APPLICATION FOR MAJOR SUBDIVISION CONCEPT PLAN APPROVAL

9/06

DATE: 2/20/15

SUBDIVISION NAME: HENDERSON WOODS

LOCATION: NW CORNER OF WHITFIELD ROAD AND ERWIN ROAD

OWNER/DEVELOPER: DR. THOMAS HUMPHRIES % TOM HEFFNER, HEFFNER PROPERTIES, INC.

ADDRESS: 1020 NEW HOPE CHURCH ROAD PHONE # 919-929-0518

CHAPEL HILL, NC 27516

AGENT/CONTACT: THE DESIGN RESPONSE PHONE # 919-469-2080

A **SUMMARY INFORMATION**

PIN: 9891-60-4884 & 9891-80-0703 7

Orange County Tax Map _____ Block _____ Lot(s) _____ Twp CHAPEL HILL Total acreage: 48.0

Zoning RB Total Lots 19 Bonus Units _____ Open Space 20.8 AC acres

Acreage in road right-of-way _____ acres, Linear feet in new roads _____, Public _____ Private _____ Class _____

Adjacent zoning and land uses: RB - RESIDENTIAL

Water Supply: _____ Public (Provider: _____), _____ Community, or ✓ Individual

Wastewater Disposal: _____ Public (Provider: _____), _____ Community, or ✓ Individual

Fire District: NEW HOPE School District CHAPEL HILL / CARRBORO

B. **SUBMITTAL REQUIREMENTS**

- ✓ Orange County Tax Map showing the location of the subject property
- ✓ Stamped envelopes addressed to each property owner within 500 feet of the subject property
- ✓ Application fee ($250.00 + $5.00/lot)
- ✓ Twenty-five (25) copies of the Concept Plan and Site Analysis Map at a scale not less than 1"=200'
- ✓ Comparison of potential impacts of Conventional versus Flexible Development Plan (see reverse)

Applicants may submit a three-part Concept Plan including a Site Analysis Map, Conventional Subdivision Plan, and a Flexible Development Plan **OR** a combined Site Analysis and Flexible Development Plan. **Each Concept Plan submittal must include the following information:**

1. **GENERAL INFORMATION:** Each Site Analysis Map and Development Plan shall contain:
   - ✓ Sketch vicinity map
   - ✓ Plotted boundaries of the tract from deeds or recorded plats. (GIS)
   - ✓ Total acreage to be subdivided
   - NA Tax map, block, and lot number reference
   - ✓ Name, address and telephone number of the subdivider the person responsible for the subdivision design
   - ✓ Scale, north arrow, and date of plan preparation
   - ✓ Subdivision name

2. **SITE ANALYSIS MAP** – *Refer to Section V-B.2. of the Subdivision Regulations*

   Primary Conservation Areas including:
   - ✓ Ten-foot contours with slope analysis showing 7.5%-15% slopes and slopes > 15%
   - ✓ Soil types from the USDA Soil Survey or a soils map prepared by a soil scientist
   - ✓ Hydrology including drainage patterns, wetlands, streams, ponds, floodplains, etc.
   - ✓ Identified natural areas, habitats, and wildlife corridors
   - NA Historic and archaeological sites (National Register, Study List, local landmark, etc.)

   Secondary Conservation Areas including:
   - ✓ Vegetation including open and wooded areas described by dominant species and age
   - ✓ Current land use and land cover including pasture, cropland, structures, cemeteries, etc.
   - ✓ Scenic views on site as well as from the site to off-site features
   - _____ Historic and archaeological sites

   Transportation and Utility Systems:
   - ✓ Railroad and road rights-of-way
   - _____ Easements for roads and utilities
   - _____ Public and private water and sewer lines, storm drainage facilities

3. **CONVENTIONAL SUBDIVISION PLAN** In addition to General Information listed above, shall include:
- ✓ Proposed street layout, travelway and right-of-way widths, connections to existing roads
- ✓ Proposed arrangement of the lots, including size and number
- ✓ Location of soils suitable for individual septic systems

4. **FLEXIBLE DEVELOPMENT PLAN** In addition to General Information listed under Item #1 above,
- ✓ Proposed street layout, travelway and right-of-way widths, connections to existing roads
- ✓ Proposed arrangement of the lots, including size and number
- ✓ Location, type, and acreage of proposed open space, whether part of individual lots or in a separate lot dedicated to a homeowners association, or other public or private entity
- ✓ Preliminary soil suitability analyses for 50% of the proposed lots with soils map prepared in consultation with the Orange County Health Department

Density Bonuses Total bonus units proposed _____ units

Location: _____ Transition Area (2.5 units/acre maximum density without rezoning)
(*check 1*) _____ Utility Service Area, Utility Provider _____ (1.3 units/acre max)
_____ Within ¾ mile of interstate, HOV, busway route (2.5 units/acre maximum)
_____ Within half mile of transit station as shown on regional transit plan (5 units/acre max)

✓ Acres of open space over 33% located on site = 1 bonus unit/acre over 33%
_____ Acres of open space over 33% @ off-site location Tax Map Ref. _____, Zoning _____
_____ acres Primary Conservation Area x 1 bonus unit/5 acres = _____ bonus units
_____ acres Secondary Conservation Area in 2-ac. zoning district x 1 unit/2 ac.= ___ bonus units
_____ acres Secondary Conservation Area in 1-ac. zoning district x 1 bonus unit/ac.= _____ units
NA % Units designated for affordable housing _____ on site or _____ off site (*see Article 6.28*)

5. **COMPARISON OF POTENTIAL IMPACTS FROM DEVELOPMENT OF CONCEPT PLAN**

	Conventional Subdivision		versus	Flexible Development	
Linear feet of new roads	898	linear feet		1,075	linear feet
Number of stream crossings	1			1	
Acres of farmland lost	5.7	acres		5.7	acres
Habitat/Natural area lost	NA	acres		NA	acres
Acres of woodland lost	40.96	acres		20.96	acres
Wetlands destroyed	0	acres		0	acres
Slopes > 15% disturbed	2,733 SF	acres		2,733 SF	acres
Historic/archaeological sites disturbed	0	sites		0	sites
Visual change (circle 1)	significant / (moderate) / minimal			significant / moderate / (minimal)	

I certify that to the best of my knowledge the information contained above, and in the supporting documents, is a factual representation of the proposed development. I acknowledge that by signing this application, the Orange County Planning and Inspections Department is authorized, pursuant to N.C. Gen. Stat. Section 153a-360, to make as many inspections of the subject property as may be necessary to verify that the proposed work outlined herein is consistent with the provisions of all applicable State and local laws, ordinances and regulations. By signing this application, I acknowledge and agree that inspectors, zoning officers, erosion control officers, and other staff of the Orange County Planning & Inspections Department have a right, upon presentation of proper credentials, to enter the subject property at any reasonable hour for the purposes of inspection or other enforcement action.

Thomas R Hoffman 2/19/15 — 2-16-15

APPLICANT'S SIGNATURE **DATE** **OWNER'S SIGNATURE** **DATE**

FEES: Amount **Date Paid** **Receipt #**

February 12, 2015

Henderson Woods

Developer's Program

Property Location: The property is located within the Chapel Hill Township of Orange County, at the intersection of Whitfield Road (SR 1731) and Erwin Road (SR 1734).

Property Identification: Parcel ID # 9891-60-4884 & 9891-80-0703

Total Acreage: The site consists of two tracts of land that are approximately 48.0 acres in size. (Tract 1 – 36.15 AC and Tract 2 – 11.83 AC)

Zoning: Rural Buffer (RB) District

School District: Chapel Hill – Carrboro City Schools

Developer: The site will be developed by the land owner Humphries Family, LLC and Henderson Woods, Inc. Tom Heffner, who has previously developed several high-quality residential communities within Orange County, will be the manager for the project.

Development Program: The Rural Buffer (RB) zoning district was established to provide for rural residential development within the portion of Orange County designated as Rural Buffer. Since no extensions of public water and sewer lines are allowed within the Rural Buffer, development within the Rural Buffer (RB) zoning district relies on individual wells or community wells for domestic water supply and ground absorption systems for sanitary sewage disposal.

The developer of this property proposes to use one of the available Flexible Development options to develop the property. Selection of this development option affords the opportunity to dedicate more open space, as the Flexible Development option within the Rural Buffer (RB) zoning district requires 33% of the gross land area of the site be dedicated as open space.

In particular, this Flexible Development option allows for open space to be primarily dedicated on either side of the intermittent stream that runs from the pond, located in the center of the property, east along the properties frontage on Whitfield and Erwin Roads. In addition an intermittent stream buffer will be preserved within three (3) of the proposed lots adjacent to the northern property line and within one (1) lot on the eastern portion of the property. It also allows the 100' street buffers along Whitfield and Erwin Roads to be dedicated as open space, thereby preserving the existing scenic rural streetscape.

The Conventional Development Plan yields nineteen (19) residential lots. The Flexible Development Plan proposed will include nineteen (19) lots. Extra open space would allow for the an extra lot per Orange County Development Standards – Conservation-Cluster Option of the Unified Development Ordinance but with the constraints on this land only nineteen (19) lots were achievable. Lot sizes range from 1 acre to 1.8 acres on the proposed Flexible Development Plan. Each residential lot will be served by an individual well system for potable domestic supply water and individual ground absorption septic systems for sanitary sewage. Based upon a preliminary soils analysis prepared by Soil and Environmental Consultants, there is an adequate amount of suitable soils within or within near proximity to each proposed residential lot area to develop the site as proposed. Also, based upon data compiled by Cunningham and Daniel (Investigation of Ground Water Availability and Quality in Orange County, North Carolina, 2001) there is sufficient ground water recharge area available to support individual wells for the nineteen residential lots proposed for the 48.0 acre site.

The two tracts of land that make up the development area are currently divided by a private driveway which serves a single-family home on the property and two lots with Single Family homes north of the property. Approximately 1,245 linear feet of the private road will be converted into the public street system and approximately 1,075 linear feet of new public streets, with curb and gutter, are proposed to serve the site. The existing driveway location onto Erwin Road will remain for this new development. The NCDOT District Engineer's office will meet with the project engineer at the site to determine if they are comfortable with the proposed design. A one hundred-foot (100') landscape buffer is proposed just outside of the public road right-of-way along Whitfield and Erwin Roads, subject to provision of required NCDOT sight lines at the subdivision entrances. Existing pines and hardwood vegetation will remain undisturbed along the road frontage with the exception of a couple septic fields that can be built in the existing wooded areas with minimal disturbance.

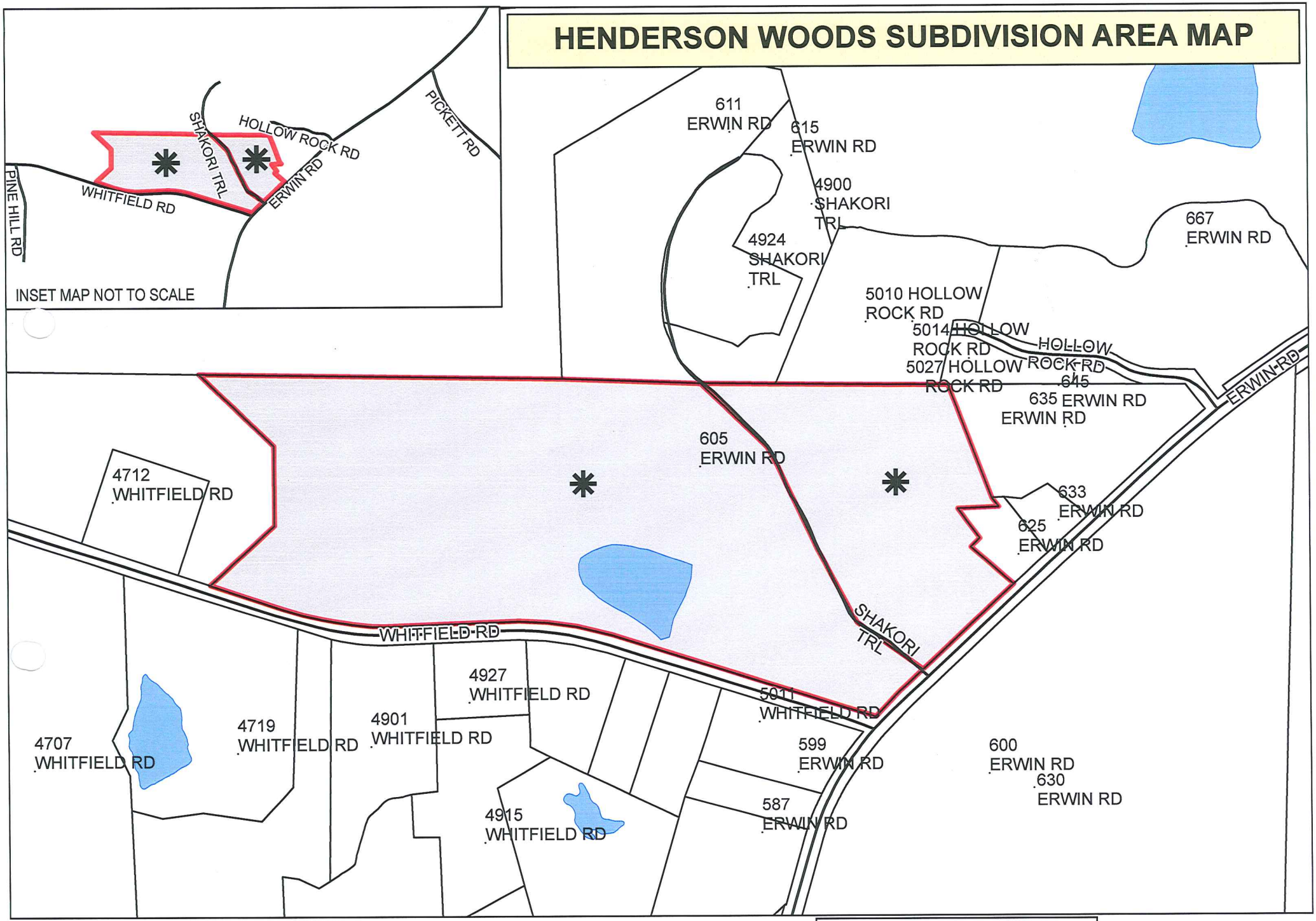
The required POSA connection is aimed at a hardwood forest owned by Duke University to the north of the Henderson Woods development. There is also a small pond on the property that will have access from the proposed internal sidewalk system. A break in the lot pattern will allow access to the pond as well as afford scenic views.

The developer has proposed a five (5) foot sidewalk along the internal roadway system to provide walking opportunities for the future lot owners. The developer proposes to use the recreational payment-in-lieu option to meet the recreation requirements of the project.

A portion of the property has some cleared fields and the remainder is covered in pine and hardwood stands. One existing home site and barn will be removed from the property upon approval of the Flexible Development Plan.

In conclusion, the developer believes that the proposed residential development is in an excellent location for convenient access to shopping, work, and play and that the proposed Flexible Development Conservation - Cluster Option design is appropriately sensitive to and protective of the environmental features on the property.

HENDERSON WOODS SUBDIVISION AREA MAP



LOCATION OF PROPOSED HENDERSON WOODS SUBDIVISION

PARCELS

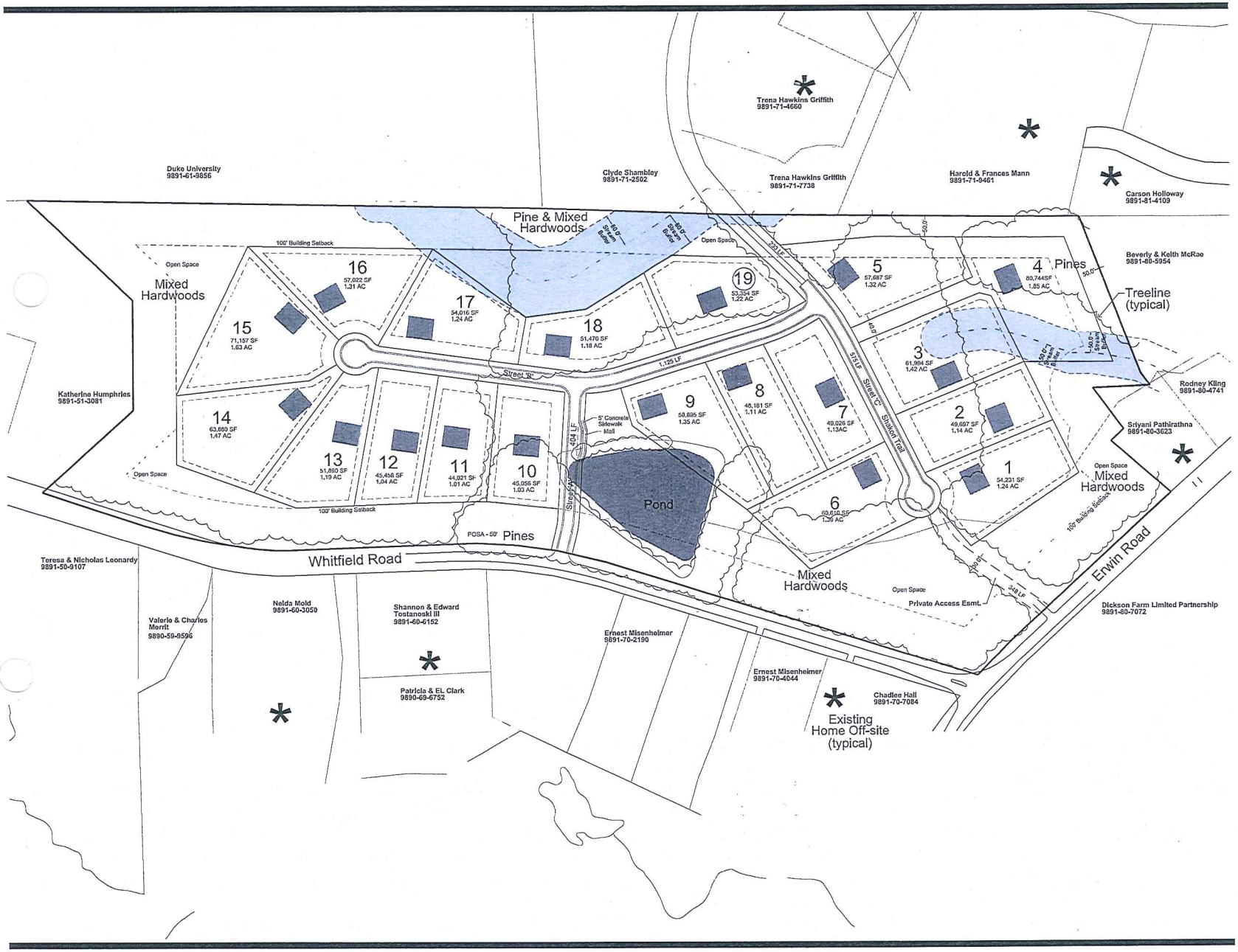
POND

Data shown on this map is obtained from Orange County GIS and is for reference only.
Exact locations and boundaries should be verified.
Map prepared by Orange County Planning & Inspections.
03/20/2015 - smschultz

N

1 inch = 400 feet

0 100 200 Feet



Henderson Woods

Orange County, North Carolina

Flexible Development Plan

LEGEND

Site Information

Pin Number- 9891-80-0707 & 9891-60-4884
Acreage- 48.0 AC / 2,090,880 SF
Zoning- RB - Rural Buffer
Jordan Lake Unprotected - Watershed Overlay Zoning

Site Data

Number of Lots: 19 Lots
Lot Size: Min 1.0 AC
Front Setback 30' min., Side & Rear Setbacks 15' min.
Linear feet of existing roads to remain: 581 LF
Linear feet of new roads: 2,104 LF

Land Use Buffer: NA but 100' buffer provided at St. Frontage (Existing Vegetation to Remain In Buffers)

Proposed Roads: Proposed roads will be 27' wide B-B w/ curb & gutter placed within a 50' Public R/W and will be constructed per NCDOT and Orange County standards

Open Space: 886,292 SF, 20.35 AC - 42%

Stream Buffer - Primary Conservation Area

Henderson Woods
Orange County, North Carolina
Flexible Development Plan

THE DESIGN RESPONSE
214 E. Chatham St. / P.O. Box 3585
Cary, NC 27519-3585
(919) 469-2080

NORTH

50' 0 100'

DATE:	2/12/15
SCALE:	1"=100'
DRAWN BY:	EJK
JOB NO.:	007-017
SHEET NO.	5
OF	6 SHEETS

DATE:	REVISION:
4/1/15	Lot Layout / Access

Site Assessment for PIN:9891-80-0703 and 989[illegible]-4884

Site Data
Zoning: RB - Rural Buffer
Acreage: 48.0 acres
Overlay Districts: Jordan Lake Unprotected
Plat/Legal Description: PIN: 9891-80-0703 DB 5892 / PG 471 Plat Book 58 / PG 21 and PIN: 9891-60-4884 DB 2027 / PG 561 Plat Book 110 / PG 157
Recorded Declarations/Covenants: Not Found

Zoning Requirements
Min. Lot Size: 87,120 sq. ft.
Min. lot width: 130'
Maximum height: 25'
Building Setbacks:
-Front (and Corner lots) = 40' from public rights-of-way
-Side Setbacks = 20' from side lot lines
-Rear Yard Setback = 20' from rear lot lines

Note: Lot size, building setbacks and stream buffers may increase based on Private Road Justification (UDO 7.8.5).

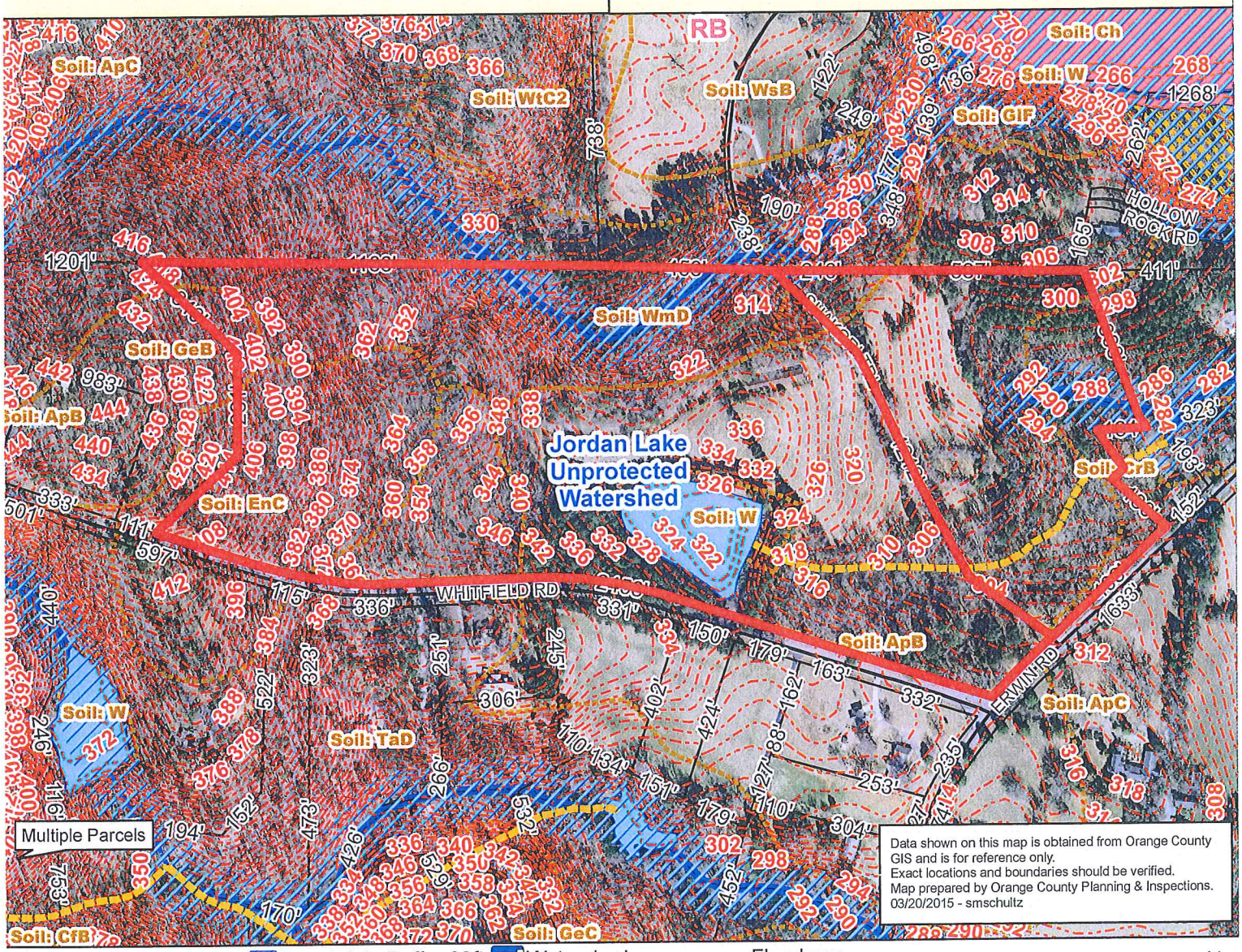
Environmental Features:
-Stream buffers located o[illegible]ts. Stream buffer is 80 ft (displayed) for northern stream, and 50 ft (SWID) for eastern stream. Waterbody buffer not required for pond, please see SWID for details.

Impervious Surface Limits: NA

Land Disturbance Thresholds
1) Environmental Control Permit required if disturbing more than 20,000 sq.ft.; and
2) Stormwater Management Permit required if disturbing more than 21,780 sq. ft. for residential structures.

Note: Surface Water Identification (SWID) was performed by the Orange County Engineering Erosion Control Division and issued its findings on February 3, 2015

Date Site Assessment Completed: 3/20/2015 by SMS



HEFFNER PROPERTIES, INC.

February 28, 2015

Mr. Judd Edeburn
Resource Manager, Duke Forest
415 North Bldg., West Campus
Durham, NC 27708

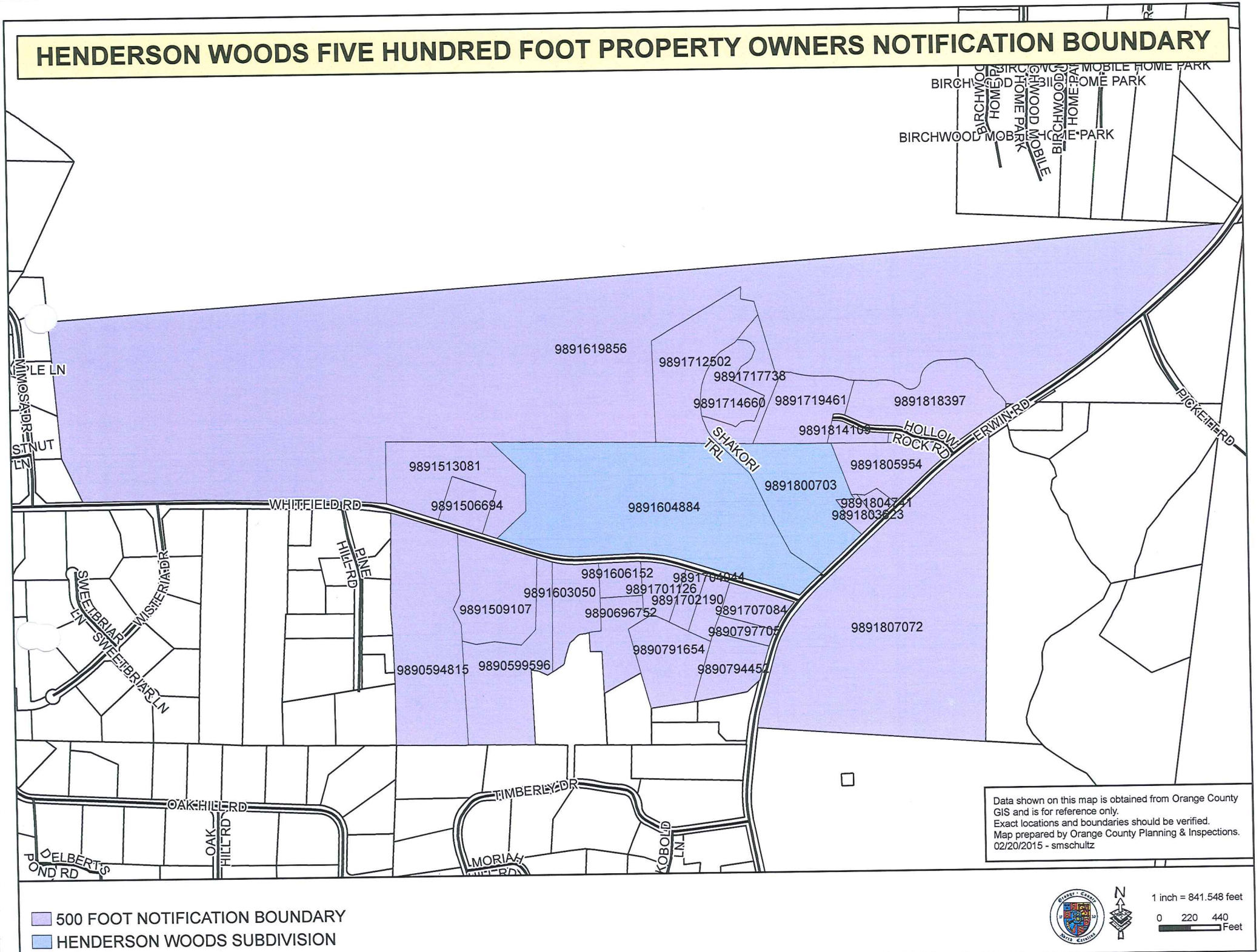
Dear Judd,

I've been asked by the Humprhies Family to develop their property at the northwest corner of Whitfield and Erwin Roads (Orange County PIN 9891-80-0707 and 9891-60-4884). This property shares a 1200 foot common property line with Duke Forest. The proposed subdivision, Henderson Woods, will have nineteen residential lots. 43% of the land will remain as undisturbed open space including a 100 foot buffer along the common line with Duke Forest. I will utilize the same non-disturbance language in the covenants I have used in the past to restrict any clearing or land disturbance in the buffer area. The County will require that I provide a Public Open Space Access (POSA) to the open space. I have included a plan showing the preliminary design for the subdivision and the POSA locations. As always, I'd be happy to meet you at the site. Likewise if you have comments or suggestions concerning the proposed subdivision, don't hesitate to contact me.

Best regards,

Thomas H. Heffner
tom@chapelhillnc.com

HENDERSON WOODS FIVE HUNDRED FOOT PROPERTY OWNERS NOTIFICATION BOUNDARY



Data shown on this map is obtained from Orange County GIS and is for reference only.
Exact locations and boundaries should be verified.
Map prepared by Orange County Planning & Inspections.
02/20/2015 - smschultz

500 FOOT NOTIFICATION BOUNDARY
HENDERSON WOODS SUBDIVISION

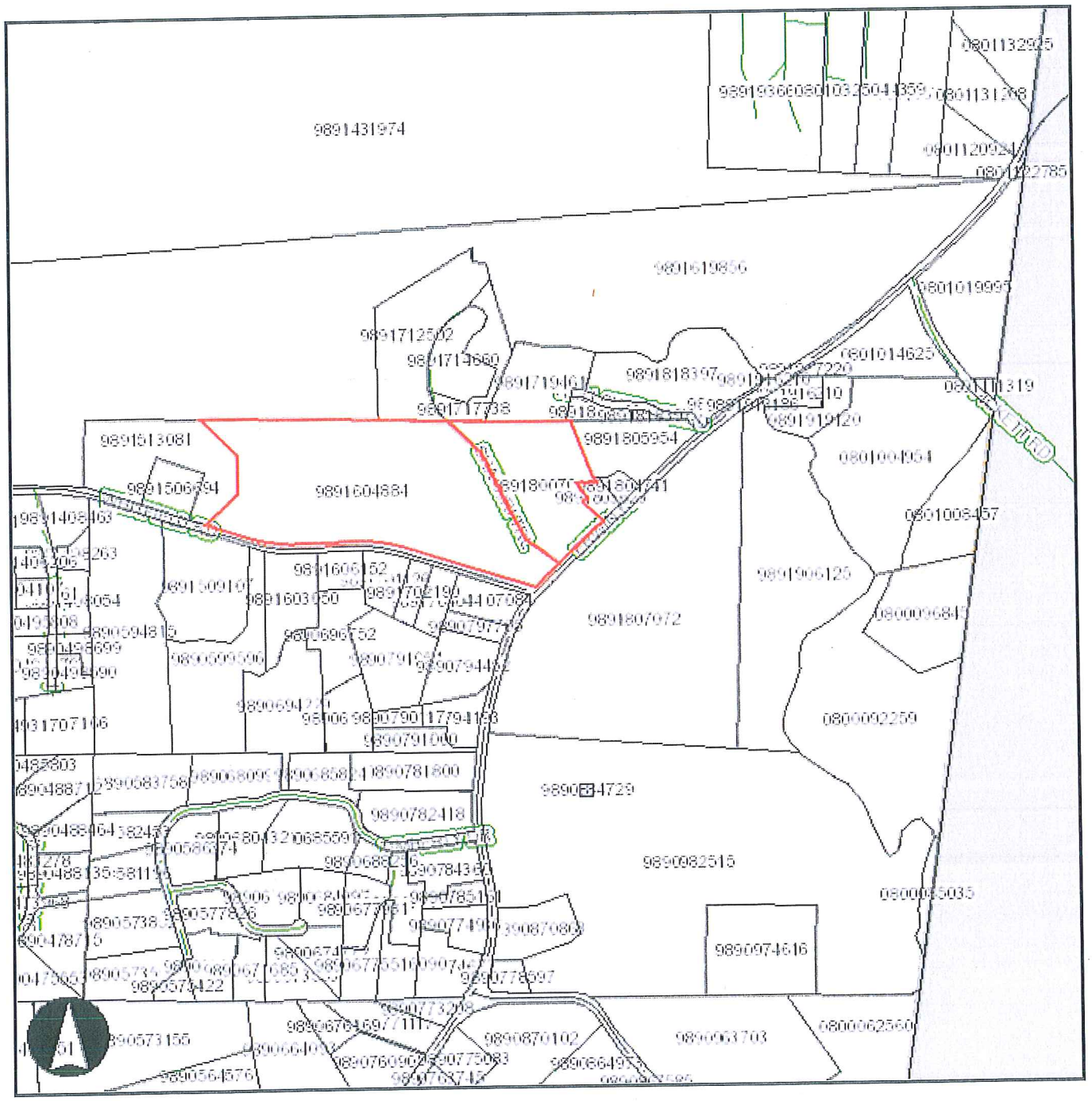
N

1 inch = 841.548 feet

0 220 440 Feet

Orange County, NC GIS

Humphries Family Property



1 inch = 1000 feet
Created on 12/1/2014. Orange County, North Carolina.

PLANNING & INSPECTIONS DEPARTMENT
Craig N. Benedict, AICP, Director

Current Planning
(919) 245-2575
(919) 644-3002 (FAX)
www.orangecountync.gov

ORANGE COUNTY
NORTH CAROLINA

131 W. Margaret Lane
Suite 201
P. O. Box 8181
Hillsborough, NC 27278

March 20, 2015

NOTICE OF NEIGHBORHOOD INFORMATION MEETING (NIM):

RE: NOTIFICATION OF A NEIGHBORHOOD INFORMATION MEETING

REVIEW of a Major Subdivision Concept Plan application proposing development of two parcels of property totaling 48 acres in area near the intersection of Whitfield Road (SR 1730) and Erwin Road (SR 1734-1737) into a 19 lot single-family residential subdivision.

Dear Property Owner:

The Orange County Planning Department has received a Major Subdivision Concept Plan application, submitted by Dr. Thomas Humphries care of Mr. Tom Heffner of Heffner Properties, Inc. proposing the development of a 19 lot single-family residential subdivision on two parcels of property near the intersection of Whitfield Road (SR 1730) and Erwin Road (SR 1734-1737).

The subject parcels are further identified utilizing Orange County Parcel Identification Numbers (PIN) 9891-80-0707 and 9891-60-4884, total of 48-acres in area, located within the Chapel Hill Township of Orange County, and are zoned Rural Buffer (RB). Please refer to the attached vicinity map for additional site and location details.

The proposed subdivision calls for the development of 19 single-family residential lots with the preservation of approximately 20.81 acres (43% of the of the subject parcels), as dedicated common open space. Single-family lot sizes range from 1 to1.4 acres with an overall density for the project of 1 dwelling unit per every 2.53 acres of property. All proposed lots within the subdivision shall be served by individual well and septic systems on each lot. Internal roadways shall be constructed to applicable NC Department of Transportation (NCDOT) standards with access being from an existing right-of-way to Erwin Road.

In accordance with Section 2.15.2 (D) of the Orange County Unified Development Ordinance (UDO) the County is required to hold a Neighborhood Information Meeting (NIM) for all major subdivision applications. This meeting is intended to provide adjacent property owners an opportunity to meet with the applicant and discuss the specifics of the project. This allows for an open dialogue between the applicant and local residents to share information and address potential concerns

associated with the project. Staff's role is to facilitate this meeting and explain the development review process and the requirements associated with the project.

A NIM has been scheduled for April 7, 2015 from 12:00-1:30pm in the ground floor conference room of the West Campus Office building located at 131 West Margaret Lane in Hillsborough. Please see attached map outlining the location of the building. Parking spaces are available within the adjacent, County owned, parking deck free of charge.

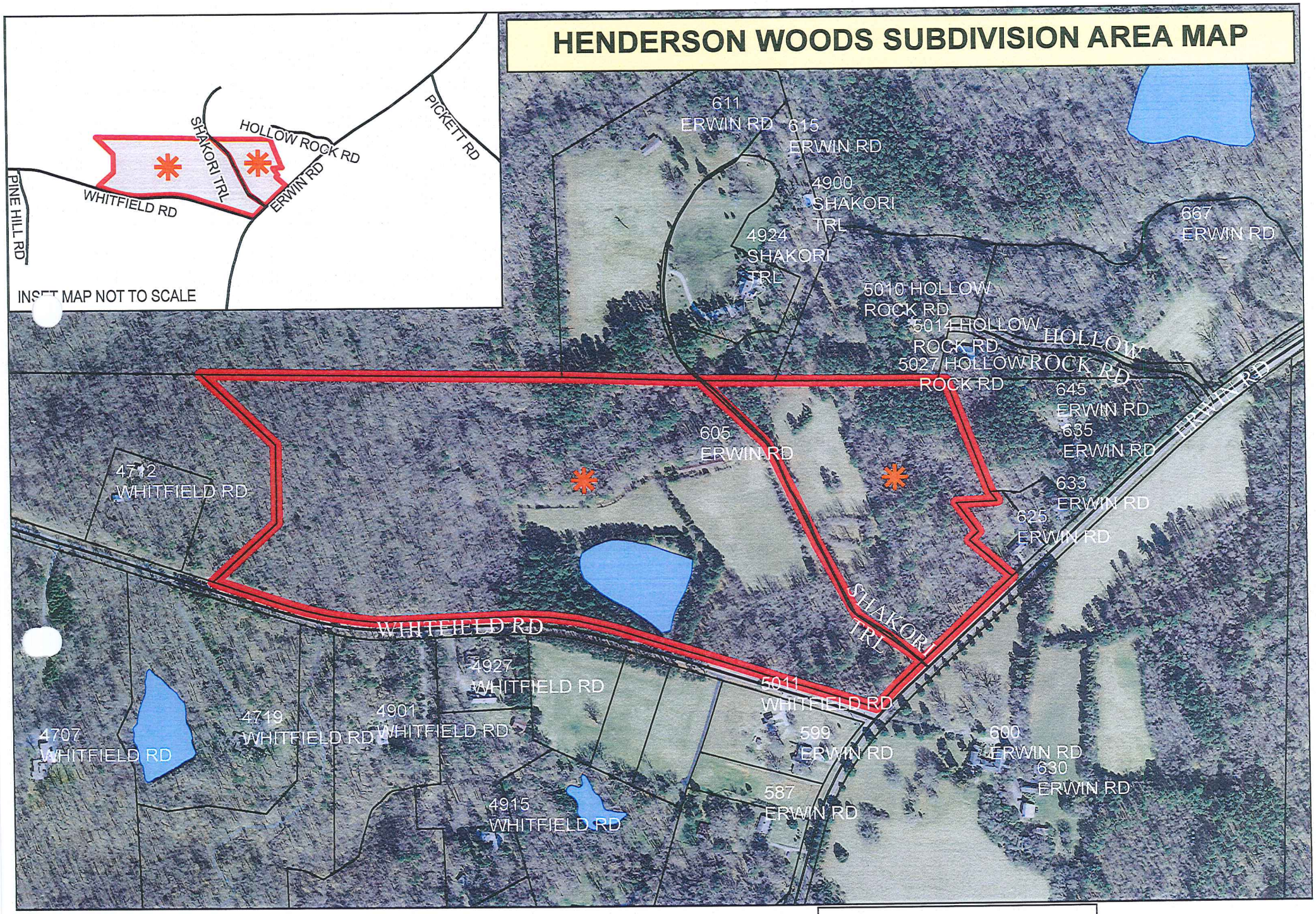
Please contact planning staff at (919) 245-2575 if you have nay immediate questions, concerns, or need assistance.

Sincerely,

Michael D. Harvey AICP, CFO, CZO
Current Planning Supervisor
Orange County

CC: File
Attachments: Vicinity map of Subject Property; Concept plan; NIM Vicinity Map

HENDERSON WOODS SUBDIVISION AREA MAP



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PARCELS

POND

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03/20/2015 - smschultz

N

1 inch = 400 feet

0 100 200 Feet

PLANNING & INSPECTIONS DEPARTMENT
Craig N. Benedict, AICP, Director

Engineering / Erosion Control / Stormwater
(919) 245-2575
(919) 644-3002 (FAX)
www.orangecountync.gov

ORANGE COUNTY
NORTH CAROLINA

131 W. Margaret Lane
Suite 201
P. O. Box 8181
Hillsborough, NC 27278

February 3, 2015

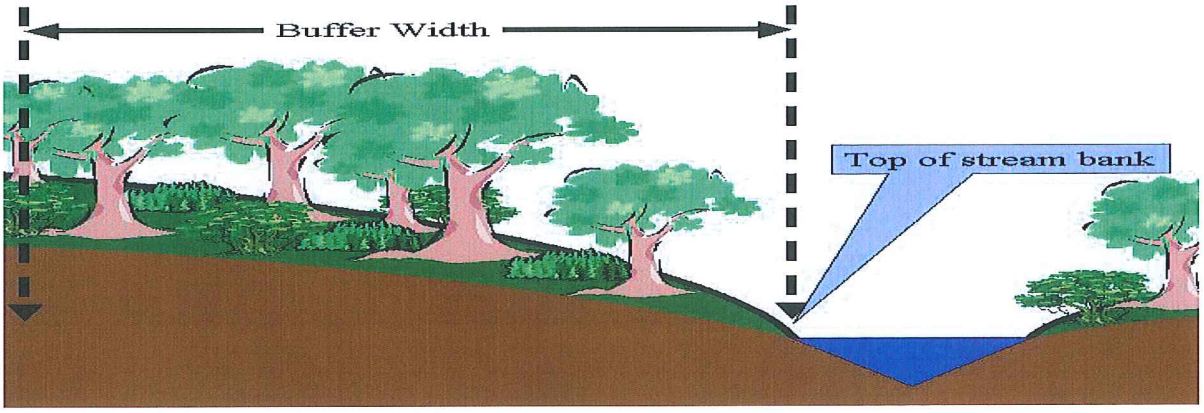
Thomas H. Heffner
1020 New Hope Church Road
Chapel Hill, NC 27516

Re: Orange County Unified Development Ordinance Surface Water Identification
Jordan Lake Unprotected Watershed
PINs: 9891604884, 9891800703

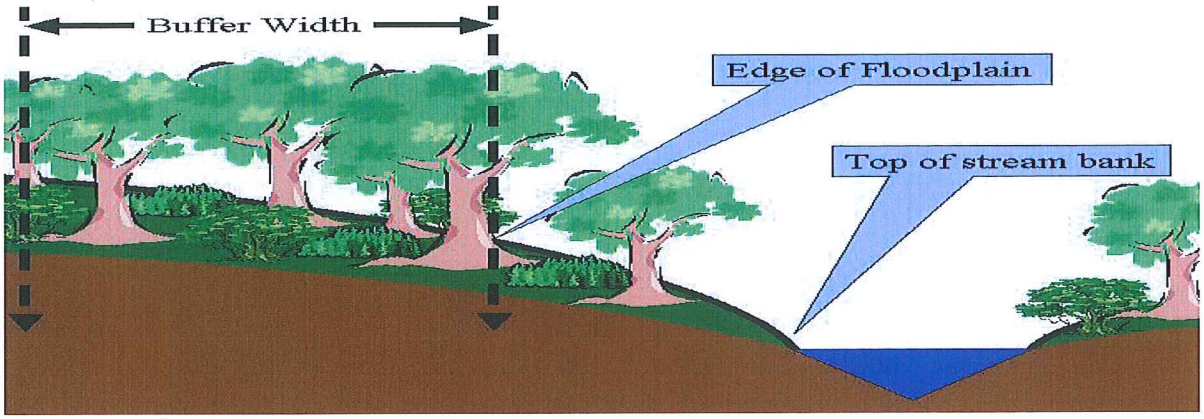
Dear Mr. Heffner:

This letter serves as confirmation of an on-site surface water identification made by Orange County Erosion Control Division staff for the referenced parcel. Orange County enforces a stream buffer along streams and water features in the County per the Orange County Unified Development Ordinance (see Section 6.13 Stream Buffers).

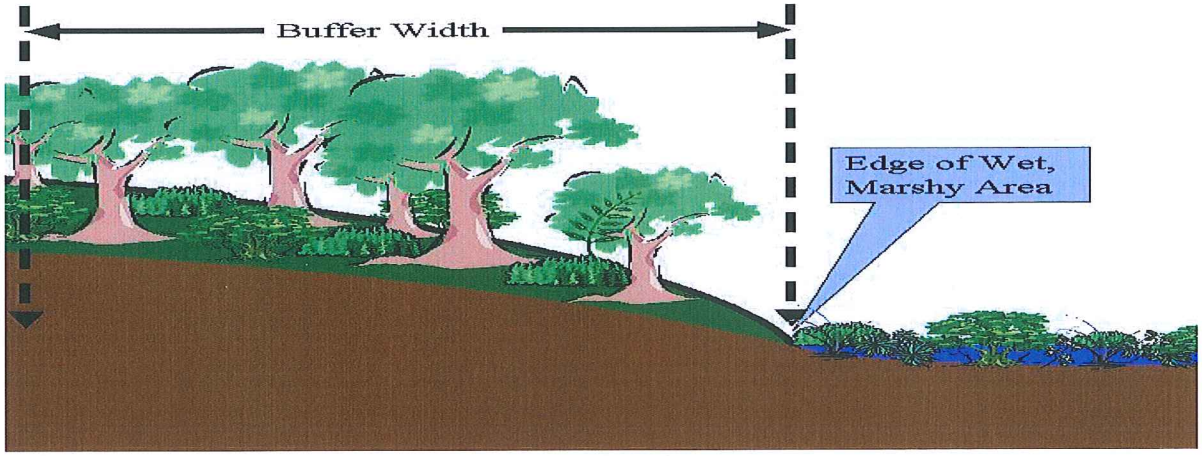
According to current Orange County GIS imagery of the parcels in question, there are several previously mapped water features; however, some of those features are not present in the field. Each of the water features are noted on the attached aerial photo and those that were found subject to buffer regulations will require an undisturbed buffer along both sides, as calculated per the referenced Ordinance regulations. These undisturbed buffer areas shall be measured from the top of the stream bank, outer edge of wet, marshy areas, or outer edge of the floodplain where applicable. In the instance where a water feature has braided stream segments with channels running parallel to one another, the buffer shall be measured from the outermost bank on either side. See below for examples of how the buffer is to be measured in varying situations:


Buffer Width
Top of stream bank

OR


Buffer Width
Edge of Floodplain
Top of stream bank

OR


Buffer Width
Edge of Wet,
Marshy Area

The following is a description of how the buffers affect the property:

1. Feature A, a previously mapped water feature, is present in the field and therefore subject to buffer regulations. The required stream buffer for this feature will either be a 65' or 80' undisturbed buffer along both sides depending on the slope value, as calculated per the referenced Ordinance regulations.

2. Feature B, a previously unmapped water feature, is present in the field and therefore subject to buffer regulations. The required stream buffer for this feature will only be a 50' undisturbed buffer along both sides, as calculated per the referenced Ordinance regulations. This is due to the fact that the feature is located within an Unprotected Watershed and was determined by County staff without a prior Soil Survey mapping classification.

3. Feature C, a previously mapped water feature with an associated pond, is present in the field downstream of the point noted on the attached aerial photo (outside of parcel boundaries) and subject to buffer regulations downstream of that point only. Above this point is not subject to buffer regulations, therefore disconnecting the existing pond from a subject water feature and removing it from buffer subjectivity as well. The nonexistent features will be removed from the Orange County GIS system.

4. Feature D, a previously unmapped water feature, is present in the field and therefore subject to buffer regulations. The required stream buffer for this feature will only be a 50' undisturbed buffer along both sides, as calculated per the referenced Ordinance regulations. This is due to the fact that the feature is located within an Unprotected Watershed and was determined by County staff without a prior Soil Survey mapping classification.

If you have questions about this determination, please contact me at (919) 245-2587. However, if you have further questions about the application of the Unified Development Ordinance to this parcel, how to calculate the buffer lengths, or possible restoration requirements, please contact Michael Harvey, Current Planning Supervisor at 919-245-2597.

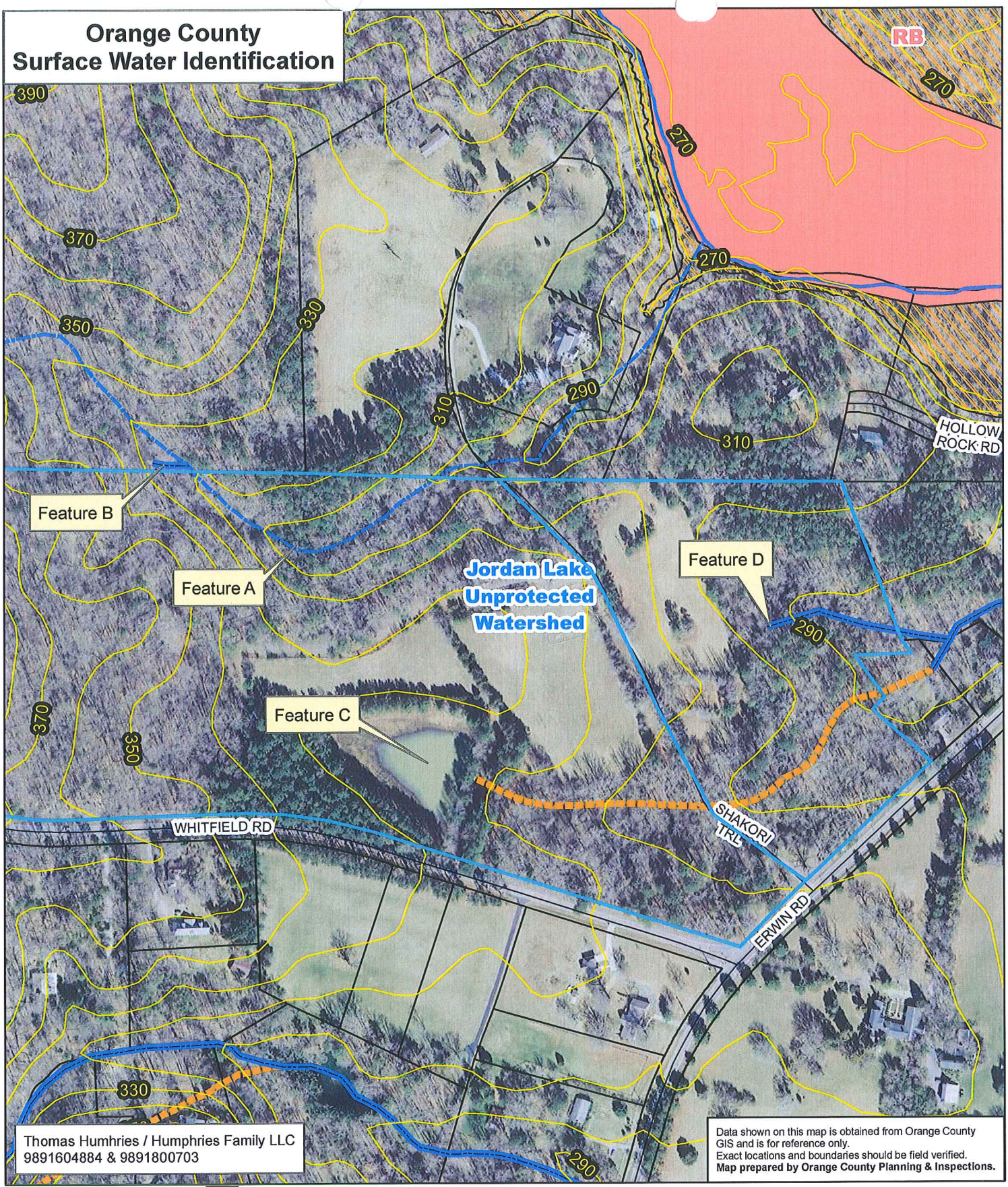
Sincerely,

Wesley Poole

Wesley Poole
Erosion Control & Stormwater Officer II

Attachments: Aerial Photograph / Map
cc: File

Orange County
Surface Water Identification



Thomas Humhries / Humphries Family LLC
9891604884 & 9891800703

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Exact locations and boundaries should be field verified.
Map prepared by Orange County Planning & Inspections.

- USGS Water Feature
- Soils Survey Water Feature
- OC Updated Water Feature
- Watershed
- Parcels
- Zoning
- 100 YR Floodplain (Effective 02/02/07)
- Floodway (Effective 02/02/07)
- Streams (Deleted)
- 10' Contours (NCDOT)

0 150 300 Feet

N

2/3/2015