CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9880 41 8921 Date: June 24, 2019

Section A: Project Information

Project Name: 105 Highland Drive Subdivision

Property Address: 105 Highland Drive Zip Code: 27514

Use Groups (A, B, and/or C): A Existing Zoning District: R-1

Project Description: Subdivision of an existing 1-acre lot into 2 lots that comply with R-1 Standards 17,000 Min GLA

Lot 1: 30,646 SF GLA [.70 Acre] // Lot 2: 22,104 SF GLA [[.51 Acre]

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

Applicant Information (to whom correspondence will be mailed)

Name: Scott Radway, AICP

Address: 2627 Meacham Road

City: Chapel Hill State: NC Zip Code: 27516

Phone: 919-880-5579 Email: scott@radwaydesign.com

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

Signature: Scott Radway Date: 6.24.2019

Owner/Contract Purchaser Information:

X **Owner** ☐ **Contract Purchaser**

Name: Masha Kazantseva & Artem Kazantseva

Address: 3501 Sheridan Drive

City: Durham State: NC Zip Code: 27720

Phone: Private Email: Private

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

Signature: Scott Radway Date: 6.24.2019

Concept Plan Overview

Site Description	
Project Name	**105 Highland Subdivision**
Address	**105 Highland Drive**
Property Description	**1 Acre Existing Single-Family Lot**
Existing Land Use	Single Family Home
Proposed Land Use	2 Lots each with Single Family Home
Orange County Parcel Identifier Numbers	9880 42 8921
Existing Zoning	R-1
Proposed Zoning	R-1
Application Process	Major Subdivision
Comprehensive Plan Elements	Theme 1: A Place for Everyone
Overlay Districts	None

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	**Proposal**	Status
Sec. 3.7	Use/Density	Residential / 3 DU Acre Maximum	✓	
Sec 3.8	Net Land Area	48,221 SF - 1.107 Acres	✓	
Sec 3.8	Gross Land Area	53,041 SF – 1.217 Acres	✓	
Sec. 3.8	Dimensional Standards	Street 28' Interior. 14' Solar 17'	✓	
Sec. 3.8	Floor area	Not Applicable for Single Family Homes	Not Applicable for Single Family Homes	
Sec. 4.5.6	Modification to Regulations	None	✓	
Sec. 5.5	Recreation Space	Not Applicable for 2 Lot Subdivision	Not Applicable for 2 Lot Subdivision	

Site Design

	Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East	NA	✓	
	Sec. 5.6	North	NA	✓	
	Sec. 5.6	South	NA	✓	
	Sec. 5.6	West	NA	✓	
	Sec. 5.7	Tree Canopy	NA	✓	
	Sec. 5.11	Lighting Plan (footcandles)	NA	✓	
Environment	Sec. 3.6	Resource Conservation District	Not Applicable	✓	
	Sec. 5.18	Jordan Riparian Buffer	Not Applicable	✓	
	Sec. 5.3.2	Steep Slopes	Not Applicable	✓	
	Sec. 5.4	Stormwater Management	Meets 1F Standards	✓	
		Land Disturbance	Meets 1F Standards	✓	
	Sec. 5.4	Impervious Surface	Meets 1F Standards	✓	
	Sec. 5.13	Solid Waste & Recycling	TOCH & Orange County Street Pick-UP	TOCH & Orange County Street Pick-UP	
Housing		Affordable Housing Proposal, if applicable	Not Applicable	Not Applicable	

	Design/LUMO Standards		Requirement	Proposal	Status
Access & Circulation	Sec. 5.8	Street Standards		No Improvements	
	Sec. 5.8	Vehicular Access	Driveway	Driveway	
	Sec. 5.8	Bicycle Improvements	Not Applicable	✓	
	Sec. 5.8	Pedestrian Improvements	Sidwalk	None	
	Sec. 5.8	Distance from bus stop	Not Applicable	✓	
	Sec. 5.8	Transit Improvements	Not Applicable	✓	
	Sec. 5.9	Vehicular Parking Spaces	Not Applicable	✓	
	Sec. 5.9	Bicycle Parking Spaces	Not Applicable	✓	
	Sec. 5.9	Parking Lot Standards	Not Applicable	✓	
Other		Homeowners Association	Not Applicable	✓	
	Sec. 5.5	Recreation Space	Not Applicable	✓	
	Sec. 5.12	Utilities	OWASA	Extend Sanitary Sewer 175 LF	
	Sec. 5.16	School Adequate Public Facilities	As Required	As Required	

Symbol	Meaning	Symbol	Meaning
✓	Meets Standard	**M**	Modification necessary
NA	Not Applicable	UNK	Not known at this time

Checklist

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 and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

√	**Application fee** (refer to fee schedule)	Amount Paid $ 360
√	**Pre-application meeting** – with appropriate staff	
√	**Digital Files** - provide digital files of all plans and documents	
√	**Project Fact Sheet**	
√	**Statement of Compliance with Design Guidelines** (2 copies)	
√	**Statement of Compliance with Comprehensive Plan** (2 copies)	
N/A	**Affordable Housing Proposal, if applicable** (Rezoning Policy or Inclusionary Ordinance)	
√	**Mailing list of owners of property within 1,000 feet perimeter of subject property** (see GIS notification tool)	
√	**Mailing fee for above mailing list**	Amount Paid $ 81.60
√	**Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:**	

- Natural features of site
- Access, circulation, and mitigation of traffic impacts
- Arrangement and orientation of buildings
- Natural vegetation and landscaping
- Impact on neighboring properties
- Erosion, sedimentation, and stormwater

√	**Resource Conservation District, Floodplain, & Jordan Buffers Determination** - necessary for all submittals
√	**Reduced Site Plan Set (reduced to 8.5"x11")**

Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets 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 and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable

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

Proposed Site Plan

a) Existing building locations
b) General location of proposed structures
c) Parking areas
d) Open spaces and landscaped areas
e) Access points and circulation patterns for all modes of transportation
f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
h) Proposed land uses and approximate location

105 Highland Drive – Two Lot Subdivision

I. Applicant Proposal

The applicant proposes to subdivide a one-acre lot into two lots, each a bit larger than one half acre gross lot area. The topography of the lot slopes from south to north with the low spot of the property near the northwest corner of the property. The slope is about 10% across the portion of the site on which a new home will be constructed.

Stateside Neighborhood: The property to be subdivided is in a neighborhood that was originally platted as the Stateside Subdivision in 1955 when that entire property was located in Orange County.

- In 1964 the Stateside neighborhood was re-platted but retained the same name.
- In 1973 a portion of Stateside was again re-platted, resulting in the creation of this lot, Lot 33.
- In 1974 the current 2,100 SF home on the site was built.
- The applicant/current owner bought this property in 2005.

Major Subdivision: The extension of an OWASA sanitary sewer line about 175 feet to serve the proposed lot makes this a major subdivision application. Highland Drive and other roads in the Stateside Neighborhood have a 60-feet right of way, 20 feet of pavement with drainage swales/ditches, and no curbs or sidewalks. The applicant does not propose to provide curb & gutter or sidewalks as part of this subdivision as they would be entirely out of functional need and character for this neighborhood.

II. Development Impacts

Two homes will be affected by a new home built upon the new lot. The existing home on the subject lot will be no closer than 32 feet from any new home. On the lot to the north, 103 Highland Drive, that existing home will be no closer than 155 feet to any new home.

Significant vegetation separates the home to the north [103 Highland Drive] from any home on the new lot.

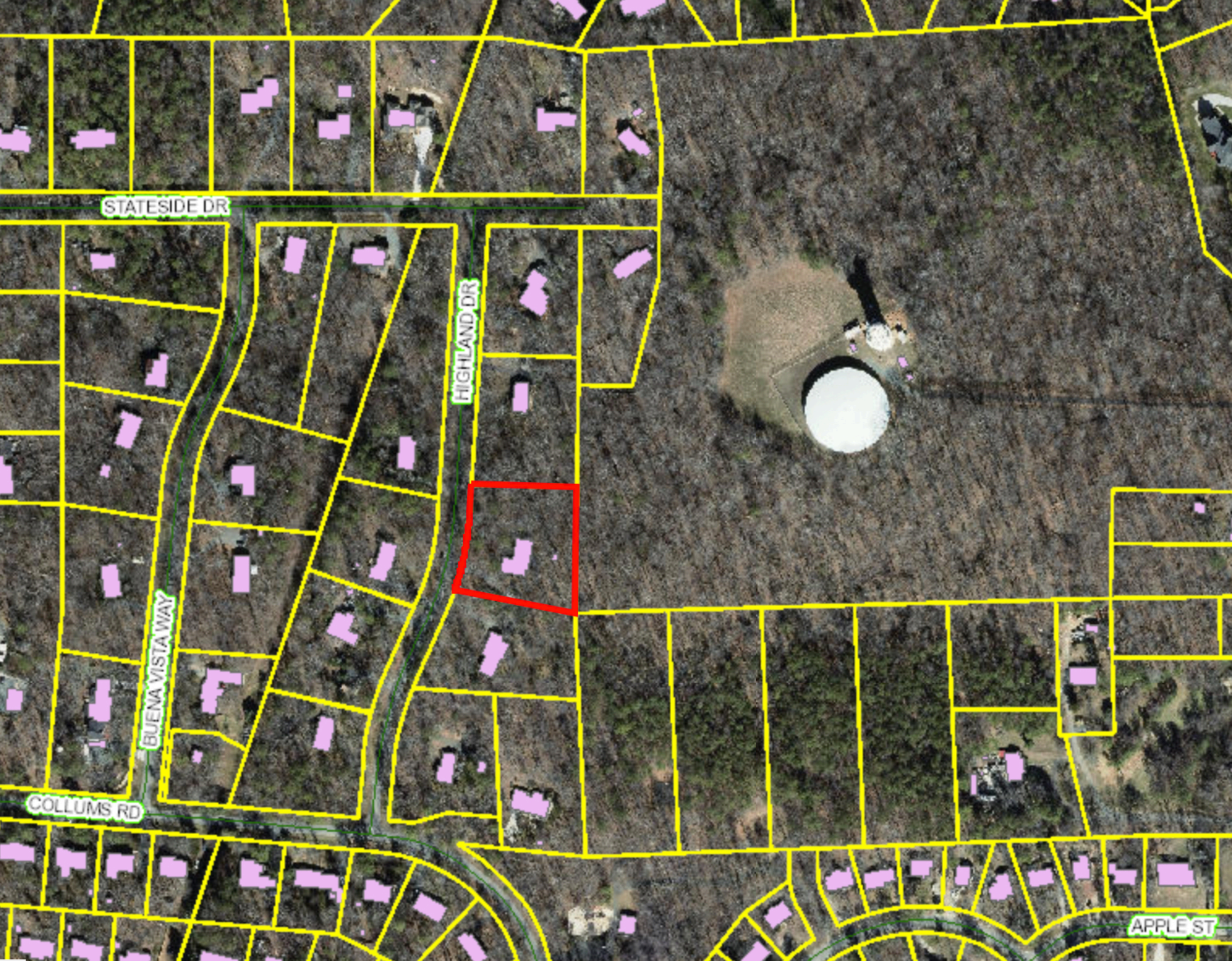
A design for the home to be placed on the property has not been created, but a drive location has been established and is shown along with the building envelop created by zoning setback regulations on an attached exhibit.

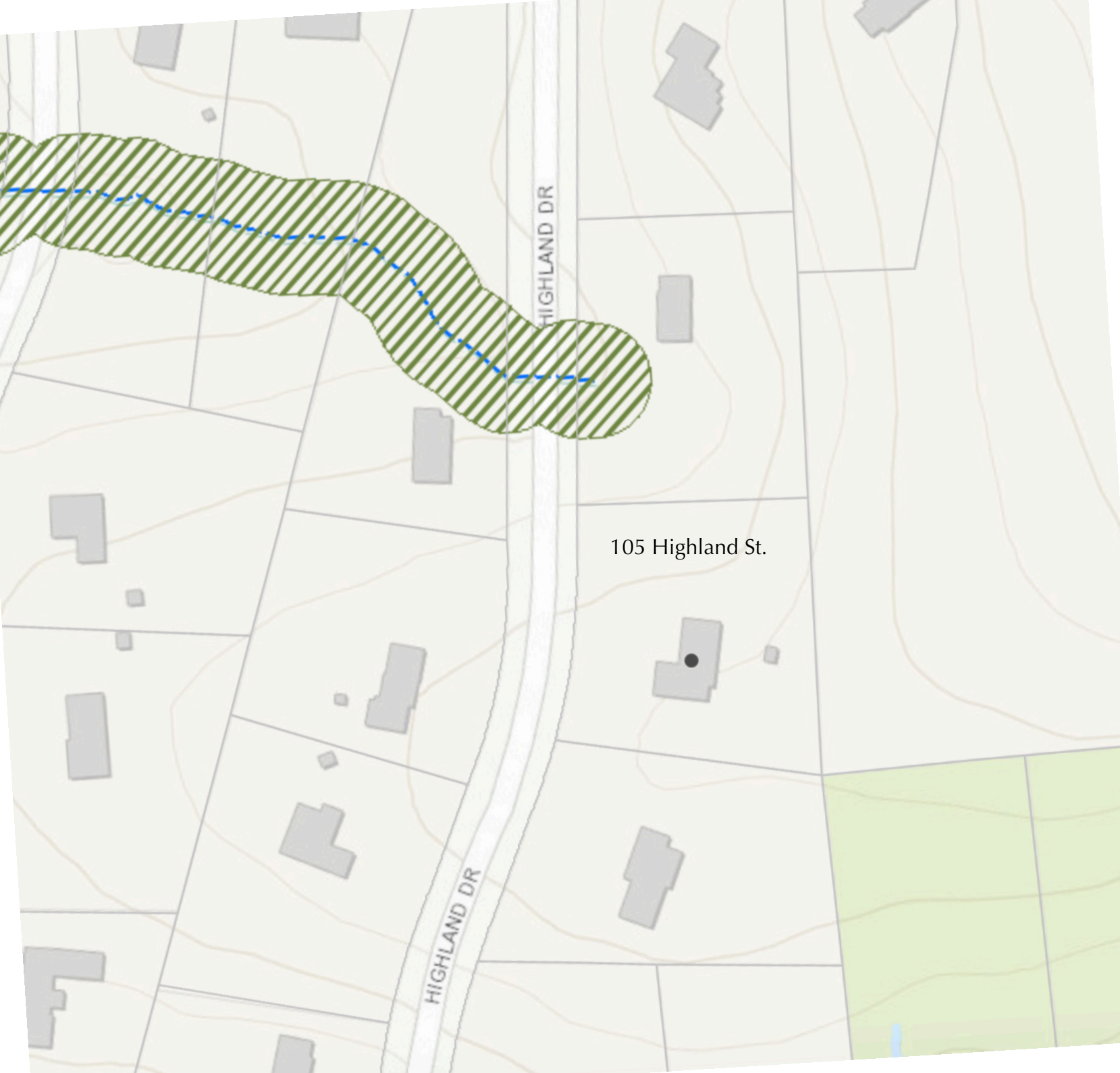
III. Compliance with Design Standards

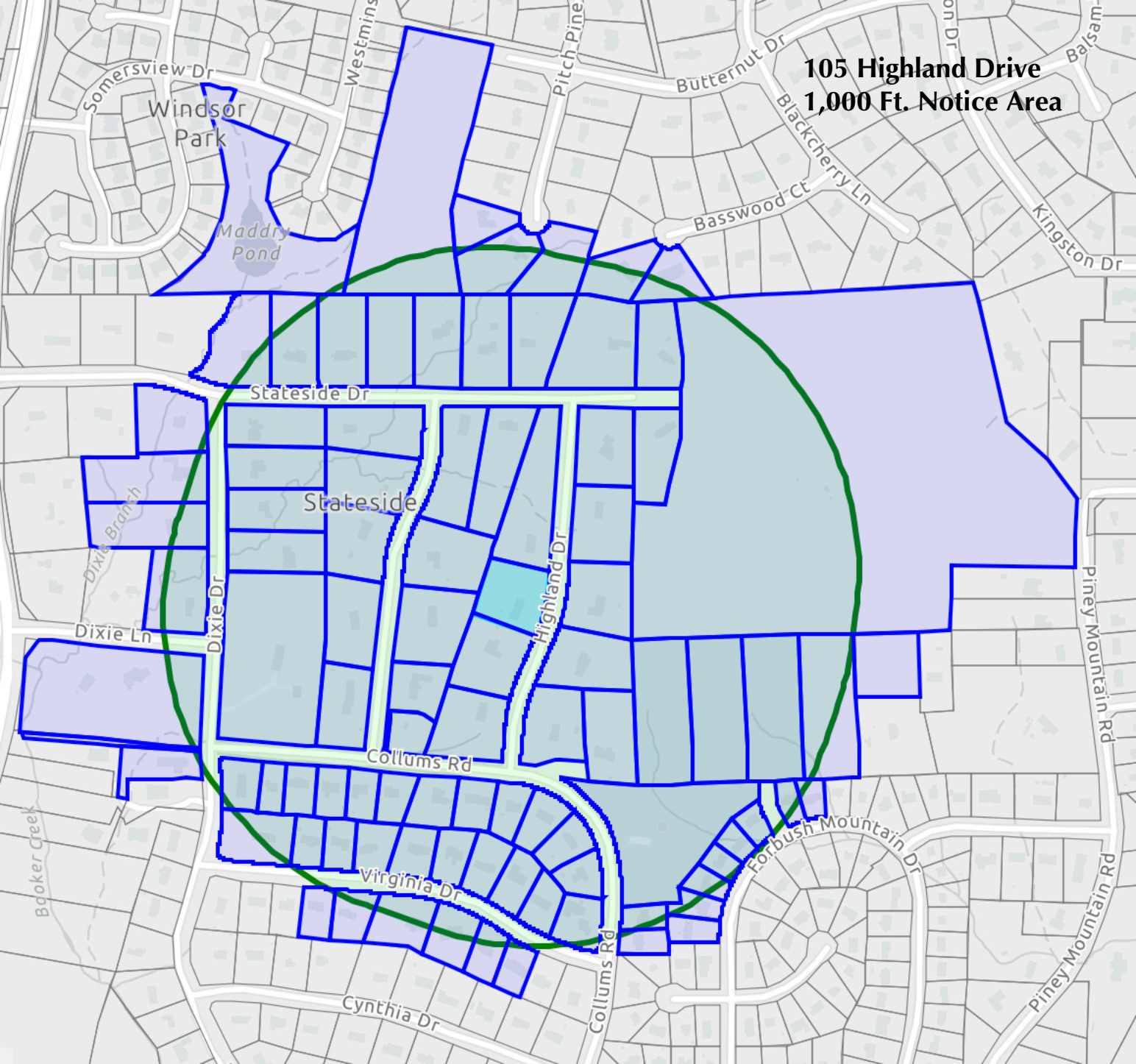
A single-family home on the proposed new lot will comply with all Town Design Standards and Guidelines.

IV. Compliance with Comprehensive Plan

Quite simply, this proposal seeks to provide additional living opportunity in Chapel Hill and to do so in a low impact infill development manner in an existing neighborhood with limited or no impact to neighboring properties and no meaningful traffic added to any street in the neighborhood. The applicant believes a lengthy listing of policies and goals supported is not necessary for this application.


STATESIDE DR
HIGHLAND DR
BUENA VISTA WAY
COLLUMS RD
APPLE ST


HIGHLAND DR
HIGHLAND DR
105 Highland St.


105 Highland Drive
1,000 Ft. Notice Area
Somersview Dr
Windsor Park
Maddry Pond
Westminster
Pitch Pine
Butternut Dr
Blackcherry Ln
Basswood Ct
Kingston Dr
Balsam
Stateside Dr
Stateside
Dixie Branch
Dixie Dr
Dixie Ln
Highland Dr
Collums Rd
Virginia Dr
Forbush Mountain Dr
Piney Mountain Rd
Booker Creek
Cynthia Dr

Owner	Address			
CHICUREL WILLIAM	110 BUENA VISTA WAY	CHAPEL HILL	NC	275146608
HORNE CHRISTOPHER L	100 COLLUMS RD	CHAPEL HILL	NC	275146610
BADGETT JOHN D	102 COLLUMS RD	CHAPEL HILL	NC	275146610
HEISE MARK T	103 VIRGINIA DR	CHAPEL HILL	NC	27514
BACON DAVID G	104 COLLUMS RD	CHAPEL HILL	NC	275146610
ALEXANDER W JOSEPH SR	107 DIXIE DR	CHAPEL HILL	NC	275146616
CAUTHEN JOHN B	105 DIXIE DR	CHAPEL HILL	NC	27514
CHEW SARA VALLOTTON	103 DIXIE DR	CHAPEL HILL	NC	27514
BATEMAN FLICKA TATE	106 STATESIDE DR	CHAPEL HILL	NC	275146628
CARAHER ROBERTA J	111 STATESIDE DR	CHAPEL HILL	NC	27514
PIZER STEPHEN MURRAY	115 STATESIDE DR	CHAPEL HILL	NC	27514
ABERNATHY CHERYE W	110 VIRGINIA DR	CHAPEL HILL	NC	27514
MEHEN THOMAS	107 VIRGINIA DR	CHAPEL HILL	NC	27514
HOEFGES R MICHAEL	109 VIRGINIA DR	CHAPEL HILL	NC	27514
JAGODA JEFFREY	112 VIRGINIA DR	CHAPEL HILL	NC	27514
GLUSHKO VLADIMIR	111 VIRGINIA DR	CHAPEL HILL	NC	27514
SMITH AUSTIN	114 VIRGINIA DR	CHAPEL HILL	NC	27514
FORD JAMES N TRUSTEE	805 S FRONT ST	HARRISBURG	PA	17104
STUCKEY WILLIAM L III	115 VIRGINIA DR	CHAPEL HILL	NC	27514
EDGERTON STEPHEN W	117 VIRGINIA DR	CHAPEL HILL	NC	275146636
CRISP JAMES R III	119 VIRGINIA DR	CHAPEL HILL	NC	27514
BETHUNE HAROLD ALEXANDER	1019 LAUREL HILL RD	Chapel Hill	NC	27517
HARP AMANDA	5903 CORONADO LN	CHAPEL HILL	NC	27713
TU PIKUEI	133 COLLUMS RD	CHAPEL HILL	NC	27514
SEASHORE CARL	131 COLLUMS RD	CHAPEL HILL	NC	27514
SPADARO BUNNY	105 VIRGINIA DR	CHAPEL HILL	NC	27514
GREEN JOHN	106 COLLUMS RD	CHAPEL HILL	NC	27514
CHICUREL WILLIAM M	110 BUENA VISTA WAY	CHAPEL HILL	NC	275146608
SARTIN TIMOTHY E ET AL	108 BUENA VISTA WAY	CHAPEL HILL	NC	275146608
RABER BREE	108 COLLUMS RD	CHAPEL HILL	NC	27514
SLIWOWSKI MARCIN	407 WESTFALEN DR	CARY	NC	27519
ODOM AMY	111 BUENA VISTA WAY	CHAPEL HILL	NC	275146609
KUO ERIC Y H	107 BUENA VISTA WAY	CHAPEL HILL	NC	275146609
WYLIE ANNE E	110 COLLUMS RD	CHAPEL HILL	NC	27514
ALLISON J EARL	112 COLLUMS RD	CHAPEL HILL	NC	275146610
LA OI HING JULIE	112 HIGHLAND DR	CHAPEL HILL	NC	27514
PRICE STEPHEN C	110 HIGHLAND DR	CHAPEL HILL	NC	27514
LI XIAOYAN	114 COLLUMS RD	CHAPEL HILL	NC	275146610
TROUTNER CAROL A	108 HIGHLAND DR	CHAPEL HILL	NC	275146623
SHONEMAN JOHN ALAN	614 JOSEPH RD	HILLSBOROUGH	NC	27278
CLARK JAMES R	111 HIGHLAND DR	CHAPEL HILL	NC	275146624
WEAVER DAVID P	117 COLLUMS RD	CHAPEL HILL	NC	27514
BATTYE WILLIAM H	107 HIGHLAND DR	CHAPEL HILL	NC	275146624
KAZANTSEVA ARTEM	105 HIGHLAND DR	CHAPEL HILL	NC	27514
CHAPEL HILL TOWN OF	405 MARTIN LUTHER KING	CHAPEL HILL	NC	27514

Owner	Address			
STUDDARD ALBERT	106 BUENA VISTA WAY	CHAPEL HILL	NC	275146608
JOHNSTON ALAN GEORGE	4313 GLENROSE ST	KENSINGTON	MD	20895
AUSTIN JILL H	124 STATESIDE DR	Chapel Hill	NC	27514
PIZER STEPHEN MURRAY	115 STATESIDE DR	CHAPEL HILL	NC	27514
BRYAN MICHAEL J	105 BUENA VISTA WAY	CHAPEL HILL	NC	275146609
HUANG JING	101 BUENA VISTA WAY	CHAPEL HILL	NC	275146609
WANG CHU WU	305 SILVER CREEK TR	CHAPEL HILL	NC	27514
KUZMIAK CHERIE	127 STATESIDE DR	CHAPEL HILL	NC	27514
AUSTIN COLIN KENT	124 STATESIDE DR	CHAPEL HILL	NC	275146629
ADAMS AUSTIN	121 BASSWOOD CT	CHAPEL HILL	NC	27514
HACKLEY LLOYD VINCENT	8540 STARLIGHT LN	BOONES MILL	VA	240161912
HEMMING VAL G	131 STATESIDE DRIVE	CHAPEL HILL	NC	27514
CHU TING TING	119 BASSWOOD CT	CHAPEL HILL	NC	27514
CHEN PAI LIEN	103 HIGHLAND DR	CHAPEL HILL	NC	27514
HARLOS CHRISTOPHER TRUSTEE	101 HIGHLAND DR	CHAPEL HILL	NC	27514
HOWE DANIEL P	135 STATESIDE DR	CHAPEL HILL	NC	275146631
HENNING REYCO	117 BASSWOOD CT	CHAPEL HILL	NC	27514
DORN SPENCER	113 BASSWOOD CT	CHAPEL HILL	NC	27514
JONES KIMBERLY Y TRUSTEE	120 PITCH PINE LN	CHAPEL HILL	NC	27514
TRIANGLE LAND CONSERVANCY	514 SOUTH DUKE ST	DURHAM	NC	27701
JONES KIMBERLY Y TRUSTEE	120 PITCH PINE LN	CHAPEL HILL	NC	27514
WILSON PHILLIP S	120 BASSWOOD CT	CHAPEL HILL	NC	275141610
ARMAO DIANE M	104 SPENCER CT	CHAPEL HILL	NC	27514
COLLINS RICHARD E	222 FORBUSH MTN RD	CHAPEL HILL	NC	27514
ROSERA JOSHUA	100 SPENCER CT	CHAPEL HILL	NC	27514
JUNG DEBORAH Y ETAL	207 FORBUSH MOUNTAIN	CHAPEL HILL	NC	275141909
SOLOVIJ BRANDT F	209 FORBUSH MOUNTAIN	CHAPEL HILL	NC	27514
RUSSELL JOHN KENNETH	211 FORBUSH MOUNTAIN	CHAPEL HILL	NC	275141909
BARDEEN ANGELA L	226 FORBUSH MOUNTIAN	Chapel Hill	NC	27514
SHEARER JAMES E	213 FORBUSH MOUNTAIN	CHAPEL HILL	NC	275141909
MCARTHUR ELIZABETH	215 FORBUSH MOUNTAIN	CHAPEL HILL	NC	27514
WITHERWAX BARBARA C	206 FORBUSH MTN DR	CHAPEL HILL	NC	275141906
CAMANN CATHLEEN MARY	210 FORBUSH MOUNTAIN	CHAPEL HILL	NC	275141906
JONES DAVID C	538 BURRAGE RD.	CONCORD	NC	280252504
JONES DEBORAH A TRUSTEE	214 FORBUSH MOUNTAIN	CHAPEL HILL	NC	275141906
RICHMAN JACK M TRUSTEE	111 BIRCHCREST PL	CHAPEL HILL	NC	27516
DEJONG FAMILY HOLDINGS LP	1605 CLAYMORE RD	CHAPEL HILL	NC	27514
CHEN PAI LIEN	103 HIGHLAND DR	CHAPEL HILL	NC	27514
CHAPEL HILL TOWN OF	405 MARTIN LUTHER KING	CHAPEL HILL	NC	27514
CHAPEL HILL TOWN OF	405 MARTIN LUTHER KING	CHAPEL HILL	NC	27514
LANDMAN BENJAMIN	217 FORBUSH MOUNTAIN	CHAPEL HILL	NC	27514
CHAPEL HILL TOWN OF	405 MARTIN LUTHER KING	CHAPEL HILL	NC	27514
QUERCIA ROBERTO G	221 FORBUSH MOUNTAIN	CHAPEL HILL	NC	27514
CHANG KUK WON TRUSTEE	223 FORBUSH MOUNTAIN	CHAPEL HILL	NC	27514
PENDERGRAFT PAGE PROPERTIES II LLC	103 PRINCE ST	CARRBORO	NC	27510

Owner	Address			
TRAVIS JUSTIN P	225 FORBUSH MOUNTAIN	CHAPEL HILL	NC	27514
ARMEL KATHLEEN C	844 ROSS CT	PALO ALTO	CA	94303
SHIGEKAWA JENNY	116 OLD BRIDGE LANE	CHAPEL HILL	NC	27517
JOHNSON ILLEY L	563 PINEY MOUNTAIN RD	CHAPEL HILL	NC	27514
HARRIS ROLAND	16 PINEY MOUNTAIN RD	CHAPEL HILL	NC	275141932
FERNANDEZ RAMON	120 APPLE ST	CHAPEL HILL	NC	27514
HARRIS ROLAND E	16 PINEY MT RD	CHAPEL HILL	NC	275141932
COLLINS WESLEY E JR	140 STATESIDE DR	CHAPEL HILL	NC	275146630
EDENS JOHN RICHARD	5 LAUREL RD	WESTON	MA	2493
WURZELMANN JOHN	109 BASSWOOD CT	CHAPEL HILL	NC	275141610
ORANGE WATER & SEWER AUTHORITY	400 JONES FERRY RD	CARRBORO	NC	27510
JOHNSON JOHNNY SYLVESTER	543 PINEY MOUNTAIN RD	CHAPEL HILL	NC	27514

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

May 29, 2019

Mr. Scott Radway
2627 Meacham Road
Chapel Hill, NC 27516
scott@radwaydesign.com

RE: Stream Determination for 105 Highland Drive, Chapel Hill, NC
PIN 9880-41-8921

Dear Mr. Radway:

As requested, the Town Public Works Department has performed a stream determination for the property identified on the attached forms. This determination indicates whether different types of streams (perennial, intermittent, and/or ephemeral) or perennial waterbodies are present on the property in question or on nearby properties. These streams and their classifications are shown on the accompanying map. Stream segments regulated by the 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 this property, including clearing vegetation, paving, grading, or building, please consult with the Town Planning Department to determine the possible extent of the Resource Conservation District (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

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 SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	**Address / Location Description**
9880-41-8921	105 Highland Drive, Chapel Hill

These are the results of a site visit to the properties listed above for a stream determination conducted on 5/29/2019 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 if impacts to wetlands are anticipated.

Allison Weakley

Town Staff Signature

5/29/2019
Date

Stream Determination Area Map

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

Address: 105 Highland Drive, Chapel Hill, NC

Parcel ID: 9880-41-8921

0 50 100 200 Feet

1 inch = 100 feet

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

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division - Date: 5/29/2019

USGS 24K Topographic / County Soil Survey Maps

Subject Property

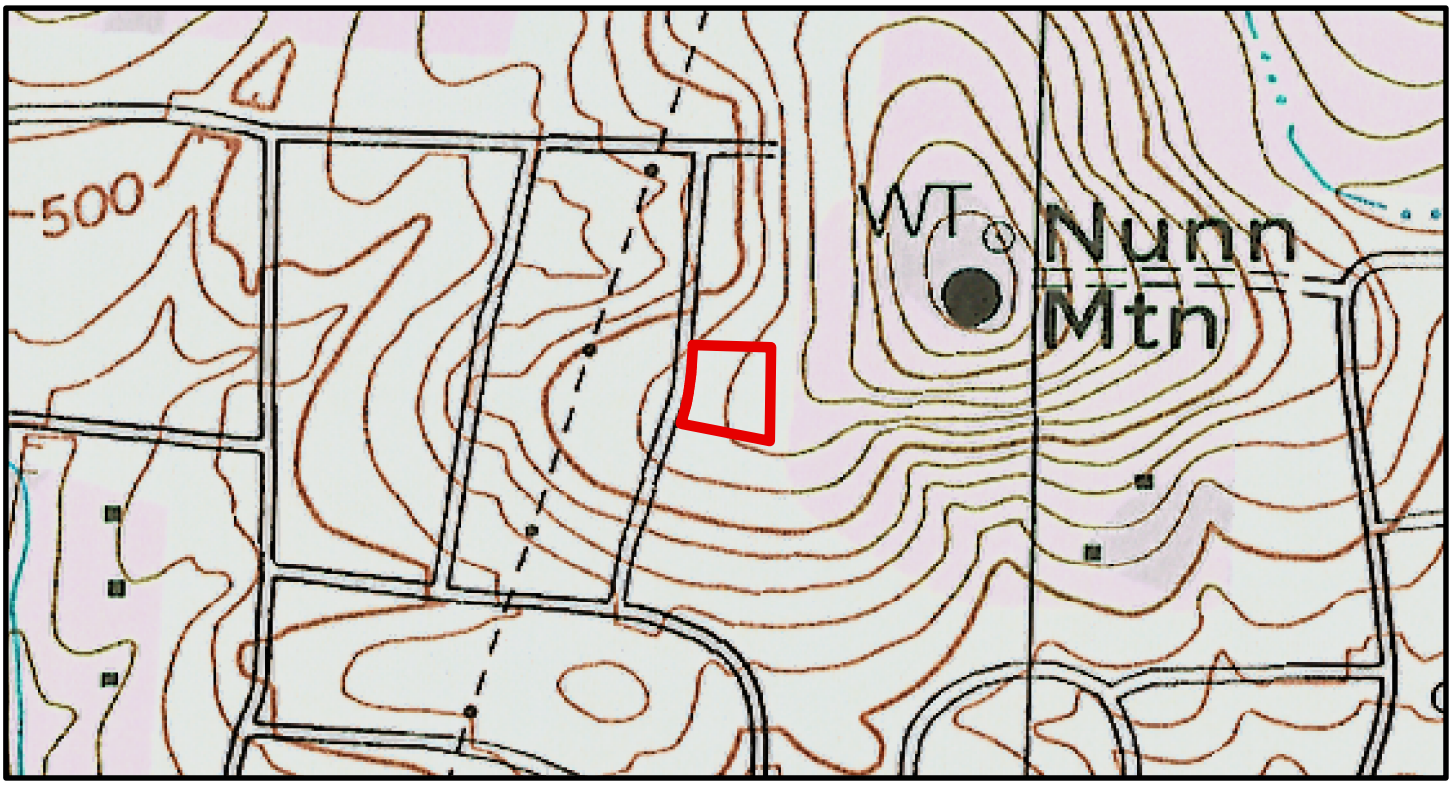
0 150 300 450 600 Feet

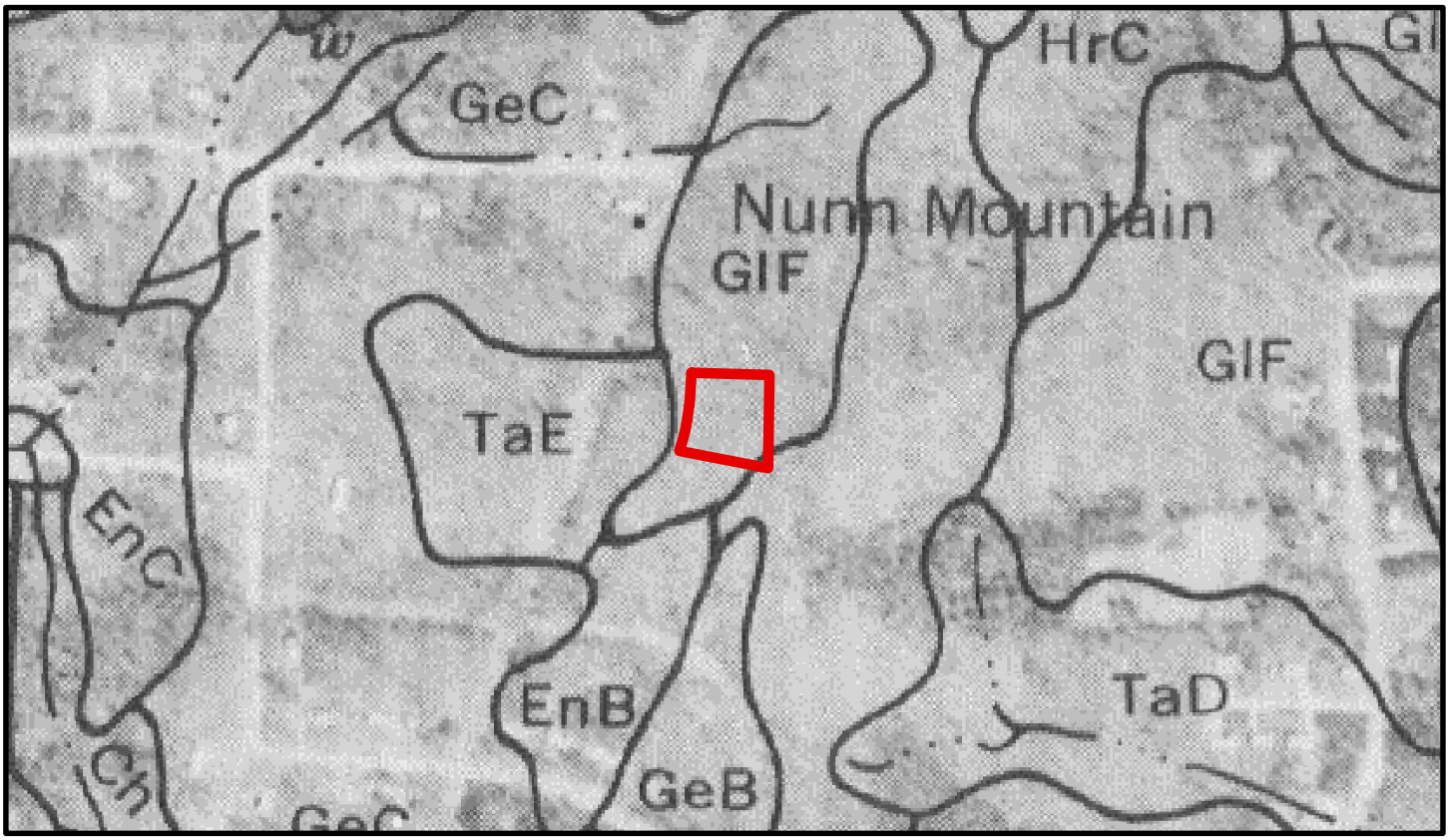
1 inch = 500 feet

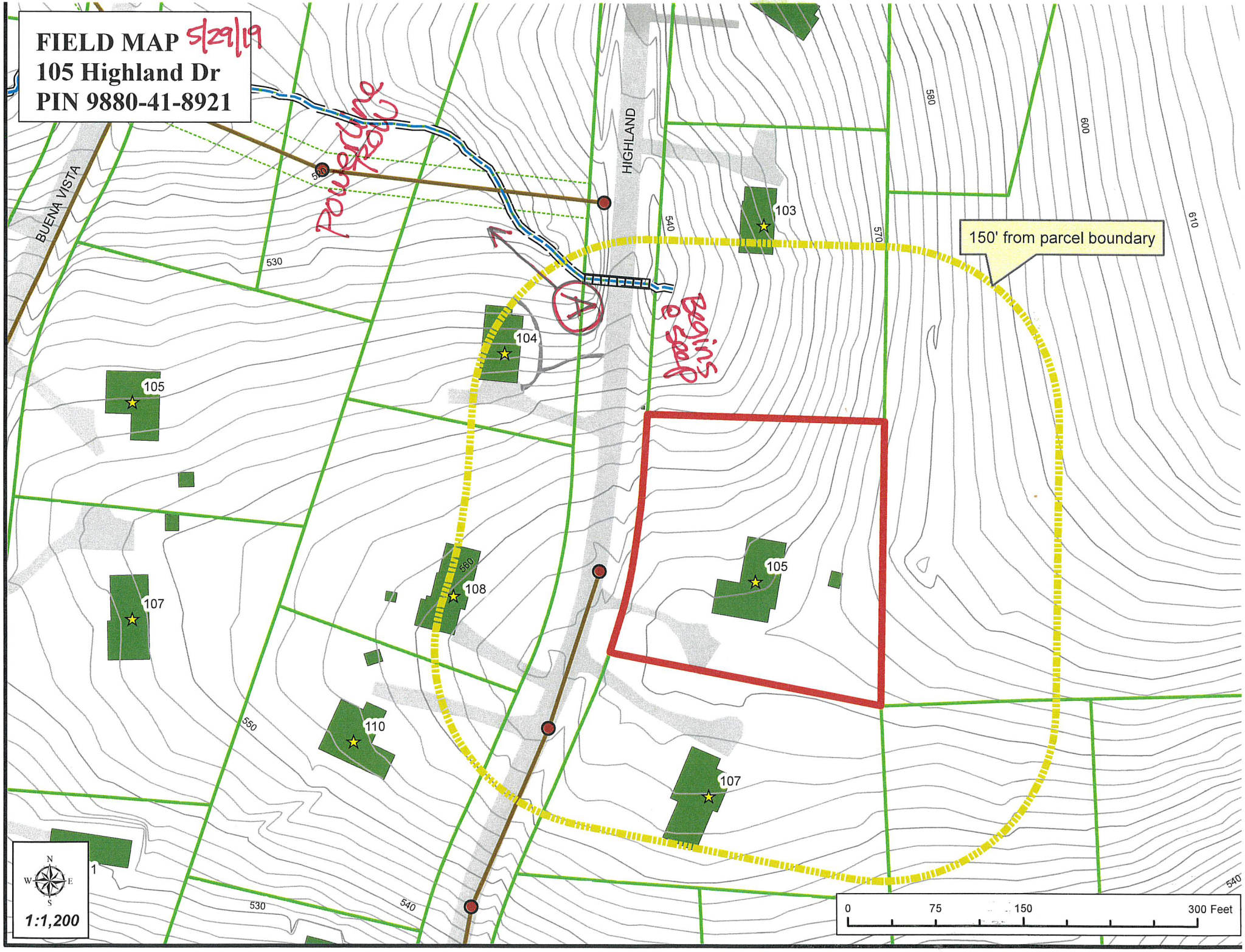
Address: 105 Highland Drive, Chapel Hill, NC

Parcel ID: 9880-41-8921

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 5/28/2019






FIELD MAP 5/29/19
105 Highland Dr
PIN 9880-41-8921
Powerline ROW
BUENA VISTA
HIGHLAND
150' from parcel boundary
103
104
105
107
108
110
530
540
550
560
570
580
600
610
N
W
E
S
1:1,200
0
75
150
300 Feet

20190529 1212

Feature (A)

NC DWQ Stream Identification Form Version 4.11

Date: 5/29/19	Project/Site: 105 Highland	Latitude: 35.954
Evaluator: Weakley & Salat	County: Orange	Longitude: -79.052
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 23.5	Stream Determination (circle one) Ephemeral Intermittent Perennial	Other *e.g. Quad Name:*

A. Geomorphology (Subtotal = 11.5)	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 cobble, boulders	0	1	2	3
4. Particle size of stream substrate gravel sand	0	1	2	3
5. Active/relict floodplain scoured	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 = 7)				
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	

gleying + redox upper reach see photos

C. Biology (Subtotal = 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	FACW = 0.75; OBL = 1.5 Other = 0			

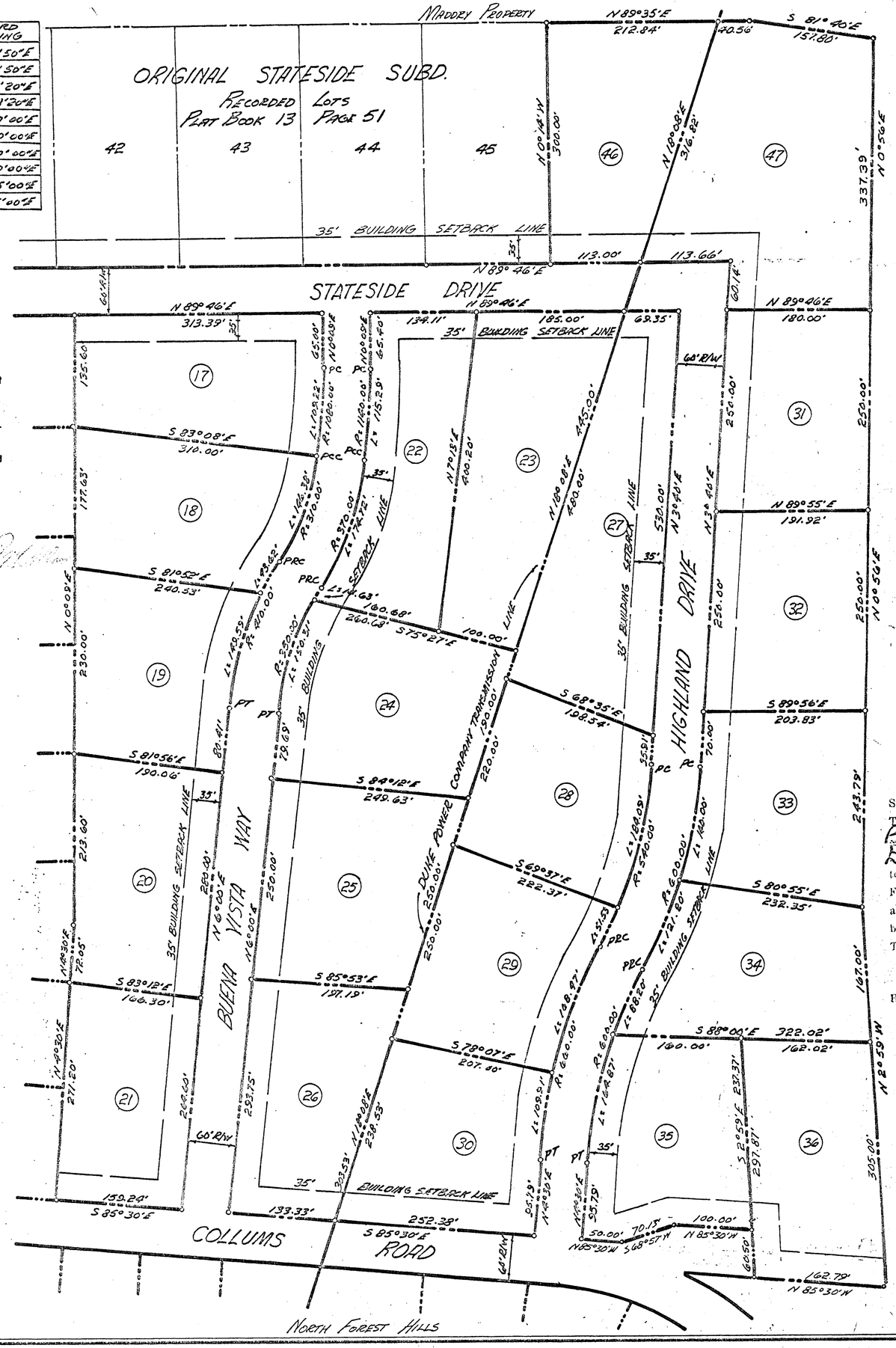
*perennial streams may also be identified using other methods. See p. 35 of manual.

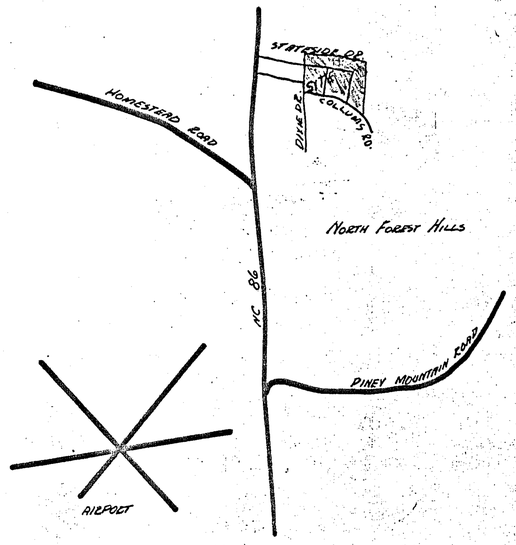
Notes: isopods abundant

Sketch: Feature begins @ seep just upstream from culvert under Highland Dr. Water present in upper reach + some pools. Channel becomes disorganized through powerline ROW, then re-establishes. See field map.

TABLE OF CURVE DATA

	RADIUS	CENTRAL ANGLE	TANGENT DISTANCE	ARC DISTANCE	CHORD DISTANCE	CHORD BEARING
1	1080.00	5° 47' 40"	54.66'	109.22	109.18	N 3° 02' 50" E
2	1140.00	5° 47' 40"	57.69'	115.29	115.24	N 3° 02' 50" E
3	310.00	27° 03' 20"	74.58'	146.38	145.03	N 19° 28' 20" E
4	370.00	27° 03' 20"	89.02'	174.72	173.10	N 19° 28' 20" E
5	410.00	27° 00' 00"	98.43'	193.21	191.42	N 19° 30' 00" E
6	350.00	27° 00' 00"	84.03'	164.94	163.41	N 19° 30' 00" E
7	540.00	25° 00' 00"	119.72'	235.62	233.75	N 16° 10' 00" E
8	600.00	25° 00' 00"	133.02'	261.88	259.73	N 16° 10' 00" E
9	660.00	24° 10' 00"	141.29'	278.38	276.32	N 16° 35' 00" E
10	600.00	24° 10' 00"	128.45'	253.07	251.20	N 16° 35' 00" E





LOCATION MAP

CERTIFICATE OF OWNER

I, _____, do hereby certify that I am the owner of the land included ; that I ordered the work of surveying and platting to be done ; that said property is located within the subdivision regulation jurisdiction of the County of Orange ; that all public streets, alleys and open space so designated herein are dedicated for such use and will be maintained until such time as the maintenance responsibility is accepted by some governmental authority or responsible agency ; and that all public and private easements shown herein are duly granted for the uses stipulated.

_____
OWNER

Sworn to and subscribed before me, this the _____ day of _____ 19____

_____
Notary Public

My commission expires: _____

CERTIFICATE OF SURVEYOR

I, Robert J. Ayers, do hereby certify that the attached plat and subdivision was drawn from an actual survey made by me on the order and at the direction of ORANGE Builders, Inc, the owner of the lands included, and that the subdivision as shown by the attached plat is located entirely within the boundaries of the land conveyed to said above named owner by deed dated the _____ day of _____ 19____, from _____ to _____ recorded in Deed Book ____ Page ____, Orange Co. Registry, I further certify that the said survey and plat are correct in all respects and that the error of closure for the outer perimeter is 1 to 5000 calculated by latitudes and departures.

Robert J. Ayers
Registered Land Surveyor

Sworn to and subscribed before me, this the _____ day of _____ 19____

_____
Notary Public

My commission expires: _____

Know all men by these presents, that I hereby certify that on this the _____ day of _____ 19 7 , all streets and alleys shown on this plat have been graded and storm drains have been installed by the subdivider in an approved manner.

S M Gates
County Administrator

Provided that this plat be recorded within 60 days of final approval. Recommended by Planning Board _____ day of _____, 19____, _____, Chairman, Approved by Board of County Commissioners _____ Norman Wallace, Chairman.

State of North Carolina, Orange County
The foregoing certificate of S. Swan B. Moyer a Notary Public of Durham County, N.C., is certified to be correct.
Filed for registration Jan 3 73 19____ at 2:15 o'clock P.M., and recorded in book 20 page 184
This the 3 day of Jan 73 19____
Betty Jane Hayes, REGISTER OF DEEDS
By Betty R. Owen
ASST. DEPUTY

FINAL PLAT
"STATESIDE"
SUBDIVISION
LOTS 17 THRU 36 AND 46 & 47 REVISED
CHAPEL HILL TOWNSHIP ORANGE COUNTY, N.C.
SCALE 1"=100' SEPTEMBER 26, 1972
REV. 11-9-72
12-19-72

OWNER AND DEVELOPER: ORANGE BUILDERS
SURVEYOR: ROBERT J. AYERS, R.L.S.

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

RECEIVED
MAY 14 2019
BY: AEW

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: Scott Radway

Mailing Address: 2627 Meacham Road

City, State, ZIP: Chapel Hill, NC 27516

Phone / FAX / Email: 919-880-5579 scott@radwaydesign.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:

Scott Radway (Signature) 5.14.2019 (Date)

Owner Name(s): Masha Kazantseva (Please print)

Company Name (if applicable): Not Applicable

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
9880-41-8921	105 Highland Drive, Chapel Hill, 27514

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) 9880-41-8921

STREET ADDRESS: 105 Highland Drive

Please print:
Property Owner: Masha Kazantseva

Property Owner: _____

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

Scott Radway, of Radway Design LLC
(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):

3518 Sheridan Drive, Durham NC 27720

Owner Telephone: _____ Email: mkazantseva@blinom.com

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

Owner Authorized Signature _____ Date _____

Owner Authorized Signature _____ Date _____

Scott RADWAY
Contractor/Agent Authorized Signature

May 14, 2019
Date

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.

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

RECEIVED
MAY 28 2019
BY: AEW

Stream Determination Request
AUTHORIZED AGENT FOR LEGAL REPRESENTATION FORM

PROPERTY LEGAL DESCRIPTION:

PARCEL ID (PIN) 9880-41-8921

STREET ADDRESS: 105 Highland Drive

Please print:
Property Owner: Masha Kazantseva

Property Owner: _____

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

Scott Radway, of Radway Design LLC
(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):

3518 Sheridan Drive, Durham NC 27720

Owner Telephone: _____ Email: mkazantseva@blinom.com

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

Masha Kazantseva — May 28 2019
Owner Authorized Signature — Date

_____ — _____
Owner Authorized Signature — Date

_____ — May 14, 2019
Contractor/Agent Authorized Signature — Date

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.