

March 26, 2019
Hand Delivered

Town of Chapel Hill
405 Martin Luther King Jr Blvd.
Chapel Hill, NC 27514
Attention: Community Design Commission

RE: Amended Landscape Design
CDC Final Plan Application
Chapel Hill Cooperative Preschool
108 Mt. Carmel Church Road
Town of Chapel Hill, Orange County, NC
Project # CHCP1601

Dear Community Design Commission,

Pennoni; on behalf of the Chapel Hill Cooperative Preschool hereby submits the following:

- Two (2) copies of the Chapel Hill Cooperative Preschool (Phase 2) "Landscaping Plan", dated July 25, 2018, last revised March 18, 2019, being Sheet CS2001, and
- Two (2) copies of the Chapel Hill Cooperative Preschool (Phase 2) "Landscaping Plan – Alt. 1", dated July 25, 2018, last revised March 18, 2019, being Sheet CS2001A,

Both as prepared by Pennoni Associates;

- One (1) digital copy of CDC Final Plan Application and supporting documents.

The referenced information is being submitted for the Commission's consideration based upon comments received during the February 26, 2019 meeting. At this meeting, the commission requested the following:

- Modify the plant species being proposed on-site, and
- Replace the Alternate Type "C" buffer being proposed at the southeast corner of the property with a planted 20' wide Type "C" buffer due to concerns the Commission had regarding sight line issues with the proposed opaque fence.

Based upon a site meeting with the adjacent neighbor at 101 Old Bridge Lane (Ken and Holly Jones), we have prepared the attached two (2) designs for the Commission's consideration. The first plan (CS2001) addresses the Commission's concern regarding providing a 20'-wide planted buffer. The second plan (CS2001A) proposes an Alternative Buffer which includes an opaque fence; it should be noted that since the existing grade of the Jones' backyard is in excess of ten feet below Mt. Carmel Church Road, the fence would not obstruct sight lines.

The referenced documents have been submitted to be placed on the CDC's April 23, 2019 meeting agenda for consideration. The applicant requests that the Commission consider these options and approve the one they feel is most appropriate. During your review of the above, should you have further questions or comments, please do not hesitate to contact me directly at our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Bellantoni", with a stylized flourish at the end.

Peter Bellantoni, PE