



**EXEMPTION FORM  
ENGINEERING DEPARTMENT**

**Request for exemption received from:** Ballentine Associates, P.A. 221 Providence Road,  
Chapel Hill, NC 27514 Telephone: (919)929-0481

**Date:** July 29, 2016

**Type of exemption requested:** **TRAFFIC IMPACT ANALYSIS (TIA)**

**Type of justification submitted:** a) Written Request with Trip Analysis  
b) Site Plan

**Key reasons why we support this exemption:**

- a) The proposed sorority is expected to generate 125 new trips per day.
- b) Meets the Town TIA Guidelines for an Exemption.

**Based upon the attached request for exemption and supporting information, we recommend that the Town Manager approve an exemption for:**

**Alpha Phi Sorority (205 Friendly Ln and 219 East Rosemary St)**

Signed: [Signature] Date 7/29/16  
Traffic Engineer

Approved: [Signature] Date 7/29/16  
Public Works Director

**Attachment(s):**  
a) Written request from the Applicant/Developer  
b) Site Plan and Fee

**RETURN TO ENGINEERING DEPARTMENT WHEN SIGNED**



**Ballentine**

**Associates, P.A.**

14 June 2016

221 Providence Road  
Eastowne Office Park  
Chapel Hill, NC 27514

919/929-0481 Chapel Hill  
919/489-4789 Durham  
919/489-2803 Fax

Mr. Kumar Neppalli  
Town of Chapel Hill  
Public Works - Traffic Engineering  
6850 Millhouse Rd  
Chapel Hill, NC 27516

RE: Alpha Phi Sorority  
Request for Traffic Impact Analysis Exemption  
BA Project #115013.00

Enclosed Fee: \$350

Dear Kumar,

We are requesting that the Town grant a Traffic Impact Analysis Exemption for the proposed Alpha Phi Sorority House to be constructed at 219 East Rosemary Street. This project will include demolition of the existing 1,129 sq. ft. single family house located at 205 Friendly Lane and expansion of the existing 1,764 sq. ft. single family house located at 219 East Rosemary Street. The completed sorority house will provide approximately 7,900 sq. feet of living space, designed for housing up to 30 students and one house mother. Existing driveways for the two existing homes will be removed, while eleven new parking spaces will be provided (refer to enclosed Existing Conditions Plan). The site is located on the northwest corner of the Friendly Lane and East Rosemary Street intersection (refer to the enclosed Area Map and Concept Plan).

Based on the Town's Traffic Impact Analysis Guidelines Section II-B: The requirement to prepare a full traffic impact analysis may be waived by the Town Manager if all of the following conditions are met:

- Daily trip generation is less than 500 (or, for a change to an existing property that does not require rezoning, difference in daily trip generation is less than 500)

**The Institute of Transportation Engineers manual does not have adequate data for the associated Land Use (Code 591 – Lodge/Fraternal Organization) and therefore a conservative estimate has been used to determine that this project will generate less than 500 daily trips. Existing conditions on the site provide accommodations for approximately 6-8 residents and parking for approximately 6 to 8 vehicles. The proposed project will increase residents by approximately 23 to 25 and vehicular parking will increase by a total of 3-5**

spaces. Assuming that new residents will travel to and from the site 5 times per day by vehicle, this project will generate an increase of 125 (5 trips x 25 residents) trips per day. Considering the proposed use, we anticipate that the majority of trips to and from the site will be by foot or bicycle (students going to and from class), and therefore this is a conservative estimate.

- No more than 250 vehicles per day (or, for a change to an existing property that does not require rezoning, no more than 250 vehicles per day in difference) access an existing collector or local road

**N/A – see above.**

- The total traffic, including background traffic and additional traffic from proposed new site or redeveloped property does not exceed an average of 150 vehicles per day on any unpaved road

**N/A – see above.**

- The applicant submits a written request for a Traffic Impact Analysis waiver with appropriate supporting documentation including pedestrian/bicycle analysis, if applicable.

**Please consider this our formal request, and for reference, please see the attached Area Map & Preliminary Site Plan.**

- The Town Manager concurs with the request.

**Please review this information and feel free to call should you have any questions or require additional information.**

Yours very truly,  
BALLENTINE ASSOCIATES, PA



Dave Ballentine  
Senior Civil Designer

Enclosures: as noted

Distribution: Tonya Ryan, Alpha Phi  
Josh Gurlitz, GGA Architects

**BALLENTINE ASSOCIATES, P.A.**

221 Providence Road Chapel Hill, NC 27514 919/929-0481

**024689**

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
06/15/2016	6/15/16	Traffic Impact Exemption Fee - Alpha Phi Sorority		350.00
<b>DATE</b> 06/15/16	<b>VENDOR</b> Town of Chapel Hill		<b>TOTAL</b>	350.00

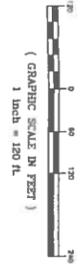


**DRAWING LEGEND**

SYMBOL	DESCRIPTION
-----	1000' NOTIFICATION LINE
-----	ZONING BOUNDARY
-----	HISTORICAL DISTRICT BOUNDARY
R-1	ZONING CLASSIFICATION



**AREA MAP**



**REVIEW DRAWING**  
**NOT FOR CONSTRUCTION**

**ALPHA PHI SORORITY**  
219 EAST ROSEMARY ST & 205 FRIENDLY LANE  
CHAPEL HILL, NORTH CAROLINA

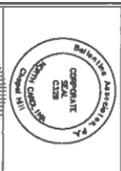
**CONCEPT PLAN DRAWINGS**

**C0001**

ISSUED	DATE
CONCEPT PLAN/HDC SUBMITTAL	8 MAR 16

**OWNER INFORMATION**  
ALPHA PHI SORORITY  
1150 SHERMAN AVE  
EVANSTON, IL 60201  
OWNER REPRESENTATIVE:  
PH: 847-316-8976  
FAX: 847-316-8976

NO.	REVISIONS	DATE



**BALLENTINE ASSOCIATES, P.A.**  
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514  
(919) 928-0461 (919) 489-4789

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**SITE PLAN**

1 inch = 10 ft.

(GRAPHIC SCALE IN FEET)

REVIEW DRAWING  
NOT FOR CONSTRUCTION

NO CONSTRUCTION

**ALPHA PHI SORORITY**  
210 EAST ROSEMARY ST & 205 FRIENDLY LANE  
CHAPEL HILL, NORTH CAROLINA

**CONCEPT PLAN DRAWINGS**

JOB NUMBER: 15013.00  
DATE: 8 MAR 2016  
SCALE: AS NOTED  
DRAWN BY: HOK & DBB  
REVIEWED BY: CAS

ISSUED	DATE
CONCEPT PLAN/HDC SUBMITTAL	8 MAR 16

OWNER INFORMATION  
ALPHA PHI SORORITY  
ADMINISTRATIVE BRANCH  
1930 SHERMAN AVE.  
CAMPBELL, IL 60201  
TOWNA, ILLINOIS  
PH: 847-318-8978  
EMAIL: sorority@alpha-phi.org

REVISIONS	DATE

NOT FOR CONSTRUCTION

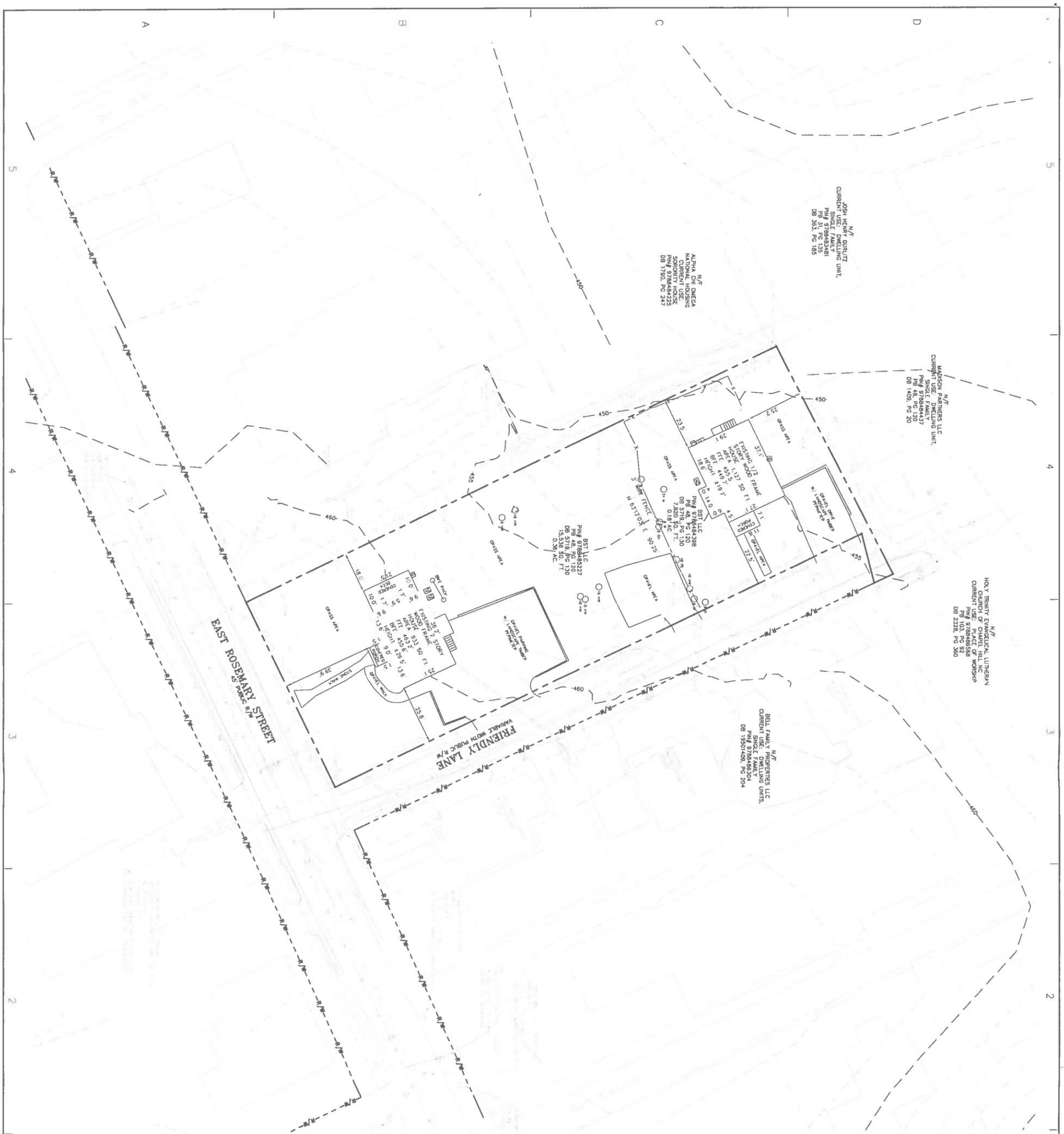
CONCEPT PLAN

NO CONSTRUCTION

NO CONSTRUCTION

**BALLENTINE ASSOCIATES, P.A.**  
321 PROSPERITY ROAD, CHAPEL HILL, N.C. 27514  
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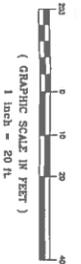
**NOTES**  
 1. EXISTING CONDITIONS SHOWN ARE BASED UPON A SITE SURVEY PERFORMED BY BALLENTINE ASSOCIATES.

**DRAWING LEGEND**

SYMBOL	DESCRIPTION
--- (dashed line)	MINOR CONTIGUOUS
--- (dashed line)	MAJOR CONTIGUOUS
--- (dashed line)	WATER VALVE
--- (dashed line)	FIRE HYDRANT
--- (dashed line)	SEWER MANHOLE
--- (dashed line)	UTILITY POLE
--- (dashed line)	UTILITY MANHOLE
--- (dashed line)	SOIL POST
--- (dashed line)	EXISTING TREE
--- (dashed line)	PROPERTY LINE
--- (dashed line)	ADJOINING PROPERTY LINE
--- (dashed line)	RIGHT-OF-WAY LINE
--- (dashed line)	OVERHEAD ELECTRIC LINE
--- (dashed line)	WATER LINE
--- (dashed line)	GAS LINE
--- (dashed line)	FENCE LINE
--- (dashed line)	SEWER LINE
--- (dashed line)	STORM DRAINAGE PIPE
N/A	N/A



**EXISTING CONDITIONS PLAN**



**REVIEW DRAWING**  
 NOT FOR CONSTRUCTION

**BALLENTINE ASSOCIATES, P.A.**  
 231 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514  
 (919) 929-0401 (919) 499-4785  
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**NOT FOR CONSTRUCTION**  
 02/21/27  
 GEORGE T. BALLENTINE  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NORTH CAROLINA  
 License No. 4812

NO.	REVISIONS	DATE

**OWNER INFORMATION**  
 ALPHA PHI  
 INTERNATIONAL SORORITY  
 103 SHERMAN AVE  
 DOWNSBORO, NC 27834  
 TONYA RYAN  
 OWNER REPRESENTATIVE  
 PHONE: 847-516-8976  
 FAX: 847-516-8976

ISSUED	DATE
CONCEPT PLAN/HDC SUBMITTAL	8 MAR 16

**ALPHA PHI SORORITY**  
 210 EAST ROSEMARY ST & 205 FRIENDLY LANE  
 CHAPEL HILL, NORTH CAROLINA

**CONCEPT PLAN DRAWINGS**

**SHEET**  
**C0101**

JOB NUMBER: 115013.00  
 DATE: 8 MAR 2016  
 SCALE: AS NOTED  
 DRAWN BY: HCK & DBB  
 REVIEWED BY: CHR