

VARIANCE OR APPEAL APPLICATION



TOWN OF CHAPEL HILL
Planning & Development Services

405 Martin Luther King Jr. Blvd.
phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9798175081

Date: 05 March, 2019

Section A: Project Information

Project Name: Reyes Well

Property Address: 811 Old Mill Road

Zip Code: 27514

Existing Zoning District: Greenwood Neighborhood Conservation

Description of Request: Request for variance to setback from neighboring property for well that was inadvertently dug within the NCD-defined setback.

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

Applicant Information (to whom correspondence will be mailed):

Name: Conrad Reyes

Address: 811 Old Mill Road

City: Chapel Hill

State: NC

Zip Code: 27514

Phone: (919)490-8985 (home) (919)641-2560 (cell)

Email: conradreyes@gmail.com

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

Signature: _____ Date: _____

Owner/Contract Purchaser Information:

☒ Owner

☐ Contract Purchaser

Name: Conrad and Rebecca Reyes

Address: 811 Old Mill Road

City: Chapel Hill

State: NC

Zip Code: 27514

Phone: (919)490-8985(home) (919)641-2560(cell)

Email: conradreyes@gmail.com

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

Signature: _____ Date: _____



**VARIANCE OR APPEAL APPLICATION
SUBMITTAL REQUIREMENTS**
TOWN OF CHAPEL HILL
Planning & Development Services

Variances and Appeals may be granted by the Board of Adjustment for dimensional regulations, water and sewer regulations, steep slope regulations, house size limitations, Resource Conservation District regulations, Jordan Buffer regulations, and Watershed Protection District regulations. The following must accompany your application. Failure to do so will result in your application being considered incomplete.

<input type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$ <input type="text"/>
<input type="checkbox"/>	Digital Files – provide digital files of all plans and documents	
<input type="checkbox"/>	Mailing list of owners of property within 1,000 foot perimeter of subject property (see GIS notification tool)	
<input type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$ <input type="text"/>
<input type="checkbox"/>	Written Narrative describing the proposal	
<input type="checkbox"/>	Statement of Justification – Respond to subsection 4.12.2(a)(1-4) of the Land Use Management Ordinance.	
<input type="checkbox"/>	Recorded Plat or Deed of Property	
<input type="checkbox"/>	Stream Determination – necessary for all submittals	
<input type="checkbox"/>	Jurisdictional Wetland Determination – if applicable	
<input type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5" x 11")	

Type of Variance or Appeal (Choose one of the following):

- ☒ **Dimensional Variance** ☐ **Water and Sewer Variance** ☐ **Steep Slope Variance**
- ☐ **House Size Variance**
- ☐ **Resource Conservation District Variance**
- ☐ **Jordan Watershed Riparian Buffer Variance**
- ☐ **Watershed Protection District Variance**
- ☐ **Appeal**

Standing: Explain to the Board how the applicant is an aggrieved party (NC General Statute Sec. 160A-388(b1)(1))

Statement of Justification: Provide justification for decision that is being appealed.



**VARIANCE OR APPEAL APPLICATION
SUBMITTAL REQUIREMENTS**
TOWN OF CHAPEL HILL
Planning & Development Services

Plan Sets (2 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

☐

Area Map

- a) Overlay Districts
- b) 1,000 foot notification boundary

☐

Detailed Site Plan

VARIANCE OR APPEAL APPLICATION



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City: Chapel Hill State: NC Zip Code: 27514
Phone: (919)490-8985 (home) (919)641-2560 (cell) Email: conradreyes@gmail.com

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

Signature: _____ Date: _____

Owner/Contract Purchaser Information:

☒ Owner

☐ Contract Purchaser

Name: Conrad and Rebecca Reyes
Address: 811 Old Mill Road
City: Chapel Hill State: NC Zip Code: 27514

Phone: (919)490-8985(home) (919)641-2560(cell)

Email: conradreyes@gmail.com

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

Signature: _____

Date: 5-Jun-2019



**VARIANCE OR APPEAL APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning & Development Services**

Variances and Appeals may be granted by the Board of Adjustment for dimensional regulations, water and sewer regulations, steep slope regulations, house size limitations, Resource Conservation District regulations, Jordan Buffer regulations, and Watershed Protection District regulations. The following must accompany your application. Failure to do so will result in your application being considered incomplete.

<input checked="" type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$	600 ⁰⁰
<input type="checkbox"/>	Digital Files – provide digital files of all plans and documents		
<input type="checkbox"/>	Mailing list of owners of property within 1,000 foot perimeter of subject property (see GIS notification tool)		
<input checked="" type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$	61 ⁰⁰
<input type="checkbox"/>	Written Narrative describing the proposal		
<input type="checkbox"/>	Statement of Justification – Respond to subsection 4.12.2(a)(1-4) of the Land Use Management Ordinance.		
<input type="checkbox"/>	Recorded Plat or Deed of Property		
<input type="checkbox"/>	Stream Determination – necessary for all submittals		
<input type="checkbox"/>	Jurisdictional Wetland Determination – if applicable		
<input type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5" x 11")		

Type of Variance or Appeal (Choose one of the following):

- ☐ Dimensional Variance ☐ Water and Sewer Variance ☐ Steep Slope Variance
- ☐ House Size Variance
- ☒ Resource Conservation District Variance
- ☐ Jordan Watershed Riparian Buffer Variance
- ☐ Watershed Protection District Variance
- ☐ Appeal

Standing: Explain to the Board how the applicant is an aggrieved party (NC General Statute Sec. 160A-388(b1)(1))

Conrad Reyes

811 Old Mill Rd
Chapel Hill, NC 27514
(919)490-8985

May 31, 2019

Town of Chapel Hill

Planning Department

Project: Reyes Well

Re: Written Narrative Describing Proposal

The request for variance is to permit a well to be within the 20' property line setback stipulated in the Greenwood NCD.

The well has already been dug. The project was undertaken in good faith after obtaining a valid permit from the Orange County Environmental Health Division.

The well meets all of the setbacks required by the county, including distance from road, sewer lines, structures etc. But the county only required the well to be more than 10ft away from the adjoining property line and did not identify the additional setbacks required by the Greenwood NCD.

The well also meets the R-LD1 zoning required setbacks.

The final location of the well meets all of the Greenwood NCD setback requirements except that it is approximately 13ft away from the adjoining property instead of the required 20ft.

Sincerely,

Conrad Reyes

Conrad Reyes

811 Old Mill Rd
Chapel Hill, NC 27514
(919)490-8985

May 31, 2019

Town of Chapel Hill**Planning Department****Project: Reyes Well****Re: Statement of Justification**

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
 - a. The well has already been dug and cannot be moved or altered to meet the required setback.
 - b. It would be prohibitively expensive to fill, re-survey, and re-dig the well
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
 - a. After meeting all of the county environmental health setbacks, there was only a relatively small square on the property where the well could be located
 - b. After reviewing the additional setback requirements, it is unlikely that a more suitable location could be found that would not violate the county health requirements
- (3) The hardship did not result from actions taken by the applicant or the property owner.
 - a. The well was dug after obtaining the necessary permit from the Orange County Environmental Health department.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
 - a. The location of the well has been approved by the Orange County Environmental Health department as a location that will not negatively affect the natural resources of the neighborhood.
 - b. The well presents only a minimal visible structure above ground. And the intention is for any visible structure to be enclosed in a manner consistent with the architecture character of the existing house. and obscured by landscaping. As such, the presence of the well will not alter the character of the property or the neighborhood.

Sincerely,

Conrad Reyes

Conrad Reyes

811 Old Mill Rd
Chapel Hill, NC 27514
(919)490-8985

May 31, 2019

Town of Chapel Hill
Planning Department

Project: Reyes Well
Re: Detailed site plan

This site plan indicates:

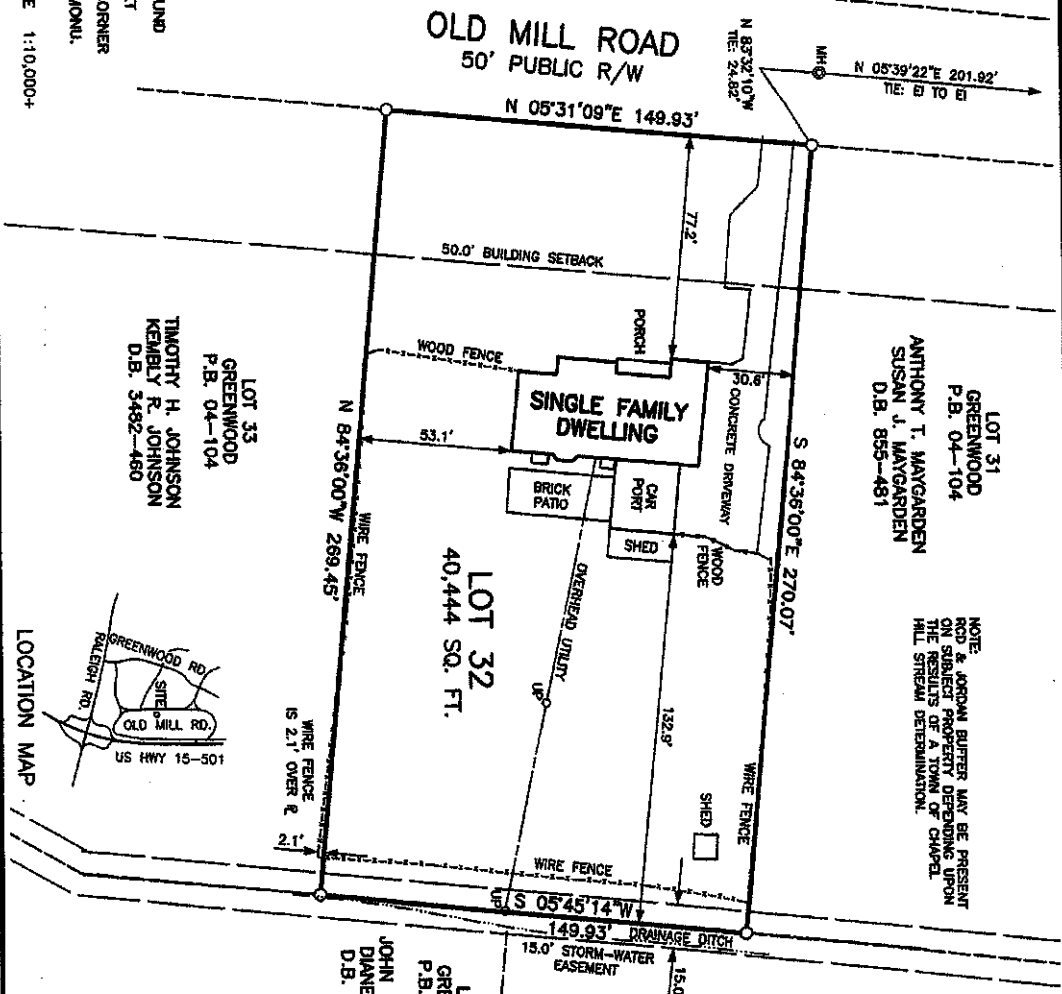
- The location of the well - yellow square
 - o 56' street setback
 - o 16' interior setback
- The normal setbacks for R-LD1 zoning – Orange lines
 - o 30' street setback
 - o 16' interior setback
- The additional setbacks for the Greenwood NCD – Green lines
 - o 50' street setback
 - o 20' interior setback
- The County Health required setbacks – Red arrows
 - o 50' from sewer in middle of street
 - o 50' from house structure
- The County approved well site – Blue square
 - o Approximately 15' x 15'

Sincerely,

Conrad Reyes

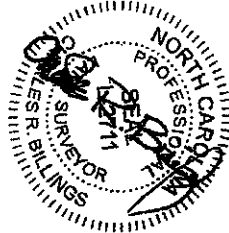
P.B. 01-104

LEGEND:
○ IRON FOUND
⊗ IRON SET
△ CALC. CORNER
□ CONC. MONU.
RATIO OF CLOSURE 1:10,000+



NOTE:
RCD & JORDAN BUFFER MAY BE PRESENT
ON SUBJECT PROPERTY DEPENDING UPON
THE RESULTS OF A TOWN OF CHAPEL
HILL STREAM DETERMINATION.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES
SURVEYED:
I CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL
FIELD SURVEY PERFORMED UNDER MY DIRECTION AND
SUPERVISION (REFERENCE OF RECORD: P.B. 04-104
ORANGE COUNTY REGISTRY).



LOT 95
GREENWOOD
P.B. 04-104
JOHN D. JONES III
DAVE B. JONES
D.B. 3367-536

LOT 94
GREENWOOD
P.B. 04-104
CLAUDIA MCLOUGHLIN
D.B. 3239-348

PROPERTY OF
SCOTT MICHAEL BECK
BREANA GOLDMAN LAI
811 OLD MILL ROAD
LOT 32, GREENWOOD
PIN: 9798-17-5081
CHAPEL HILL TWP. ORANGE CO.
NORTH CAROLINA

SCALE 1" = 50'
JUNE 28, 2012
FREEHOLD LAND SURVEYS, INC.
P.O. BOX 188 CARBORO NORTH CAROLINA 27510



Orange County Health Department

Environmental Health Division
P.O. Box 8181, 131 West Margaret Lane, Suite 100
Hillsborough, NC 27278
Phone 245-2360 Fax 644-3006

www.co.orange.nc.us

WELL PERMIT

Pin: 9798175081
Application Date: 04/27/2018

TMBL: 7
Permit number: W18-00118

APPLICANT: REYES CONRAD
ADDRESS: 811 OLD MILL RD
CHAPEL HILL NC
27514
PHONE: 919-490-8985 /
EMAIL: conradreyes@gmail.com

OWNER: REYES CONRAD
ADDRESS: 811 OLD MILL RD
CHAPEL HILL NC,
27514
PHONE: 919-490-8985 /
EMAIL: conradreyes@gmail.com

Property Desc: 32 GREENWOOD DEVELOPMENT P4/104 Lot Size: 0.93
Property Address: 811 OLD MILL RD CHPL
Well Type: IRRIGATION WW System: Sewer System
NEW WELL

Comments/Conditions:

- 1: Due to proximity to remediaded leaking fuel tank, strongly recommend sampling for VOCs (volatile organic compounds)
- 2: Setback to side property line reduced to 10', neighbor well and sewer connection is over 100' away
- 3: Irrigation Well

ISSUED: 05/22/2018

Kathryn Hobby
ENVIRONMENTAL HEALTH SPECIALIST
Kathryn Hobby

EXPIRES: 05/22/2023

PERMIT CONDITIONS:

- * REFER TO THE ATTACHED SITE PLAN SHOWING THE WELL AND FACILITY LOCATIONS AND OTHER SPECIFICATIONS
- * THIS PERMIT MAY BECOME INVALID AND MAY BE REVOKED IF:
 - * The information submitted on the application is incorrect, falsified or changes,
 - * The site is altered, or
 - * The well is not completed before the expiration date.
- * THE WELL SHALL BE CONSTRUCTED OR REPAIRED IN ACCORDANCE WITH:
 - Orange County Groundwater Protection Rules as adopted by the Orange County Board of Health.
 - NC Well Construction Standards, as applicable and
 - Orange County Environmental Health Division Policies
- * THE WELL SITING IS BASED ON SETBACK DISTANCES FROM KNOWN FEATURES AND DOES NOT INDICATE NOR GUARANTEE THAT ANY QUANTITY OR QUALITY OF WATER WILL BE PROVIDED BY A WELL CONSTRUCTED IN THAT AREA.
- * The well must be located in well-drained areas that are not subject to flooding. Some of the setback distances include:
 - 40 feet from any property line,
 - 50 feet from any building foundation; sewer line; swimming pool, pump room, or storage area; or storage building,
 - 100 feet from A septic system or repair area or other potential source of contamination.
- If it is not possible to achieve these distances, a reduced setback may be granted provided specific conditions are met.
- * Ground surface should be maintained to direct surface water away from the well.
- * Setbacks for Public Water Supplies may be increased.
- * All new or repaired wells must be thoroughly disinfected after construction. All traces of chlorine must be flushed out of the system at least 48 hours prior to sampling.
- * Water samples may be taken upon request by submitting a proper application and appropriate fees. The Orange County Health Department does not provide water sampling for use as a condition of purchase, loan approval, or a property transaction. These services are provided by the private sector.
- * Any changes to the proposed plans must be approved by the OCHD
- * Wells must be constructed, repaired, and abandoned by a person who holds a valid certification from the State and who is also registered in Orange County for well construction.
- * A list of registered well drillers is available upon request.
- * The well construction must be inspected by OCHD at certain stages during the installation.
- * The permittee is responsible for obtaining the appropriate permits for the wiring of pump installations from the Orange County Building Inspections Office.
- * It is the responsibility of the well contractor to call the OCHD to schedule the installation inspections.
- * After the installation is completed, some settling of the grout material may take place. If it has settled substantially, please call the well contractor to complete the grouting -otherwise, the void can be filled with cement grout when a slab is poured.

EH WP 4/30/02

Pick up _____

Mail _____ File _____

Reviewed

PLW



1 inch = 60 feet

0 15 30 60 Feet

Orange County Environmental Health

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deeds, plats and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.



**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

February 26, 2018

Ms. McKenzie Olmsted
Loyd Builders, LLC
2501 Reliance Avenue
Apex, NC 27539
mckenzie@loydbuilders.com

RE: Stream Determination for 807 Old Mill Road, Chapel Hill, NC (PIN 9798-17-5393)

Dear Ms. Olmsted:

As requested, the Town Public Works Department has performed a stream determination for the property identified on the attached forms. This determination indicates whether different types of streams (perennial, intermittent, and/or ephemeral) or perennial waterbodies are present on the property in question or on nearby properties. These streams and their classifications are shown on the accompanying map. Stream segments regulated by the Town's Jordan Lake Watershed Riparian Buffer regulations are highlighted. **Locations of all features on the map are approximate and must be field surveyed for precise location.**

This stream determination information is used to determine the location and extent of the Resource Conservation District (RCD) and Jordan Lake Watershed Riparian Buffers. Specific land use regulations and restrictions apply within the boundaries of these protected areas. If you are considering any kind of work on this property, including clearing vegetation, paving, grading, or building, please consult with the Town Planning Department to determine the possible extent of the Resource Conservation District (RCD) and Jordan Lake Watershed Riparian Buffer on this property and the applicable corresponding regulations.

This stream determination will remain in effect for five years from the date of the site visit, after which a new stream determination with site visit will be required.

In accordance with the Town's procedures, you may appeal this administrative decision to the Town Manager. If you wish to do so, you must file your written appeal accompanied by any materials you believe support your appeal, within **30 days** of receipt of this letter.

If you have questions regarding stream determinations, please contact me at (919) 969-7202 or aweakley@townofchapelhill.org. If you have questions regarding the Town's Resource Conservation District (RCD) or the Jordan Watershed Riparian Buffer regulations, please contact the Planning Department at (919) 968-2728, or view information online at: <http://www.townofchapelhill.org/town-hall/departments-services/public-works/stormwater-management/regulations-ordinances>.

Regards,

A handwritten signature in black ink that reads "Allison Schwarz Weakley". The signature is written in a cursive, flowing style.

Allison Schwarz Weakley
Stormwater Analyst



**PUBLIC WORKS DEPARTMENT
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.

Chapel Hill, NC 27514-5705

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Fax (919) 969-7276

www.townofchapelhill.org

STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9798-17-5393	807 Old Mill Road

These are the results of a site visit to the properties listed above for a stream determination conducted on 2/21/2018 by Town Staff:

☐ No perennial, intermittent, or ephemeral streams or perennial waterbodies were identified on or near the property(ies) in question.

☒ Perennial, intermittent, or ephemeral streams, or perennial waterbodies, were identified on or near the property(ies) in question and shown on the attached map(s).

A map showing water features, their Town flow classifications, presence of Jordan Watershed Riparian Buffers, and their approximate locations is attached. Origins or breakpoints that have been flagged in the field are marked on the map. Stream classification forms and additional site visit notes and maps are also attached.

Other conditions exist which may affect the location of the Resource Conservation District or Jordan Watershed Riparian Buffer:

☐ FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated Resource Conservation District must be determined by a field survey commissioned by the owner or a representative.

☒ Segments of perennial or intermittent stream are piped in the area, as shown on the map. These segments do not have an associated Jordan Watershed Riparian Buffer.

☒ Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended if impacts to wetlands are likely.

Allison Weasley

Town Staff Signature

2/26/2018

Date

Stream Determination Area Map

- Ephemeral Stream
- - - Intermittent Stream
- ▤ Culverts
- 2-foot Contours
- 10-foot Contours
- Buildings
- Parcels

Subject Property

Address: 807 Old Mill Road, Chapel Hill, NC

Parcel ID: 9798-17-5393

0 55 110 220 Feet



1 inch = 117 feet

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



Created by Town of Chapel Hill Public Works Department - Stormwater Management Division Date: 2/26/2018

USGS 24K Topographic / County Soil Survey Maps

 Subject Property

Address: 807 Old Mill Road, Chapel Hill, NC

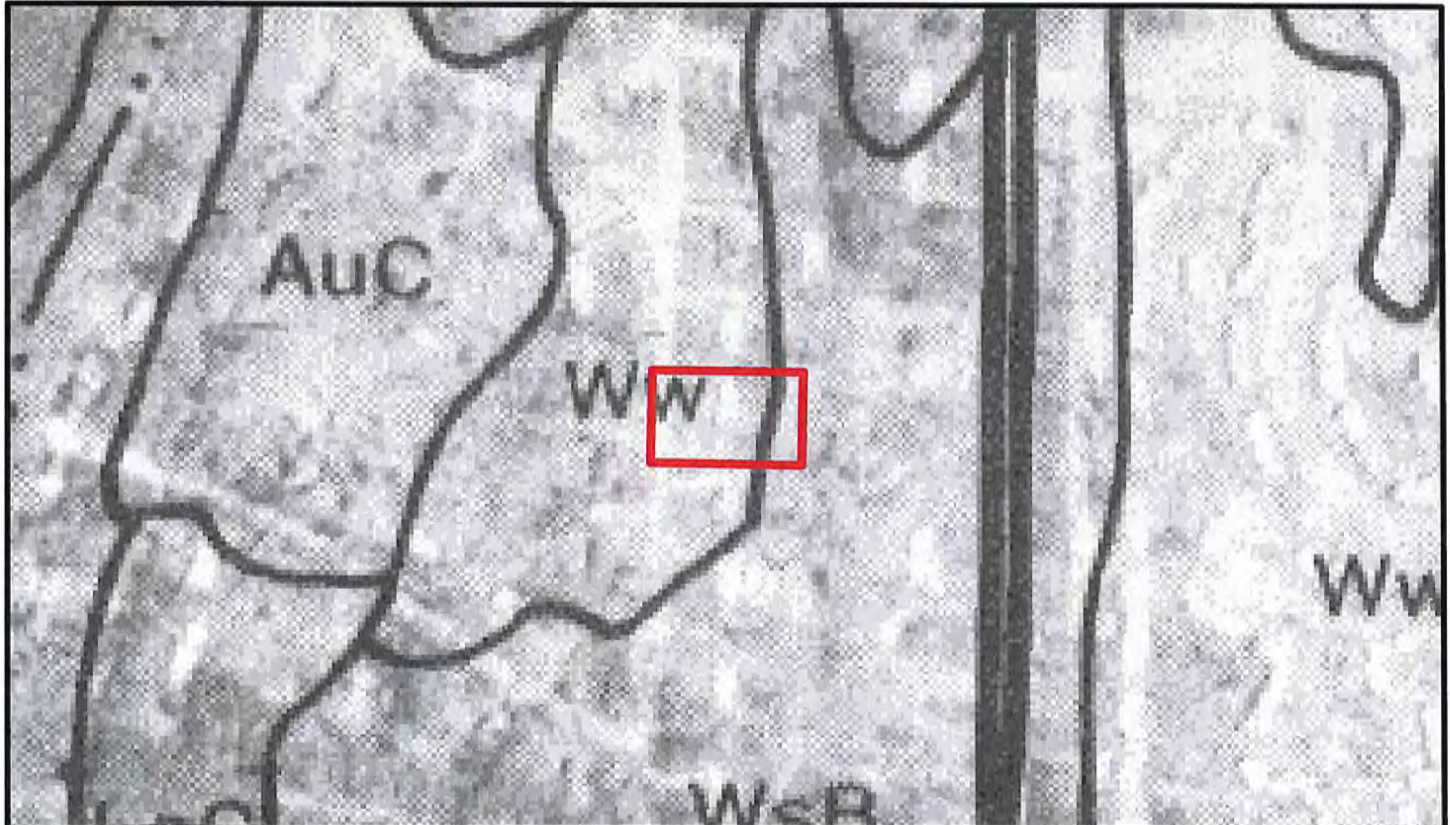
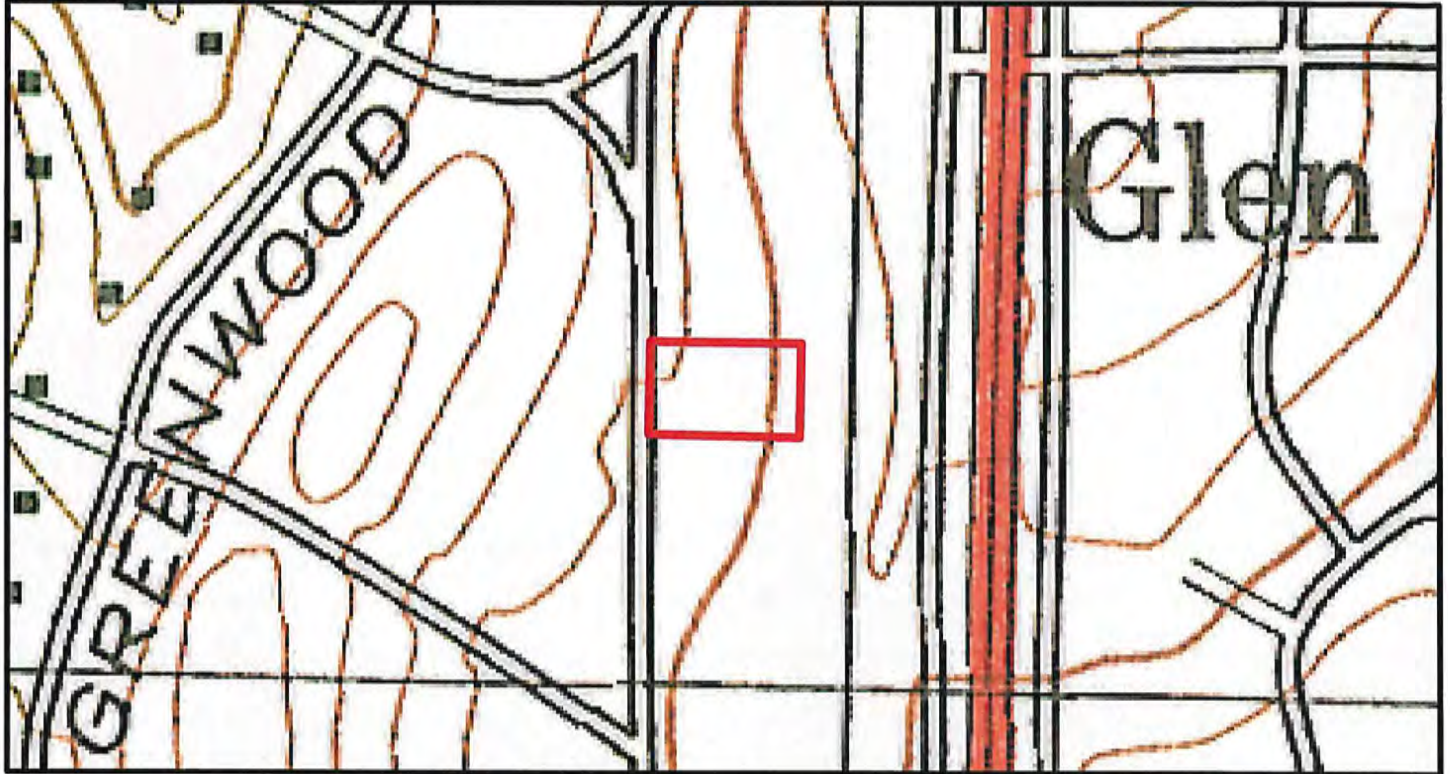
0 100 200 300 400 Feet

Parcel ID: 9798-17-5393



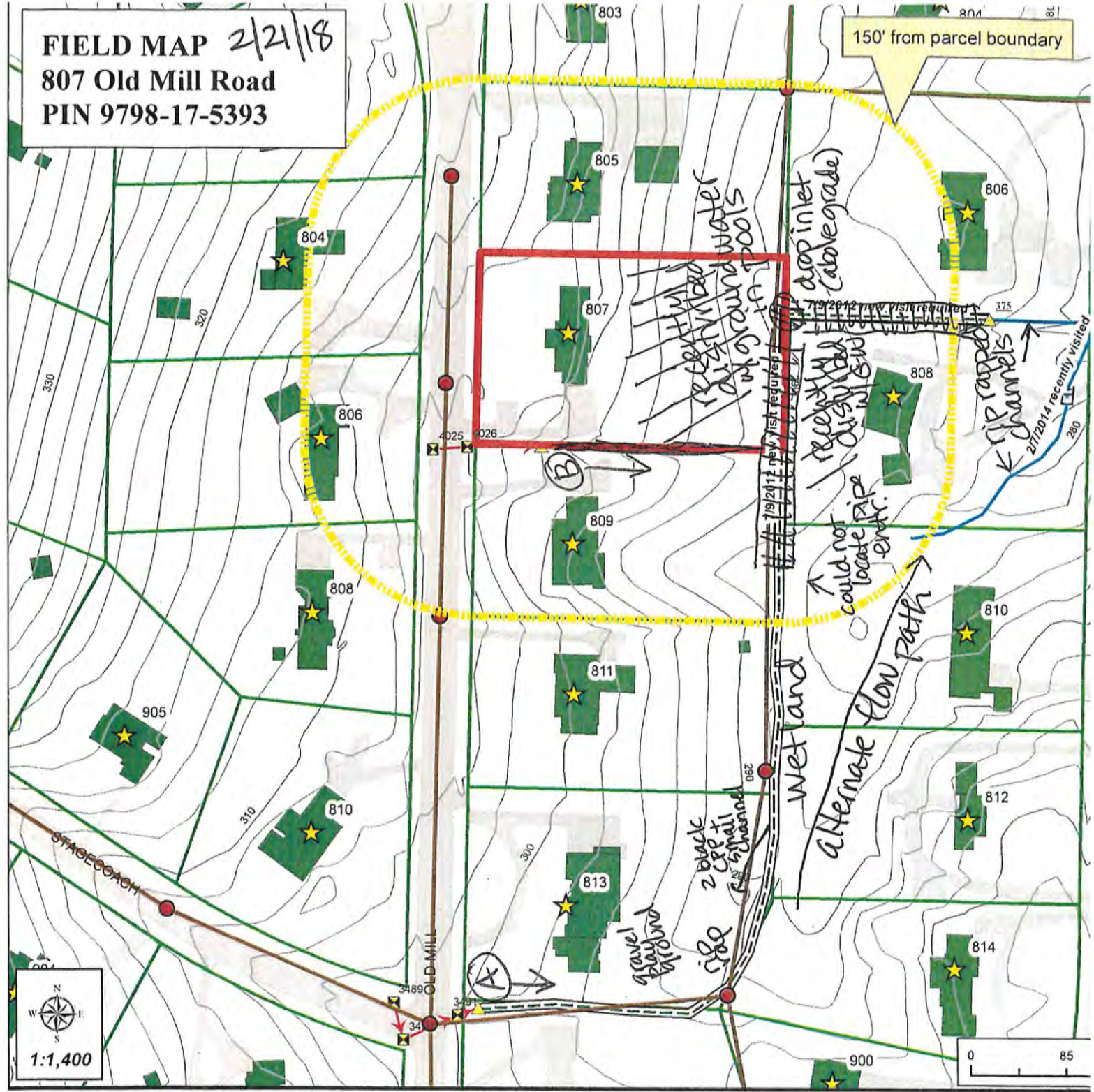
1 inch = 342 feet

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 2/26/2018



FIELD MAP 2/21/18
807 Old Mill Road
PIN 9798-17-5393

150' from parcel boundary



201802211508

NC DWQ Stream Identification Form Version 4.11

Feature (A)

Date: 2/21/18	Project/Site: 609 Old Mill	Latitude: 35.912
Evaluator: Weakley & Salat	County: Orange	Longitude: -79.029
Total Points: Stream is at least intermittent if ≥ 19 or perennial if ≥ 30 26.75	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 road gravel + clay, 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 = 8.5)

12. Presence of Baseflow water through out till pipe	0	1	2	3
13. Iron oxidizing bacteria strong in upper reach	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 = 6.25)

18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	(FACW = 0.75) OBL = 1.5 Other = 0			

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

Notes:

Sketch: Feature begins @ pipe outfall on east side of Old Mill Rd. Channel strong in upper reach, but splays out significantly in OWASA easement. See field map. OWASA easement affects hydrology throughout.

201802211533

NC DWQ Stream Identification Form Version 4.11

Feature (B)

Date: 2/21/18	Project/Site: 807 Old Mill Rd	Latitude: 35.913
Evaluator: Weakley & Salat	County: Orange	Longitude: -79.028
Total Points: Stream is at least intermittent if ≥ 19 or perennial if $\geq 30^*$ 23	Stream Determination (circle one) Ephemeral <u>Intermittent</u> 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	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? gleyed	No = 0		Yes = 3	

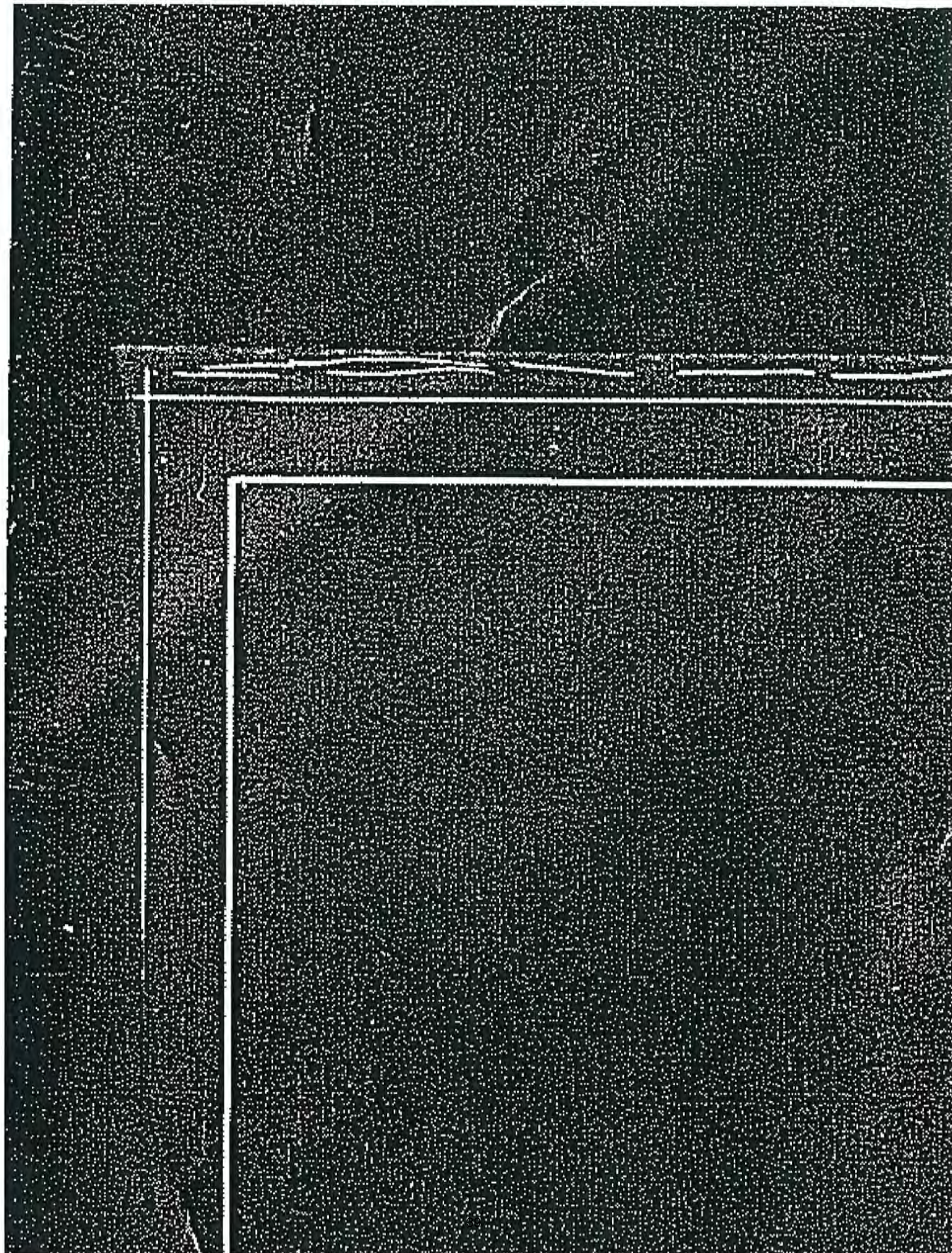
C. Biology (Subtotal = 5.5)

18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macroinvertebrates (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: Feature begins @ pipe outfall & flows east along property lines of 803 & 807 Old Mill Rd. Channel ends at OWASA easement where flow is blocked. Groundwater present w/in easement during site visit in many locations. OWASA easement recently disturbed to repair sewer lateral @ 808 Christopher Rd.





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: Loyd Builders, LLC
Mailing Address: 2501 Reliance Ave.
City, State, ZIP: Apex, NC 27539
Phone / FAX / Email: 919/387-1455 mckenzie@loydbuilders.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] 1-24-2018
(Signature) (Date)

Owner Name(s): Charles M. and Julie A. Hammer
(Please print)

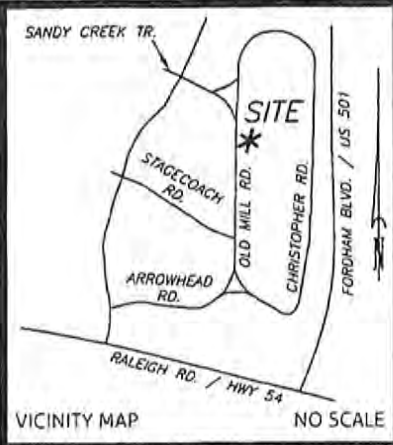
Company Name (if applicable): _____

Property Information

Fill in both columns, or fill in Parcel ID Number (PIN) and attach a site map indicating location.

Parcel ID Number (PIN)	Address / Location Description
9798175393	807 Old Mill Road - Chapel Hill

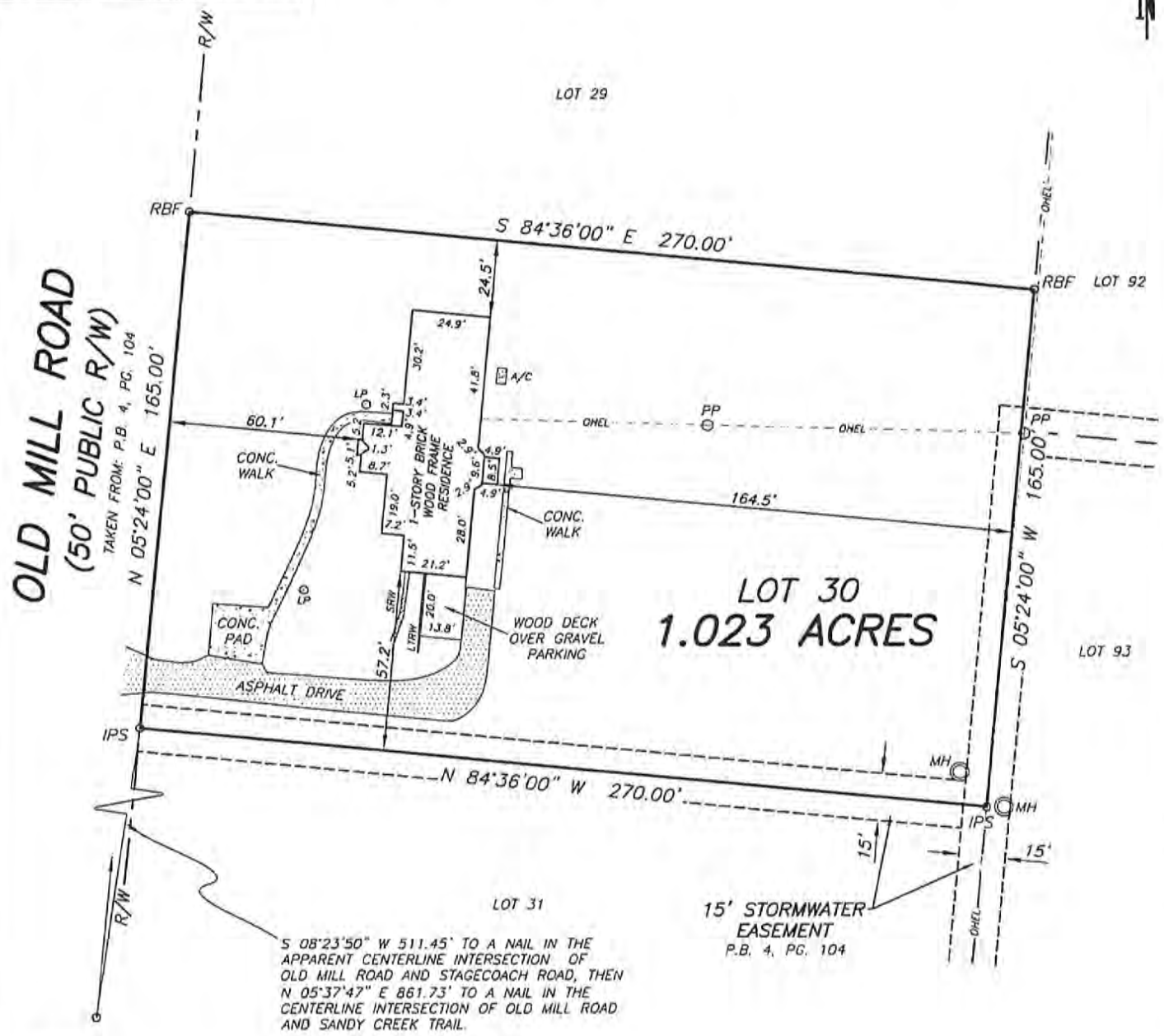
Where the **total area** of the property(ies) to visit is **over 3 acres**, please attach an as-built drawing or a topographic map with current landmarks.



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SAID REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
 THIS 14th DAY OF NOVEMBER, 2017.
Marshall Wight
 PROFESSIONAL LAND SURVEYOR L-5034



FROM: P.B. 4, PG. 104



- LEGEND**
- (IPF) IRON PIPE FOUND
 - (IPS) IRON PIPE SET
 - (RBF) REBAR FOUND
 - (R/W) RIGHT OF WAY
 - (A/C) AIR CONDITIONING
 - (MH) MANHOLE
 - (LP) LAMP POST
 - (PP) POWER POLE



Investors Title Insurance Company

A Stock Company

P.O. Drawer 2687

Chapel Hill, North Carolina 27515-2687

Telephone: (919) 968-2200 - WATS: (800) 326-4842

FAX: (919) 942-4686

SURVEYOR'S REPORT FORM

To: INVESTORS TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, that on NOVEMBER 3, 2017 I made an accurate survey of the premises standing in the name of MAC AND JULIE HAMMER situated at CHAPEL HILL ORANGE NORTH CAROLINA briefly described as 807 OLD MILL ROAD and shown on the accompanying survey entitled: LOT 30 GREENWOOD

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on _____, and at the time of such latter inspection I found _____ to be in possession of said premises as _____

(TENANT OR OWNER)

I further certify as to the existence or non-existence of the following at the time of my last inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, drains, sewer, water, gas or oil pipe lines across said premises: STORMWATER EASEMENT, AS SHOWN ON SURVEY
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises. NONE OBSERVED
3. Cemeteries or family burying grounds located on said premises. (Show location on plat): NONE OBSERVED
4. Telephone, telegraph or electric power poles, wires or lines overhanging or crossing or located on said premises and serving said premises or other property or properties: OVERHEAD ELECTRICAL LINES, AS SHOWN ON SURVEY
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: NONE OBSERVED
6. Encroachments, or overhanging projections. (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such) NONE OBSERVED
7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "beam rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise). IRON PIPE AT CORNERS, REBAR AT CORNERS
8. Is property improved? YES
9. Indications of building construction, alterations or repairs within recent months:
(a) If new improvements under construction, how far have they progressed? COMPLETE
10. Changes in street lines either completed or ⁴²officially proposed:



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Stream Determination Request
AUTHORIZED AGENT FOR LEGAL REPRESENTATION FORM

PROPERTY LEGAL DESCRIPTION:

PARCEL ID (PIN) 9798175393

STREET ADDRESS: 807 Old Mill Road

Please print:
Property Owner: Charles M. Hammer

Property Owner: Julie A. Hammer

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

McKenzie Olmsted, of Loyd Builders, LLC
(Contractor/Agent) (Name of consulting firm if applicable)

to request a stream determination on this property and to act on my/our behalf and take all actions, I/we could have taken if present, necessary for the processing, issuance and acceptance of the stream determination for this property.

Property Owner's Address (if different than property above):

14003 Reynolds Court - Chapel Hill, NC 27517

Owner Telephone: 919/448-4439 Email: machammer9@yahoo.com

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

Mae Hammer
Owner Authorized Signature

1-24-18
Date

Owner Authorized Signature

Date

[Signature]
Contractor/Agent Authorized Signature

1-24-2018
Date

Please return form by email (aweakley@townofchapelhill.org), fax, or mail to the above address in care of the "Stormwater Analyst." The form may also be dropped off at the Stormwater Management office at 208 N. Columbia Street, Chapel Hill, NC. For questions, please call (919) 969-RAIN.

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m



20150731000152480 DEED
Bk:RB5994 Pg:316
07/31/2015 01:58:26 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1240.00

NA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,240.00

Parcel Identifier No. 9798-17-5081 Verified by _____ County on the _____ day of _____, 20____

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 811 Old Mill Road, Chapel Hill, NC 27514

THIS DEED is made this 10th day of July, 2015, by and between

GRANTOR	GRANTEE
BREANA LAI , unmarried	REBECCA G. REYES and spouse, CONRAD S. REYES

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Orange County, North Carolina and more particularly described as follows:

See Attached Exhibit A

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Submitted electronically by "Bagwell Holt Smith-SV" in compliance with North Carolina statutes governing recordable documents of Deeds and the terms of the submitter agreement with the Orange County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


Address: 253 Pine Haven Shores
Shelburne, VT 05482

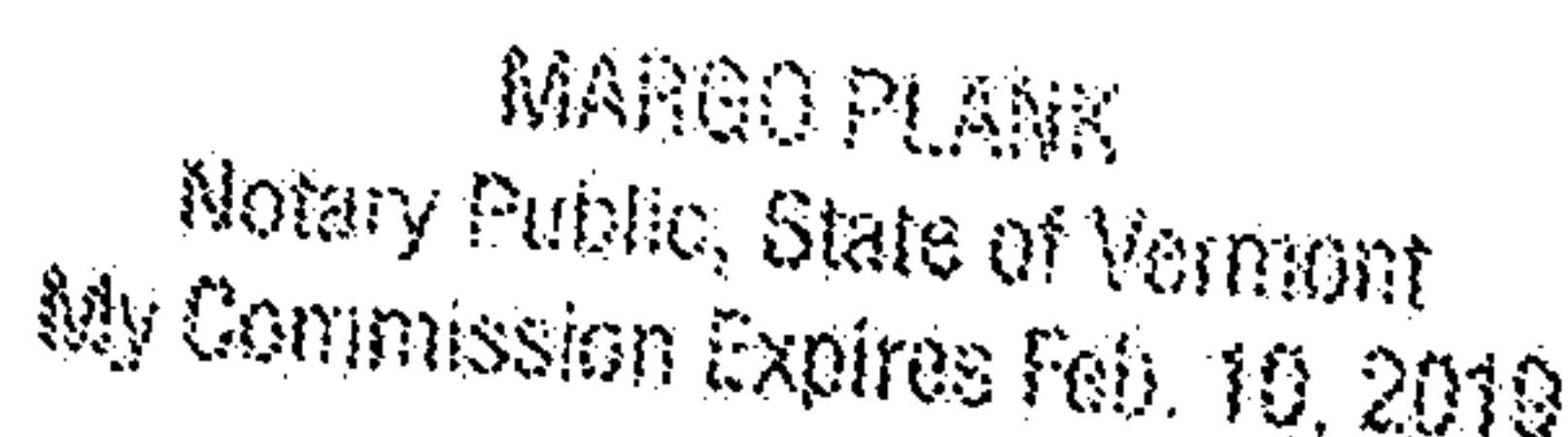
Address: _____

Address: _____

The property conveyed herein _____ includes _____ does not include (initial one) the primary residence of one or more of the Grantors. Each Grantor's address is provided above.

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **BREANA LAI**


_____, Notary Public
Printed Name of Notary Public
My commission expires: _____



I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

_____, Notary Public
Printed Name of Notary Public
 My commission expires: _____

20150731000152480
RB5994 317 2/3

EXHIBIT A

BEING all that certain lot or parcel of land situated, lying and being on the east side of Old Mill Road and known and designated as Lot No. 32 of GREENWOOD DEVELOPMENT, as surveyed and plotted by E.C. Leonard, Registered Surveyor, December 1948, plot of which is on file in the Office of the Register of Deeds of Orange County in Plat Book 4, at Page 104, and more particularly described as BEGINNING at a stake in the east property line of the said road, the southwest corner of Lot No. 31; running thence with the line of the said lot South 84 degrees 36' East 270 feet to a stake in the line of Lot No. 94; running thence with the lines of Lots No. 94 and 95 South 5 degrees 24' West 150 feet to a stake, the northeast corner of Lot No. 33; running thence with the line of the said lot North 84 degrees 36' West 270 feet to a stake in the east property line of Old Mill Road; running thence along the east property line of the said road North 5 degrees 24' East 150 feet to the BEGINNING.

There is reserved along the eastern boundary of the property herein conveyed a storm water easement as designed on the said plot, which easement covers a strip of land 7 ½ feet wide along the eastern boundary of the said lot.

This deed is also executed, delivered and accepted subject to the restrictive covenants and conditions as set out by written instrument executed by Paul Green and wife, on May 22, 1947, and recorded in the Office of the Register of Deeds of Orange County in Book 128, at Page 234, and as corrected by written instrument dated July 1, 1948, and recorded in Book 129, at Page 598.

PIN: 9798-17-5081

