SPECIAL USE PERMIT APPLICATION

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

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

Section A: Project Information

Project Name: EASTOWNE REDEVELOPMENT - MOB 1

Property Address: 100 EASTOWNE DR. Zip Code: 27514

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

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

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

Applicant Information (to whom correspondence will be mailed):

Name: WILLIAM H. DERKS

Address: 2905 MERIDIAN PARKWAY

City: DURHAM State: NC Zip Code: 27713

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

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

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

Owner/Contract Purchaser Information:

☑ **Owner** ☐ **Contract Purchaser**

Name: HEALTH SYSTEM PROPERTIES LLC

Address: 211 FRIDAY CENTER DRIVE

City: CHAPEL HILL State: NC Zip Code: 27517

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

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

Signature: Ray Lafrenaye Date: 3/5/18

Click here for application submittal instructions.

PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

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

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

Overlay District: *(check all that apply)*

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Section B: Land Area

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

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

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

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

Land Disturbance	**Total (sq. ft.)**
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	381,150
Area of Land Disturbance within RCD	25,550
Area of Land Disturbance within Jordan Buffer	2015

Impervious Areas	**Existing (sq. ft.)**	**Demolition (sq. ft.)**	**Proposed (sq. ft.)**	**Total (sq. ft.)**
Impervious Surface Area (ISA)	183,032	167,301	165,891	181,622
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	45.6	41.7	41.3	45.2
If located in Watershed Protection District, % of impervious surface on 7/1/1993	–	–	–	–

PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section D: Dimensions

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

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

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

Dimensional Requirements		Required by Ordinance	OI-2 Existing	OI-3 Proposed	EASTOWNE I5-501
Setbacks (minimum)	Street		22	22	0
	Interior (neighboring property lines)		8	8	0
	Solar (northern property line)		9	9	0
Height (maximum)	Primary		34	*	N/A
	Secondary		60	*	N/A
Streets	Frontages		40	40	15
	Widths		40	50	15

* SEE BUILDING HEIGHT MODIFICATION MEMO

PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section F: Adjoining or Connecting Streets and Sidewalks

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

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

** EXISTING SIDEWALK ON OPPOSITE SIDE

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

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

Sidewalk Information			
Street Names	**Dimensions**	**Surface**	**Handicapped Ramps**
EASTOWNE DRIVE	8'	CONCRETE	☑ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed (SURFACE | DECK)
Regular Spaces	N/A	N/A	113 | 514
Handicap Spaces			5 | 66
Total Spaces			698
Loading Spaces			2
Bicycle Spaces			19
Surface Type			ASPHALT | CONCRETE

Section H: Landscape Buffers

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

Permit Number:_____

Section I: Land Use Intensity

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

* SEE ATTACHED SPREADSHEET

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA *	Minimum Recreation Space (MSR) = RSR x GLA
OI-3	0.566	0.015			0.70		6,023
TOTAL							
RCD Streamside	0,01				0.10		
RCD Managed	0,019				0.20		
RCD Upland	0.566				0.20		

Section J: Utility Service

Check all that apply:

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

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

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

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

Stormwater Impact Statement (1 copy to be submitted)

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

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

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

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

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

Cover Sheet

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

Area Map

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

Existing Conditions Plan

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

Detailed Site Plan

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

Stormwater Management Plan

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

Landscape Protection Plan

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

Planting Plan

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

Steep Slope Plan

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

Grading and Erosion Control Plan

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

Streetscape Plan, if applicable

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

Solid Waste Plan

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

Construction Management Plan

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

Energy Management Plan

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

Exterior Elevations

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

NARRATIVE

SPECIAL USE PERMIT APPLICATION
Eastowne - Medical Office Building

Existing Conditions

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

Project Plan

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

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

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

Goals and Objectives

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

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

STATEMENT OF JUSTIFICATION

SPECIAL USE PERMIT APPLICATION

Eastowne - Medical Office Building

Summary Statement

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

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

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

Required Findings of Fact

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

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

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

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

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

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

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

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

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

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

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

This project is designed to maintain or enhance the value of contiguous property. The new office buildings will replace older buildings constructed in the 1970's that not longer serve as viable and functional office space. The new structures will be designed to the current standards of the Land Use Management Ordinance which will improve the attractiveness and functionality of the development.

Redevelopment of this site will allow for the construction of functional medical office space intended to serve the needs of the citizens of Chapel Hill and surrounding areas. The increased functionality and attractiveness of the medical offices will increase the values of surrounding properties and drive further investment in surrounding developments.

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

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

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

Comprehensive Plans Themes and Goals

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

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

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

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

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

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

Conclusion

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

CDC & TOWN COUNCIL CONCEPT PLAN RESPONSES

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

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

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

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

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

Applicant Response: Acknowledged.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The following comments were received from the Council members:

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

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

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

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

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

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

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

Applicant Response: Acknowledged.

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

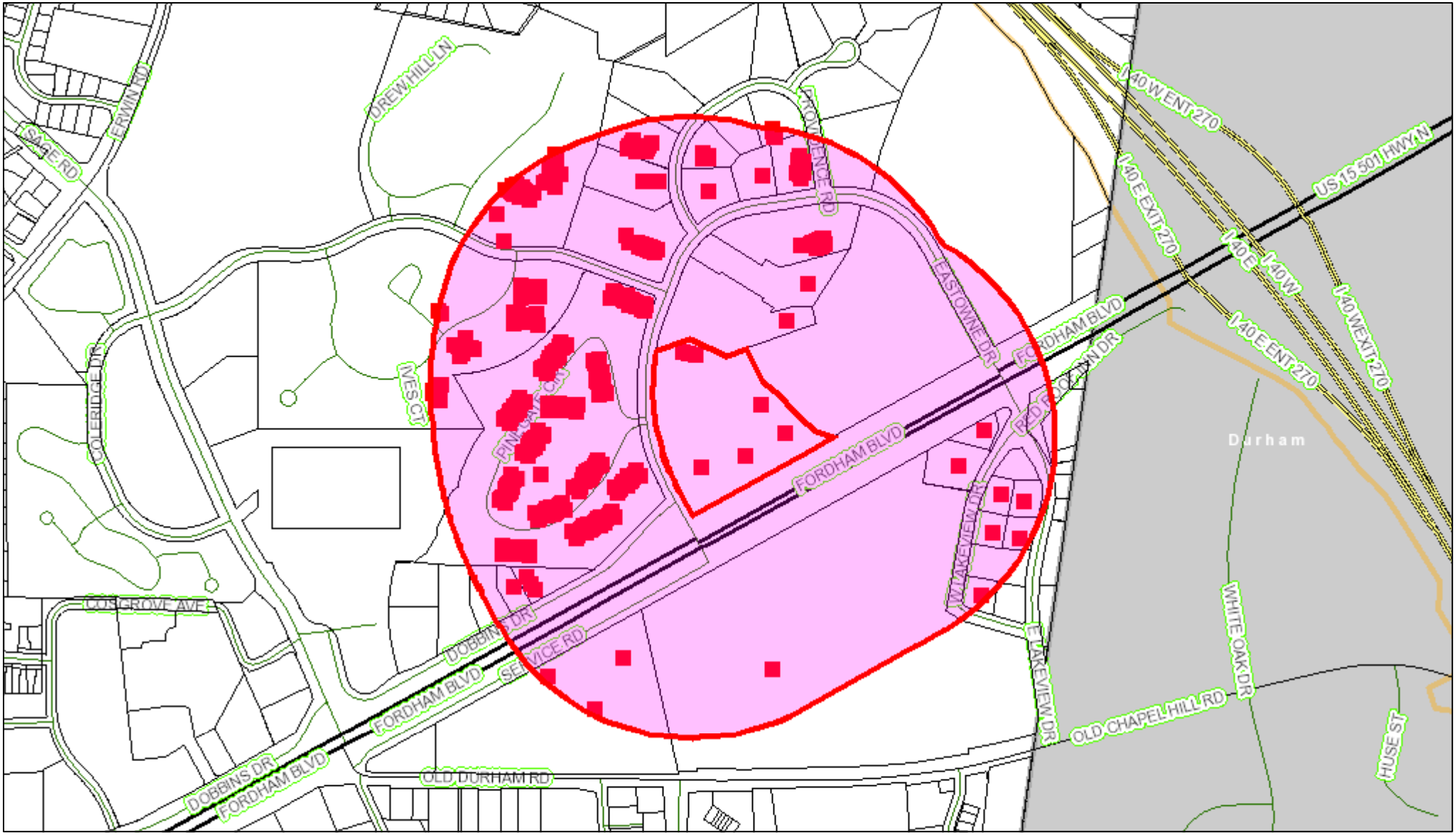
Applicant Response: Acknowledged. The Design Team will do a thorough review of the Development's infrastructure plans as part of the Master Plan Process.

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

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

This page intentionally left blank

Orange County



March 2, 2018

PIN: 9890800195

OWNER 1:	HEALTH SYSTEM PROPERTIES LLC	SIZE:	8.375 A
OWNER 2:		DEED REF:	5289/532
ADDRESS 1:	211 FRIDAY CENTER DR	RATECODE:	22
ADDRESS 2:	STE 2043	TOWNSHIP	CHAPEL HILL
CITY:	CHAPEL HILL	BLDG SQFT:	14120
STATE, ZIP:	NC 27517	YEAR BUILT:	1974
LEGAL DESC:	1 REV EASTOWNE OFFICE PARK P73/10		

BUILDING COUNT:	6
LAND VALUE:	$4,744,400
BLDG_VALUE:	$3,994,887
USE VALUE:	$
TOTAL VALUE:	$8,739,287
DATE SOLD:	01/05/2012
TAX STAMPS:	

1:7,361

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

ORANGE COUNTY
NORTH CAROLINA

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

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**
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

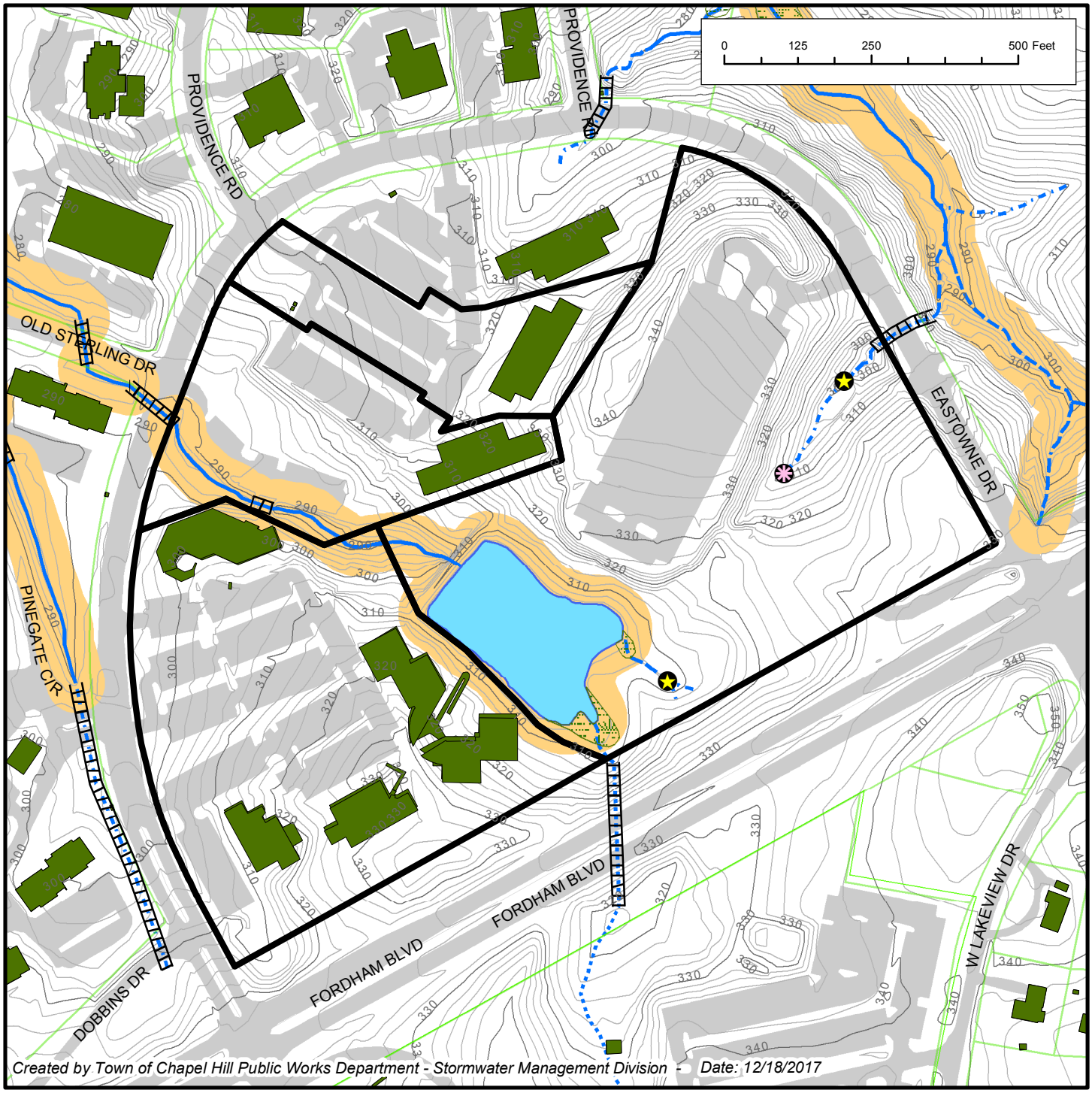
Address: 100, 600, 700 Eastowne Drive, Chapel Hill, NC

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

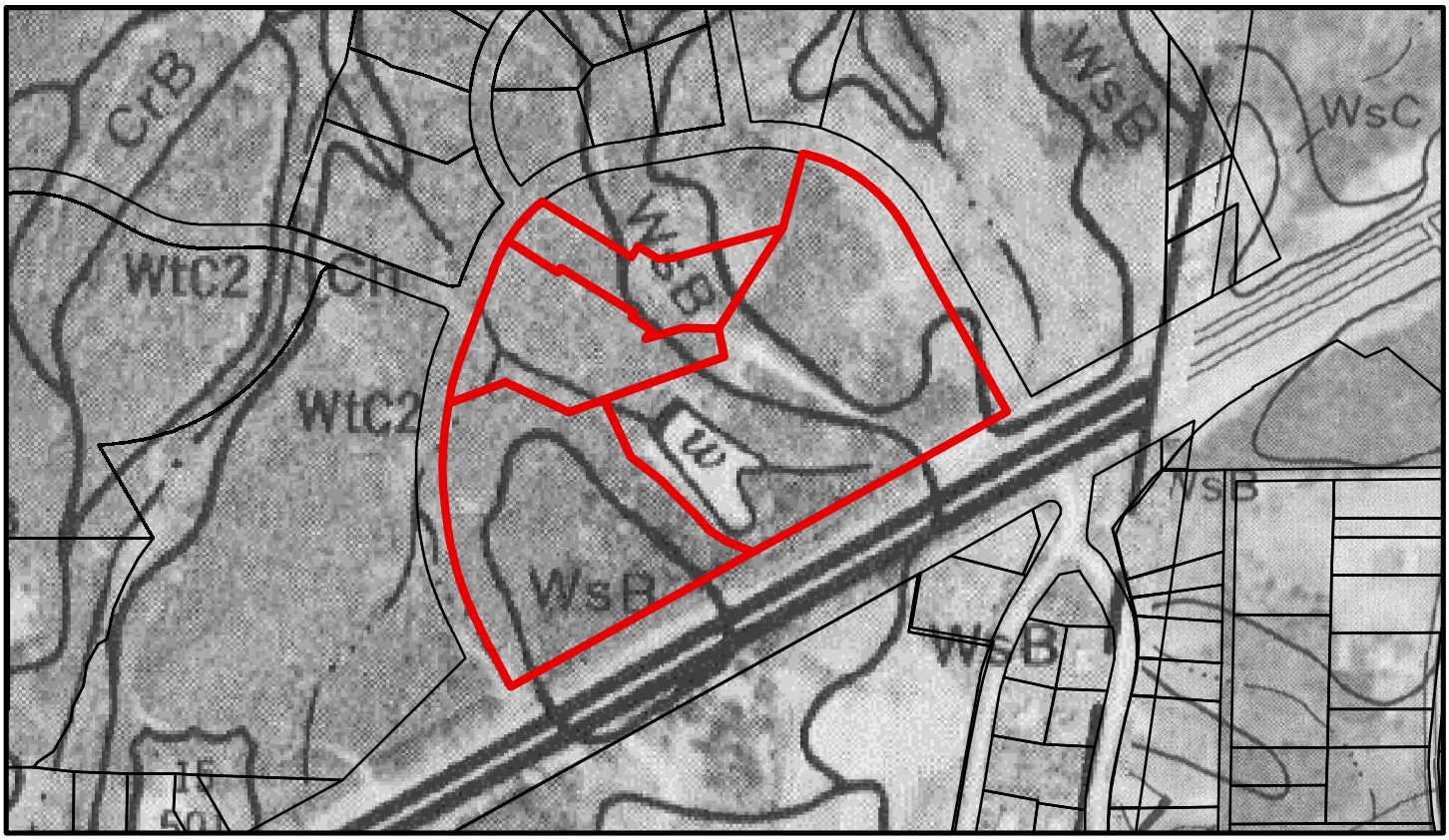
Site Parcel Boundary

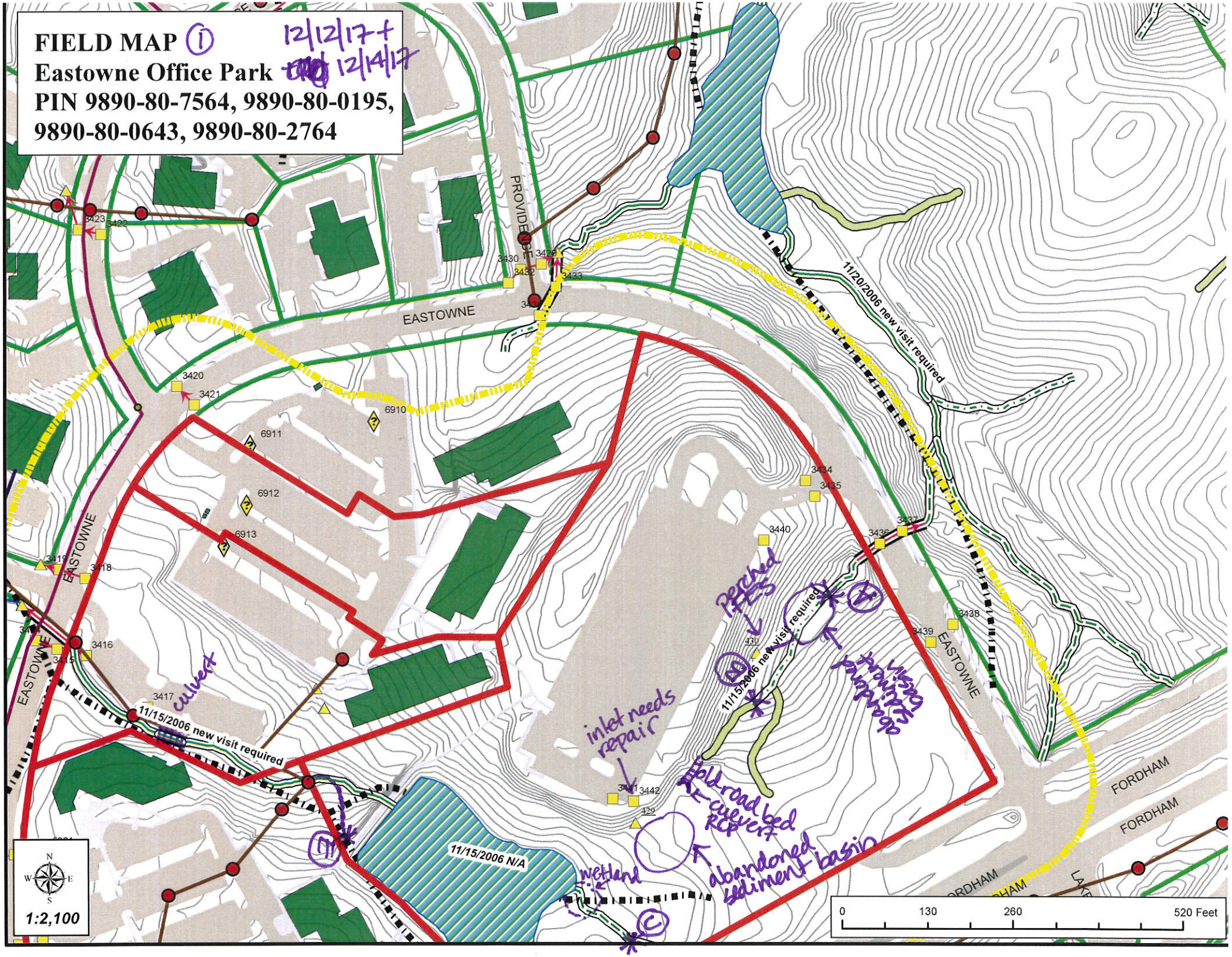
0 150 300 450 600 Feet

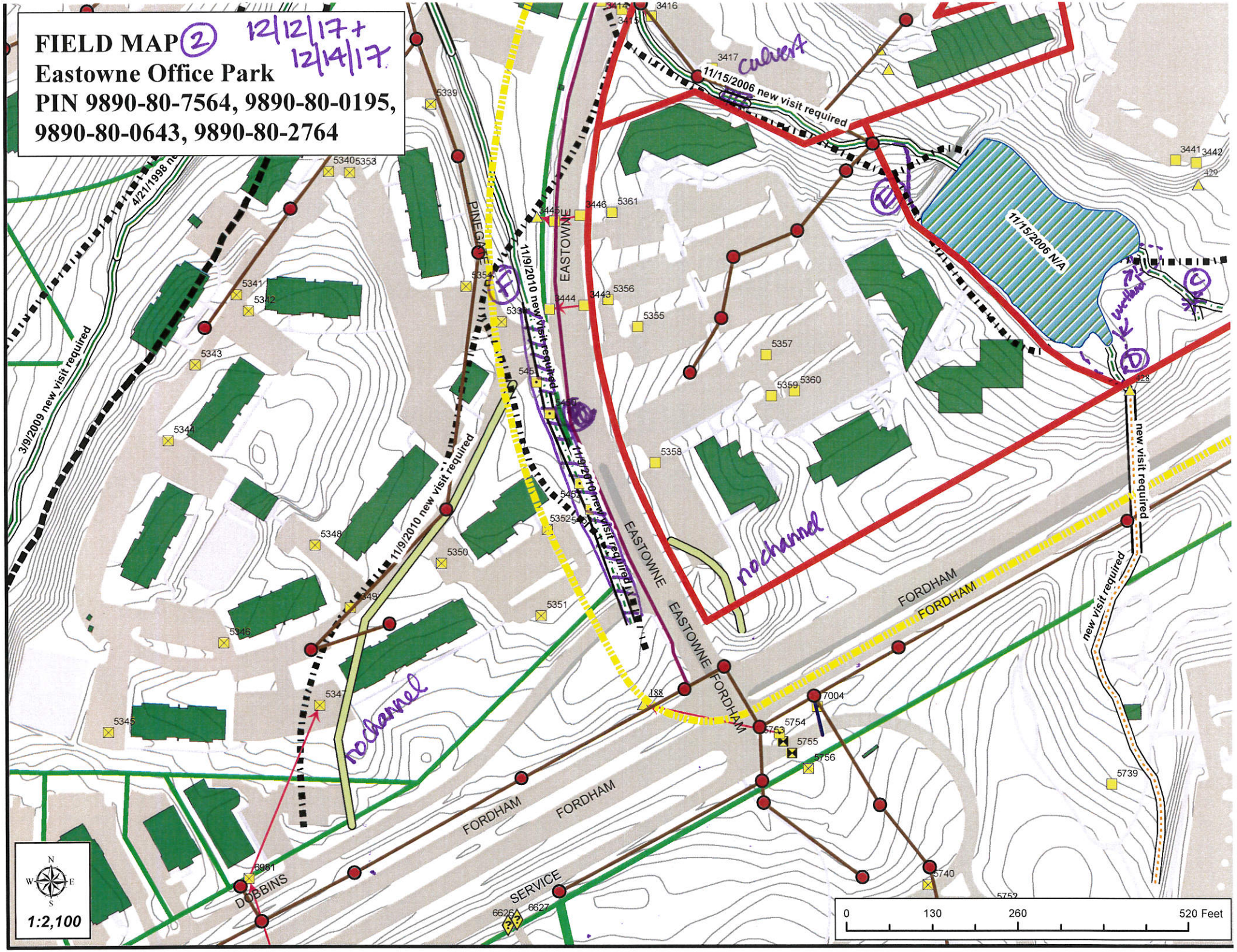
1 inch = 500 feet

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


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

20171212150

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

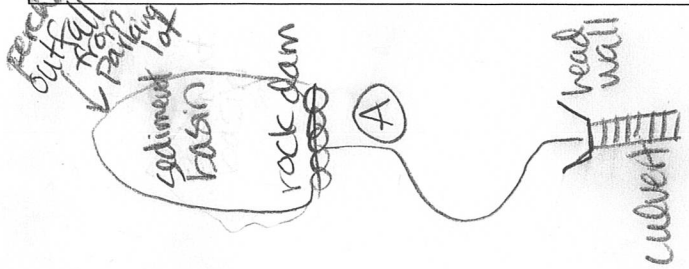
B. Hydrology (Subtotal = 6.5)				
12. Presence of Baseflow	0	(1)	2	3
13. Iron oxidizing bacteria	(0)	1	2	3
14. Leaf litter	1.5	1	(0.5)	0
15. Sediment on plants or debris	0	0.5	(1)	1.5
16. Organic debris lines or piles	(0)	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		(Yes = 3) water filled auger hole	

C. Biology (Subtotal = 6)				
18. Fibrous roots in streambed	3	(2)	1	0
19. Rooted upland plants in streambed	(3)	2	1	0
20. Macrobenthos (note diversity and abundance)	0	(1)	2	3
21. Aquatic Mollusks	(0)	1	2	3
22. Fish	(0)	0.5	1	1.5
23. Crayfish	(0)	0.5	1	1.5
24. Amphibians	(0)	0.5	1	1.5
25. Algae	(0)	0.5	1	1.5
26. Wetland plants in streambed none	FACW = 0.75; OBL = 1.5 (Other = 0)			

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

Notes: amphipods + lots of isopods

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



20171212 1230

Feature (B)

NC DWQ Stream Identification Form Version 4.11

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

A. Geomorphology (Subtotal = 4)	Absent	Weak	Moderate	Strong
1[a]. Continuity of channel bed and bank	0	(1)	2	3
2. Sinuosity of channel along thalweg	0	(1)	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	(0)	1	2	3
4. Particle size of stream substrate	(0)	1	2	3
5. Active/relict floodplain	(0)	1	2	3
6. Depositional bars or benches	(0)	1	2	3
7. Recent alluvial deposits	(0)	1	2	3
8. Headcuts	0	(1)	2	3
9. Grade control	0	(0.5)	1	1.5
10. Natural valley	0	(0.5) →	1	1.5
11. Second or greater order channel	(No = 0)		Yes = 3	

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

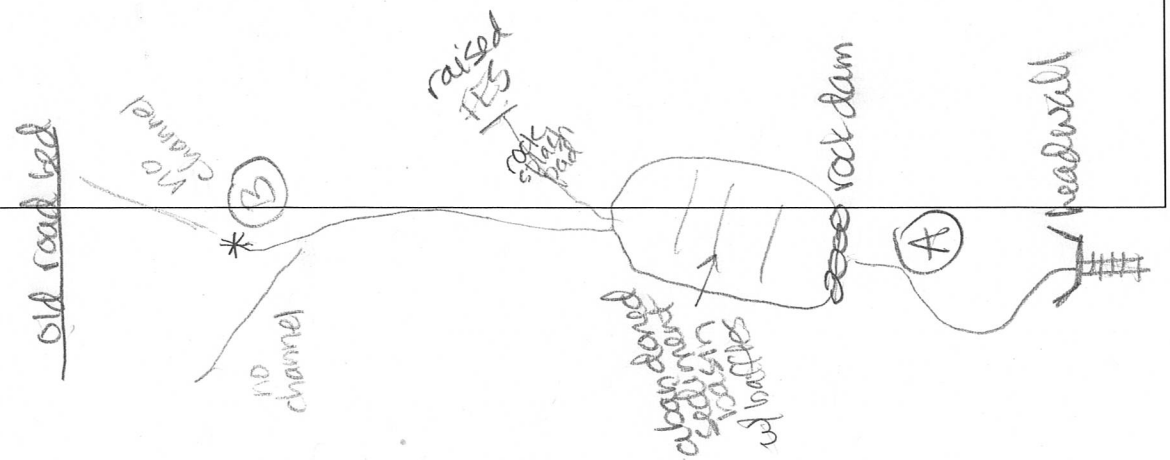
B. Hydrology (Subtotal = 0)				
12. Presence of Baseflow	(0)	1	2	3
13. Iron oxidizing bacteria	(0)	1	2	3
14. Leaf litter	1.5	1	0.5	(0)
15. Sediment on plants or debris	(0)	0.5	1	1.5
16. Organic debris lines or piles	(0)	0.5	1	1.5
17. Soil-based evidence of high water table?	(No = 0)		Yes = 3	

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

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

Notes:

Sketch:



20171212 1304

Feature C

NC DWQ Stream Identification Form Version 4.11

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

A. Geomorphology (Subtotal = 12)	Absent	Weak	Moderate	Strong
1[a]. Continuity of channel bed and bank	0	1	(2)	3
2. Sinuosity of channel along thalweg	0	1	(2)	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	(1)	2	3
4. Particle size of stream substrate silt, sand	0	(1)	2	3
5. Active/relict floodplain	0	(1)	2	3
6. Depositional bars or benches	0	(1)	2	3
7. Recent alluvial deposits	0	1	(2)	3
8. Headcuts	0	(1)	2	3
9. Grade control	0	(0.5)	1	1.5
10. Natural valley	0	(0.5)	1	1.5
11. Second or greater order channel	(No = 0)		Yes = 3	

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

B. Hydrology (Subtotal = 6)				
12. Presence of Baseflow pools @ base of 2 grade control/head cut features	0	(1)	2	3
13. Iron oxidizing bacteria	(0)	1	2	3
14. Leaf litter	1.5	1	(0.5)	0
15. Sediment on plants or debris	0	0.5	(1)	1.5
16. Organic debris lines or piles	0	(0.5)	1	1.5
17. Soil-based evidence of high water table?	No = 0		(Yes = 3)	

C. Biology (Subtotal = 6.5)				
18. Fibrous roots in streambed	3	(2)	1	0
19. Rooted upland plants in streambed	(3)	2	1	0
20. Macrobenthos (note diversity and abundance)	0	(1)	2	3
21. Aquatic Mollusks	(0)	1	2	3
22. Fish	(0)	0.5	1	1.5
23. Crayfish	(0)	0.5	1	1.5
24. Amphibians	(0)	0.5	1	1.5
25. Algae	0	(0.5)	1	1.5
26. Wetland plants in streambed Lycopus, Juncus effusus	FACW = 0.75; OBL = 1.5 Other = 0			

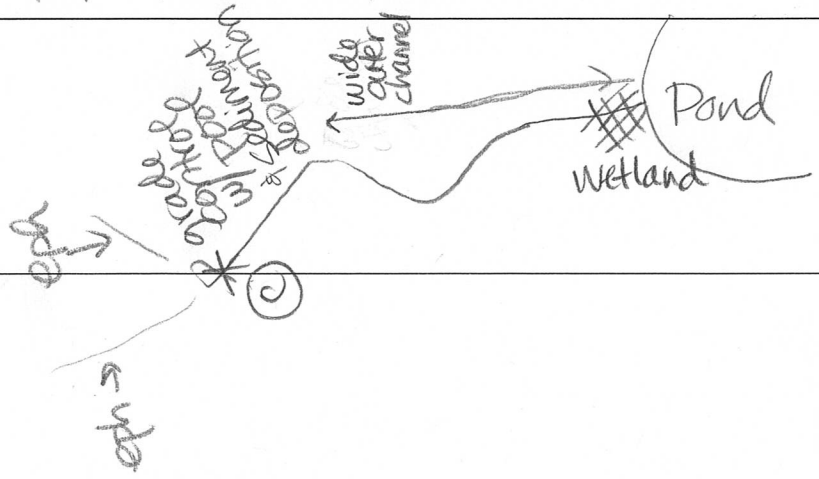
lots of deposition thru-out channel

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

Notes: amphipods, lots of isopods

just upstream from pond, not incl

Sketch:



20171212 1338

Feature D

NC DWQ Stream Identification Form Version 4.11

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

A. Geomorphology (Subtotal = 9.5)	Absent	Weak	Moderate	Strong
1[a]. Continuity of channel bed and bank	0	(1)	2	3
2. Sinuosity of channel along thalweg	0	1	(2)	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	(1)	2	3
4. Particle size of stream substrate gravel, silt, sand	0	(1)	2	3
5. Active/relict floodplain	0	(1) →	2	3
6. Depositional bars or benches	0	(1)	2	3
7. Recent alluvial deposits	0	(1) →	2	3
8. Headcuts	0	(1)	2	3
9. Grade control	(0)	0.5	1	1.5
10. Natural valley	0	(0.5)	1	1.5
11. Second or greater order channel	(No = 0)		Yes = 3	

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

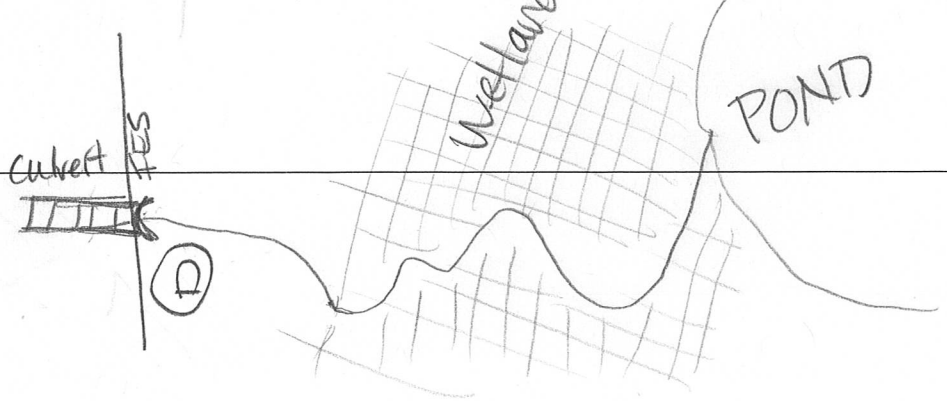
B. Hydrology (Subtotal = 8)				
12. Presence of Baseflow water present thru all but most of channel	0	1	(2)	3
13. Iron oxidizing bacteria	(0)	1	2	3
14. Leaf litter	1.5	(1) →	0.5	0
15. Sediment on plants or debris	0	0.5	(1)	1.5
16. Organic debris lines or piles	0	0.5	(1)	1.5
17. Soil-based evidence of 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: 33.5 *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30**	**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 channel, easement & 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)	

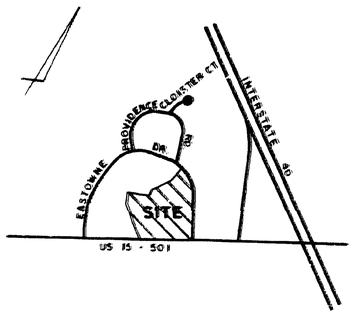
C. Biology (Subtotal = 8)				
18. Fibrous roots in streambed	(3)	2	1	0
19. Rooted upland plants in streambed	(3)	2	1	0
20. Macrobenthos (note diversity and abundance)	0	(1)	2	3
21. Aquatic Mollusks	(0)	1	2	3
22. Fish	(0)	0.5	1	1.5
23. Crayfish	(0)	0.5	1	1.5
24. Amphibians	(0)	0.5	1	1.5
25. Algae	0	0.5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

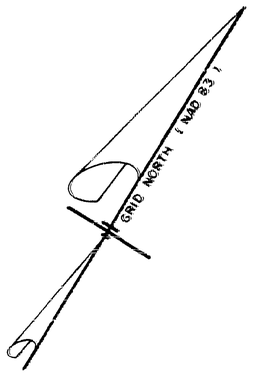
I, A. E. Prince, Registered Land Surveyor No. L-1356, certify to one or more of the following as indicated thus, (O or O):

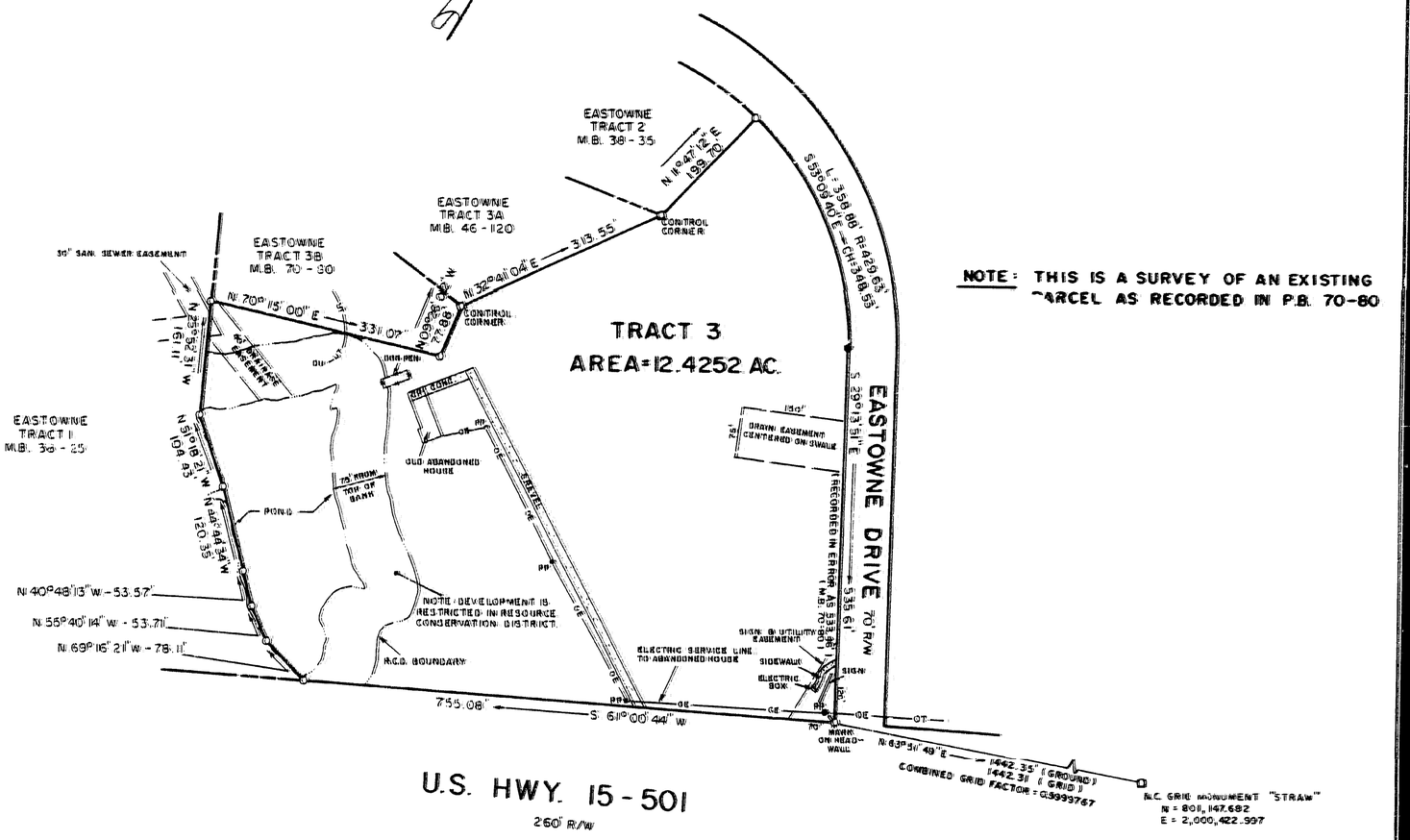
- O a. That this plat is of a survey that crosses a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- O b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance 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 Jan., 1995

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., 1995.

Gayle L. Prince NOTARY PUBLIC.

GAYLE L. PRINCE NOTARY PUBLIC ORANGE 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 1995 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

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

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'

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

BY	REVISIONS	DATE

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. 467-3546

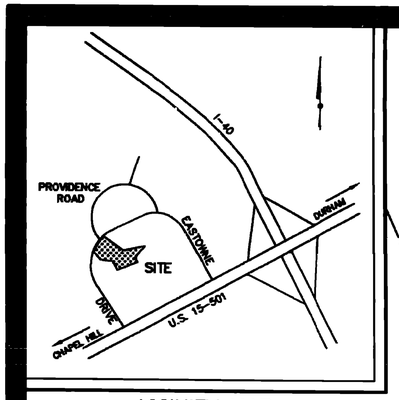
DUNCAN-PARNELL INC. RALEIGH 400 8-10-833-4477

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)

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 _____ 12/30/94 DATE

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

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

PROVIDENCE ROAD (60' PUBLIC R/W)
EASTOWNE DRIVE (70' PUBLIC R/W)
R/W
PB 70, PG 81

TRACT 2
PB 38, PG 25

TRACT 3A
2.416 AC.

TRACT 3B
2.442 AC.

TRACT 1
PB 38, PG 25

TRACT 3
PB 47, PG 91

EXISTING 30' OWASA WATER EASEMENT PB 38, PG 25
EXISTING 30' OWASA SANITARY SEWER EASEMENT PB 33, PG 113
20' OWASA WATER EASEMENT
40' PERMANENT PRIVATE ACCESS EASEMENT

EXISTING BUILDING 800
EXISTING BUILDING 700
PROPOSED BUILDING 600 (UNDER CONSTRUCTION)

CONTROL CORNER

L=43.55'
S 60°04'37" E 113.94'
S 57°53'00" E 275.82'
N 57°53'00" W 153.73'
N 20°40'00" E 51.64'
N 45°00'00" W 189.80'
N 71°00'00" W 160.00'
N 25°09'00" W 105.31'
N 57°53'00" W 225.00'
S 32°07'00" E 30.00'
S 57°53'00" E 60.00'
N 85°15'53" E 43.56'
N 74°12'00" E 298.70'
S 33°24'35" W 313.55'
N 32°07'00" E 25.00'
N 87°02'45" W 95.00'
S 70°20'14" W 101.83'
S 06°42'31" E 77.88'
S 70°58'31" W 331.07'
N 57°53'00" W 65.00'
N 48°21'03" W (TIE) 102.45'
S 10°07'06" W 28.85'
S 29°09'13" W 98.38'
112.69' (TOTAL)
99.88' S 28°19'39" W
40.00'
20.00'
30'
70'
R/W

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 Nelson 12/30/94
BLUE CROSS and BLUE SHIELD OF N.C. DATE

ATTEST: Clyde A. Hatley DATE 12/30/94
SECRETARY

NORTH CAROLINA Durham COUNTY
I Lynda S. Ash, A NOTARY PUBLIC FOR SAID COUNTY AND STATE CERTIFY THAT Clyde A. Hatley PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT SHE 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 HERSELF AS ITS ASSISTANT SECRETARY.
WITNESS MY OFFICIAL SEAL, THIS 30 DAY OF Dec., 1994.

Lynda S. Ash
NOTARY PUBLIC

12/7/99
COMMISSION EXPIRES

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 38E, page REFS; that the boundaries not surveyed are clearly indicated as dashed lines, drawn from information found in Book 38E, page REFS 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 Timothy A. Smith

Registration Number L-3072

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. Arndt

My commission expires 10-22-96

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.

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

NORTH CAROLINA-ORANGE COUNTY

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

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 Jane Hayes, Register of Deeds

By: Pamela D. Hayes Deputy

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.

Book 73 Page 9

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

PLAT OF REVISION
EASEMENT PLAT

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

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

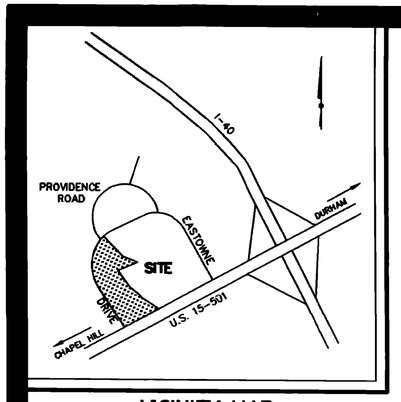
REVISIONS 1. REVISED 12/06/94

SHEET 1
OF 1

LD: 11/29/94

FILED 23110 BOOK 73 PAGE 10

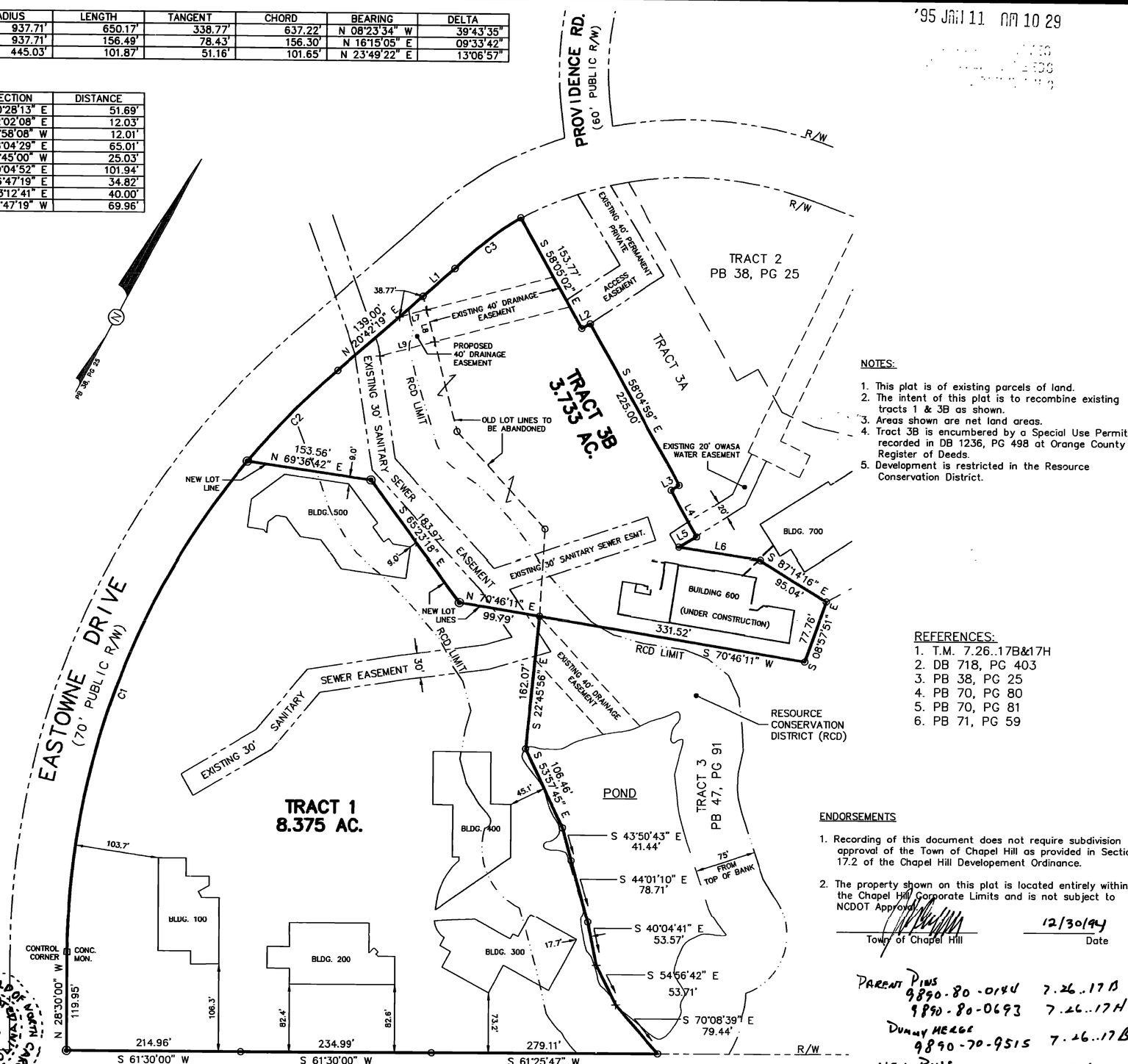
'95 JAN 11 AM 10 29



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'



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 — Date 12/30/94

PARENT PINS
9890-80-0140 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

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

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: Carney Hudgens DATE: 12/5/94
BLUE CROSS and BLUE SHIELD OF N.C. S.V.P.

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

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. Woolen 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.

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 June Hayes, Register of Deeds.

By: Priscilla D. May Asst/Deputy

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

RECORDED: ORANGE COUNTY PLAT BOOK 73, PAGE 10.

BOOK 73 Page 10

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

EASTOWNE OFFICE PARK

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

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

REVISIONS
△ 11/2/94 - TOWN COMMENTS
△ 11/23/94 - " "

SHEET 1
OF 1

LED: 11/1/94

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, 9890807644, 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 (Contractor/Agent), of MCADAMS (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.

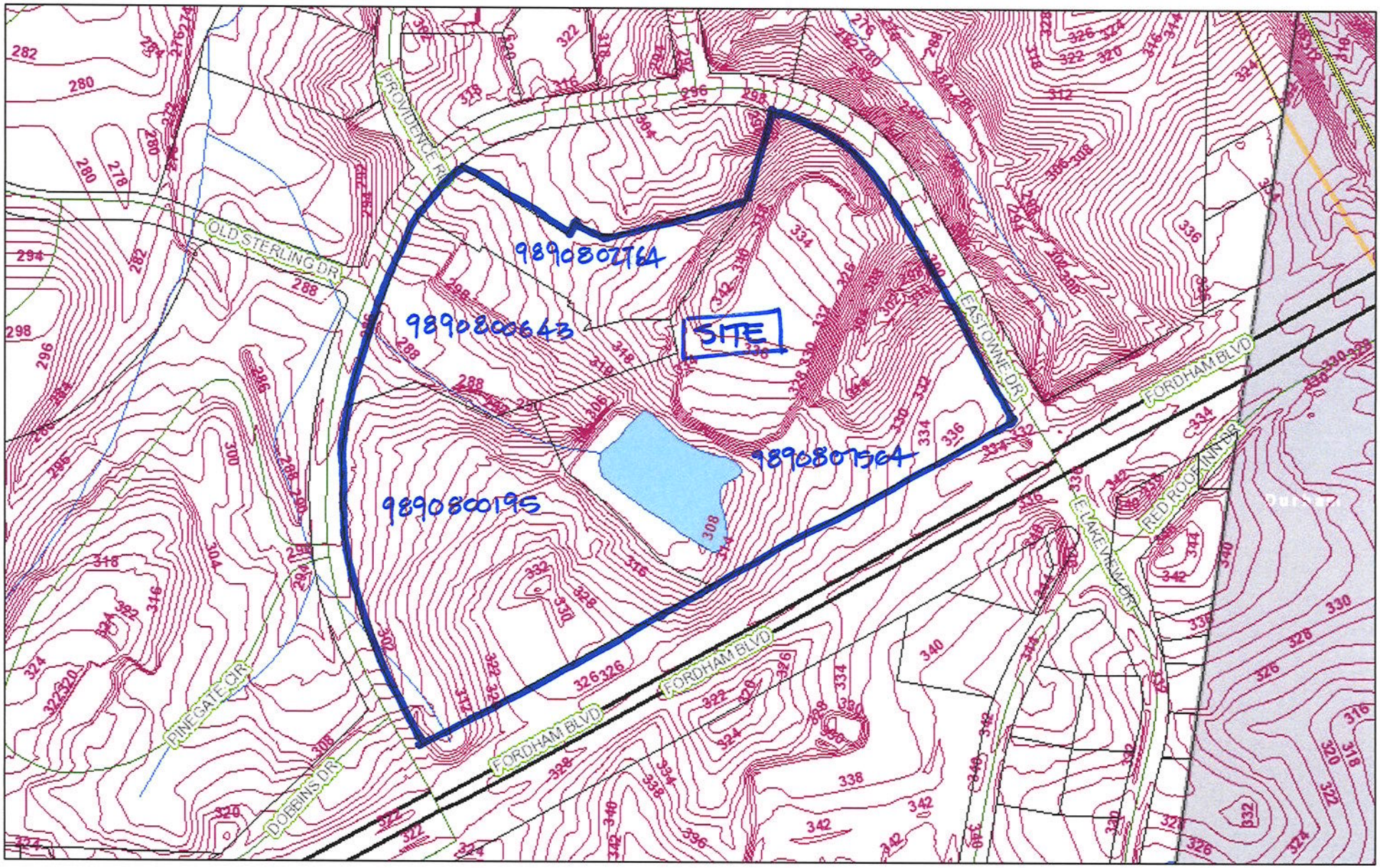
Owner Authorized Signature — Date: 11/28/17

Owner Authorized Signature — Date

Contractor/Agent Authorized Signature: Wm. H. Derks — 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

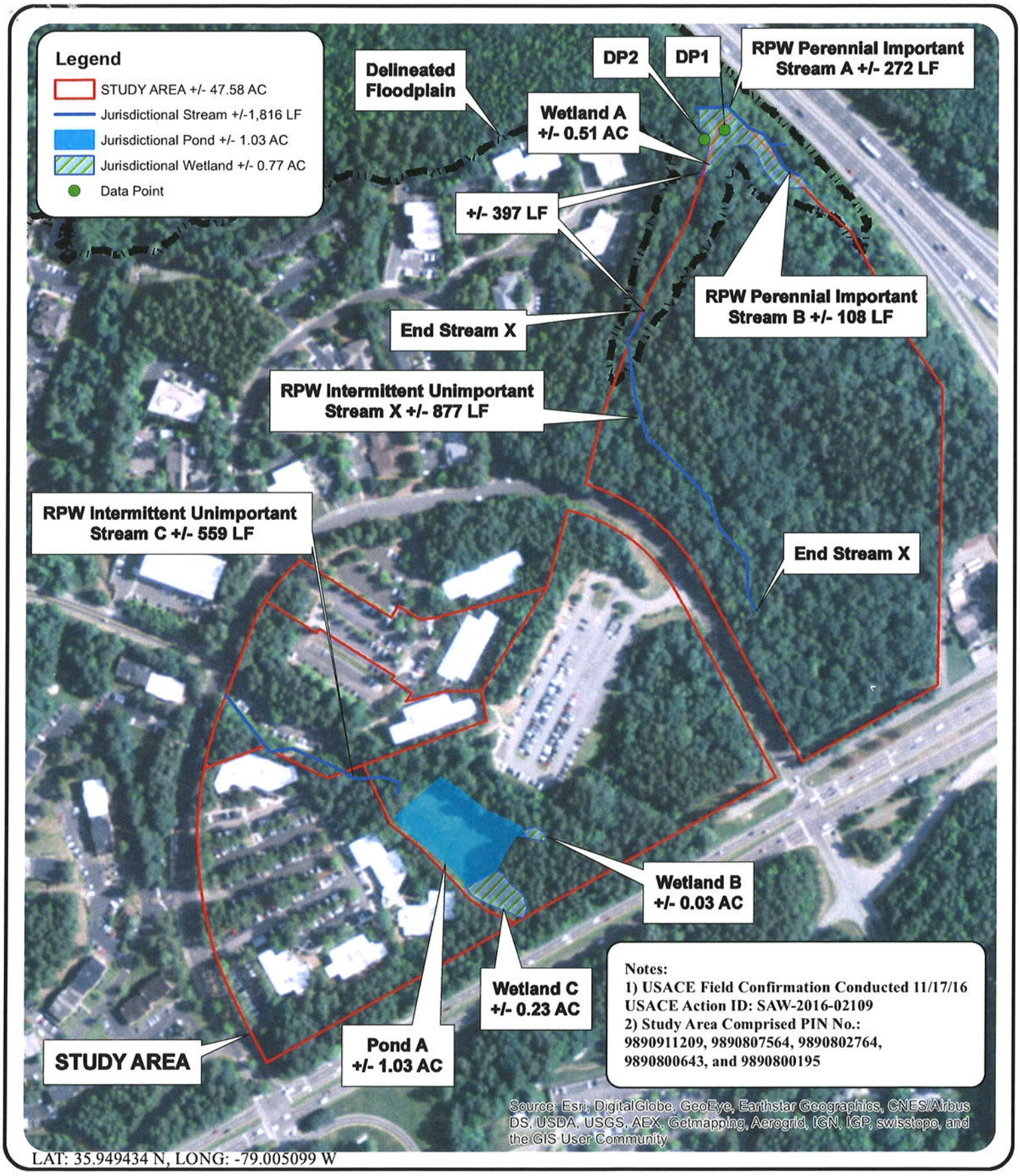


November 21, 2017

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

February 28, 2018

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

RE: Eastowne Redevelopment – MOB 1
RCD Encroachment Exemption
UNC-17020

Ms. Wagner / Mr. Sudol,

In conjunction with the submittal of the SUP application for the Eastowne Redevelopment project at 100 Eastowne Drive the attached exhibits and RCD Encroachment Exemption Application is being provided for proposed changes to the existing RCD impacts on the site. The proposed encroachments associated with the pending Special Use Permit (SUP), and eventual Zoning Compliance Permit (ZCP) applications show a shift in the location and an overall reduction in the total impacts to the RCD. Two exhibits are attached depicting the existing condition and existing RCD impacts and the proposed condition with proposed RCD impacts.

Existing Condition

The site, developed in the 1970's used a low density, suburban, high-environmental impact model that would not meet today's minimum zoning and building code standards. Constructed prior to the implementation of the Town's resource conservation district overlay portions of the existing buildings, sidewalks, parking and drive aisles all lie within all three zones of the RCD. The buildings are beyond their useful lives, have poor ADA accessibility, and lack the physical size or mechanical capacity to meet any of the system's current clinical needs. For the redevelopment of this site four of the five small buildings currently occupying the site, along with the associate parking lots, drive aisles and utilities will be demolished.

Currently, a total of 28,376 square feet of impervious area (buildings, sidewalks, parking and drive aisles) is constructed in the RCD. (See the attached exhibit.) The total RCD impact if grading and utilities impacts area also taken into consideration is even greater. But, for purposes of this request, the comparison of the existing and proposed impervious areas is the most consistent, quantifiable, measure that can be used.

Proposed Condition

The redevelopment project for MOB 1 will remove, relocate, or reconfigure the existing RCD encroachments. The total encroachment by buildings, sidewalks, parking and drive aisles will reduce the amount of impervious area in the RCD. The total proposed impervious area in the RCD is 26,538 square feet. A 6.5% reduction. Secondly, the majority of the change comes from removing impacts from the most sensitive Stream Side zone of the RCD.

Thank you for your consideration of the request for approval of an RCD Exemption for these necessary impacts.

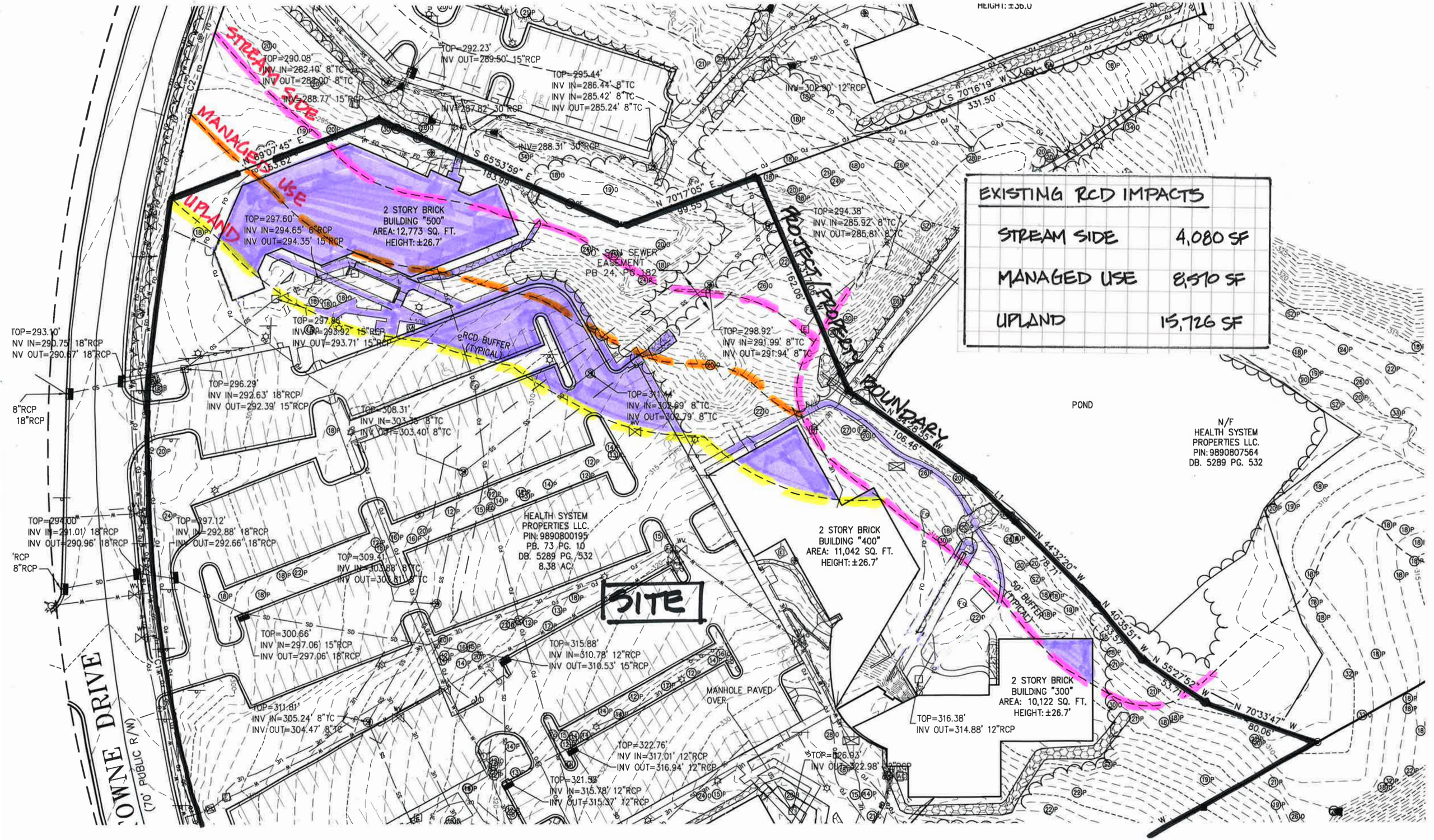
Sincerely,

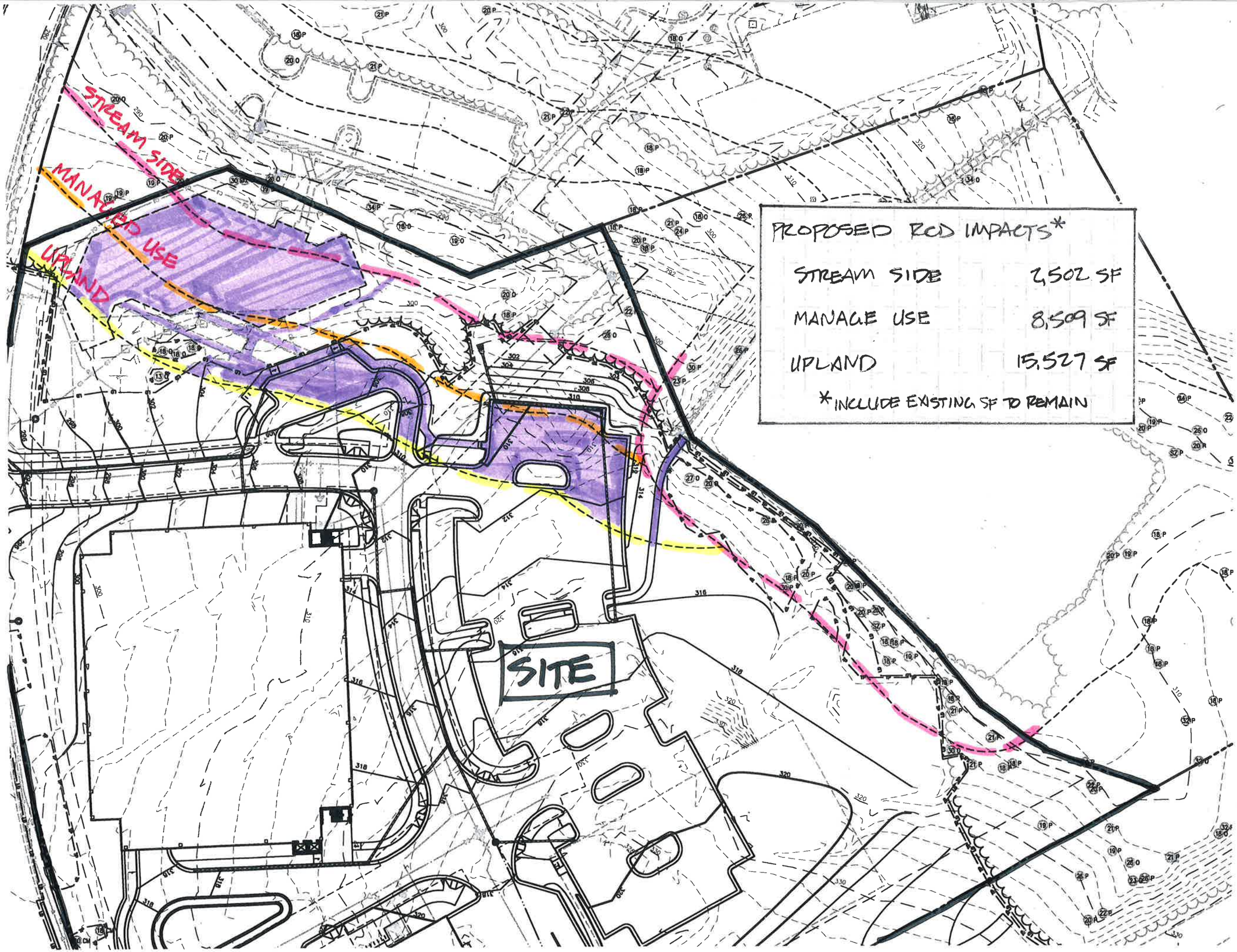
MCADAMS

William H. Derks, PE
Director, Commercial

WHD/lgh

Enclosures


EXISTING RCD IMPACTS
STREAM SIDE 4,080 SF
MANAGED USE 8,510 SF
UPLAND 15,726 SF
STREAM SIDE
MANAGED USE
UPLAND
RCD BUFFER (TYPICAL)
PROJECT/PROPERTY BOUNDARY
SITE
2 STORY BRICK BUILDING "500" AREA: 12,773 SQ. FT. HEIGHT: ±26.7'
2 STORY BRICK BUILDING "400" AREA: 11,042 SQ. FT. HEIGHT: ±26.7'
2 STORY BRICK BUILDING "300" AREA: 10,122 SQ. FT. HEIGHT: ±26.7'
POND
HEALTH SYSTEM PROPERTIES LLC. PIN: 9890800195 PB. 73 PG. 10 DB. 5289 PG. 532 8.38 AC.
N/F HEALTH SYSTEM PROPERTIES LLC. PIN: 9890807564 DB. 5289 PG. 532
30' SAN SEWER EASEMENT PB 24, PG 182
50' BUFFER (TYPICAL)
MANHOLE PAVED OVER
OWNE DRIVE (70' PUBLIC R/W)
N 89°07'45" E 153.62'
S 65°53'59" E 185.99'
N 70°17'05" E 99.55'
S 70°16'19" W 331.50'
N 44°32'20" W 78.71'
N 40°35'51" W 53.57'
N 55°27'52" W 53.71'
N 70°33'47" W 80.06'
N 44°28'55" W 106.46'
TOP=290.08' INV IN=282.40' 8"TC INV OUT=282.00' 8"TC
INV=288.77' 15"RCP
TOP=292.23' INV OUT=289.50' 15"RCP
INV=287.82' 30"RCP
TOP=295.44' INV IN=286.44' 8"TC INV IN=285.42' 8"TC INV OUT=285.24' 8"TC
INV=288.31' 30"RCP
INV=302.90' 12"RCP
TOP=294.38' INV IN=285.92' 8"TC INV OUT=285.81' 8"TC
TOP=297.60' INV IN=294.65' 6"RCP INV OUT=294.35' 15"RCP
TOP=297.86' INV IN=293.92' 15"RCP INV OUT=293.71' 15"RCP
TOP=298.92' INV IN=291.99' 8"TC INV OUT=291.94' 8"TC
TOP=293.10' NV IN=290.75' 18"RCP NV OUT=290.67' 18"RCP
8"RCP 18"RCP
TOP=296.29' INV IN=292.63' 18"RCP INV OUT=292.39' 15"RCP
TOP=308.31' INV IN=303.38' 8"TC INV OUT=303.40' 8"TC
TOP=311.44' INV IN=302.69' 8"TC INV OUT=302.79' 8"TC
TOP=294.00' INV IN=291.01' 18"RCP INV OUT=290.96' 18"RCP
'RCP 8"RCP
TOP=297.12' INV IN=292.88' 18"RCP INV OUT=292.66' 18"RCP
TOP=309.41' INV IN=303.88' 8"TC INV OUT=303.81' 8"TC
TOP=300.66' INV IN=297.06' 15"RCP INV OUT=297.06' 18"RCP
TOP=315.88' INV IN=310.78' 12"RCP INV OUT=310.53' 15"RCP
TOP=311.81' INV IN=305.24' 8"TC INV OUT=304.47' 8"TC
TOP=322.76' INV IN=317.01' 12"RCP INV OUT=316.94' 12"RCP
TOP=321.53' INV IN=315.78' 12"RCP INV OUT=315.37' 12"RCP
TOP=316.38' INV OUT=314.88' 12"RCP
TOP=326.93' INV OUT=322.98' 12"RCP



PROPOSED RCD IMPACTS*

STREAM SIDE	2,502 SF
MANAGE USE	8,509 SF
UPLAND	15,527 SF

*INCLUDE EXISTING SF TO REMAIN

RESOURCE CONSERVATION DISTRICT ENCROACHMENT EXEMPTION APPLICATION

TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 968-2728 *fax* (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9890800195 Date: 03/06/2018

Section A: Project Information

Project Name: Eastowne Redevelopment - MOB 1

Property Address: 100 Eastowne Drive Zip Code: 27514

Existing Zoning District: OI-2 (Proposed OI-3)

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

Applicant Information (to whom correspondence will be mailed)

Name: McAdams

Address: P.O. Box 14005

City: Research Triangle Park State: NC Zip Code: 27709

Phone: 919-361-5000 Email: derks@johnrmcadams.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: Will H. Derks Date: 3/1/18

Owner/Contract Purchaser Information:

☒ **Owner** ☐ **Contract Purchaser**

Name: Health System Properties LLC

Address: 211 Friday Center Drive

City: Chapel HIll State: NC Zip Code: 27517

Phone: 984-974-5388 Email: simon.george@unchealth.unc.edu

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: SIMON GEORGE Date: 3/1/18

RESOURCE CONSERVATION DISTRICT ENCROACHMENT EXEMPTION APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department

Submittal Requirements

Every application which proposes development or land-disturbing activities wholly or partially within the Resource Conservation District shall include the following, unless affirmatively exempted by the Town Manager in part or entirely, for the whole area covered by the application. The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

A. A utilities plan; SEE PLAN SHEET C-6

B. A grading plan showing existing and final contours; SEE PLAN SHEET C-5

C. A sedimentation and erosion control plan; SEE LIMITS OF DISTURBANCE ON SHEET C-5 & LS-1

D. A storm water management plan; SEE STORMWATER MANAGEMENT MEMO.

E. A soils analysis; SEE PLAN SHEET C-2

F. Plans view showing: the topography of the site at a minimum horizontal scale of 1:60, at two-foot contour intervals; the location of streams, watercourses, stormwater runoff channels, etc; the limits of the floodway and floodplain; existing or proposed storm and sanitary sewers and sewer outfalls; septic tank systems and outlets, if any; existing and proposed structures and development; the 100-year flood and RCD elevations and limits; and existing and proposed tree lines; SEE PLAN SET

G. Profile view showing: at a minimum horizontal scale of 1:60, and minimum vertical scale of 1:10, the elevations of the watercourses bed; waterway openings of existing and proposed culverts and bridges within or near the site; size and elevation of existing or proposed sewer and drain outlets; the 100-year water surface elevations and limits; and the elevation of the Resource Conservation District; N/A - NO IMPACTS TO THE EXISTING WATERCOURSE ARE PROPOSED

H. A description of existing vegetation, including significant trees and shrubs; and a landscape plan for the completed development; SEE PLAN SHEETS C-2 & LS-1

I. A description of wildlife habitats, noting the types of habitat on site and their potential as habitats for various species of wild life and identifying any relevant limiting factors; N/A - EXISTING DEVELOPED SITE

J. Description of proposed storage of materials and of waste disposal facilities; SEE PLAN SHEET C-4

K. Certificate from a registered professional engineer or architect with respect to floodproofing, or from a registered professional engineer or surveyor with respect to elevation, that any floodproofing measures on nonresidential uses or finished elevations meet the requirements of this article; N/A - NO FLOODPLAIN ON SITE

L. Copies of notifications to and responses by adjacent communities, the North Carolina Department of Crime Control, or its successor agency, and Public Safety, and the Federal Emergency Management Agency, or its successor agency, regarding any proposed alteration or relocation of a riverine watercourse; N/A - NO ALTERATION OR RELOCATION PROPOSED.

M. The increase in elevation of the 100-year flood upstream from the development, velocity changes and rate of rise changes, runoff, water quality change, sediment deposit rate changes, and the duration of the flood. The Town Manager shall approve the methodology used to determine the changes; N/A - NO FLOODPLAIN ON SITE.

N. A list of owners of properties located within five hundred (500) feet of the subject property boundaries with the full name and address of each property owner, with stamped, pre-addressed mailing envelopes for each owner on the mailing list.
MAILING LIST ATTACHED

Revised 12.05.10

Parcel Identifier Number (PIN):_____

Orange County

Solid Waste Management Plan

All development applications must provide a detailed solid waste management plan, including a recycling plan and a plan for management of construction debris. **This form must be completed to fulfill this requirement**. Please complete all information in its entirety. Assistance in completing this form is available from the Orange County Solid Waste Enforcement Staff at (919) 968-2788 (Monday through Friday 8:00 am to 5:00 pm).

COMPLETE ALL INFORMATION BELOW:

Project Name UNC Health Care System Eastowne Campus

Project Location 100 Eastowne Drive Chapel Hill, NC

Project Owner UNC Health Care System

Contact Person Simon George

E-Mail simon.george@unchealth.unc.edu

Telephone (984) 974 - 5388

Mobile (919) 607 - 3842

Design Firm MHA works

Contact Person Michael Hining

E-Mail mhining@Mhaworks.com

Telephone (_919_) _682_-_2870

Mobile (_____) _____-

Date 2/27/18

Provide a brief description of the work to be performed under this application:

Demolition of four buildings totaling 75,000sf, and replace with 6 story, 150,000sf Medical Office Building as well as a 6 story, 580 parking space parking garage

1. Demolition and/or Deconstruction Waste:

Regulated Recyclable Materials (clean wood waste, scrap metal and corrugated cardboard) generated in Orange County must be recycled. During demolition activities, metal and wood are often not "reasonably possible to separate" or doing so may present health and safety concerns (asbestos, lead paint, etc.). In these cases only, are regulated materials not required to be separated for recycling. Consider whether the following materials will be generated on this project, *in any quantity*, and indicate the management method(s).

☒	**1. Scrap Metal (Metal wastes are required by Ordinance to be recycled)**
	No metal waste will be produced (proceed to # 2)
	Recycle at Orange County Landfill (**no tip fee charged if kept separate**)
	Segregated for hauling to scrap metal dealer
X	Mixed with other waste and taken to Certified Commingled Recycling Facility

☒	**2. Clean Wood Wastes (Clean wood wastes are required by Ordinance to be recycled)**
	No clean wood wastes will be produced (proceed to # 3)
	Recycle at Orange County Landfill (**reduced tip fee charged if kept separate**)
	Separated for private salvage or charity
X	Mixed with other waste and taken to Certified Commingled Recycling Facility

☒	**3. Demolition or Deconstruction of Buildings and Structures on the Site**
	No structure(s) will be removed (proceed to **Construction Wastes section**)
X	Structure(s) must be demolished or relocated. Please describe (include square footage for each structure): *Four buildings to be demolished. B100 is a two story, 15,943sf brick veneer building built in 1974, with renovations in 2005. B200 is a two story, 18,219sf, brick veneer building built in 1976, with renovations in 2005. B300 is a two story, 19,021sf brick veneer building built in 1977 with renovations in 1998. B400 is a two story, 20,625sf brick veneer building built in 1977 with renovations in 2000.*

If any structure described above is greater than 500 ft^2, it must be assessed for salvage and deconstruction possibilities. Please call Solid Waste Staff at (919) 968-2788 to arrange an assessment.

Could the structure(s) be moved from the site? YES____NO__x__

Has the sale or donation of the structures been considered?

Please explain: Considering donating to Town of Chapel Hill Fire Department for training purposes. YES__x__NO____

What is the timetable on removal of the structure(s)? Demolition to commence Summer 2018

☒	4. Other Salvageable Materials (From Bldg. Demolition/Deconstruction)
X	Appliances, and/or furnishings

2. Construction Wastes:

During the construction phase there are multiple options for recycling building materials. **Regulated Recyclable Materials (clean wood waste, scrap metal and corrugated cardboard) generated in Orange County must be recycled.** Although other materials are not required to be recycled, you are highly encouraged to do so. One of the best methods of recycling is to separate the materials on the jobsite. **You may also combine materials for delivery to a certified recycling facility *as long as the hauler is licensed with OCSW*.**

☒	1. Scrap Metal (Metal wastes are required by Ordinance to be recycled)
	No metal waste will be produced (proceed to # 2)
	Recycle at Orange County Landfill (**no tip fee charged if kept separate**)
	Segregated for hauling to scrap metal dealer
X	Mixed with other waste and taken to Certified Commingled Recycling Facility

☒	2. Clean Wood Wastes (Clean wood wastes are required by Ordinance to be recycled)
	No clean wood wastes will be produced (proceed to # 3)
	Recycle at Orange County Landfill (**reduced tip fee charged if kept separate**)
	Separated for private salvage or charity
X	Mixed with other waste and taken to Certified Commingled Recycling Facility

☒	3. Corrugated Cardboard (Cardboard wastes are required by Ordinance to be recycled)
	No cardboard waste will be produced (proceed to # 4)
	Recycle at Orange County Landfill (**no tip fee charged if kept separate**)
	Segregated for hauling to paper recycling dealer
X	Mixed with other waste and taken to Certified Commingled Recycling Facility

☒	4. Bulk C&D waste containers (Roll-Off's or Dumpsters) – County Ordinance requires that the owner of any bulk C&D waste container that hauls any regulated material(s) be licensed. You may contact the OCSW Enforcement staff for a current list of licensed haulers or go the OCSW web-page.
X	There will be one or more bulk containers at the site for construction wastes

	A corral or similar system of waste containment will be used (Hauler must be licensed)

3. Post Construction Recycling by Occupant/Tenant:

☒	**Check the following recyclables that will be generated by the structure's occupants**
X	Std. Co-Mingled (glass bottles, metal cans, newspaper, magazines, #1 & #2 plastics)
X	Corrugated Cardboard (*** See Next Section Below**)
	Office Paper (white or colored copy paper, confidential papers)
	Restaurant/Bar/Grill (food wastes, cooking oil, disposable dining ware)
X	Other Plastics (#5, #7, 'bulky')

☒	**Cardboard Recycling Requirements – Orange County's Ordinance requires that recyclable corrugated cardboard be kept separate from all other refuse/solid waste. All projects must provide for cardboard recycling through the use of a dedicated on-site bulk container (i.e. dumpster) and typically, for every refuse dumpster there shall be 1 cardboard dumpster. *Alternatively, and if approved, public recycling drop-off sites located throughout the County can accommodate a very limited amount for commercial projects but cannot exceed 50 boxes per week.***
X	The project Site Plan includes cardboard recycling container(s) on Plan Sheet C-3
	Corrugated Cardboard will be handled in an alternate manner as described below:

☒	**Collection Type – This project will be served by the following collection methods:**
X	**Exterior individual or cooperative use bulk waste/recycling container site(s)**. *May be suitable for apartment complexes, restaurants, churches, educational facility, office building, retail/office/restaurant combinations* ***that include 1 or more of the following*:**
	Garbage dumpster
	Garbage compactor
	Cardboard dumpster
	Cardboard compactor (or inside baler)
	Recycling carts for standard co-mingled recyclables (see above)
	Cooking grease rendering container (required for any commercial kitchen facility)
	Food waste collection container (may qualify for collection by OCSW if enough quantity)
	Standard "curbside" recycling collection. *May be suitable for most single-family and some duplex, triplexes, and townhouse developments.*
X	**Private Waste Collection Contractor** – If approved by OCSW, the project may elect to go with a private waste collection contractor (*that includes the collection of cardboard and mixed recyclables*). If approved, the standard OCSW waiver of public recycling notes must be placed on the plans and a letter of collection service by the private waste contractor must be provided to OCSW before approval of the development plans. Contact OCSW Enforcement staff for waiver notes and a sample of collection service letter (aka 'will serve' letter).

This page intentionally left blank

SUSTAINABILITY SERVICES

February 19, 2018

Craig Batts
Manager of Property Management
Real Estate & Facilities
Hedrick Building – 2026
211 Friday Center Drive
Chapel Hill, NC 27517

Dear Craig,

Please use this letter as a confirmation that Waste Management Sustainability Services will provide all necessary equipment for the trash, construction and demolition removal from 100-400 Eastowne Dr Chapel Hill, NC 27514.

Please have anyone from the city or UNC contact Waste Management at the contact information below:

Jason Wrubel
jwrubel@wm.com
Cell- 321-338-5430
Fax- 866-327-5058

Sincerely,

Jason Wrubel
Operation Support Manager
Waste Management Sustainability Services

March 6, 2018

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

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

Ms. Wagner / Mr. Sudol -

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

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

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

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

Sincerely,

MCADAMS

William H. Derks, PE
Director, Commercial

WHD/lgh

Enclosures

March 6, 2018

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

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

Ms. Wagner / Mr. Sudol -

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

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

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

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

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

OI-3 Zoning District	
Minimum Street Setback	0'
Max. Setback Building Height	N/A
Max. Core Building Height	N/A

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

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

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

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

OI-3 – Medical Office Building Frontage		
Minimum Street Setback	22'	(unchanged)
Max. Setback Building Height	74'	
Max. Core Building Height	105'	

OI-3 – Parking Deck Frontage		
Minimum Street Setback	22'	(unchanged)
Max. Setback Building Height	42'	
Max. Core Building Height	60'	(unchanged)

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

Sincerely,

MCADAMS

William H. Derks, PE
Director, Commercial

WHD/lgh

Enclosures

Eastowne Redevelopment - MOB 1

SUP area calculations

Floor Area

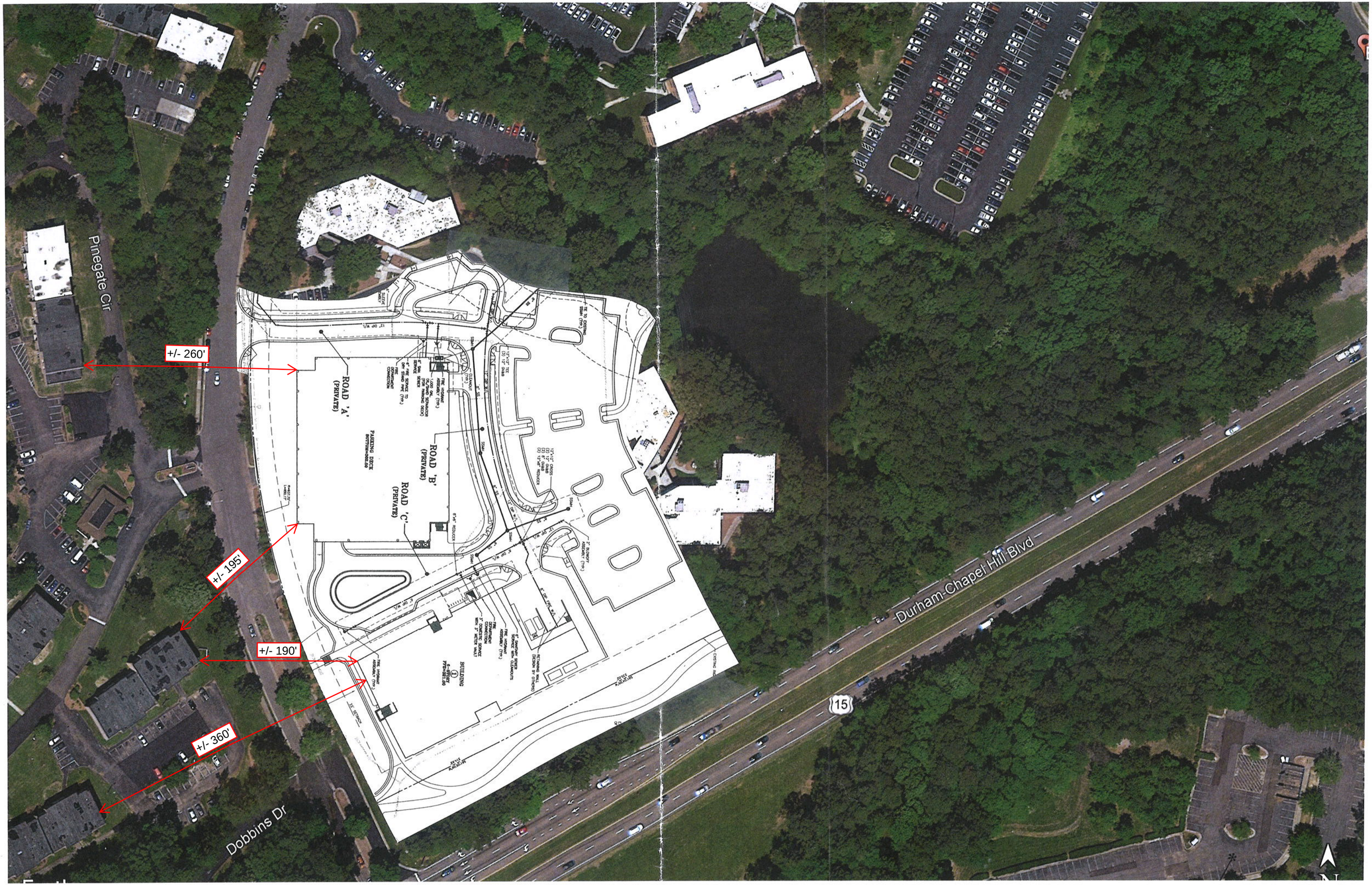
Parcel	Acreage	sf	Resource Conservation District				Floor Area Ratios				Total Floor Areas				
	Parcel area +10%		Stream Side	Managed Use	Upland	Remaining parcel area	Standard	Stream Side	Managed Use	Upland	Allowed	Proposed MOB 1	Proposed Mech. Bldg.	Existing Building (500)	Total Proposed
							0.566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

Impervious Area

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

Disturbed Area

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


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

Description of Public Art Proposal

Eastowne - Medical Office Building

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

MCADAMS

March 5, 2018

Town of Chapel Hill Stormwater Management
208 N. Columbia Street 2nd Floor
Chapel Hill, North Carolina 27514

Re: **UNC Health Care System Eastowne Campus**
Chapel Hill, North Carolina
UNC-17020

To Whom It May Concern:

Located between US Highway 15-501 and Eastowne Drive in Chapel Hill, North Carolina, is an existing site to be redeveloped, UNC Health System Eastowne Campus. Existing buildings, parking lot, utilities, and other supporting infrastructure will be removed and replaced with a new building, parking, and associated utilities and infrastructure. This redevelopment is located in the Cape Fear River basin, with stormwater runoff draining to New Hope Creek. According to the N.C. Division of Water Resources' NC Surface Water Classifications Map, New Hope Creek (Stream Index #16-41-4-(0.5)) is classified as WS-V;NSW at this location.

This redevelopment consists of no greater impervious cover than what currently exists on-site (183,032 sf in pre-development vs. 181,612 in post-development). Peak flow rates resulting from this redevelopment will be no greater than peak flow rates in the pre-development condition during the 1-, 2-, and 25-year storm events. There will be no increase in the 2-year runoff volume of stormwater runoff from this redevelopment. According to Section 5.4.5 of the Chapel Hill *"Land Use Management Ordinance (LUMO) – Version August 31, 2016,"* stormwater management facilities will not be required for this redevelopment. If you should have any questions or comments, please feel free to call me at (919) 361-5000.

Sincerely,

The John R. McAdams Company, Inc.

JV Loperfido, PhD, PE, CFM
Project Manager
Water Resources & Infrastructure

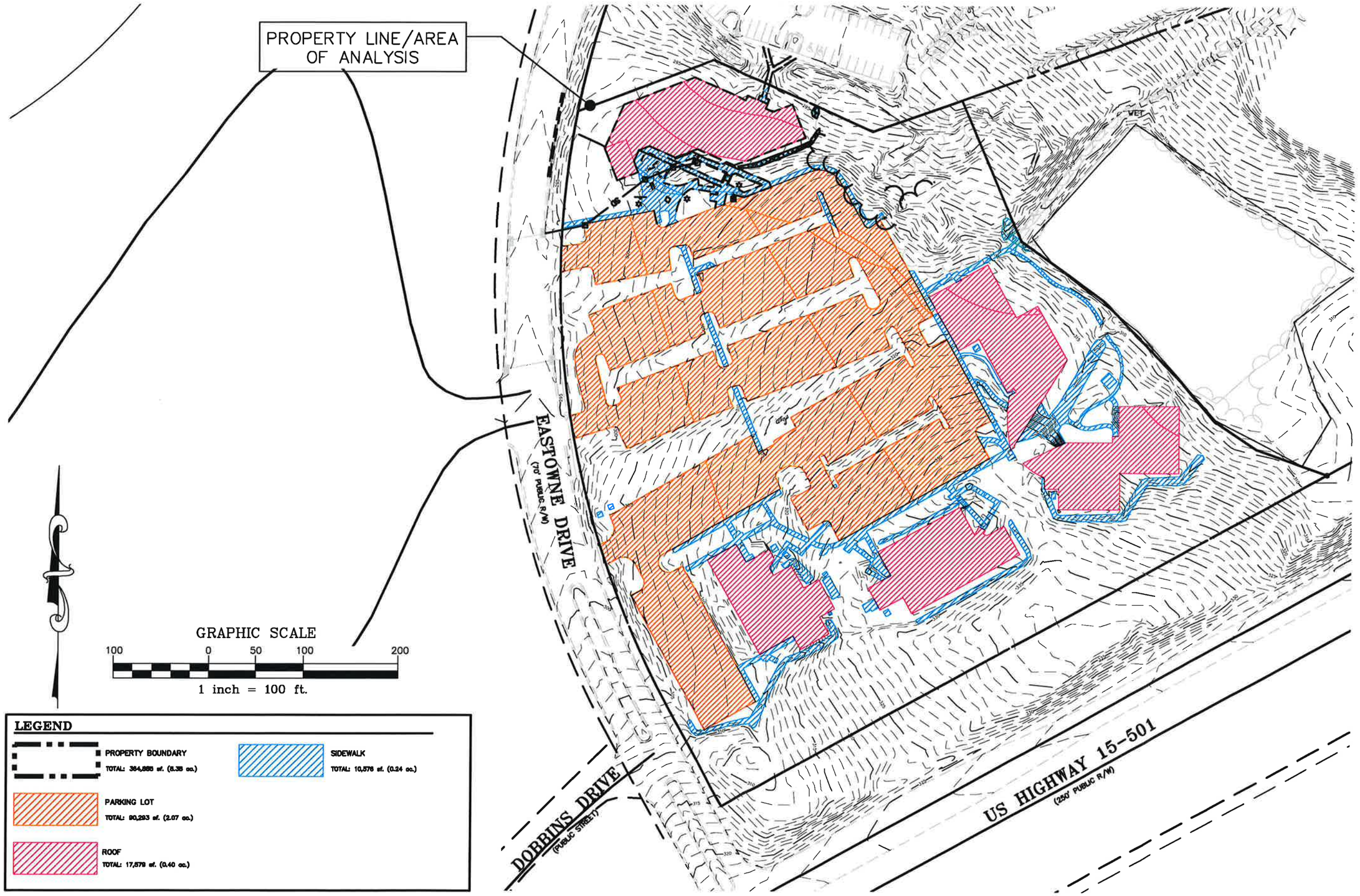
NORTH CAROLINA PROFESSIONAL SEAL 43839 3/5/2018 ENGINEER J.V. LOPERFIDO

The John R. McAdams Company, Inc.

Raleigh / Durham, NC
2905 Meridian Parkway
Durham, North Carolina 27713
(919) 361-5000

Charlotte, NC
3436 Toringdon Way
Suite 110
Charlotte, North Carolina 28277
(704) 527-0800

McAdamsCo.com



TEE JOSEH B. McADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No. C-0293
(800) 733-5646 • McAdamsCo.com

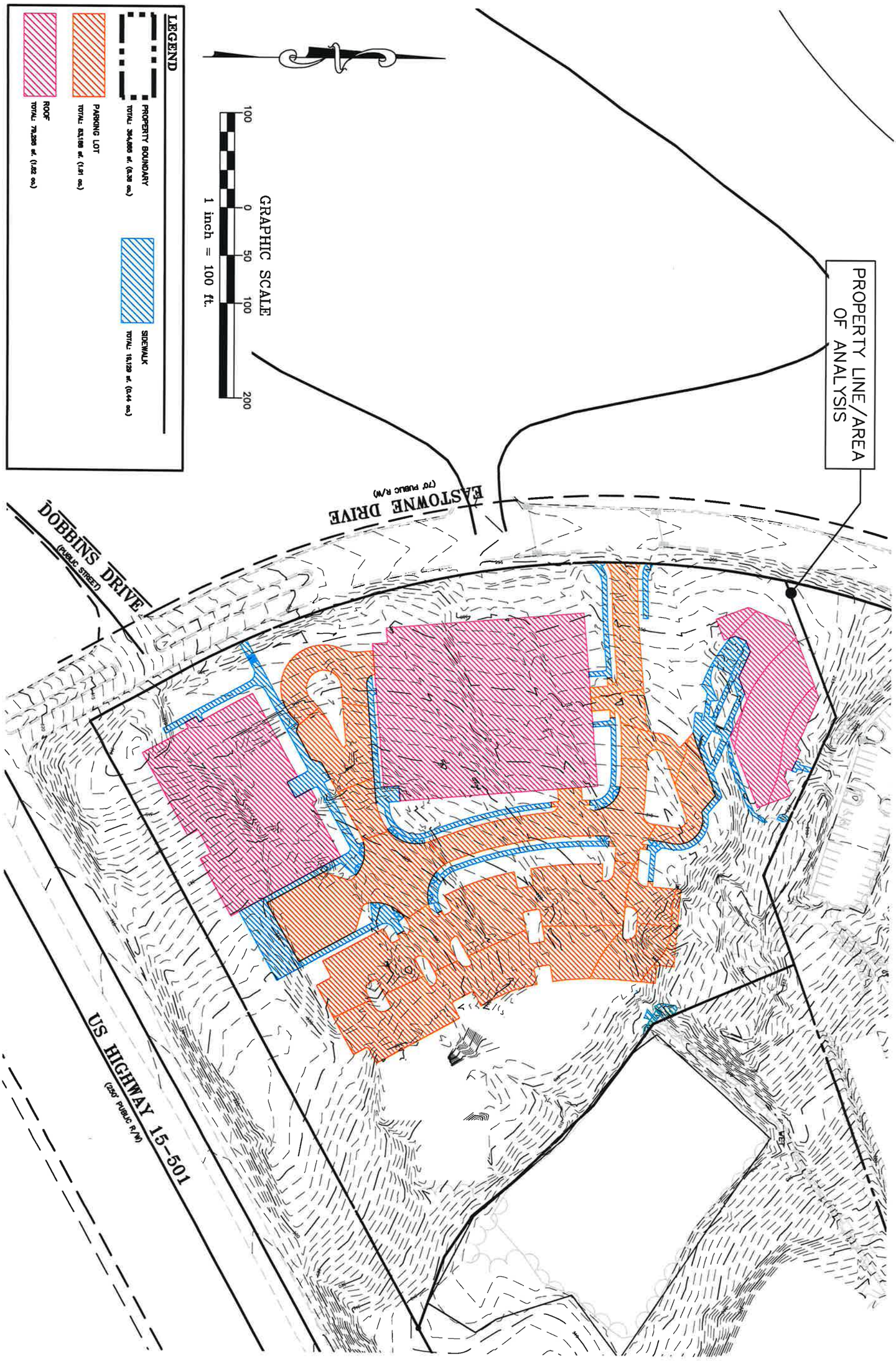
McADAMS

UNC HOSPITALS EASTOWNE CAMPUS
PRE-DEVELOPMENT LAND COVER MAP
CHAPEL HILL, NORTH CAROLINA

X:\Projects\UNC\UNC-17020\Storm\SUP\Current Drawings\UNC17020-PRE.dwg, 3/5/2018 11:21:58 AM, Torres, Maria

PROJECT NO.	UNC-17020
FILENAME:	UNC17020-PRE
SCALE:	1"=100'
DATE:	03-05-2018

McADAMS



X:\Projects\UNC\UNC-17020\Storm\SUP\Current Drawings\UNC17020-POST.dwg, 3/5/2018 1:03:24 PM, Torres, Maria

PROJECT NO.	UNC-17020
FILENAME:	UNC17020-POST
SCALE:	1"=100'
DATE:	03-05-2018

UNC HOSPITALS EASTOWNE CAMPUS
POST-DEVELOPMENT LAND COVER MAP
CHAPEL HILL, NORTH CAROLINA

MCADAMS

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

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.

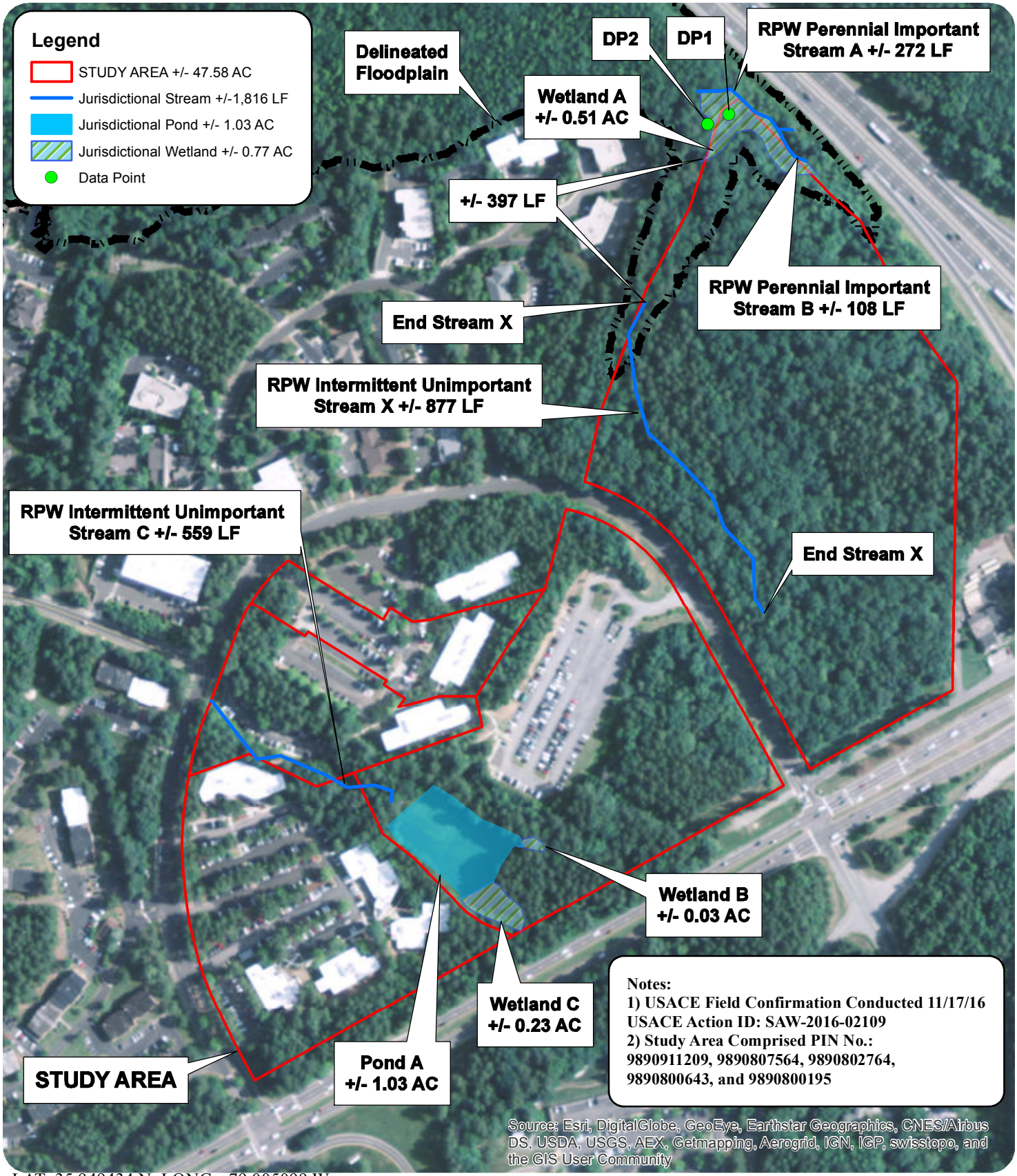
DAILEY.SAMANTHA.J.1387567948

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

UNC Healthcare Eastowne Medical Office Building and Parking Facility

Energy Management Plan

Overall:

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

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

Energy modeling will be performed to evaluate options and verify compliance with the energy code and this project's energy goals.

Site/Landscape:

The vegetation design for this project anticipates implementing drought-tolerant, regional planting materials to minimize the need for irrigation. This site we previously developed as an office park with surface parking lots. The new plan will not release any additional storm water than currently exists and has a goal of releasing less storm water than the current development releases.

The site lighting design will address pedestrian security and aesthetics, while also considering energy efficiency and light pollution.

The density of the site will ultimately reduce local vehicular traffic because of the inclusion of a parking deck in an area that is currently served by surface lots. In addition, this project will include additional sidewalks and pedestrian/bicycle ways connecting through the site and beyond.

One of the goals for this project is to decrease the amount of impervious surface by eventually eliminating the surface parking lots.

The parking facility will have dedicated spaces for electric charged vehicles with charging stations and spaces for Ride Share users.

Building:

Architecture + Materials:

Materials intended to be used on the project are low maintenance, long-term products that when used in concert with high performing insulation materials will provide the owner and community a building that will stand the test of time while maintaining the original design condition. The exterior insulation on the project is

within the wall cavity, outboard of the primary air barrier, to remove dewpoint from within the building. This simple design decision will also increase the efficiency of the insulation by reducing thermal bridging. In addition, the glazing systems used on the project consists of high performing products that limit air infiltration and maximize thermal breaks through enhanced product design.

The building design intends to utilize high albedo paving and roofing materials. Green roof materials will be evaluated as an additional alternate for specific locations of the project for both environmental and user related benefits. It is intended to utilize a high albedo concrete for the parking structure to help reduce the number of lighting fixtures required to light the egress paths as well as reduce the height island effect associated to impervious materials.

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

Plumbing:

Plumbing, like storm water management, needs to have an integral approach to the overall conservation of water. The shell office building will already be fitted with fully functioning toilet rooms to reduce the number of miscellaneous fixtures that could be installed with future tenant improvement projects. These toilet rooms will utilize low flow/limited volume toilet fixtures and faucets, and the design team will evaluate the use of sensor technology for flush activation and faucet operation. In addition, the design team will evaluate the type, configuration and quantity of domestic hot water heating systems to further reduce water and energy consumption.

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

Mechanical:

As a part of the overall approach to an energy efficient building design, the mechanical system design must be evaluated as part of the overall building's efficiency. Currently, the building is being designed as a warm light shell that will accommodate future office and retail up-fits. The mechanical system type(s) and configuration(s) will be evaluated and confirmed to comply with the ASHRAE 90.1 2010 standard. Variable volume air handling and pumping systems will be used where applicable.

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

Day Lighting and Electrical Lighting:

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

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

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

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

Recycle Opportunities:
The existing, out dated structures will be offered to the Town's Fire and Rescue Department for live training exercises and then be demolished with materials being recycled and hopefully used again on site. This portion of the site was selected for new development partially due to the ability to reuse existing site utilities such as sewer and water.

Construction and Future Tenant Improvement Projects:

As a part of the construction process, systems performance testing will be a part of the project. An example of this type of testing includes the AAMA hose stream testing of each different glazing assembly to ensure no water leakage exists in the system. In addition, all sealants that act as a part of the air barrier assembly will require a statement of compatibility to ensure the long-term stability of the materials and will also require an adhesion test to verify the onsite condition aligns with the compatibility statement. The mechanical and electrical system commissioning will be performed for the primary infrastructure by a qualified commissioning authority. The owner will request that the future tenant improvement work perform pressurization tests and have other efficiency monitoring systems put into place as a basis of their design.

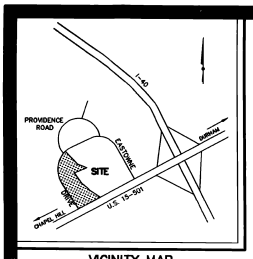
Future maintenance of the mechanical, plumbing, and electrical systems will be performed per the manufacturers' standard requirements by a qualified contractor. If the systems are not operating per the constructed design standard, the system will be repaired.

FILED
'95 JAN 11 AM 10 29

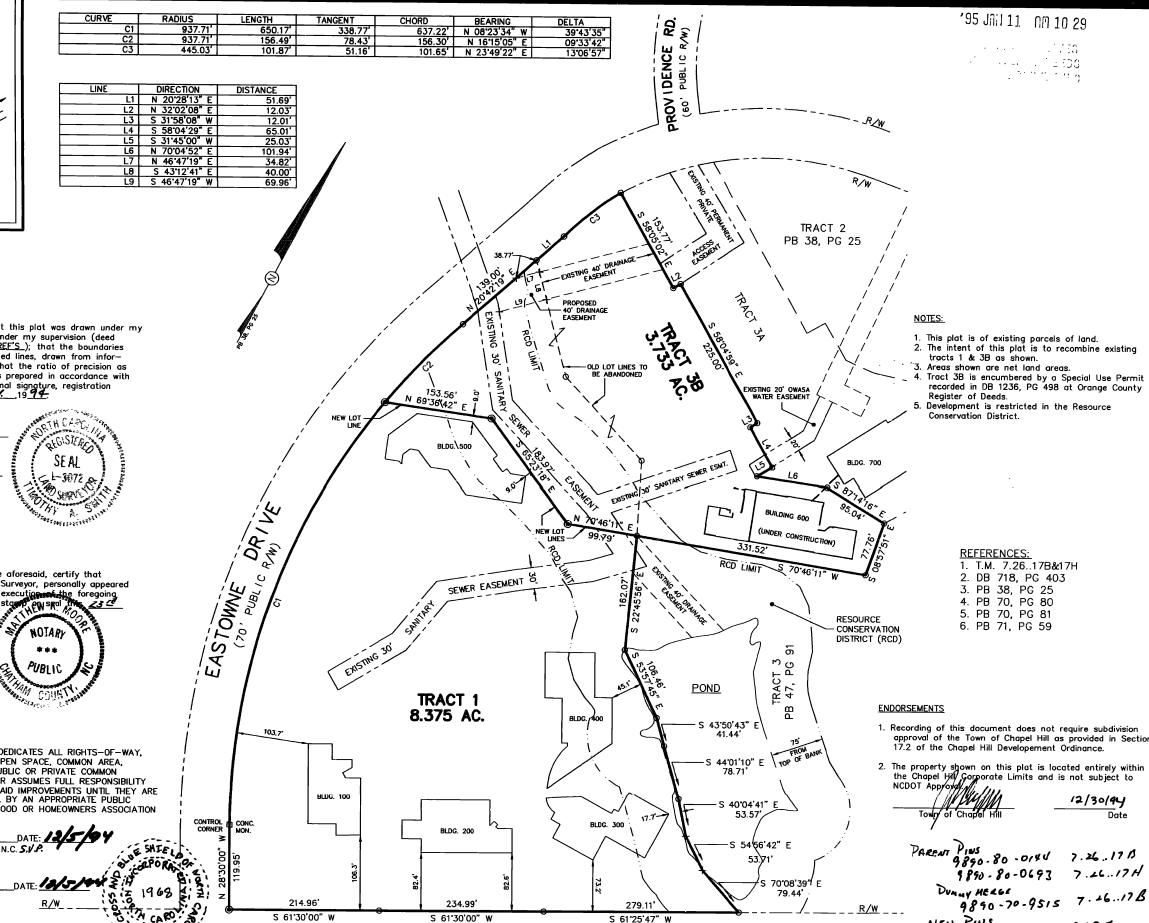
BOOK 73 PAGE 10

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	937.71'	650.17'	338.77'	637.22'	N 08°23'34" W	39°43'38"
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'



VICINITY MAP
(NO SCALE)



U.S. HWY 15-501
(260' PUBLIC R/W)

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 Martha K. Moss

My commission expires 12-2-97

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: [signature] DATE: 12/5/94
BLUE CROSS and BLUE SHIELD OF N.C. SVP

ATTEST: [signature] DATE: 12/5/1994
SEC.

BLUE CROSS AND BLUE SHIELD OF NORTH CAROLINA INCORPORATED 1968

NORTH CAROLINA Orange COUNTY
I, Donna G. Mason, NOTARY PUBLIC FOR SAID COUNTY AND STATE CERTIFY THAT Cindy B. Hopkins 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.

RECORDED: ORANGE COUNTY PLAT BOOK 73, PAGE 10.

NORTH CAROLINA-ORANGE COUNTY
The foregoing certificate(s) of Brian H. Mason & Marsha K. Mason
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 B. May Deputy

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

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
Dunlap Heggie
9890-70-9515 7.26..17B
New Pins
#1: 9890-80-0195 7.26..17B
#2: 9890-80-0643 7.26..17H

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

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

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

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. A4078P02

REVISIONS
△ 11/2/94 — TOWN COMMENTS
△ 12/23/94 — " "

SHEET 1
OF 1

LD 1/94

BOOK 73 Page 10