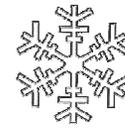


221 Providence Road
 Eastowne Office Park
 Chapel Hill, NC 27514
 (919) 929-0481
 (919) 489-2803 Fax



**BALLENTINE
 ASSOCIATES, P.A.**

T R A N S M I T T A L

TO: Mr. Jay Heikes **DATE:** 31 Oct 17
COMPANY: Town of Chapel Hill Planning Department **PHONE:** (919) 969-5082
 405 Martin Luther King Jr. Blvd.
 Chapel Hill, NC 27514 **FAX:**
FROM: Dillon W. Smith, P.E.
PROJECT: Fordham Blvd. Apartments
PROJECT#: 116026.00

Name of Recipient(s)	Transmitted via	Enclosures
CC: David Klepser, Ram Realty Advisors	FTP	All

Please find the following items:

- For Review and Comment
- For Approval
- For Your Use
- As Requested
- For Your Signature

Transmitted via:

- Email
- FedEx
- U.S. Mail
- Delivery
- Pick Up

of Fax pages _____ includes cover page
 Standard (5pm) Priority (10:30am)
 First Class Priority (confirm/track)
 Courier **Hand Delivered**

Copies	Date	Description
10	31 Oct 17	E-F FDP Round 1 Comment Response Letter
1	31 Oct 17	Updated E-F FDP Application
1	25 Oct 17	Certification of Adequate Public Schools
1	10 Aug 17	Duke Energy 3-Phase Bury Infeasibility Letter
1	31 Oct 17	Jordan Riparian Buffer Authorization Application
1	31 Oct 17	Updated Stormwater Impact Analysis
1	31 Oct 17	Updated Architectural Plan Set
10	31 Oct 17	Updated E-F FDP Plan Set

REMARKS: Jay,
 Please don't hesitate to call if you have questions or need anything else.
 Thanks,
 Dillon
 919-929-0481 ext. 111



Ephesus/Fordham Form District Permit Application

A Form Permit is required for all land distributing activity, as defined in LUMO 3.11.4.6.C.1.a, and any changes of use or change of type of occupancy of any land or structure as defined in LUMO 3.11.4.7.C.1.b, within the Ephesus/Fordham Form District as defined in LUMO 3.11.2. **Projects with multiple buildings must complete pages 3-4 for each building.**

Parcel Identifier Number (PIN): 9799245697, 9799242361 Date: 20 Oct 17

Section A: Project Information

Project Name: Fordham Boulevard Apartments
Property Address: 1312 N. Fordham Boulevard Zip Code: 27514
Project Description: Demo existing Days Inn and construct new multi-family structure and amenities

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

Applicant Information (to whom correspondence will be mailed)

Name: Ballentine Associates/George Retschle
Address: 221 Providence Road
City: Chapel Hill State: NC Zip Code: 27514
Phone: (919) 929-0481 Email: georger@bapa.eng.pro

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

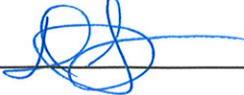
Signature:  Date: 31 OCT 17

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Ram Realty Advisors/David Klepser
Address: 1930 Camden Rd., Suite 130
City: Charlotte State: NC Zip Code: 28203
Phone: (704) 377-9295 Email: dklepser@ramrealestate.com

The undersigned hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is true and accurate. The undersigned further authorizes Town staff to enter the property(ies) for the purposes of conducting a site visit(s) to evaluate existing site conditions.

Signature:  Date: 10/25/17

NOTE All fields in sections C - G refer to this specific Development application submittal unless otherwise noted. All fields must be filled. Enter NA for information that is not applicable to this Development application submittal.

Section C: Project Summary

Types of work proposed: (select all that apply)

- Addition
 Change of Use
 Demolition
 New Building
 Parking
 Street / ROW
 Replace Building
 Utilities
 Other:

Zoning District	WX-7	Net Land Area (Sq. Ft.): Requirement 3.11.2.3&4.1	141,011
Proposed Land Disturbance (Sq. Ft.):	169,757	Gross Land Area (Sq. Ft.): Refer to Standard 3.11.2.7.C	155,112
Project Limits (Sq. Ft.)	169,757	Proportion of residential floor area to non-residential floor area	100 % TO 0 %

Requirement: 3.11.2.3&4-1 Standard: 3.11.2.7.	Gross Land Area (Sq. Ft.)		Proportion of floor area		Ratio		Space Required		Space Provided		Sq. Ft. Payment in Lieu	PIL Note
Outdoor Amenity Space	141,011 (NLA)	X	N/A	X	.06	=	8,461	-	9,310	=	0	90% max
Active Recreation Space (residential)	155,112	X	N/A	X	.08/.12	=	18,614	-	14,743	=	9,307	50% min

	Existing (pre- construction)	Proposed Demolition	Proposed New	Net Total, As Proposed
Floor Area, Dwelling Units				
Hospitality (Sq. Ft.)	23,418	23,418	0	0
Office (Sq. Ft.)	-	-	-	-
Retail (Sq. Ft.)	-	-	-	-
Residential (Sq. Ft.)	0	0	291,015	291,015
Institutional/Civic (Sq. Ft.)	-	-	-	-
Total Floor area (Sq. Ft.)	0	0	291,015	291,015
Total residential units	0	0	272	272
Affordable housing units	-	-	-	-
Site Data				
Number of Buildings	1	1	1	1
Vehicular parking	54	54	360	360
Bicycle parking	0	0	152	152
Impervious surface area (Sq. Ft.)	40,735	40,735	112,000	112,000
Impervious Surface (% of Net Land Area)	28.89	28.89	79.43	79.43
Site Improvements				
Public Streets (Linear Ft.)	861	0	0	861
Bike facilities (Linear Ft.)	0	0	619	619
Sidewalk (Linear Ft.)	446	446	619	619
Greenways (Linear Ft.)	148	106	184	226

Submit a copy of pages 3-4 / Sections D-F for each building proposed.

Building Information

Building Address*	1300 Fordham Blvd. Chapel Hill, NC	Floor Area (sf)	291,015	Height (ft. & # of stories) Requirement: 3.11.2.3&4.3 Standard: 3.11.2.7.I	Currently 87' – 6 stories (Not to exceed 90'.)
--------------------------	---------------------------------------	------------------------	---------	---	--

*Established Orange County Emergency-911 addresses. Contact the Planning office to establish an address.

Section D. Lot, Building Placement, Streetscape

Block Length: 400' maximum. **Requirement:** 3.11.2.3&4.1 **Standards:** 3.11.2.7.B.2. Requirement applies to Type A/B/C frontages. Measured from ROW line to ROW line, or property line where not abutted by ROW.

Pass Through: 200' maximum spacing. **Requirement:** 3.11.2.3&4.1 **Standards:** 3.11.2.7.G.5. Requirement applies to each building face, measured from end of façade to end of façade.

Setbacks & Build-To-Zone (BTZ) Requirements: 3.11.2.3&4.2-3 **Standards:** 3.11.2.7.F-G. Setback and build to zone requirement applies to building face for Type A/B Frontages. Build-to-zone requirement is expressed as a percentage of lot width or project boundary width if project boundary is less than the lot width.

Streetscape Requirements: 3.11.2.5. Min average spacing for Canopy Tree Plantings is 40 ft. on center

Parking Location: 3.11.2.5 Except in vehicular way or below grade, parking must be 30 ft. behind facade for Type A-B.

Setback / Frontage Type	Setback (min/max)	BTZ	Ped Way Sidewalk	Ped Way Tree zone	Surface Parking	Hedge Zone	Street Sidewalk	Street Tree Zone
Front: Type A Frontage	0 ft. / 10 ft.	.80 min.	10 ft. min.	8 ft. min	Surface parking not permitted on Type A			
Front: Type B Frontage	0 ft. / 85 ft.	.60 min.	8 ft. min.	8 ft. min.	60 ft. max.	5 ft. min.	6 ft. min.	8 ft. min
Side/Rear: Type C Frontage	5 ft. / NA	NA	6 ft. min.	8 ft. min.	NA	5 ft. min.	6 ft. min.	8 ft. min
Side/Rear: No Frontage	0 or 5 ft. / NA	NA	NA	NA	NA	NA	NA	NA

Site / Streetscape Element widths		Frontage 1 East	Frontage 2 East	Frontage 3 South	Frontage 4
Direction / Street Name		Fordham Blvd.	Fordham Blvd. Wrap	S. Elliott Road	-
Setback / Frontage Type*		0'/20' B	0'/10' A	0'/10' A	-
Frontage Width (property line to line)		472'	75'	59'	-
Lot	Block Length	472' (Block Perimeter = 1,588')	75'	59'	-
	Pass-Thru Distance	322'	N/A	N/A	-
Placement	% of façade in BTZ	72.9%	81.5%	83.1%	-
	Front Setback	0'-20'	0'-10'	0'-10'	-
Pedestrian Way	Sidewalk	N/A	N/A	N/A	-
	Tree Planting Zone	N/A	N/A	N/A	-
Vehicular Way	Parking Area	N/A	N/A	N/A	-
	Hedge or Wall (36" min)	N/A	N/A	N/A	-
Streetscape	Sidewalk	12'	12'	10'	-
	Tree Planting Zone	8'	8'	8'	-

*List "wrapped" or corner lot application of frontages separately from the applicable base frontage according to Section 3.11.2.D.4

Section E. Mass, Form

Step-back: 10' minimum step-back required for Type A/B Frontages where building is placed in first ten feet of the build-to-zone. **Requirement:** 3.11.2.3&4.3 Requirement does not apply to building elements that protrude from the building face as defined in section 3.11.2.6.A-F which are permitted to encroach into front setbacks and step-back zone.

Pedestrian Access. Required on Type A/B Frontages. 100' maximum spacing. **Requirement 3.11.2.3-4 Standard:** 3.11.2.7.O

Building Form: Design and Transparency Requirements: 3.11.3&4.4 **Standards:** 3.11.2.7.K-N standards apply to street facing facades.

	Ground Story Ceiling height	Upper Story Height	Ground Floor Elevation (min)	Ground Floor Elevation (max)	Ground Story Transparency	Upper Story Transparency	Blank Wall Area (Lf)
Residential	9 ft. min.	9 ft. min.	2 ft.	4 ft.	.20 min.	.20 min.	50 ft.
Non-Residential	13 ft. min.	9 ft. min.	0 ft.	2 ft.	.60 min.	.20 min.	30 ft.

Mass / Form Requirements	Frontage 1 East	Frontage 2 South	Frontage 3	Frontage 4	
Direction / Street Name	Fordham Blvd.	South Elliott Road	-	-	
Ground Story Use (Res or Non-Res)	Club/Residential	Residential	-	-	
Ground Story Ceiling Height (ft.)	11'-0"/ 10'-0"	10'-0"	-	-	
Upper Story Ceiling Height (ft.)	9'-0"	9'-0"	-	-	
Ground Floor Elevation min (ft.)	2'-0"	2'-0"	-	-	
Ground Floor Elevation max (ft.)	2'-0"	2'-0"	-	-	
Ground Story Transparency (%)	39.21% (North end) 51.81% (South end)	41.75%	-	-	
Upper Story Transparency (%)	34.57% (North end) 32.20% (South end)	27.63%	-	-	
Blank Wall Area max (linear ft.)	45'-6"	45'-6"	-	-	
Entrance Spacing max (ft.)	48'-10 1/2" (North end) 65'-8 3/4" (South end)	34'-10 1/2"	-	-	

Section F. Permitted Uses

Proposed Use(s) 3.11.3.4	Use Key: P = Permitted, S = Special	Square footage	Floors	
Multi-family Living	P	291,015	6	
-	-	-	-	
-	-	-	-	
-	-	-	-	
-	-	-	-	

Section G. Parking

Vehicle Parking* 3.11.4.1.C	Required Ratios		Proposed Units or Floor Area	Required Spaces		Proposed Spaces	
	Parking ratio (min)	Parking ratio (max)		Parking Spaces (min)	Parking Spaces (max)		
Attached, multi-family residential Efficiency, 1 bedroom	1 / unit	1.25 / unit	189	189	236	-	
Attached, Multi-family residential-2 bedrooms	1.25 / unit	1.75 / unit	83	104	145	-	
Attached, Multi-family residential- 3 bedrooms	1.5 / unit	2.25 / unit	N/A	-	-	-	
Attached, Multi-family residential- 4+ bedrooms	1.67 / unit	2.5 / unit	N/A	-	-	-	
All Group Living	1 / 4 beds	1 / 2 beds	N/A	-	-	-	
Civic / Place of Worship	1 / 500 sf of floor area	1 / 350 sf of floor area	N/A	-	-	-	
All Commercial uses, except as noted below	1 / 300 sf of floor area	1 / 200 sf of floor area	N/A	-	-	-	
Overnight Lodging	0.9 / lodging unit	1.25 / lodging unit	N/A	-	-	-	
Restaurant/bar	1 / 110 sf of floor area	1 / 75 sf of floor area	N/A	-	-	-	
TOTAL PARKING				293	381	360	

*Refer to sections 3.11.4.C.1 and 5.9.3 for allowable reductions to minimum parking requirement.

Bicycle Parking 3.11.4.1.C	Required Ratios		Proposed Units or Floor Area	Required Spaces		Proposed Spaces		
	Min parking ratio	Short Term / Long Term		Short Term	Long Term	Short Term	Long Term	
Attached, Multi-family residential (all)	1 / 2 units	20% / 80%	138	28	110	42	110	
All group living	1 / 4 beds (4 min)	10% / 90%	N/A	-	-	-	-	
Civic/ Place of Worship	1 / 5000 sf of floor area (4 min)	80% / 20%	N/A	-	-	-	-	
All Commercial uses, except as noted below	1 / 2500 sf of floor area (4 min)	80% / 20%	N/A	-	-	-	-	
Overnight Lodging	1 / 15 lodging units (4 min)	20% / 80%	N/A	-	-	-	-	
Restaurant/bar	1 / 1000 sf of floor area (4 min)	80% / 20%	N/A	-	-	-	-	
TOTAL PARKING				28	110	42	110	152

Green Building Incentive

All projects in the Ephesus-Fordham district qualify for a Green Building Incentive whereby projects receive a 35% rebate of building permit fees for complying with the terms of the incentive. **Details:** <http://chplan.us/efgreenbuilding>

X	Opt-out: We have evaluated the Town's Green Building Incentive for this project and choose to opt out for the following reasons:
The project will be pursuing an alternate green building certification (NGBS).	

Submittal Requirements

The following must accompany your application. Failure to do so will result in your application being considered incomplete.

X	Application fee (refer to fee schedule)	Total \$	144,596.75
X	Existing Recorded Documents — Refer to Section 1	Application Fee \$	142,606.75
X	Supplemental Documentation — Refer to Section 2	Engineering Review \$	1,865.00
X	Stormwater Management Plan and Report — Refer to Section 3	Fire / Life Safety \$	125.00
X	Plan Sets — Refer to Section 4		
X	Single JPEG Image of Building Elevation / Perspective — for use on application webpage		

Submit all Town Staff copies to the Development Services Desk on the 1st Floor of Town Hall.
Submit External Agency copies directly to those agencies listed on the next page.

Weekly Submittal Deadline (new and resubmittals): Fridays, 12 noon.

<input checked="" type="checkbox"/>	First Submittal:	Town Staff	External Agencies
	Complete set of documents required in sections 1-3	1 copy	No copies
	Transmittal Sheet (Confirm External Agency submittal on Town submittal)	1 copy	1 per agency
	Plan Set Packets , to include the following:	10 copies	1 per agency
	1. Project Fact Sheet (portion filled out by applicant; 4-9 pages)		
	2. Plan sets, with the following requirements: <ul style="list-style-type: none"> • Coversheet with project name, location, contact info, contents • Each sheet must be numbered and titled according to contents • Folded, collated plans are preferred, when possible. 		
	Electronic Files , to include the following:	1 copy	No copies
	1. One for each document required on application form		
	2. One file for each plan sheet, name must match page title/number		
	3. One "bundled" plan set file. If this file exceeds 20MB, also submit multiple files with a size no larger than 20MB for application website.		

<input checked="" type="checkbox"/>	All Subsequent Submittals	Town Staff	External Agencies
	Same requirements as above. * Confirm number of plan sets with Planner	See above	See above
	Comment Response Letter	10 copies*	1 per agency
	Plan sets must include revision dates on each revised sheet		

Jordan Watershed Riparian Buffer Authorization 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 Numbers (PINs): 9799245697, 9799242361

Date: 20 Oct 17

Section A: Project Information

Project Name: Fordham Boulevard Apartments

Property Address: 1312 N. Fordham Boulevard Zip Code: 27514

Project Description: Demo existing Days Inn and construct
new multi-family structure and amenities

Section B: Applicant and Applicant Agent Information

Applicant Information (to whom correspondence will be mailed)

Owner

Contract Purchaser

Name: Ram Realty Advisors/David Klepser

Address: 1930 Camden Road, Suite 130

City: Charlotte State: NC Zip Code: 28203

Phone: (704) 377-9295 Email: dklepser@ramrealestate.com

Applicant Agent Information:

If authorizing an agent to act on your behalf, please fill out this section

Name: Ballentine Associates/George Retschle

Address: 221 Providence Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 929-0481 Email: georger@bapa.eng.pro

The undersigned applicant does hereby authorize the Applicant Agent listed above to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this Jordan Watershed Riparian Buffer Authorization and any and all standard and special conditions attached.

Signature:

Date:

Print Name


David Klepser

10/25/17



Jordan Watershed Riparian Buffer Authorization Application

TOWN OF CHAPEL HILL
Planning Department

Section C: Buffer Impact Information

Complete the chart below. List each buffer impact individually.

Buffer Impact ID*	Activity or Use [From Table in 5.18.7(b) of the LUMO]	Linear Impact (feet)	Zone 1 Impact (square feet)	Zone 2 Impact (square feet)	Mitigation Required? (Yes or No)
B1	Greenways and Hiking Trails	N/A	513	3738	No
B2	Grading and Revegetation	N/A	N/A	1,610	No
Total Buffer Impacts:		N/A	513	5,348	

*Please use same ID on all plan sheets and narrative.

Section D: Certification of No Practical Alternatives

I certify that this project meets all the following criteria for a determination of no practical alternatives:

- A. The basic project purpose cannot be practically accomplished in a manner that would better minimize disturbance, preserve aquatic life and habitat, and protect water quality;
- B. The use or activity cannot practically be reduced in size or density, reconfigured, modified or redesigned to better minimize disturbance, preserve aquatic life and habitat, and protect water quality; and
- C. Best management practices shall be used as necessary to minimize disturbance, preserve aquatic life and habitat, and protect water quality.

Further, I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate.

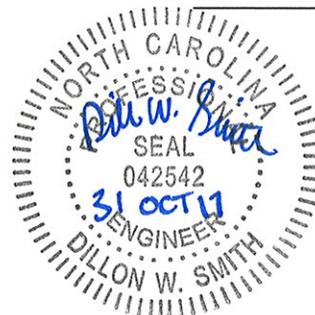
Dillon W. Smith

Signature

(Seal) Date: 31 OCT 17

DILLON W. SMITH

Print Name



Buffer Authorization Application SUBMITTAL REQUIREMENTS

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) as (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout. (Revised 10.01.09)

Digital Files and Paper Copies - provide digital files and Two (2) Paper Copies of all plans and documents

Recorded Plat or Deed of Property

Written Narrative describing the proposal – must include:

- **Explanation of why this plan for the use or activity cannot be practically accomplished, reduced or reconfigured to better minimize disturbance to the riparian buffer, preserve aquatic life and habitat and protect water quality.**
- **Description of measures taken to avoid or minimize the proposed impacts in designing the project.**
- **Description of measures taken to avoid or minimize the proposed impacts through construction techniques.**

Stream Determination - necessary for all submittals

Jurisdictional Wetland Determination – if applicable

Copy of 404 permit/401 certification – if applicable

Site Plan (2 copies to be submitted no larger than 24"x36"). Plans should be legible and clearly drawn.

All **plan set sheets** should include the following:

- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries
- Scale (Engineering), denoted graphically and numerically
- Existing topography at minimum 2-foot intervals and finished grade
- Setbacks and property boundaries
- Buffer Impact IDs, as specified in Section C: Buffer Impact Information

All **plan sets** should include the following:

- Natural drainage and manmade drainage features, including, water bodies, streams, RCD boundaries, Jordan watershed riparian buffer boundaries, floodplain, and wetlands boundaries, and where applicable, note ephemeral streams on site. Show all zones of the RCD and Jordan riparian buffers
- Delineate the boundaries of the uses or land to be utilized for activities. Delineate the location and the dimensions of any proposed disturbance in the riparian buffers
- Existing/Proposed utilities in project area
- Notes for specific uses or activities based on requirements in Section 5.18 of the LUMO [including footnotes from Table of Uses and Activities in 5.18.7(b)].
- All relevant development plan items that impact, effect or cause buffer disturbance
- Plans for any best management practices proposed to be used to control the impacts associated with the activity

Buffer Authorization APPLICATION INSTRUCTIONS

The following instructions are intended to serve as a guide for completion of the application. Every project is unique and additional information should be provided with this application, as necessary, to completely explain the details of the proposed project.

Section A: Project Information

Project Name: If your project has a formal name please use this. If your project does not have a formal name, please identify your project by the owner name and proposed activity (i.e., Jones Property Access Road, Smith Guest House, etc.) List in parenthesis any other names that have been used to identify the project in the past.

Project Description: Provide a clear, concise description of the primary goals of the proposed project (usually no more than one or two sentences); for example: build a driveway to access a new single family residence. This can be a simple explanation, but it is critically important because the purpose dictates how the no practical alternatives are reviewed.

Section B: Applicant and Applicant Agent Information

If you using an agent or consultant act on your behalf, you must include this information.

Section C: Buffer Impact Information

Buffer Impact ID: The Buffer Impact ID (B1, B2, etc.) must be used to label all corresponding impacts in all documentation and on all plan sheets.

If you have more than six (6) buffer impacts, submit an additional sheet with a table listing the additional impacts and cumulative totals.

Activity or Use: The activity or use listed must correspond with the Table of Uses and Activities in 5.18.7(b) of the Chapel Hill Land Use Management Ordinance (LUMO).

Linear Impact (feet): The stream impact length should be measured along the centerline of the stream. When proposing a culvert, the impact length is generally greater than the length of the culvert and associated dissipater since the existing stream usually has some sinuosity (curvature) and the impact will go beyond the dissipater to provide a work zone, erosion control etc.

Zone 1 & 2 Impact (square feet): Zone 1 shall begin at the most landward limit of the top of bank or the rooted herbaceous vegetation and extend landward a distance of 30 feet on all sides of the surface water, measured horizontally on a line perpendicular to the surface water. Zone 2 shall begin at the outer edge of Zone 1 and extend landward 20 feet as measured horizontally on a line perpendicular to the surface water. The combined width of Zones 1 and 2 shall be 50 feet on all sides of surface waters.

Mitigation Required? (Yes or No): Refer to the Table of Uses and Activities in 5.18.7(b) of the LUMO to determine if riparian buffer mitigation is required. Buffer mitigation is required for all uses that are "allowable with mitigation" and in all cases where a minor or major variance are required.

Total Buffer Impacts: Add all of the proposed impacts to calculate the total.

Section D: Certification of No Practical Alternatives

The applicant, or applicant agent, must certify that the project meets all the criteria listed for a determination of no practical alternatives.

Written Narrative

Describe the existing conditions on the site and the general land use in the vicinity of the project at the time of this application. Describe the overall project in detail. Provide an explanation of why this plan for the use or activity cannot be practically accomplished, reduced or reconfigured to better minimize (or eliminate) disturbance to the riparian buffer, preserve aquatic life and habitat and protect water quality. Explain any site specific constraints that may exist on the property that will affect how your project is built.

Avoidance and Minimization

Specifically describe measures taken to avoid or minimize the proposed impacts in **designing** the project. Minimizing and avoiding impacts should be a critical part of the design process. The following are examples of questions that reflect the opportunities for avoidance and minimization of impacts. If the answer is "yes" to any of the below questions then you should provide a specific justification addressing these issues as to why the impacts are necessary.

- Are there any stream crossings at angles less than 75° or greater than 105°?
- Are there any stream crossings that cross two streams above or at the confluence of those streams?
- Is any single stream crossed more than once?
- Can property access routes be moved or reduced to avoid stream, wetland, water, and buffer impacts?
- Can a building, parking lot, etc. be realigned or resized to avoid impacts?
- Can the site layout be reconfigured to avoid impacts?
- Can headwalls or steeper side slopes be used safely to avoid/minimize impacts?
- Can a retaining wall be used safely to avoid/minimize impacts?
- Can cul de sacs be used in place of a crossing?
- Can lots be reshaped or have shared driveways to avoid impacts?

Specifically describe measures taken to avoid or minimize the proposed impacts through **construction** techniques. List all techniques and practices that you plan to use to avoid and minimize impacts from the construction of the project. The following are examples of techniques and practices which should be discussed.

- scheduling issues to avoid certain time-specific impacts aquatic impacts
- erosion control measures
- hand clearing versus use of heavy equipment
- site access from high ground
- pre-fabrication of materials in high ground to minimize time in sensitive environments
- building elevated structures over wetlands or streams to transport equipment
- staging area location

If this application is for a phased project, clearly describe each phase of the project and provide a proposed timeframe for completion of each phase. The site plan should clearly depict the boundaries of each proposed phase.

Jordan Watershed Riparian Buffer Authorization Application

For

Fordham Blvd Apartments

1312 N. Fordham Boulevard,
Chapel Hill, North Carolina

(PIN: 9799-24-5697, 9799-24-2361)

Prepared by:

Ballentine Associates, P.A.

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

BA Project # 116026.00



<u>Issue Dates</u>	<u>Description</u>
28 Jun 2017	E-F FDP Submittal #2
31 Oct 2017	E-F FDP Submittal #3

Project Overview:

Fordham Boulevard Apartments is a proposed multi-family project in Chapel Hill, NC, located on the west side of Fordham Boulevard off of the NCDOT Service Road. The site is located at the existing Days Inn site between the intersection of Ephesus Church Road and Fordham Blvd, and the intersection of Elliot road and Fordham Blvd. The project will include the demolition of the existing Days Inn and corresponding improvements. The remainder of the site will then be cleared, rough graded and stabilized. The project will include the construction of a large Multi-Family Apartment building, parking facilities and all remaining infrastructure.

B1 – Greenways and Hiking Trails:

Approximately 3,738 SF of Jordan Lake Zone 2 and 513 SF of Jordan Lake Zone 1 will be disturbed with the construction of a public greenway and the associated grading. All disturbed areas outside of the area to be concrete greenway, will be seeded and stabilized immediately following construction.

B2 – Grading and Revegetation:

Approximately 1,610 SF of Jordan Lake Zone 2 will be cleared and grubbed and regraded back to existing grade following the grubbing activities. This area will be utilized during construction and is the location for the future greenway connection into the public greenway system. All disturbed areas will be seeded and stabilized immediately following construction.

NOTES:

1. DISTURBANCE AT THE JORDAN RIPARIAN BUFFER IMPACT SHALL BE MINIMIZED TO THE EXTENT PRACTICABLE DURING CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH NCDEQ/TOWN OF CHAPEL HILL STANDARDS.
3. THERE WILL BE NO STREAM IMPACTS OR ZONE 1 BUFFER IMPACTS AS A PART OF THIS PROJECT.

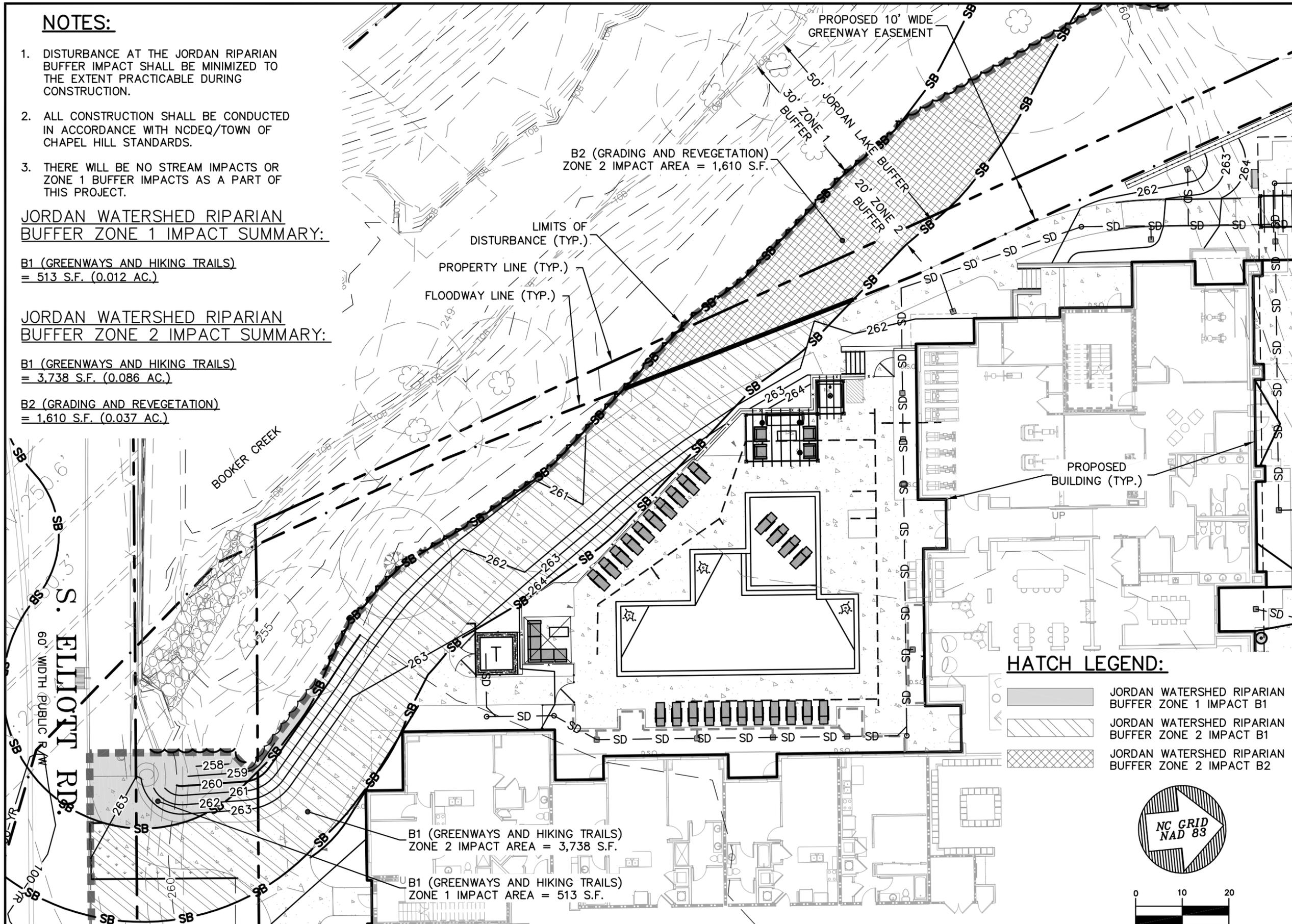
JORDAN WATERSHED RIPARIAN BUFFER ZONE 1 IMPACT SUMMARY:

B1 (GREENWAYS AND HIKING TRAILS)
= 513 S.F. (0.012 AC.)

JORDAN WATERSHED RIPARIAN BUFFER ZONE 2 IMPACT SUMMARY:

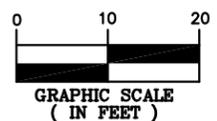
B1 (GREENWAYS AND HIKING TRAILS)
= 3,738 S.F. (0.086 AC.)

B2 (GRADING AND REVEGETATION)
= 1,610 S.F. (0.037 AC.)



HATCH LEGEND:

- JORDAN WATERSHED RIPARIAN BUFFER ZONE 1 IMPACT B1
- JORDAN WATERSHED RIPARIAN BUFFER ZONE 2 IMPACT B1
- JORDAN WATERSHED RIPARIAN BUFFER ZONE 2 IMPACT B2



JORDAN RIPARIAN BUFFER IMPACT EXHIBIT

SCALE: 1" = 20'

FORDHAM BLVD. APARTMENTS
JORDAN RIPARIAN BUFFER IMPACT EXHIBIT
CHAPEL HILL, NC

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4789

SCALE: AS NOTED
DATE: 28 JUN 17
JOB NUMBER: 116026.00
DRAWN BY: D.W.S.
REVIEWED BY: A.R.S.

EXHIBIT
1

ISSUED	DATE	ISSUED	DATE
NUM	DATE	NUM	DATE
ISSUED	DATE	ISSUED	DATE
TO TOUCH	TO TOUCH	TO TOUCH	TO TOUCH



**Orange County, NC
Schools Adequate Public Facilities Ordinance (SAPFO)
Certificate of Adequate Public Schools (CAPS)**

School District: Chapel Hill-Carrboro City Schools

CAPS Certificate Number: 0087

Development/Subdivision: Fordham Boulevard Apartments

Legal Description: PIN #9799245697 and #9799242361

Property Location: 1310 Fordham Boulevard

Planning Jurisdiction: Town of Chapel Hill

Date of Submittal: April 22, 2017

Date of Effect (School Year): 2019-20

Date of Issue: July 18, 2017

Number of Phases: 1

Phase	Single-Family Detached		Single-Family Attached		Multifamily		Manufactured Homes	
	Units	Projected Student Growth	Units	Projected Student Growth	Units	Projected Student Growth	Units	Projected Student Growth
1	0	Elementary: 0 Middle: 0 High: 0	0	Elementary: 0 Middle: 0 High: 0	273	Elementary: 16 Middle: 5 High: 8	0	Elementary: 0 Middle: 0 High: 0
Total	0	Elementary: 0 Middle: 0 High: 0	0	Elementary: 0 Middle: 0 High: 0	273	Elementary: 16 Middle: 5 High: 8	0	Elementary: 0 Middle: 0 High: 0

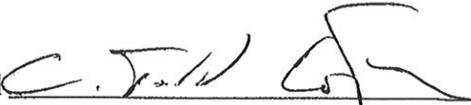
This document certifies that the above school district has (or anticipates future) capacity to accommodate the projected number of students to be created from the above development/subdivision in the years as noted.

This certificate is required after final government approval but before final plat recordation can be performed or as deemed by the specific local ordinance.

Any residential structure on a lot in the above development/subdivision may not receive a certificate of occupancy until or after the date of effect and/or the phasing proposed as shown in the table, unless modified by local government action.

This CAPS expires pursuant to the timing specified in the local government for the validity period of the respective development permit.

Signature, Developer  Date 10/25/17

Signature, School Board Official  Date 7/18/17

Note: The original is forwarded to the local government, one copy is forwarded to Orange County, one copy is retained by the school district and one copy is retained by the developer.



Duke Energy
4412 Hillsborough Road
Durham, NC 27705

August 10, 2017

David Klepser
Director of Development
RAM REALTY ADVISORS
1930 Camden Rd., Suite 130
Charlotte, NC 28203

Dear David:

In regards to your inquiry regarding the conversion of Duke Energy's overhead power line to an underground line across your property along Fordham Blvd., Duke Energy will not make this conversion due to the negative impact it would have on our system reliability and integrity. This would also have a large impact on existing customers in this area.

Sincerely,

A handwritten signature in blue ink that reads "Sharonda Frazier".

Sharonda Frazier
Engineering Technologist II