



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9788-49-9449

Date: 13 Aug 2019

Section A: Project Information

Project Name: 408 Hillsborough Street

Property Address: 408 Hillsborough St., Chapel Hill, NC Zip Code: 27514

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

The project will include 4 decks each to be installed on an existing 10,000 SF apartment building.

Project Description: The project will also modify the curb and pavement at the two entrances, restripe parking spots and add a dumpster area with retaining wall.

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

Applicant Information (to whom correspondence will be mailed)

Name: George J. Retschle – Ballentine Associates PA

Address: 221 Providence Rd

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 489-4789 Email: georger@bapa.eng.pro

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: 

Date: 13 Aug 2019

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

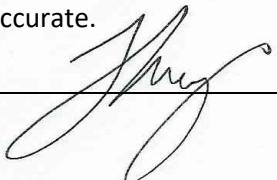
Name: 408 The Hill, LLC - Ted Kairys

Address: 721 Mt Carmel Church Rd

City: Chapel Hill State: NC Zip Code: 27517

Phone: (919) 929-5444 Email: ted@kairysproperties.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: 

Date: 13 Aug 2019



Concept Plan Project Fact Sheet

Site Description	
Project Name	408 Hillsborough Street
Address	408 Hillsborough Street, Chapel Hill, NC 27514
Property Description	+/-1.37 acres, 4 existing apartment buildings
Existing Land Use	Apartment Buildings
Proposed Land Use	Apartment Buildings
Orange County Parcel Identifier Numbers	9788-49-9449
Existing Zoning	R-2
Proposed Zoning	OI-1 CZ
Application Process	HDC, SUP/Rezoning
Comprehensive Plan Elements	PFE, CPE, GA, GPNS, NOC, TGC
Overlay Districts	Historic Overlay District, Resource Conservation District

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)	A / 4.0 units per acre		
Dimensional Standards (Sec. 3.8)	Street: 26' Interior: 11' Solar: 13'		
Floor area (Sec. 3.8)	0.93		
Modifications to Regulations (Sec. 4.5.6)			
Adequate Public Schools (Sec. 5.16)			
Inclusionary Zoning (Sec. 3.10)			
Landscape			
Buffer – North (Sec. 5.6.2)	15' External, 10' Internal		
Buffer – East (Sec. 5.6.2)	15' External, 10' Internal		
Buffer – South (Sec. 5.6.2)	15' External, 10' Internal		
Buffer - West	20' External		



(Sec. 5.6.2)			
Tree Canopy (Sec. 5.7)	30%		
Landscape Standards (Sec. 5.9.6)			
Environment			
Resource Conservation District (Sec. 3.6)			
Erosion Control (Sec. 5.3.1)			
Steep Slopes (Sec. 5.3.2)			
Stormwater Management (Sec. 5.4)			
Land Disturbance			
Impervious Surface (Sec. 3.8)	0.50(GLA) = 0.76 acres		
Solid Waste & Recycling			
Jordan Riparian Buffer (Sec. 5.18)			
Access and Circulation			
Road Improvements (Sec. 5.8)			
Vehicular Access (Sec. 5.8)			
Bicycle Improvements (Sec. 5.8)			
Pedestrian Improvements (Sec. 5.8)			
Traffic Impact Analysis (Sec. 5.9)			
Vehicular Parking (Sec. 5.9)	1.4/Unit (Min) 1.75/Unit (Max)		
Transit (Sec. 5.8)			
Bicycle Parking (Sec. 5.9)			
Parking Lot Standards (Sec. 5.9)			
Technical			



Fire			
Site Improvements			
Schools Adequate Public Facilities (Sec. 5.16)			
Recreation Area (Sec. 5.5)	(0.025 X GLA) = 1,645 SF		
Lighting Plan (Sec. 5.11)			
Homeowners Association (Sec. 4.6)			

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.

<input checked="" type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$	380.00
<input checked="" type="checkbox"/>	Pre-application meeting – with appropriate staff		
<input checked="" type="checkbox"/>	Digital Files - provide digital files of all plans and documents		
<input checked="" type="checkbox"/>	Concept Project Fact Sheet		
<input checked="" type="checkbox"/>	Statement of Compliance with Design Guidelines (1 copies)		
<input checked="" type="checkbox"/>	Statement of Compliance with Comprehensive Plan (1 copies)		
<input checked="" type="checkbox"/>	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
<input checked="" type="checkbox"/>	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
<input checked="" type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$	226.00
<input checked="" type="checkbox"/>	Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none">• 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		
<input checked="" type="checkbox"/>	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
<input checked="" type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 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



**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

July 26, 2019

Mr. Ted Kairys
408 The Hill, LLC
c/o Kairys Group
721 Mount Carmel Church Road
Chapel Hill, NC 27517
ted@kairysproperties.com

**RE: Stream Determination for 408 Hillsborough Street, Chapel Hill, NC
PIN 9788-49-9449**

Dear Mr. Kairys:

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,

A handwritten signature in black ink that reads "Allison Schwarz Weakley". The signature is fluid and cursive, with "Allison" and "Weakley" being the most prominent parts.

Allison Schwarz Weakley
Stormwater Analyst



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STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9788-49-9449	408 Hillsborough Street

These are the results of a site visit to the properties listed above for a stream determination conducted on 7/26/2019 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 be 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.

A handwritten signature in black ink that reads "Allison Weasley".

Town Staff Signature

7/26/2019

Date



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STREAM DETERMINATION RECORDS REVIEW

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9788-49-9449	408 Hillsborough Street

After reviewing Town GIS information, USGS 1:24,000 Topographic maps, and County Soil Survey maps, I have determined:

- No unclassified streams or waterbodies, streams or waterbodies identified as requiring a new classification or determination, or unidentified flowlines (possible streams) are shown within 150 feet of the property in question on the Town's GIS, the USGS 1:24,000 Topographic map, or the County Soil Survey map for the area.
- A Resource Conservation District boundary was set on a recorded final plat for the property in question, and there are no streams or waterbodies shown on the USGS 1:24,000 Topographic map or County Soil Survey within 150 feet of the property.
- A stream determination has been completed for this property, a property uphill or upstream, or a nearby property as of July 26, 2014 or later, and that stream determination applies to this property. A copy of the documentation for the relevant site visit(s) is available upon request.

Relevant PIN(s): 9788-49-8632 (site visit 1-25-2017)

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.

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 be determined by a field survey commissioned by the owner or a representative.
- Segments of perennial or intermittent stream are piped in the area. 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

7/26/2019
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

- Ephemeral Breakpoint
- Intermittent Breakpoint
- Perennial Breakpoint

Address: Seawell School Rd/Southern RR

Chapel Hill, NC

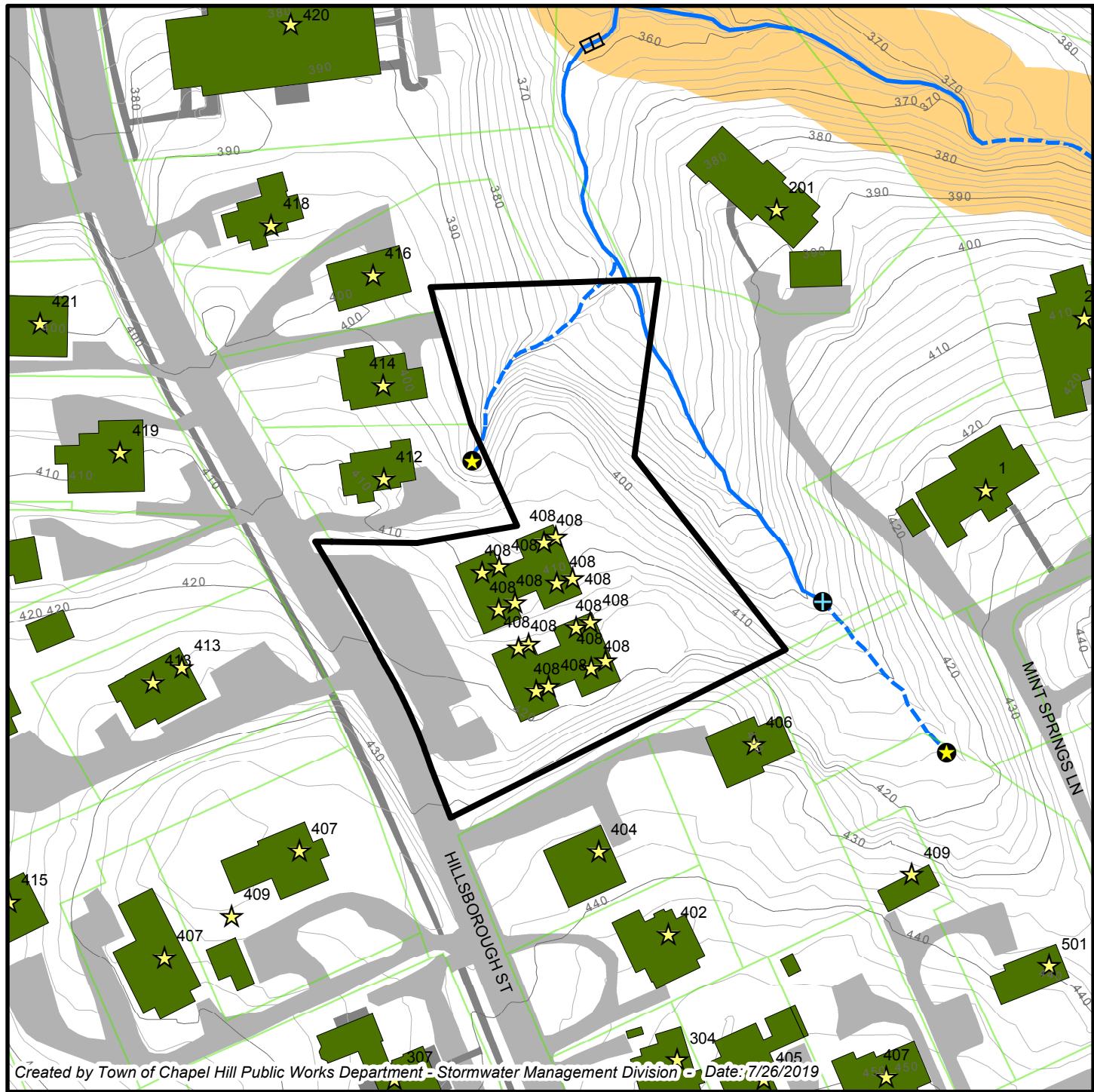
Parcel ID: 9779-73-5052



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.



USGS 24K Topographic / County Soil Survey Maps

 Subject Property

Address: 408 Hillsborough Street, Chapel Hill, NC

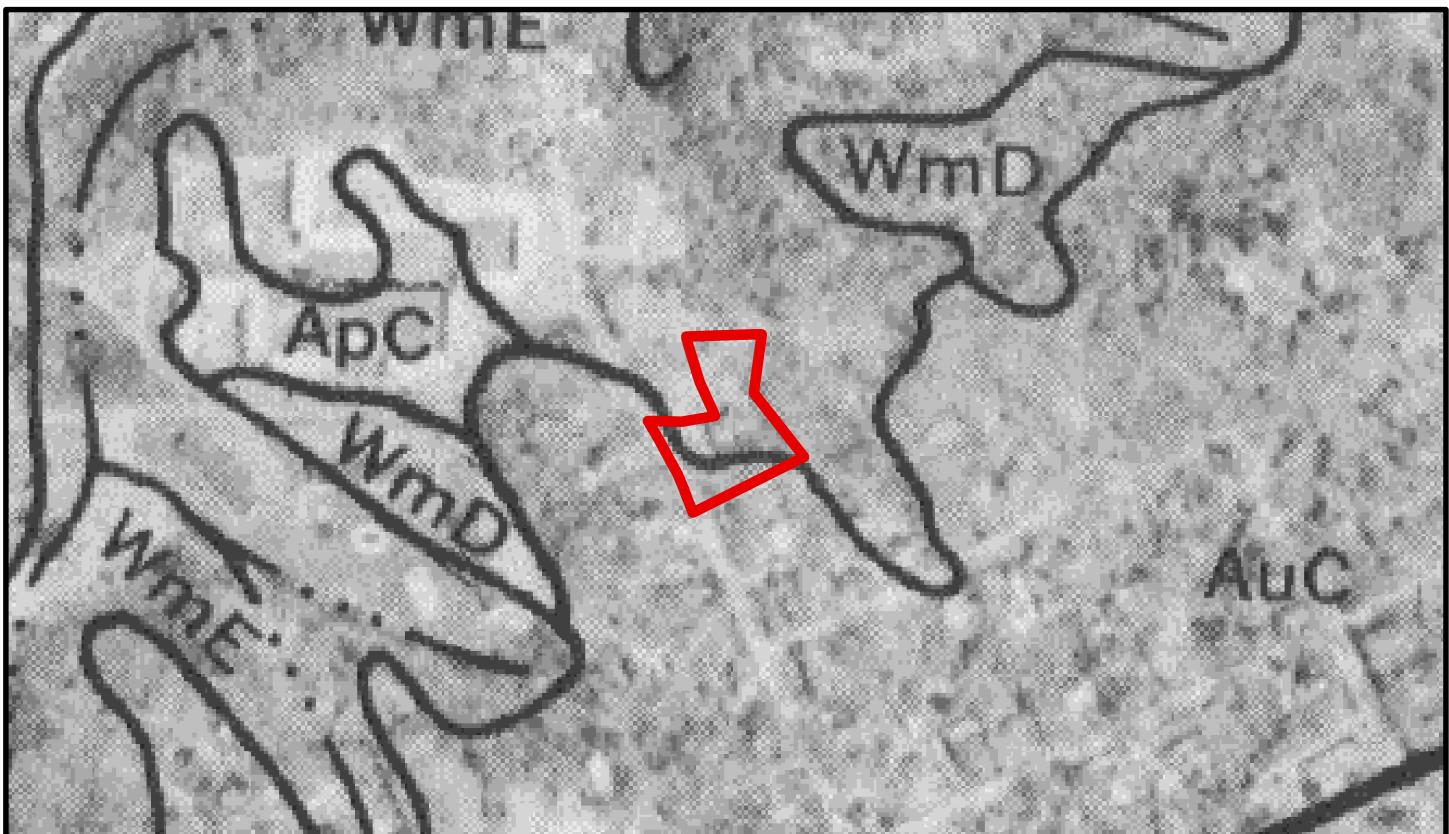
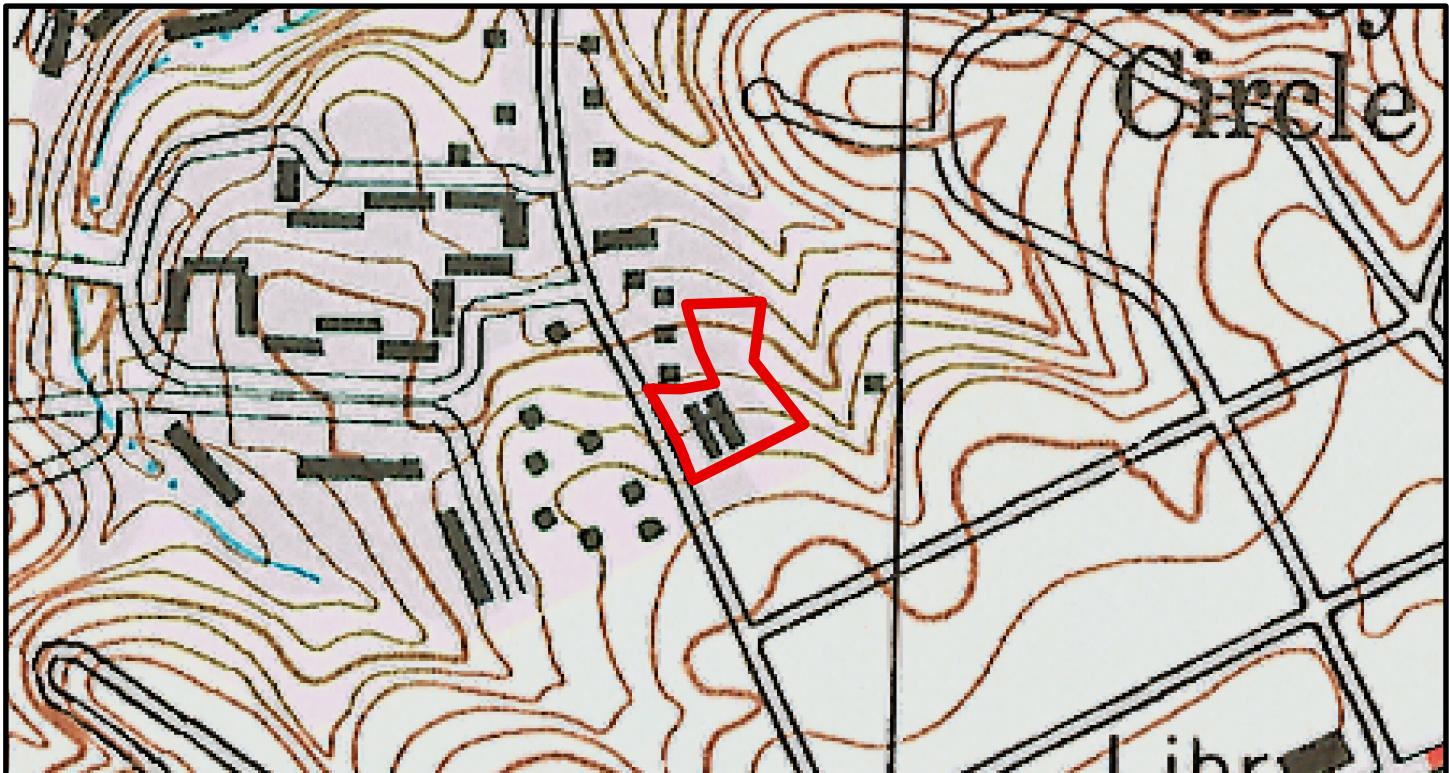
0 125 250 375 500 Feet

Parcel ID: 9788-49-9449

1 inch = 400 feet



Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 7/26/2019



201907261405

NC DWQ Stream Identification Form Version 4.11

Feature A)

Date: 7/26/19	Project/Site: 408 Hillsborough	Latitude: 35.919
Evaluator: Weakley & Salat	County: Orange	Longitude: -79.05
Total Points: Stream is at least intermittent if ≥ 19 or perennial if $\geq 30^*$	27	Stream Determination (circle one) Ephemeral <input checked="" type="radio"/> Intermittent <input type="radio"/> Perennial
		Other e.g. Quad Name:

A. Geomorphology (Subtotal = 17)

	Absent	Weak	Moderate	Strong
1. 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	bedrock	0	1	2
5. Active/relict floodplain	base of	0	1	2
6. Depositional bars or benches	lots of gravel	0	1	2
7. Recent alluvial deposits	gravel	0	1	2
8. Headcuts	+	0	1	2
9. Grade control		0	0.5	1
10. Natural valley		0	0.5	1
11. Second or greater order channel		No = 0		Yes = 3

^a artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 3)

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

C. Biology (Subtotal = 7)

18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macrofauna (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:

Sketch: Feature begins @ pipe outfall.

Lots of deposition

THIS PROPERTY IS NOT LOCATED
IN A SPECIAL FLOOD HAZARD ZONE

CURVE RADIUS LENGTH CHORD CH.BEARING
C-1 4647.90' 91.72' 91.71' N 30°01'21"W

NEW PROPERTY LINES:
COURSE BEARING DISTANCE
N-1 N 76°50'17"E 60.18'
N-2 N 76°50'17"E 9.26'
N-3 N 21°39'08"W 78.83'

OLD PROPERTY LINES HEREBY ABANDONED:
COURSE BEARING DISTANCE
O-1 N 88°02'34"E 61.73'
O-2 N 14°54'35"W 12.00'
O-3 N 14°54'35"W 78.00'

State of North Carolina
County of Orange.

I, Penny Bryant, Review Officer of Orange County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

Date of Certification: 05-25-99

Parent Pin = 9788-49-9450
7.79.B.16
9788-49-9400
7.79.B.16
Tr. B: 9788-49-8494
7.79.B.16
Parent Pin = 9788-49-8406
7.79.B.17
9788-49-8400
7.79.B.17
Tr. A = 9788-49-8472
7.79.B.17
merge 9788-49-9449 + 9788-49-8410
Pins = 7.79.B.16 + 7.79.B.17

I, _____, Review Officer of _____ County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____

North Carolina, Orange County

I, a Notary public of the County and State aforesaid, certify that Dale D. Faulkner, 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 7th day of MARCH, 1999.

Notary Public Gloria P. Faulkner

My Commission expires 01-01-2000

I, Dale D. Faulkner, certify that this plat was drawn under my supervision from an actual survey made under my PLAT Book 77 Page 197 supervision (deed description recorded in Book 216, page 725); that the boundaries not surveyed are clearly indicated as drawn from information as noted; that the ratio of precision as calculated is 1:20000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 7 day of MARCH, A.D., 1999.

Surveyor: Dale D. Faulkner

Registration Number: L-2176

NOTE:
-AREA BY D.M.D.
-THIS PROPERTY IS NOT WITHIN THE CHAPEL HILL WATERSHED PROTECTION DISTRICT
-DEVELOPMENT IS RESTRICTED IN THE RESOURCE CONSERVATION DISTRICT (RCD)
-CONTACT CHAPEL HILL PLANNING DEPARTMENT FOR MORE INFORMATION
-THIS RECOMBINATION IS AN EQUAL LAND EXCHANGE (360.94 S.F.)

FILED
BOOK/FILE # 83 PAGE 103 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.

1991 MAY 25 P 1:08
JOYCE H. PEARSON
REGISTER OF DEEDS
ORANGE COUNTY, N.C.

OB Cugnon 2/8/99
CHASE HILL PLANNING DEPARTMENT

LEGEND:
X EXISTING IRON
O IRON TO BE SET
△ COMPUTER POINT
◎ POWER POLE
◎ JUNCTION BOX
C CATCH BASIN
===== EXISTING PIPE

LOCATION MAP

WE, THE UNDERSIGNED, BEING THE OWNERS OF ALL AFFECTED PARCELS OF LAND SHOWN ON THIS PLAT, ARE AWARE OF, AND AGREE TO THE RECOMBINATION AS SHOWN.

Grace B. Nicholson 11/16/98
SIGNED DATED
Lucy Davis 11/16/98
SIGNED DATED
Fred E. Emmerson 11/16/98
SIGNED DATED
JAMES A. NICHOLSON & GRACE B. NICHOLSON 11/16/98
SIGNED DATED
FRED EMMERSON & LUCY DAVIS 11/16/98
SIGNED DATED
DALE DAVIS & DAVIS, INC. 1987 SEAL
NORTH CAROLINA
SAMUEL G. WHITE, NOTARY PUBLIC
ALAMANCE COUNTY, N.C.
D.F. 4/20/402
My Commission Expires: NOTARY PUBLIC
4/20/402
Chatham
ORANGE COUNTY
I, Mary T. Benito, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Grace B. Nicholson PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF FOREGOING INSTRUMENT. WHITNESS MY HAND AND OFFICIAL SEAL, THIS THE 16th DAY OF NOV 1998.
Mary T. Benito
SIGNED
11-16-98
DATED
MY COMMISSION EXPIRES 10-25-2002

THIS SURVEY IS A RECOMBINATION OF EXISTING PARCELS OF LANDS AND IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION

FINAL PLAT
PROPERTY OF
DALE D. FAULKNER
725 AIRPORT ROAD
CHAPEL HILL, NORTH CAROLINA
JAMES A. NICHOLSON
GRACE B. NICHOLSON
134 CAROLINA MEADOWS
WHIPPOORWILL LANE
CHAPEL HILL, NORTH CAROLINA
CHAPEL HILL TWP., ORANGE CO.
NORTH CAROLINA
MARCH 7, 1998 SCALE: 1" = 50'

DALE D. FAULKNER R.L.S. L-2176
3107 JONES FERRY ROAD
CHAPEL HILL, NORTH CAROLINA 27516
PHONE 919-929-0150

REvised: 1-5-99

DALE D. FAULKNER R.L.S. L-2176
3107 JONES FERRY ROAD
CHAPEL HILL, NORTH CAROLINA 27516
PHONE 919-929-0150

50 0 50 100 150
GRAPHIC SCALE - FEET



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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: 408 The Hill, LLC c/o Kairys Group

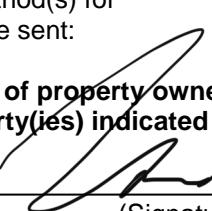
Mailing Address: 721 Mount Carmel Church Road

City, State, ZIP: Chapel Hill, NC 27517

Phone / FAX / Email: ted@kairysproperties.com & please cc franke@bapa.eng.pro

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)

(Date)

Owner Name(s): Ted Kairys (Please print)

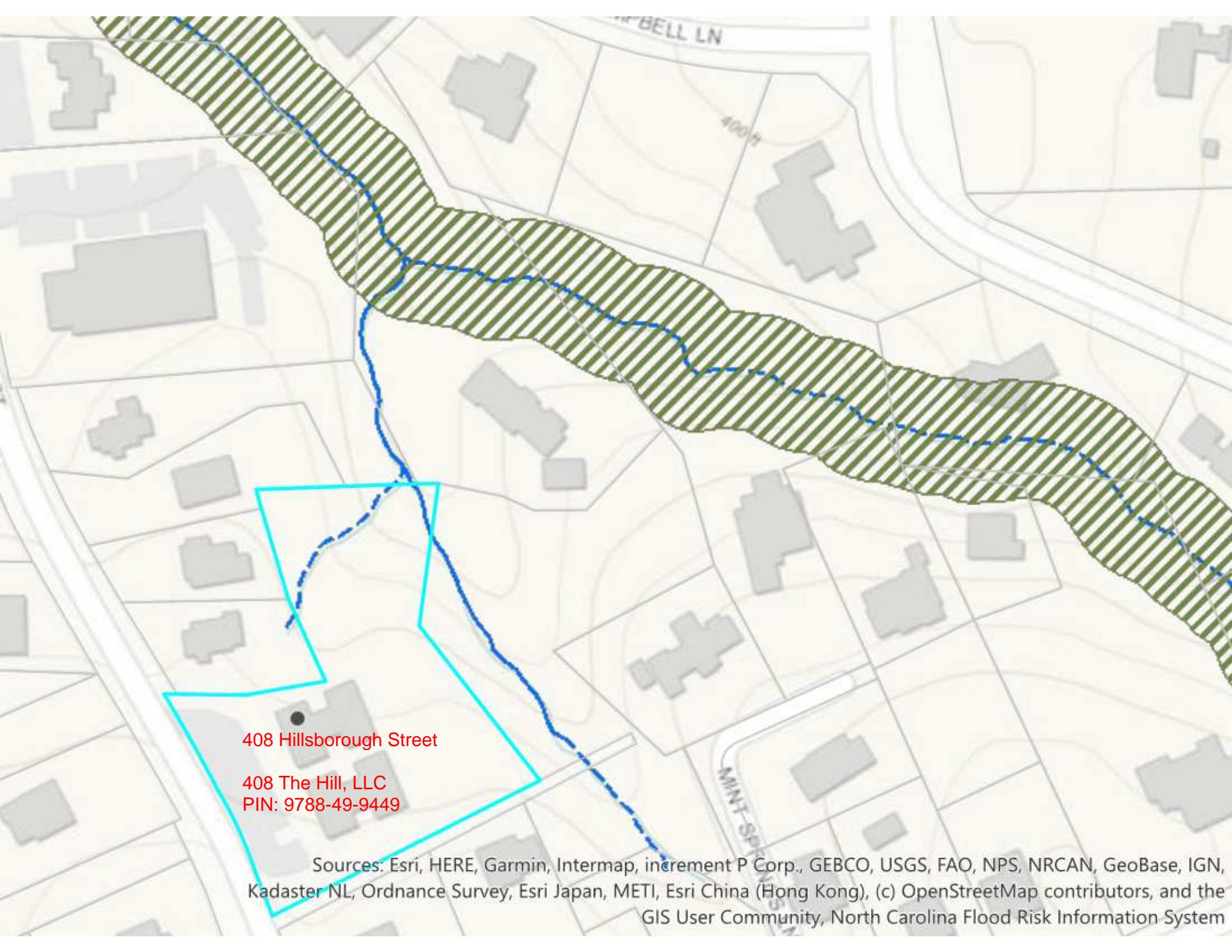
Company Name (if applicable): 408 The Hill, LLC

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
9788-49-9449	408 Hillsborough Street/ See GIS map attached

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.



Concept Plan Application

For:

408 HILLSBOROUGH STREET

408 Hillsborough Street
Chapel Hill, NC

Applicant:



Walk to Campus... Live in Style

408 The Hill, LLC
721 Mt. Carmel Church Rd
Chapel Hill, NC 27517
(919) 929-5444

Civil Engineer:



**Ballentine
Associates, P.A.**

221 Providence Road
Chapel Hill, NC 27514
(919) 929-0481

Architect:



310 ½ W Franklin St
Chapel Hill, NC 27516
(919) 929-5244

Issue Dates Description

13 Aug 19 Concept Plan Submittal

Project Narrative and Developer's Program

The project site is situated on ± 1.37 acres east of Hillsborough Street, near the northern edge of the Franklin-Rosemary Historic District. The site consists of four, two-story apartment buildings, each of which includes four dwelling units for a total of 16 existing dwelling units. The buildings each total approximately 2,500 sf of floor area and are connected in pairs by roof structures, which create two "H's" when the buildings are viewed in plan view. The site includes an existing non-conforming parking lot with 19 parking spaces. There is a perennial stream running parallel to the eastern property line that is mostly outside of the parcel boundary with a small corner crossing the northeast corner of the property. There is also an intermittent stream that runs along the northwest corner of the parcel. Slopes in the developed portion of the site are generally less than 15%, while the natural slopes in the RCD area along the east edge of the site are generally steeper than 15% and some portions are steeper than 25%. The predominant soil on the site is Wedowee Sandy Loam with the remaining quarter of the site Appling-Urban land complex.

I. Changes to the Existing Buildings

We are committed to saving the 1960's Mid-century Modern multifamily housing and ensuring its viability and efficiency for the 21st century of family and community life. The historic modernist buildings will be maintained largely in their form and prominence on the site.

We propose to make the following changes to the historic multifamily buildings:

Windows

Guidelines, pg 41:

1. *Retain and preserve windows and doors that are important in defining the overall historic character of buildings within the historic districts.*
2. *Retain and preserve the details, features, and material surfaces of historic windows and doors.*

Guidelines, pg 49:

2. *Improve the energy efficiency of historic buildings through appropriate methods.*

We are replacing the windows on the east and west facades of the buildings. The windows will be replaced with simple contemporary ones that maintain the historic character of the modernist building. These windows will also upgrade the energy efficiency of the building from single pane to double pane glazing.

Balconies

Guidelines, pg 9:

3. *Introduce new site features, building additions, new buildings, and other structures in ways that are compatible with the visual and associative characteristics of the historic district.*

Guidelines, pg 57:

5. *Design and detail decks and any related steps and railings so they are compatible with the historic building in scale, material, configuration, and proportion.*

We are constructing balconies to the east and west facades of the buildings. The balconies will be horizontal elements that mimic the proportions of the horizontal bands of wood siding currently on the east and west facades.

Railings on the balconies are intended to be horizontal rods that resemble the horizontal character of the historic modernist buildings.

Patios

Guidelines, pg 9:

2. *Introduce new site features, building additions, new buildings, and other structures in ways that are compatible with the visual and associative characteristics of the historic district.*

Guidelines, pg 17:

7. *Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.*
8. *Construct new walls and fences in traditional materials and designs that are compatible with the character of the building, site, and district.*

Patios will be constructed below the balconies on the ground level of the east and west facades of the buildings. On the east façade, which is not seen from the street and is screened from neighbors by heavy vegetation, the patios are raised from the ground level to meet the finished floor. On the west façade, which is the street facing façade, privacy walls are established, which conceal the patios. These walls are 4' high and are screened with planted vegetation.

II. Changes to the Existing Site

Maintain Existing Parking and Trees

Guidelines, pg 19:

1. *Retain and preserve walkways, driveways, and offstreet parking areas that are important in defining the overall historic character of sites within the historic districts.*
2. *Retain and preserve the features, materials, patterns, dimensions, details, and configurations of historic walkways, driveways, and offstreet parking areas.*
7. *Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new walkways, driveways, and offstreet parking areas in locations that are compatible with the character of building*

Guidelines, pg 11:

1. *Retain and preserve site features and plantings that are important in defining the overall historic character of sites and streetscapes within the historic district.*

The existing parking lot remains with the same generic layout. The dumpster location is moved from the street entrance of the site to a location on the southern end of the parking lot, screened by vegetation and depressed into the slope of the topography. Where the dumpster currently exists, will be 2 parking spaces (one new and one relocated from vegetated street buffer).

There are currently four large significant trees that we intend to keep, including the 33" Walnut currently in the parking lot.

Removal of Sidewalk on South Facade

We will remove the sidewalk currently up against the south façade of the building. This is intended to remove the underutilized walkway in favor of returning the existing impervious surface back to natural, permeable ground cover.

Stormwater management requirements will be met through a combination of impervious reduction and low impact development techniques. Sedimentation and erosion control will be handled through the installation of temporary measures during construction and permanent measures will be installed when construction has been completed. State-of-the art technologies and methodologies will be used to meet S&E requirements.

Statement of Compliance with the Comprehensive Plan

Below is a brief outline expressing several ways in which this project will embrace & conform to the ideas and themes driving the Comprehensive Plan:

A Place for Everyone

- The project proposes to improve the common areas and landscape to provide areas that are more welcoming for residents to interact with the community.

Community Prosperity and Engagement

- This project will create construction opportunities in the short term and will provide improved residential dwelling units for people who will patronize local businesses.

Getting Around

- The proposed improvements will provide safer connections to Hillsborough Street. Bus service is readily available within walking distance both north and south of the site.

Good Places, New Spaces

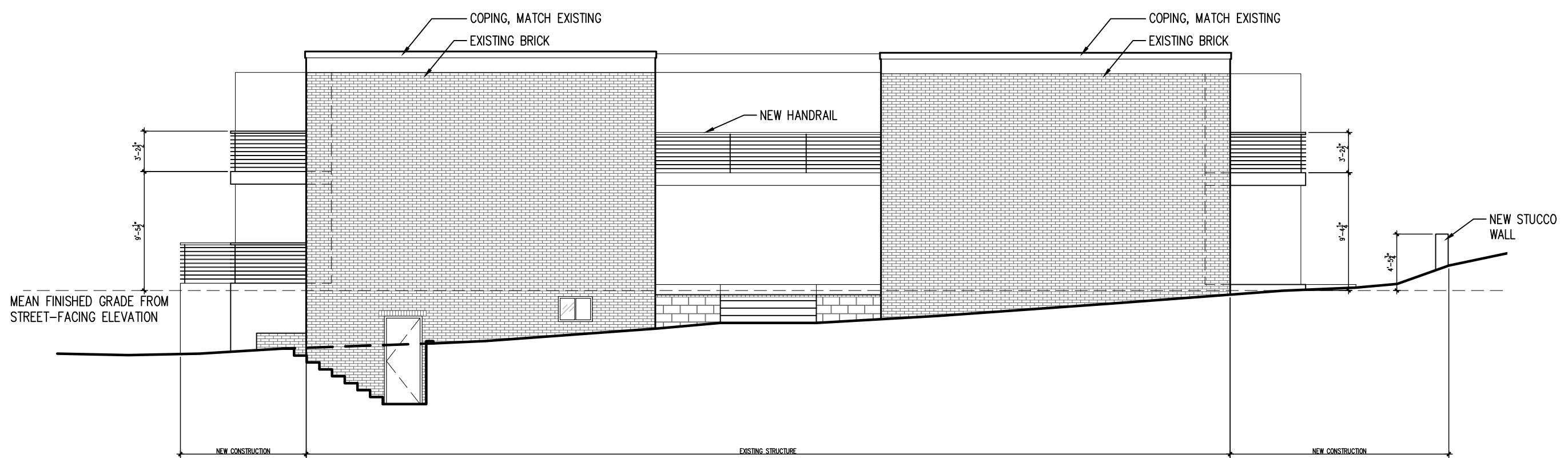
- This project will protect the character of the existing buildings and landscape to maintain the special character of the historic district.

Nurturing Our Community

- A significant amount of natural area will be preserved on this property and residents will be able to immerse themselves in and enjoy the preserved natural areas.

Town and Gown Collaboration

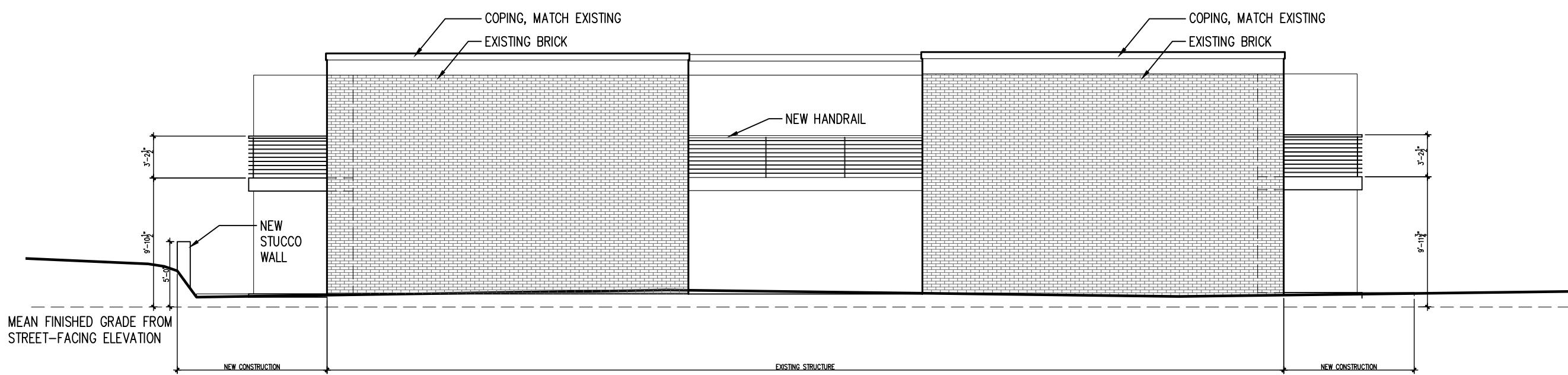
- The project is in a location convenient to campus and bus service close by for student who choose to live in one of the apartments on site.



408 HILLSBOROUGH | NORTH ELEVATION
Scale: 1/4" = 1'-0"

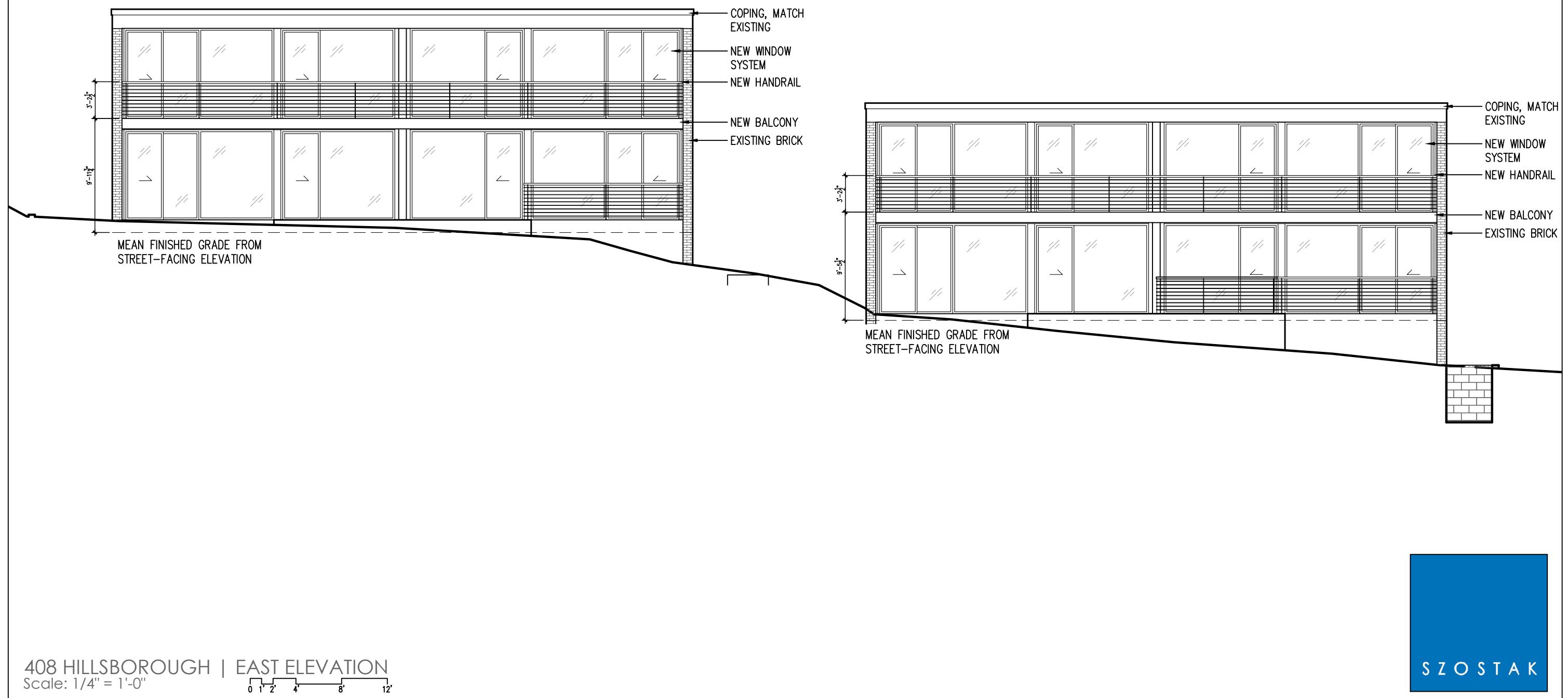
0 1' 2' 4' 8' 12'

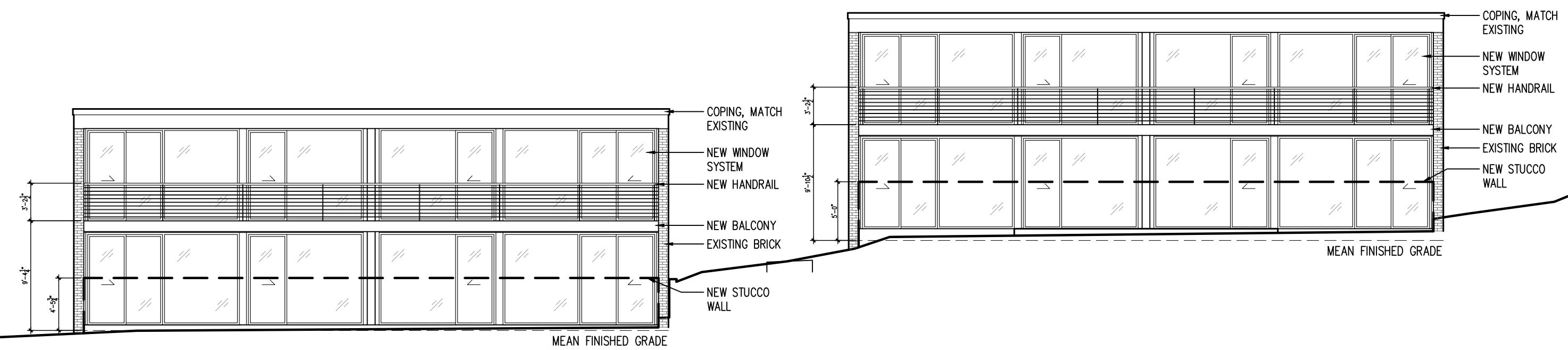
S Z O S T A K



408 HILLSBOROUGH | SOUTH ELEVATION
Scale: 1/4" = 1'-0"
0 1'-2" 4' 8' 12'

S Z O S T A K





408 HILLSBOROUGH | WEST ELEVATION
Scale: 1/4" = 1'-0"
0 1' 2' 4' 8' 12'

