



FORM DISTRICT PERMIT

This certifies that the project described below has been reviewed by the Town Staff and approved to be in compliance with the Land Use Management Ordinance, based on information and plans provided by the applicant. A Form District Permit, inclusive of the following conditions, is issued pursuant to the provisions of the ordinance.

Name of Applicant: Ram Realty Advisors

Name of Property Owner(s): RRPIV Village Plaza Chapel Hill LLC, M&H Hospitality LLC

Location: 1300 Fordham Boulevard; Orange County Parcel Identifier Numbers 9799-24-2361, and 9799-24-5697

Project Number: 17-046

Description of Permitted Work:

Construction of the development known as “Fordham Boulevard Apartments”, including one building containing 272 total dwelling units, 360 parking spaces and associated site, recreation space, outdoor amenity space, stormwater, bike and pedestrian, and streetscape improvements, in accordance with exhibits enumerated below:

- Exhibit 1: Plans last revised November 27, 2017 and approved December 1, 2017. Electronic copy attached.
- Exhibit 2: Certificate of Appropriateness issued by the Community Design Commission on October 24, 2017.
- Exhibit 3: Authorization Certificate for Uses and Activities in the Jordan Watershed Riparian Buffer, dated December 1, 2017.
- Exhibit 4: Senior Leadership Team Recommendations of Approval

Construction Deadline: That construction begin no later than December 01, 2018 (1 year from the date of approval of this Form District Permit), and be completed by December 01, 2019 (2 years from the date of approval of this Form District Permit)

Land Use Intensity: This Form District Permit authorizes the following:

Permitted Floor Area	291,015 square feet of residential
Vehicular Parking Spaces	Minimum: 293 spaces required



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	Maximum: 381 spaces allowed 360 parking spaces proposed
Minimum Bicycle Parking Spaces	Minimum: 138 spaces required 152 spaces proposed (110 short term, 42 long term)
Permitted Change in Impervious Land Area	+71,265 square feet
Permitted Total Impervious Land Area	112,000 square feet
Permitted Land Disturbance	169,757 square feet
Minimum Recreation Space	9,307 square feet 14,743 square feet proposed
Outdoor Amenity Space	8,461 square feet 9,310 square feet proposed

Design Alternatives: This Form District Permit is in compliance with the following set of Design Alternatives to the Land Use Management Ordinance (LUMO) that were approved by the Community Design Commission as a part of a Certificate of Appropriateness issued on October 24, 2017. The applicant's proposed Design Alternatives were found by the Community Design Commission to be an equivalent or better alternative that meets the purpose and intent of the form code, as compared to a direct application of the applicable LUMO requirement or standard.

- A. *Canopy Tree and Utility Conflicts along Fordham Boulevard.* Due to the presence of a water main, a sanitary sewer main, a natural gas main as well as overhead 3-phase electrical utility lines, the applicant has proposed and the Community Design Commission has approved as part of a Certificate of Appropriateness an alternative planting plan with understory trees on either side of the Fordham Boulevard multi-modal path. The alternative planning plan includes five canopy trees on the southern portion of the building frontage, which are shown on sheet LP 1.00 as an equivalent or better alternative to the canopy tree planting requirement in Section 3.11.2.5 of the LUMO. This approval is in accordance with Section 3.11.2.5 of the LUMO which allows the Community Design Commission to approve Design Alternatives to the canopy tree planting requirement where utility conflicts exist.
- B. *Fordham Boulevard Block Length.* Due the unusual lot size and shape, surrounding parcelization patterns, and the presence of Booker Creek and its associated floodway, the applicant has proposed and the Community Design Commission has approved as part of a Certificate of Appropriateness an alternative block length of 531 feet as an equivalent or better alternative to the 450 foot maximum block length requirement in Sections 3.11.2.4.2 and 3.11.2.7.C of the LUMO. This design includes an enlarged pass-through and a northern pedestrian thoroughfare that would be constructed so as to provide space and a proportional payment for future conversion to a pedestrian-oriented alley that provides vehicular access, at such time the parcel to the north redevelops, as shown on



the approved plans (specifically, refer to sheets C1001, C1002, SD1.00, SD1.10, SD1.20, SD1.30, LP1.00, LA5.01, LA5.03 LA6.01, LA6.03, A2.18 and A2.23). This approval is in accordance with Section 3.11.2.7.C.b of the LUMO which allows the Community Design Commission to approve Design Alternatives to the maximum block length where one or more of the constraints enumerated in that section are present.

Conditions:

Prior to Land Disturbing or Demolition Activity

1. Engineering Construction Permit: Prior to land disturbing activity and Prior to issuance of a building permit, the applicant must submit an Engineering Construction Permit application with four (4) sets of final plans to the Development Services Desk for approval and stamping by the Engineering & Design Services Division.
 - a. Performance Bond: Prior to Engineering Construction Permit, the applicant shall submit an itemized cost estimate for all work in the public right-of-way and multi-modal path to James Huggins in the Engineering Services and Design Division 919-969-5088. A bond for 125% must be submitted to cover the estimated cost of construction.
 - b. A performance guarantee in accordance with Chapter 5 Article V, Soil Erosion and Sedimentation of the Town Code of Ordinances must be submitted prior to issuance of the Engineering Construction Permit (Section 5-97.1 Bonds).
2. Tree Protection Fencing Required: Prior to land disturbing or demolition activity the applicant must install continuous tree protection fencing at the limits of land disturbance. Prior to land disturbing or demolition activity the applicant must schedule and pass a tree protection inspection. Call the Town's Landscape Architect at 919-969-5114 to schedule an inspection.
3. Field Verification of the Jordan Riparian Buffer: Prior to any land disturbing or demolition activity the contractor must stake out the location of the boundary of zone 1 and zone 2 of the Jordan Riparian Buffer. Prior to land disturbing or demolition activity the contractor must contact the Stormwater Management Office at 919-969-7246 for field verification of the buffer.
4. Erosion Control Permit: Prior to land disturbing or demolition activity, the applicant must obtain necessary approvals from Orange County Erosion Control.



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5. Demolition Permit: Prior to demolition of the hotel, the applicant must obtain a demolition permit from the Inspections Division. As part of this application, the applicant must submit an asbestos assessment and abatement, as applicable and complete a deconstruction assessment of the structure as required by Orange County Solid Waste.
6. Pre-Construction Conferences: That pre-construction conference(s) shall be held with the following staff prior to any construction activity:
 - a. The Town's Landscape Architect (919-969-5114) to review procedures for protection and management of all protected landscape elements identified on the Landscape Plan, and to designate one or more persons as Landscape Protection Supervisor(s);
 - b. The Town's Engineering & Design Services Division (919-969-5084);
 - c. The Town's Inspections Division (919-968-2718);
 - d. The Town's Office of the Fire Marshal Life Safety Division (919-968-2781);
 - e. The Town's Stormwater Management Division (919-969-7246);
 - f. The Orange County Erosion Control Division (919-245-2575); and,
 - g. The Orange County Solid Waste Department (919-968-2788);
7. Construction Sign: The applicant must post a construction sign that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information, prior to the commencement of any land disturbing activities. The construction sign design must be in accordance with Section 5.14.3(g) of the Land Use Management Ordinance.

Prior to Issuance of a Building Permit

8. Recordation of Plats Required: Prior to issuance of a building permit the following information must be recorded on a plat or multiple plats at the Orange County Registry. Prior to recordation the applicant must submit (an) exempt plat application(s) and draft easement language to the Department of Planning and Development Services:
 - a. Recombination Plat: The two existing parcels must be recombined as shown on sheet C1005 prior to issuance of a building permit.
 - b. Public Access and Maintenance Easement: This easement must show dedication of easement for Public Access, Construction, and Maintenance of



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street improvements associated with public Right of Way for the proposed Elliott Road extension project as shown on sheets C1004 and C1005.

- c. Public Access Easement: This easement must show dedication of a Public Access Easement for various sidewalk, multi-modal, pedestrian amenities, and outdoor amenity space amenities as shown on sheet C1005.
- d. Greenway Easement: This easement must show dedication of a greenway easement as shown on sheet C1005 for construction and maintenance of a path that is 10-12 feet in width, with additional room for 3 foot shoulders, retaining walls, drainage structures, and other improvements needed to comply with AASHTO and NCDOT standards. The easement will allow access and use by Town maintenance vehicles and personnel, pedestrians, non-motorized vehicles, and reasonable use of motorized vehicles for those with disabilities
- e. Reserved Easement for Public Access and Utility Easement: This easement must show dedication of a Public Access Easement for the sidewalk area on the north side of the property as shown on sheet C1005. This easement must provide accommodation for the property owner, agent, heirs, or assigns, to construct a portion of a pedestrian-oriented alley to the north of the sidewalk. This easement must further provide accommodation for an elevated multi-modal bridge crossing Booker Creek and Fordham Boulevard as shown in the Town's 2017 Mobility Plan (or as revised).

The easements and plats must identify the following:

- Identification of and the location of features subject to the easement agreement
 - Minimum standards for maintenance
 - A reservation of the right for the Town to complete "urgent" maintenance and bill the property owner should the property owner not address the issue or fail to adhere to the minimum standards for maintenance. This should also include a definition of urgent maintenance.
 - Any other foreseeable issues and mechanisms to address them such as removal of fallen tree limbs, removal of trash and debris, future road construction, etc...
 - The party responsible for maintenance and as the party liable for injuries and damages resulting from improper maintenance
9. Consistency between Planning Approvals and Building Permit: Prior to issuance of each foundation and shell building permit, applicant must obtain written confirmation from the Department of Planning and Development Services that the approved building permit plans are consistent with the approved Form District Permit and Certificate of Appropriateness plans. This step will occur between the approval of the building permit plans and the issuance of the building permit. The Design Professional may copy the Department of Planning and Development Services on



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building permit application plan submittals in order to expedite this step. *Failure to notify the Department of Planning and Development Services of changes to plans in advance of submitting building permit plans will result in delays in issuing the building permit.*

10. Construction Plans: This project will require Building Permits to be issued by the Town of Chapel Hill. Prior to issuance of a Building Permit, the applicant shall submit one electronic set of architectural/structural, plumbing, mechanical, and electrical plans, with a minimum scale of ¼ inch = 1 foot or at such scale agreed upon by the Inspections Division, to the Town's Inspections Division for review and approval. Please note that a separate permit for a construction trailer is required. Prior to submittal, the applicant shall schedule a pre-permitting conference through the Town's Permit Technician at 919-968-2718.
 - a. Department of Insurance Review: Prior to submittal of a building permit application, the applicant must obtain plan approval from the North Carolina Department of Insurance.
 - b. Special Inspections will be required for this job: A Town of Chapel Hill Special Inspections Packet from the firm contracted will be needed in advance of the building permit issuance.
 - c. Retaining Wall Detail: Based on the height of the retaining wall along the floodway, a design and detail of the wall should be provided to Inspection Division for review. The Stormwater Management Division must be copied on this submittal.
11. PSNC Approval of Gas Meter Location: Prior to issuance of a building permit, the applicant shall obtain written approval from the Public Service Company of North Carolina (PSNC) of the gas service lines and gas meter locations and submit a copy of the same to the Department of Planning and Development Services. Changes to the approved meter location will require review and approval and will constitute a modification to the Form District Permit and may also constitute a modification of the Certificate of Appropriateness.
12. Duke Energy Approval of Pole Relocation: Prior to issuance of a building permit, the applicant shall verify power pole spacing with Duke Energy. Poles must not encroach on the sidewalk/multi-use path.

Prior to Construction Activity Requiring a Building Permit

13. OWASA Authorization to Construct: Prior to start of construction activities requiring a building permit, applicant shall obtain a permit to construct water and sewer



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facilities serving the project from the Orange Water and Sewer Authority. All remaining OWASA utility plan comments must be addressed prior to this approval.

14. NCDOT Driveway Permit: Prior to any work within the NCDOT right-of-way and prior to any construction activities requiring a building permit, the applicant must obtain a driveway permit from NCDOT.
15. NCDOT Encroachment Agreements: Prior to any work within the NCDOT right-of-way and prior to any construction activities requiring a building permit, the applicant must obtain required three-party encroachment agreements for the following work:
 - a. Installation of underground utilities: NCDOT, OWASA, and the applicant
 - b. Installation of required landscaping: NCDOT, the Town of Chapel Hill, and the applicant

Prior to Pouring Building Footing

16. Footing Inspection: Prior to pouring of concrete for the retaining wall footing and for building footing and prior to footing form inspections as required by building code, the applicant shall contact the Stormwater Management Division at 919-969-7246 to schedule an inspection and approval of the footing.

Prior to Vertical Construction of the Podium or Parking Deck:

17. Elevation Certificate Required: An Elevation Certificate (FEMA Form 086-0-33) signed and sealed by a North Carolina-registered Professional Land Surveyor is required after the reference level is established. Within seven (7) calendar days of establishment of the reference level of finished first floor elevation, it shall be the duty of the permit holder to submit to the Town's Stormwater Management Division, a certification of the elevation of the reference level, in relation to NAVD 1988. *Any work done within the seven (7) day calendar period and prior to submission of the certification shall be at the permit holder's risk.* The Town shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being permitted to proceed. *Failure to submit the certification or failure to make required corrections shall be cause to issue a stop-work order for the project.*
18. Foundation Survey and Inspection: Upon completion of foundation inspections for each building, applicant must submit a foundation survey showing building footprint and measurements from right-of-way and easement lines showing compliance with build-to-zone and setback requirements as shown on site plan sheets C1002. Applicant must schedule an inspection with the Zoning Inspector (919-969-5066).



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Transportation

19. Traffic Lane and Sidewalk Closure: Prior to any traffic lane and/or sidewalk closures, the applicant shall contact the Town's Traffic Engineering office (919-969-5096) at least 5 working days before the proposed work to apply for a lane closure permit.
 - a. Prior to issuance of a sidewalk closure permit, the contractor must submit an exhibit showing a temporary pedestrian detour along the project's frontage on Fordham Boulevard and South Elliott Road in the approximate location shown on sheet C1401.

20. Reciprocal Cross Access Easement to Property to the North: At the time the road is so installed or at such other time as reasonable access is provided along the north side of the Ram Project, Ram agrees that an opening will be created, at Ram's expense, in the northern wall of the parking facility at approximately the location noted on Sheet A1.01, to permit ingress and egress and use of the parking facility for shared parking purposes by the developers, owners and patrons of the property immediately to the north of the Ram Project. At such time, the Town and Ram will negotiate the terms of such shared parking use, including but not limited to rates, locations, and quantities based on parking facility usage and occupancy rates.
 - a. The Parking Access Gates shall be relocated to be on the ramp located on the north side of the ground level of the parking garage, just to the east of the opening in the parking deck. A reserved reciprocal cross access easement to this effect must be recorded prior to CO.

Stormwater

21. Jordan Riparian Buffer: The applicant shall comply with all the requirements stipulated in the Jordan Riparian Buffer Authorization approval.

22. Approved Impervious Surfaces: The total amount of impervious area shall be limited to a maximum of 112,000 square feet, an increase of 71,265 square feet, and the disturbed area to 169,757 square feet as shown in the calculations submitted for the Form District Permit. Any increase of impervious area that occurs as a result of construction over this permitted amount shall require a revised site plan, signed and sealed by a North Carolina Registered Professional Engineer, be submitted to the Town's Development Services Division and Stormwater Management Division for review and approval prior to the issuance of the Certificate of Occupancy.

23. Liability: The owner may be liable if adjoining properties receive substantial damage associated with the discharge of stormwater from this property.



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24. Erosion Control Inspections: During construction, the applicant shall inspect the erosion and sediment control devices daily and after every rainfall, make any necessary repairs or adjustments to the devices, and maintain inspection logs documenting the inspections and any necessary repairs. During the construction phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance.
25. Stormwater Structures not allowed in Setback: No portion of the stormwater structures may be located within the setbacks or rights-of-way except as allowed by Section 3.11.2.7.J.1.c-d of the LUMO, "Setback Encroachments." This includes any underdrains or the downgradient toe of French drains.
26. Changes to Roof Drainage Require Review and Approval: Construction plans submitted for approval by the Town's Engineering Division must include roof drainage plan sheet in the calculation document. The applicant must ensure that there is no modification to the approved roof drainage plan and interior plumbing. Any modification to the roof drainage and impervious area will require approval of Stormwater Management Division.
27. Maintenance of Stormwater Facilities: The stormwater management facility(ies) shall be maintained by the property owner in accordance with the recorded Operations and Maintenance Plan.
28. Annual Report: An original inspection report shall be provided to the Town beginning one year from the date of the recorded inspection, operation, and maintenance plan and each year thereafter on or before that date recordation. The owner shall provide evidence of the renewal of the maintenance bond or surety or a certified statement of the escrow account.

Life Safety

29. Alarm Management Ordinance: Compliance is required with Chapter 15, Article 2 of Town Code requiring registration of applicable alarm systems.
 - a. Prior to installation of any cameras, should they be proposed at any time prior to occupancy or post occupancy, the Town requests that information be sent to the Police Department.
30. Private Fire Mains: Private fire mains that feed the sprinkler system shall be installed per NFPA 24. The line shall be flushed per NFPA 24 and witnessed by a fire inspector from the Chapel Hill Fire Department prior to covering the line.



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Miscellaneous

31. Construction Noise: The applicant shall comply with the Town Noise Ordinance, Article 3, Section 11-40, limiting construction noise levels outside of the following operating hours: 7:00 a.m. to 9:00 p.m. on weekdays and 8:00 a.m. to 9:00 p.m. on weekends. Construction activity may occur during hours outside of the operating hours noted above if they are conducted within noise levels that are in compliance with the Town Noise Ordinance. Exceptions to this requirement shall be approved in advance by the Town Manager pursuant to the Town Noise Ordinance.
32. Permit Must Remain Onsite: That this permit and approved site plan shall remain in the permit box for the duration of construction from the time site work commences until the final certificate of occupancy is issued.
33. Safety During Construction: During demolition and/or construction, all aspects of Chapter 33 of the NC Building Code and the construction management plan shall be followed. Compliance with OSHA standards is also required. The Town's Inspections Division is authorized to stop construction if violations are observed.
34. Proposed Changes: Any proposed changes to the approved plans shall require review and approval by Town Manager and may require issuance of a Form District Permit Modification. Changes to the approved plan set may require review and approval of a Certificate of Appropriateness Modification by the Community Design Commission. Changes to the plans and structures shall be submitted and approved by the Town's Inspections Division and prior to implementation. *Failure to provide sufficient advance notice of proposed changes to the Department of Planning and Development Services may result in delays in the construction and/or permit close-out process.*
35. Foundation Survey and Inspection: Upon completion of foundation inspections for each building, applicant must submit a foundation survey showing building footprint and measurements from right-of-way and easement lines showing compliance with build-to-zone and setback requirements as shown on site plan sheets C 1001. Applicant must schedule an inspection with the Zoning Inspector (919-968-2718).
36. Phasing Plan: The applicant may propose a phasing plan for review and approval whereby individual buildings or portions thereof may be completed and occupied prior to the completion of all construction activity on the property. Such a plan must demonstrate which portions of the site will be completed with each phase. The plan must demonstrate in which phase required site elements will be partially or fully complete. The plan must demonstrate compliance with all applicable standards and conditions of this permit. Further, the plan must demonstrate that required site elements are either fully completed or partially completed to a degree that is



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commensurate with the portion of the building(s) to be occupied and that all applicable fire code requirements and construction safety requirements are met. Provided that that these requirements are met, approval of such a phasing plan would not constitute a minor or major modification of this permit.

37. Solid Waste Collection: Solid waste collection service shall be provided by a private waste contractor, and rights are waived to Town provided solid waste services.

Prior to Certificate of Occupancy

38. Form District Permit Compliance: No building or structure for which this permit has been issued may be used or occupied until, after final inspection, a Certificate of Occupancy has been issued indicating compliance with the provisions of the Land Use Management Ordinance, and all other state and local laws, including conditions of this permit and all other required permits.
39. Recordation of Easements and Exhibits Required: Prior to issuance of the first a certificate of occupancy the applicant must record the following easement agreements with exhibits at the Orange County Registry. Prior to recordation the applicant must submit (an) exempt plat application(s) to the Department of Planning and Development Services.
- a. Outdoor Amenity Space and Building Pass-Thrus: Applicant must execute an agreement, easement, covenant or other mechanism for ensuring that designated outdoor amenity space and building pass-thrus are "made available to the general public" as required by 3.11.2.7.F.1 that meets the requirements above. Applicant must include adequate signage, subject to review and approval by the Department of Planning and Development Services denoting that these features are open to the public. Applicant may propose reasonable limitations on the hours of use for this easement. Applicant may propose reasonable limitations on the use of motorized and non-motorized vehicles such as bikes, mopeds, scooters, skateboards, etc. within this easement
 - b. Private Tree Maintenance Agreement: Applicant must execute a private tree maintenance agreement for all trees located within the public right of way that are required as a part of this Form District Permit approval that meets the requirements above.

The easement agreement musts identify the following:

- Identification of and the location of features subject to the easement agreement
- Minimum standards for maintenance



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- A reservation of the right for the Town to complete “urgent” maintenance and bill the property owner should the property owner not address the issue or fail to adhere to the minimum standards for maintenance. This should also include a definition of urgent maintenance.
 - Any other foreseeable issues and mechanisms to address them such as removal of fallen tree limbs, removal of trash and debris, future road construction, etc...
 - The property owner, heirs, and assigns as the party responsible for maintenance and as the party liable for injuries and damages resulting from improper maintenance
40. Transit Payment-in-Lieu: Applicant must submit a payment-in-lieu of \$10,000 of transit stop improvements, including a bus shelter, real-time bus arrival display, and LED lighting and any related appurtenant features, to Chapel Hill Transit prior to the final certificate of occupancy. Chapel Hill Transit will evaluate future service patterns and construct the transit stop improvements. If transit stop improvements have not been constructed within 1,000 feet of the property within five years following the issuance of the final certificate of occupancy, the applicant may request a refund of this payment.
41. Payment-in-Lieu of Construction of Pedestrian Oriented Alley: Prior to the first Certificate of Occupancy the applicant shall submit a payment-in-lieu in the amount of \$53,015.00 for one half the cost of construction of the alley based on an estimate of the future cost as determined by the opinion of probable cost dated November 27, 2017 and escalated by 4.5% annually through July 1, 2022, to be used to create an alley cross section with a 1.5-foot roll curb, two 10-foot wide travel lanes and a 2.5-foot curb along the north side of the building at such time as the Town determines such road should be installed.
42. Repairs in Right-of-Way: Prior to expiration of the performance bond or issuance of the final Certificate of Occupancy, whichever occurs first, the applicant shall repair all damage for work in the right-of-way related to the construction of this project, which may include pavement milling and overlay.
43. As-Built Plans: Prior to Zoning Inspections, the applicant shall:
- a. **Submit original two (2) certified as-built plans**, signed and sealed by a North Carolina Registered Professional Land Surveyor, to the Town’s Development Services Desk showing building heights and elevation limitations, all building footprints and building designations, driveways, detailed calculations and totals for all other impervious surfaces (to include



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consultants to facilitate inspections and maintenance services once the stormwater facilities are accepted for maintenance by the Ephesus-Fordham Municipal Service District.

- iii. The Reserved Stormwater Facility Easement and the Operations and Maintenance Plan are binding on the owner, heirs, successors, and assigns.
- b. **Maintenance covenant ("Operations and Maintenance Plan")**; A copy of the maintenance covenant ("Operations and Maintenance Plan"), signed by the owner and recorded by the County Register of Deeds, for the stormwater management facilities. The Operations and Maintenance Plan shall include a description of the device or structure, an inspections checklist, and operating and maintenance procedures. The plan shall identify contact information, who will perform the inspections, frequency of inspections, inspections and maintenance logs, any specific equipment needs or certifications (e.g., confined space certification), action levels or thresholds (e.g., remove sediment after depth exceeds one foot), and disposal methods.
- c. **Certified stormwater as-built plans**; signed and sealed by a North Carolina-registered Professional Land Surveyor, showing building footprints, driveways, all other impervious surfaces, stormwater drainage/conveyance piping, and stage storage data stormwater management structures. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88
- d. **A Final Finished Construction Elevation Certificate** (FEMA Form 086-0-33) signed and sealed by a North Carolina-registered Professional Land Surveyor is required after construction is completed and prior to Certificate of Occupancy issuance. It shall be the duty of the permit holder to submit to the Stormwater Management Division, a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Occupancy issuance. The Finished Construction Elevation Certificate certifier shall provide at least two (2) photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation



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showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" × 3". Digital photographs are acceptable.

- e. **Professional Engineer certification;** Certification, signed and sealed by a North Carolina-registered Professional Engineer, that the stormwater management facilities were constructed in accordance with the approved plans and specifications.
- f. Picture of the outlet control of underground/storm filter system and permeable pavement taken during installation

After performing the final inspection and reviewing and approving the documents, the Town's Stormwater Management Division or designee will issue an Approval Notification to the Town's Inspections Division via email. (Please schedule the final stormwater management inspection with the Town's Stormwater Management Division (919-969-7246)).

- 45. Fire Code Compliance: Prior to requesting a Certificate of Occupancy, the applicant shall demonstrate that site work passes field inspections and fully complies with the North Carolina Fire Prevention Code.
- 46. Public Safety Survey: Prior to the first Certificate of Occupancy for any public use portion of the facility, the applicant shall hold a security survey with the Police Department to identify and consider opportunities for public safety improvements.

A handwritten signature in blue ink, appearing to be "J. S. P.", written over a horizontal line.

Issued By: Town Manager

Date: December 1, 2017

Exhibit 1:

Civil and Landscape Plans dated April 21, 2017, revised June 28, 2017, October 31, 2017, and November 27, approved December 1, 2017. Architectural Plans dated October 31, 2017, in accordance with the Certificate of Appropriateness, and the conditions thereof, approved by the Community Design Commission on October 24, 2017, and approved December 1, 2017.

(on file with the Town of Chapel Hill Department of Planning and Development Services and on the Town's website on the Development Activity Report <http://chplan.us/17-046>)

Exhibit 2:

Certificate of Appropriateness issued by the Community Design Commission on October 24, 2017



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Ephesus/Fordham

Certificate of Appropriateness Approval

This Certificate of Appropriateness for Fordham Boulevard Apartments has been approved by the Community Design Commission, in accordance with approved certificate of appropriateness plans dated June 28, 2017 and last revised September 22, 2017 and materials dated October 24, 2017 submitted with the application.

This certifies that a Certificate of Appropriateness has been issued to:

Name of Applicant: Ram Realty Advisors, David Klepser, Director of Development

Applicant's Address: 1930 Camden Road, Suite 130. Charlotte, NC 28203

For:

Name of Development: Fordham Boulevard Apartments, 1300 Fordham Boulevard

Identified as: Project #17-046; PINs 9799-24-5697, 9799-24-2361

This Certificate of Appropriateness includes approval of two (2) Design Alternatives. Refer to the Form District Permit for details on the Design Alternatives.

October 24, 2017
(CDC approval date)

A handwritten signature in cursive script that reads "Jay Heikes".

Jay Heikes
Planner II

Exhibit 3:

Authorization Certificate for Uses and Activities in the Jordan Watershed Riparian Buffer,
Dated December 1, 2017



TOWN OF CHAPEL HILL
 405 Martin Luther King Jr. Blvd
 Chapel Hill, NC 27514
 www.townofchapelhill.org

Authorization Certificate for Uses and Activities in the Jordan Watershed Riparian Buffer

Responsible Party

Date: 12/1/2017

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

Project Information

Project Name: Fordham Boulevard Apartments

Property Address: 1312 N. Fordham Boulevard

Zip Code: 27514

Parcel Identifier Numbers (PINs): 9799-24-5697;9799-24-2361

Project Description: Demolition existing Days Inn and construct new multi-family structures and amenities

No Practical Alternatives Findings

The following proposed buffer impacts **have been found** to meet the criteria in Subsection 5.18.8(c) of the Town of Chapel Hill Land Use Management Ordinance for a determination of "no practical alternatives" and are authorized, in accordance with the attached conditions.

Buffer Impact ID*	Activity or Use [From Table in 5.18.7(b) of the LUMO]	Linear Impact (ft)	Zone 1 Impact (ft ²)	Zone 2 Impact (ft ²)	Mitigation? (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:			513	5,348	

This authorization is valid for the purpose and design described in your application. If the property is sold the new owner must be given a copy of this Certification and attached conditions, and is thereby responsible for complying with all of the conditions.

Ernest Odei-Larbi

Date: 12/1/2017

ENGINEER III

Conditions of Authorization

The following conditions are applicable.

1. The project shall be constructed in accordance with your Jordan Watershed Riparian Buffer Authorization Application dated October 20, 2017.
2. The issuance of this authorization does not exempt the Responsible Party from complying with any and all state, federal or local statutes, rules, regulations, and ordinances.
3. The Responsible Party shall report any violation of this authorization to the Town of Chapel Hill within 24 hours of discovery.
4. The Responsible Party shall ensure that the final design drawings adhere to this authorization and to the documentation and drawings submitted for approval.
5. All mechanized equipment operated near surface waters must be regularly inspected and maintained to prevent contamination of stream waters from fuel, lubricants, hydraulic fluids, or other toxic materials.
6. The buffer boundary and limits of disturbance shall be clearly marked by highly visible fencing prior to any land disturbing activities. Impacts to areas within the fencing are prohibited unless authorized by this authorization. A preconstruction inspection by the Town of Chapel Hill Stormwater Management Division (919-969-7246) of the fencing is required and shall be noted on the final plans.
7. Native riparian vegetation must be reestablished within the construction limits of the project by the end of the growing season following the completion of construction. **No** fertilizer shall be used other than a one-time application to reestablish vegetation.
8. Erosion and sediment control practices must be designed, installed, operated and maintained in accordance with the most recent version of the *North Carolina Sediment and Erosion Control Planning and Design Manual*.
9. Bridge deck and culvert drains shall not discharge directly into the stream.
10. All stormwater runoff shall be directed as sheet flow through stream buffers at non-erosive velocities.
11. All riparian buffers impacted by the placement of temporary fill or clearing activities shall be restored to the preconstruction contours and revegetated.
12. Additional best management practices may be required to minimize disturbance, preserve aquatic life and habitat, and protect water quality.
13. A copy of this authorization shall be maintained on the construction site at all times.
14. Prior to any land disturbance in the Jordan riparian buffer, the contractor shall contact the Stormwater Management Division of the Town for field verification of the buffer stake out and top of stream bank.
15. The owner shall be responsible for removing any riprap that falls into the creek from the filled riprap slope.
16. Prior to pouring of the concrete footing at the southern corner of building and pool area, Stormwater Management Division of the Town shall be contacted for site inspection and approval.

Exhibit 4:

Senior Leadership Team Recommendations of Approval



TOWN OF CHAPEL HILL

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Department Head Recommendation: Fordham Boulevard Apartments (Form District Permit #17-046)

TO: Roger Stancil, Town Manager

CC: Jay Heikes, Planner II

FROM: Christopher C. Blue, Exec. Dir. for Community Safety

RE: Dept. Head Recommendation for Fordham Boulevard Apartments Form District Permit Application (Project #17-046)

DATE: 11/20/2017

Dear Mr. Stancil:

The Police Department and Inspections staff has reviewed the Form District Permit application for the project known as Fordham Boulevard Apartments (project #17-046) for compliance with the Chapel Hill Town Code, including the Land Use Management Ordinance. Based on the information and plans provided by the applicant and the staff's review, I, Christopher C. Blue, recommend approval of the Form District Permit.

Conditions:

- Temporary sidewalk on their frontage during construction.

Sincerely,

A handwritten signature in black ink, appearing to be "C. Blue", written over a horizontal line.

Christopher C. Blue, Exec. Dir. for Community Safety

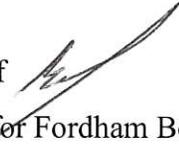


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Department Head Recommendation: Fordham Boulevard Apartments (Form District Permit #17-046)

TO: Roger Stancil, Town Manager
FROM: Matthew J. Sullivan, Fire Chief 
RE: Dept. Head Recommendation for Fordham Boulevard Apartments Form District
Permit Application (Project #17-046)
DATE: November 14, 2017

The Fire Department staff has reviewed the Form District Permit application for the project known as Fordham Boulevard Apartments (project #17-046) for compliance with the Chapel Hill Town Code, including the Land Use Management Ordinance. Based on the information and plans provided by the applicant and the staff's review, I, Matthew J. Sullivan recommend approval of the Form District Permit.



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Department Head Recommendation: Fordham Boulevard Apartments (Form District Permit #17-046)

TO: Roger Stancil, Town Manager

FROM: Jim Orr, Parks and Recreation Director

RE: Dept. Head Recommendation for Fordham Boulevard Apartments Form District Permit Application (Project #17-046)

DATE: November 17, 2017

Dear Roger:

The Parks and Recreation Department staff has reviewed the Form District Permit application for the project known as Fordham Boulevard Apartments (project #17-046) for compliance with the Chapel Hill Town Code, including the Land Use Management Ordinance. Based on the information and plans provided by the applicant and the staff's review, I, Jim Orr, recommend approval of the Form District Permit.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Orr".

Jim Orr

Parks and Recreation Director



TOWN OF CHAPEL HILL
Planning and Development Services

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Department Head Recommendation: Fordham Boulevard Apartments (Form District Permit #17-046)

TO: Roger Stancil, Town Manager

CC: John Richardson, Bergen Watterson, Corey Liles, Jay Heikes

FROM: Ben Hitchings, Director of Planning and Development Services

RE: Dept. Head Recommendation for Fordham Boulevard Apartments Form District Permit
(Project #17-046)

DATE: December 1, 2017

Dear Roger:

The Planning and Development Services staff has reviewed the Form District Permit application for the project known as Fordham Boulevard Apartments (project #17-046) for compliance with the Chapel Hill Town Code, including the Land Use Management Ordinance.

The project received a Certificate of Appropriateness from the Community Design Commission after working with the commission to ensure that the project met the architectural design standards in the code. Specifically, the applicant and the Commission worked collaboratively to address the following elements:

- The type, style, color, and arrangement of architectural elements
- The architectural treatment of the building's public-realm facing facades along Fordham Boulevard, South Elliott Road, and the Booker Creek Greenway.
- The treatment of the north façade, which contains a screened parking deck as well as residential dwelling units.
- Treatment and massing of the east façade, facing Fordham Boulevard, to create a large open space, and provide for variation along in the massing and façade elements along Fordham Boulevard.
- Pedestrian circulation and access through and around the site, including a pass-through in the middle of the project and a pedestrian thoroughfare to the north of the site, which is being design to be converted to a future pedestrian-oriented vehicular alley.



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- Visually interesting façade elements along sidewalks and paths such as stoops, benches, and bike racks, to ensure that the building does not “turn its back” to the pedestrian areas
- Placement and screening of utility equipment.

Additionally, if approved, this project would provide the following benefits to the surrounding community:

- The project would construct streetscape improvements along the property’s frontage along South Elliott Road including a 10-foot wide sidewalk, an 8-foot wide landscape area with canopy trees between the street and sidewalk, and pedestrian-scale lighting consistent with the Ephesus/Fordham code.
- The project would construct a 12-foot wide multi-modal path along the Fordham Boulevard including pedestrian-scale lighting and streetscaping consistent with the Ephesus/Fordham code. This path would connect to the Booker Creek Greenway to the south and is a part of a future connection on the west side of Fordham Boulevard that would extend from Eastgate Crossing south to University Mall, as shown in the adopted Mobility Plan.
- The project would provide a an 18-foot wide pedestrian thoroughfare, that includes landscaping and a six foot wide walkway on the north side of the property that would connect the multi-modal path on Fordham Boulevard to the proposed Elliott Road Green Space project. This area is being designed to be able to be converted to form part of a pedestrian-oriented vehicular alley in the future, should the adjoining property owner to the north decide to redevelop.
- The project would dedicate an approximately 7,250 square foot area for the Town to construct future road improvements associated with the extension of South Elliott Road.
- The project would submit a required payment-in-lieu of approximately \$111,000 for provision of public recreation space within the Ephesus/Fordham district. In addition, 14,500 square feet of recreation space is proposed for tenants of the property consistent with the Ephesus/Fordham code.
- The project would provide 9,300 square feet of publically accessible outdoor amenity space, including an overlook of Booker Creek and an adjoining outdoor seating area that partially encircles a landscaped passive open space. This space is accessible from South Elliott Road and Fordham Boulevard and is immediately adjacent to the proposed Elliott Road Green Space project. It would be connected via a handicap – accessible ramp to a future trail within the proposed green space project.
- The project would provide water quality treatment and detain the runoff from all new impervious surfaces constructed as a part of this project. Stormwater control measures include a permeable paver system and an underground filter and detention chamber.



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Based on the information and plans provided by the applicant, the staff's review, and all of the reasons noted above, I, Ben Hitchings recommend approval of the Form District Permit.

Sincerely,

A handwritten signature in cursive script that reads "Ben Hitchings".

Ben Hitchings, AICP, CZO
Director of Planning and Development Services



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Department Head Recommendation: Fordham Boulevard Apartments (Form District Permit #17-046)

TO: Roger Stancil, Town Manager

CC: Chris Roberts, Manager of Engineering and Infrastructure

FROM: Lance Norris, Public Works Director

RE: Dept. Head Recommendation for Fordham Boulevard Apartments Form District Permit Application (Project #17-046)

DATE: November 30, 2017

Dear Roger:

The Public Works staff has reviewed the Form District Permit application for the project known as Fordham Boulevard Apartments (project #17-046) for compliance with the Chapel Hill Town Code, including the Land Use Management Ordinance. Based on the information and plans provided by the applicant and the staff's review, I, Lance Norris recommend Approval of the Form District Permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Lance Norris".

Lance Norris,
Public Works Director



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Department Head Recommendation: Fordham Boulevard Apartments (Form District Permit #17-046)

TO: Roger Stancil, Town Manager

CC:

FROM: Brian Litchfield, Transit Director

RE: Dept. Head Recommendation for Fordham Boulevard Apartments Form District Permit Application (Project #17-046)

DATE: November 17, 2017

Dear Roger:

The Transit staff has reviewed the Form District Permit application for the project known as Fordham Boulevard Apartments (project #17-046) for compliance with the Chapel Hill Town Code, including the Land Use Management Ordinance. Based on the information and plans provided by the applicant and the staff's review, I, Brian Litchfield recommend APPROVAL of the Form District Permit.

Transit has two stops adjacent to the proposed development. Stops #3069 and #3070 are currently served by the D and F Routes. In Accordance with LUMO 5.8.1(e) and based on the project's size and proportional impact to the transit system we require that the developer issue a payment in lieu of any improvements at this time in the amount of \$10,000 (shelter, real-time, LED Lighting). Transit will review the demand from this development for future service improvements in the area.

While this development is transit supportive, please note that existing service levels in this area were implemented prior to redevelopment. As such, as projects come online in this area, additional investments in transit service, along with potential route adjustments, may be required to meet demands and provide a reasonable travel option. We believe the Ephesus Church Road-Fordham Boulevard Transportation Impact Analysis and the Short Range Transit Plan will help to identify initial transit investments necessary for this area.

Sincerely,

A handwritten signature in blue ink, appearing to read "BL", written over a blue line.

Brian Litchfield
Transit Director