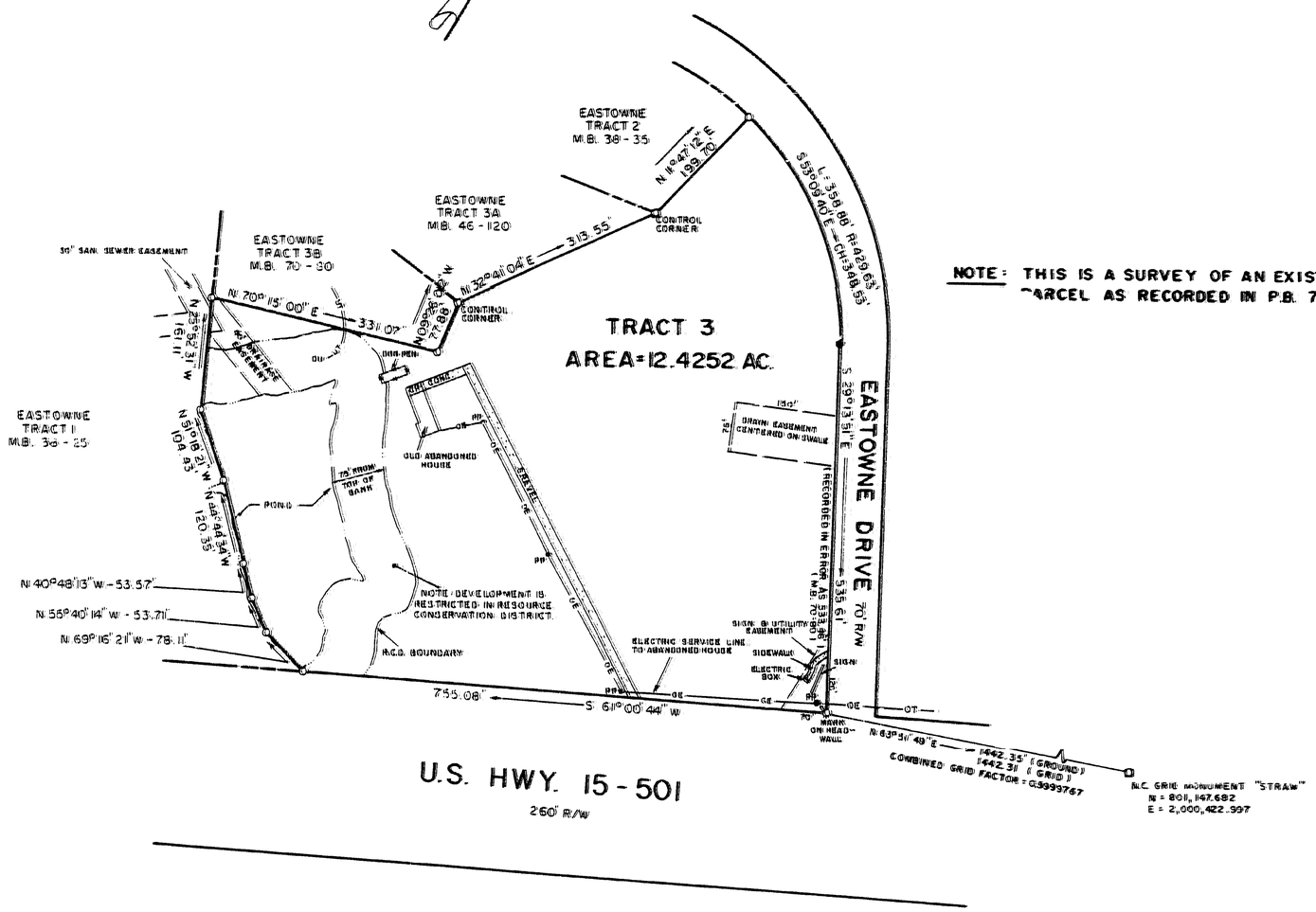
(O) d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision;

(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

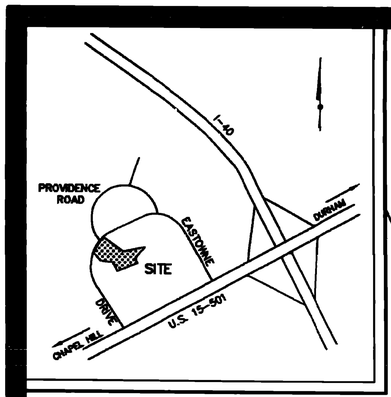
DUNCAN-PARNELL, INC. RALEIGH 400 919-833-1877

Book 73 Page 9

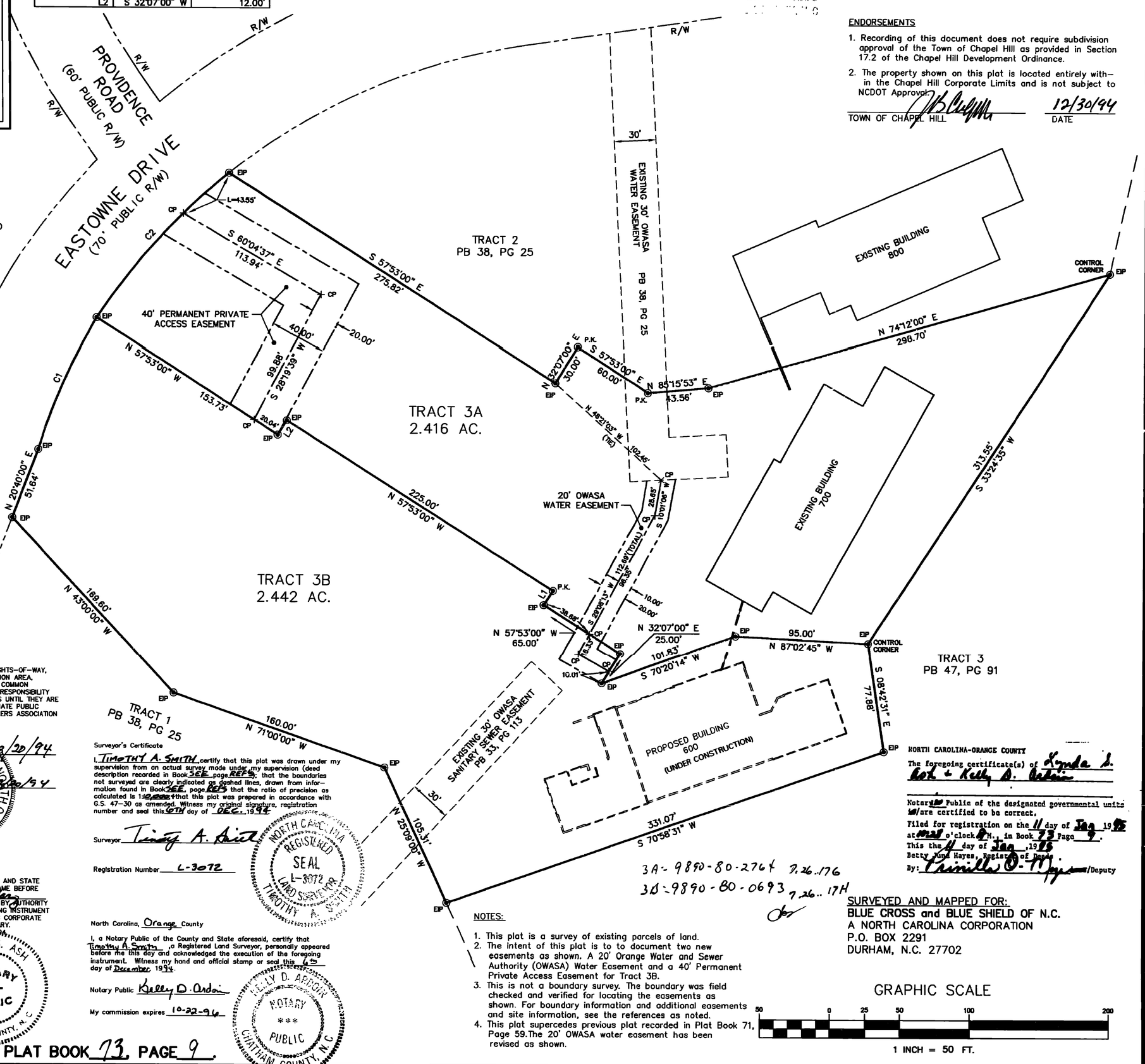
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	445.03'	101.87'	51.16'	101.65'	N 24°02'34" E	13°06'56"
C2	445.03'	139.96'	70.56'	139.38'	N 42°49'28" E	18°01'08"

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

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COPYRIGHT 1994 — Philip Post & Associates, Inc.

REVISIONS 1. REVISED 12/06/94

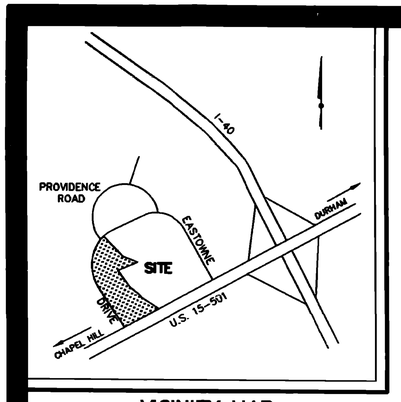
SHEET 1
OF 1

LD: 11/29/94

Book 73 Page 9

FILED 23110 Book 73 Page 10

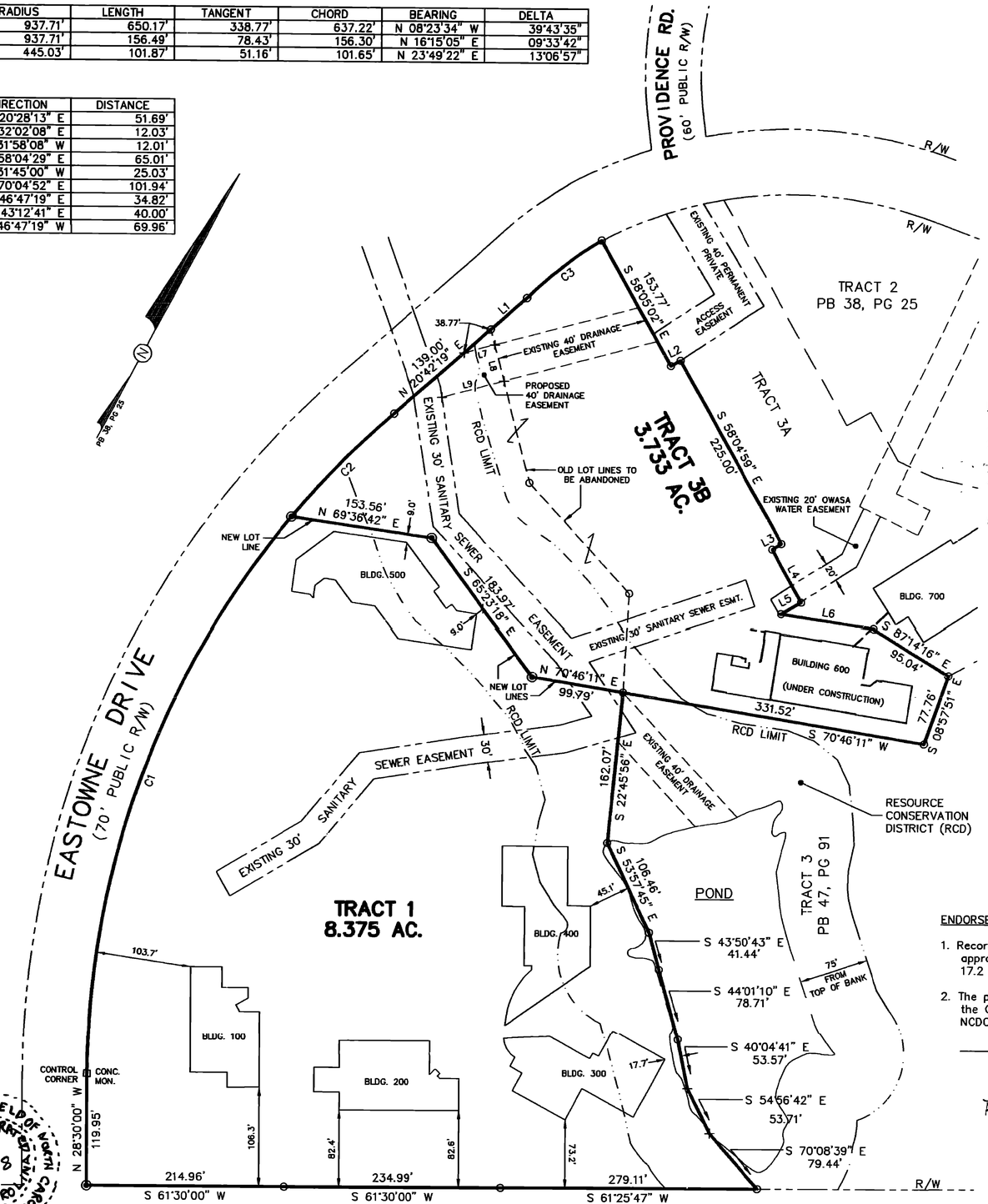
'95 JAN 11 AM 10 29



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

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COPYRIGHT 1994 ____ Philip Post & Associates, Inc.

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 GEORGE
(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.

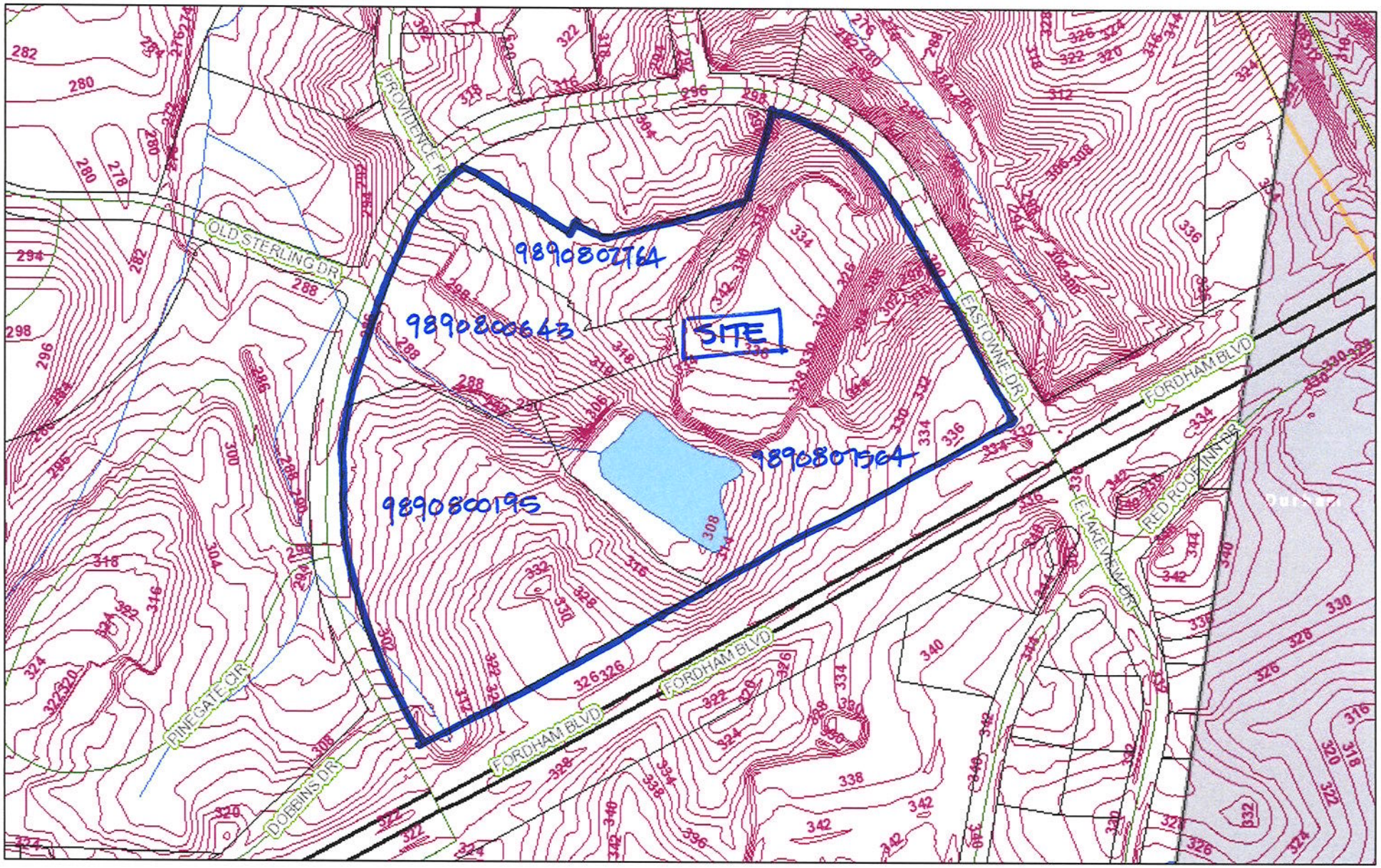
Owner Authorized Signature _____ Date 11/28/17

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

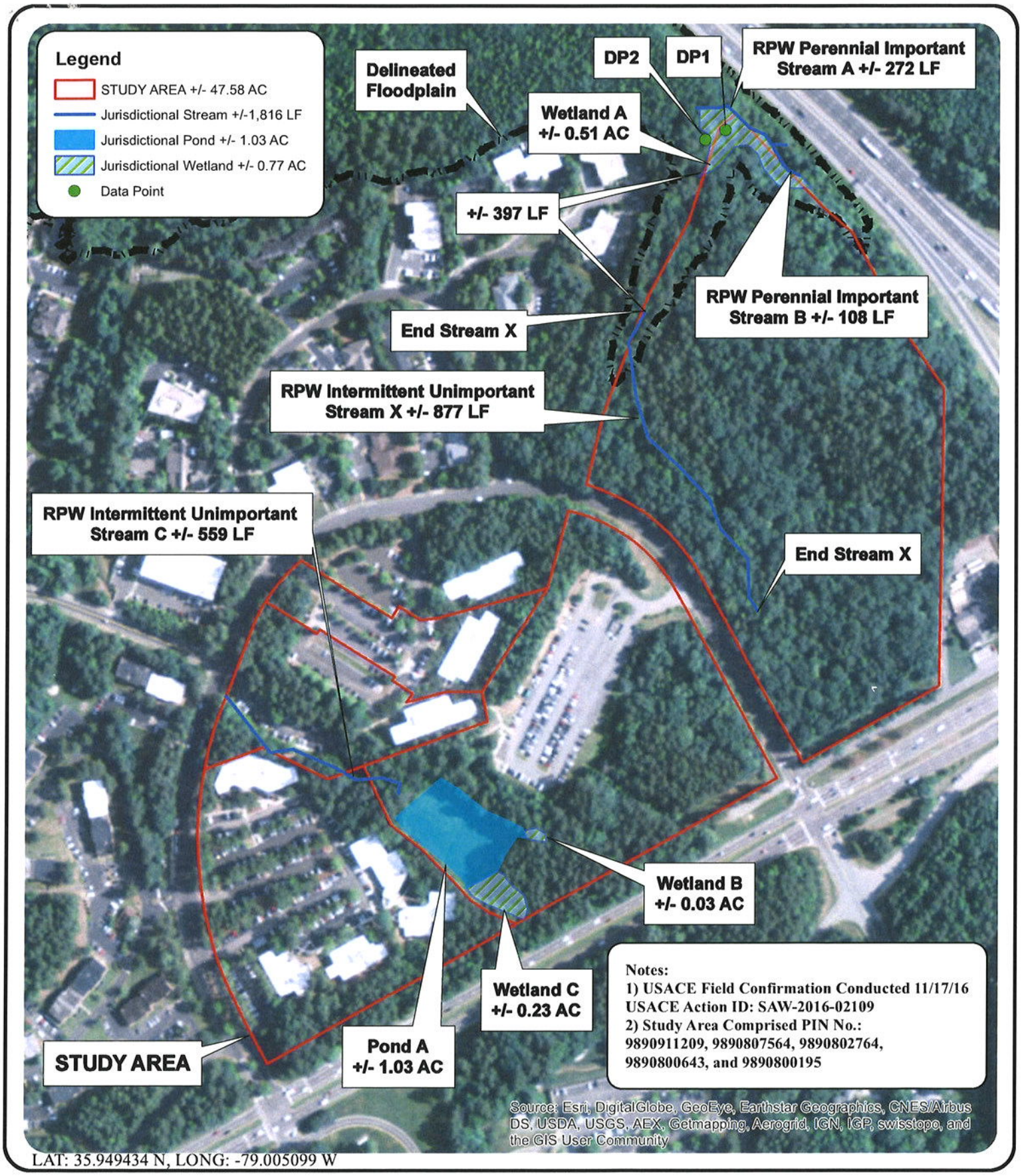


November 21, 2017

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

U.S. ARMY CORPS OF ENGINEERS
WILMINGTON DISTRICT

Action Id. **SAW-2016-02109** County: **Orange** U.S.G.S. Quad: **Chapel Hill**

NOTIFICATION OF JURISDICTIONAL DETERMINATION

Property Owner: **Health System Properties, LLC**
Mr. W.L. Roper
Address: **3rd Floor Med Wing 3, Campus Box 7600**
Chapel Hill, North Carolina 27514

Authorized Agent: **The John R. McAdams Company, Inc.**
Mr. George Buchholtz
Address: **2905 Meridian Parkway**
Durham, North Carolina 27713

Size (acres)	**48**	Nearest Town	**Chapel Hill**
Nearest Waterway	**New Hope Creek**	River Basin	**Cape Fear**
USGS HUC	**03030002**	Coordinates	Latitude: **35.94943**
			Longitude: **-79.0051**

Location description: **The UNC Hospitals – Eastowne Campus project area is identified as an approximate 48 acre tract of land, located on Orange County, North Carolina Parcels 9890911209, 9890807564, 9890802764, 9890800643, and 9890800195. These parcels are located near the intersection of Eastowne Drive and Durham Chapel Hill Blvd, Chapel Hill, Orange County, North Carolina. Waters on-site drain into New Hope Creek of the**

Indicate Which of the Following Apply:

A. Preliminary Determination

X There are waters, including wetlands, on the above described project area, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The waters, including wetlands, have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. Therefore this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction.

_ There are wetlands on the above described property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). However, since the waters, including wetlands, have not been properly delineated, this preliminary jurisdiction determination may not be used in the permit evaluation process. Without a verified wetland delineation, this preliminary determination is merely an effective presumption of CWA/RHA jurisdiction over all of the waters, including wetlands, at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

B. Approved Determination

_ There are Navigable Waters of the United States within the above described property subject to the permit requirements of Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403) and Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

_ There are waters of the U.S., including wetlands, on the above described project area subject to the permit requirements of Section 404 of the Clean Water Act (CWA) (33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

_ We recommend you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

_ The waters of the U.S., including wetlands, on your project area have been delineated and the delineation has been verified by the Corps. If you wish to have the delineation surveyed, the Corps can review and verify the survey upon completion. Once verified, this survey will provide an accurate depiction of all areas subject to CWA and/or RHA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.

_ The waters of the U.S., including wetlands, have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on _____. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

_ There are no waters of the U.S., to include wetlands, present on the above described project area which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

_ The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Morehead City, NC, at (252) 808-2808 to determine their requirements.

Placement of dredged or fill material within waters of the US, including wetlands, without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). Placement of dredged or fill material, construction or placement of structures, or work within navigable waters of the United States without a Department of the Army permit may constitute a violation of Sections 9 and/or 10 of the Rivers and Harbors Act (33 USC § 401 and/or 403). If you have any questions regarding this determination and/or the Corps regulatory program, please contact **Ms. Samantha Dailey at (919) 554-4884, ext. 22 or Samantha.J.Dailey@usace.army.mil.**

C. Basis For Determination: **Refer to the enclosed Preliminary Jurisdictional Determination Form and Figure 3. Existing Conditions.**

D. Remarks:

E. Attention USDA Program Participants

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

F. Appeals Information **(This information applies only to approved jurisdictional determinations as indicated in B. above)**

This correspondence constitutes an approved jurisdictional determination for the above described site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers
South Atlantic Division
Attn: Jason Steele, Review Officer
60 Forsyth Street SW, Room 10M15
Atlanta, Georgia 30303-8801

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by _____.
It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.

Corps Regulatory Official: DAILEY.SAMANTHA.J.1387567948

Digitally signed by DAILEY.SAMANTHA.J.1387567948
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USA, cn=DAILEY.SAMANTHA.J.1387567948
Date: 2017.05.19 11:35:35 -04'00'

Date: **May 19, 2017** Expiration Date: **N/A**

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete our Customer Satisfaction Survey, located online at http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL		
Applicant: **Health System Properties, LLC** **Attn: Mr. W.L. Roper**	File Number: **SAW-2016-02109**	Date: **May 19, 2017**
Attached is:		See Section below
☐ INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
☐ PROFFERED PERMIT (Standard Permit or Letter of permission)		B
☐ PERMIT DENIAL		C
☐ APPROVED JURISDICTIONAL DETERMINATION		D
☒ PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the district engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.
SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:	
If you have questions regarding this decision and/or the appeal process you may contact: **District Engineer, Wilmington Regulatory Division** **Raleigh Regulatory Field Office** **Attn: Samantha Dailey** **3331 Heritage Trade Drive, Suite 105** **Wake Forest, North Carolina 27587**	If you only have questions regarding the appeal process you may also contact: Mr. Jason Steele, Administrative Appeal Review Officer CESAD-PDO U.S. Army Corps of Engineers, South Atlantic Division 60 Forsyth Street, Room 10M15 Atlanta, Georgia 30303-8801 Phone: (404) 562-5137

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.		
_____ Signature of appellant or agent.	Date:	Telephone number:

For appeals on Initial Proffered Permits send this form to:

District Engineer, Wilmington Regulatory Division, **Attn: Samantha Dailey, 69 Darlington Avenue, Wilmington, North Carolina 28403**

For Permit denials, Proffered Permits and Approved Jurisdictional Determinations send this form to:

Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Jason Steele, Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Room 10M15, Atlanta, Georgia 30303-8801
Phone: (404) 562-5137

APPENDIX 2

PRELIMINARY JURISDICTIONAL DETERMINATION FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PRELIMINARY JURISDICTIONAL DETERMINATION (JD): May 19, 2017

B. NAME AND ADDRESS OF PERSON REQUESTING PRELIMINARY JD:

Property Owner: **Health System Properties, LLC**
Mr. W.L. Roper
Address: **3rd Floor Med Wing 3, Campus Box 7600**
Chapel Hill, North Carolina 27514

Authorized Agent: **The John R. McAdams Company, Inc.**
Mr. George Buchholtz
Address: **2905 Meridian Parkway**
Durham, North Carolina 27713

C. DISTRICT OFFICE, FILE NAME, AND NUMBER: Wilmington, UNC Hospitals – Eastowne Campus, Health System Properties, LLC, Orange County, SAW-2016-02109

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:
(USE THE ATTACHED TABLE TO DOCUMENT MULTIPLE WATERBODIES AT DIFFERENT SITES)
State: **NC** County/parish/borough: **Orange** City: **Chapel Hill**
Center coordinates of site (lat/long in degree decimal format): Lat. **35.94943°N**, Long. **79.0051° W**.
Universal Transverse Mercator:
Name of nearest water body: **New Hope Creek**

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLIES):
☒ Office (Desk) Determination. Date: **May 19, 2017**
☒ Field Determination. Date(s): **November 17, 2016**

TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION

Site Number	Latitude (°N)	Latitude (°W)	Estimated Amount of Aquatic Resources in Review Area		Type of aquatic resource (i.e. wetland vs. non-wetland)	Geographic authority to which the aquatic resource "may be" subject (i.e. Section 404 or Section 10/404)
			Linear Feet	Acres		
Wetland A	35.959723	-79.002904		0.51	PFO Wetland	Section 404
Wetland B	35.949054	-79.005070		0.03	PFO Wetland	Section 404
Wetland C	35.948631	-79.005333		0.23	PFO Wetland	Section 404
Stream A	35.954034	-79.003305	272		Perennial Stream	Section 404
Stream B	35.953574	-79.002634	108		Intermittent Stream	Section 404
Stream C	35.949699	-79.006447	559		Intermittent Stream	Section 404
Stream X	35.95143	-79.00250	877		Intermittent Stream	Section 404
Pond A	35.949085	-79.005628		1.03	Open Water	Section 404

1. The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7)whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there *"may be"* waters of the U.S. and/or that there *"may be"* navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for preliminary JD (check all that apply): Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

☒ Maps, plans, plots or plat submitted by or on behalf of the PJD requestor: **The John R. McAdams Company, Inc., submitted a Jurisdictional Determination Request on October 7, 2016, with revisions received on February 10, 2017.**
☒ Data sheets prepared/submitted by or on behalf of the PJD requestor.
  ☒ Office concurs with data sheets/delineation report.
  ☐ Office does not concur with data sheets/delineation report.
☐ Data sheets prepared by the Corps: .
☐ Corps navigable waters' study: .
☐ U.S. Geological Survey Hydrologic Atlas: .
  ☐ USGS NHD data.
  ☐ USGS 8 and 12 digit HUC maps.
☒ U.S. Geological Survey map(s). Cite scale & quad name: **1:24K, NC-Chapel Hill**
☒ USDA Natural Resources Conservation Service Soil Survey. Citation: **Web Soil Survey: November 2016**.
☒ National wetlands inventory map(s). Cite name: **Corps of Engineers SimSuite – November 2016**.
☐ State/Local wetland inventory map(s): .
☐ FEMA/FIRM maps: .
☐ 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
☒ Photographs: ☒ Aerial (Name & Date): .
  or ☐ Other (Name & Date): .
☐ Previous determination(s). File no. and date of response letter: .
☐ Other information (please specify): .

1 Districts may establish timeframes for requestor to return signed PJD forms. If the requestor does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Aquatic Resource feature Stream X exhibits a surface hydrological surface connection to Wetland A and Stream A. Approximately 397 linear feet separate the features. A defined bed and bank and ordinary high water mark was not observed through the 397 linear feet.

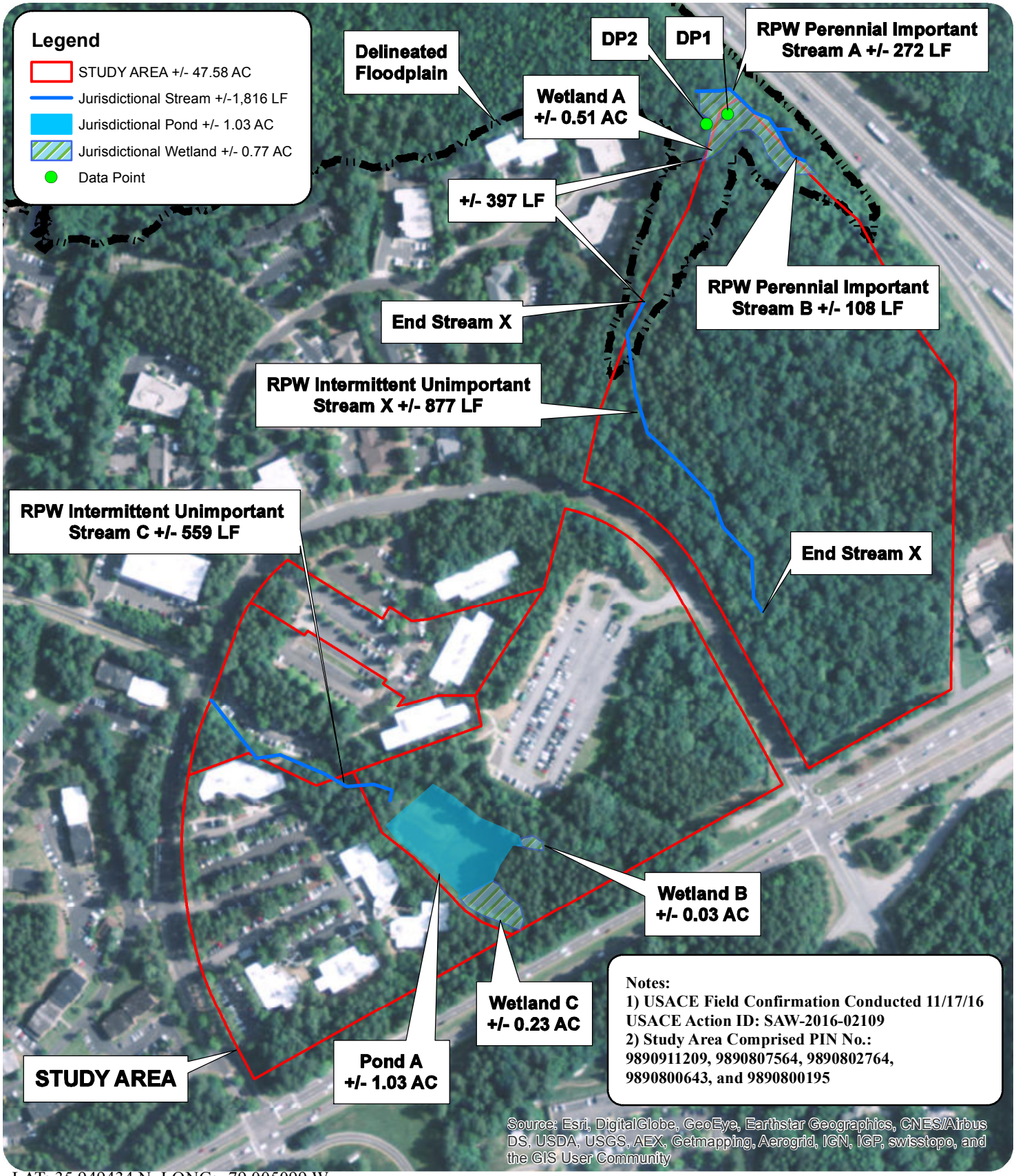
DAILEY.SAMANTHA.J.1387567948

Digitally signed by DAILEY.SAMANTHA.J.1387567948
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USA, cn=DAILEY.SAMANTHA.J.1387567948
Date: 2017.05.19 11:26:26 -04'00'

Signature and date of
Regulatory Project Manager
(REQUIRED)

Signature and date of
person requesting preliminary JD
(REQUIRED, unless obtaining the signature is Impracticable)

[1] Districts may establish timeframes for requestor to return signed PJD forms. If the requestor does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.



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