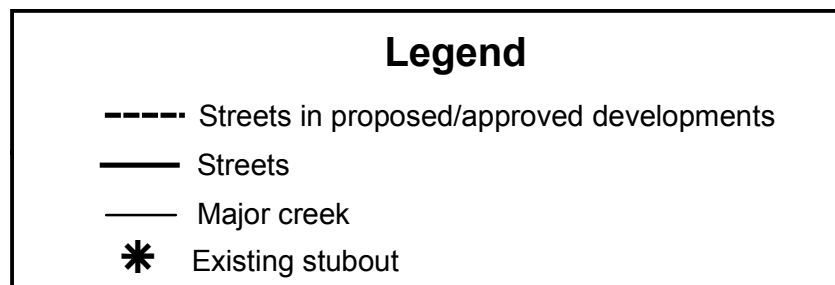
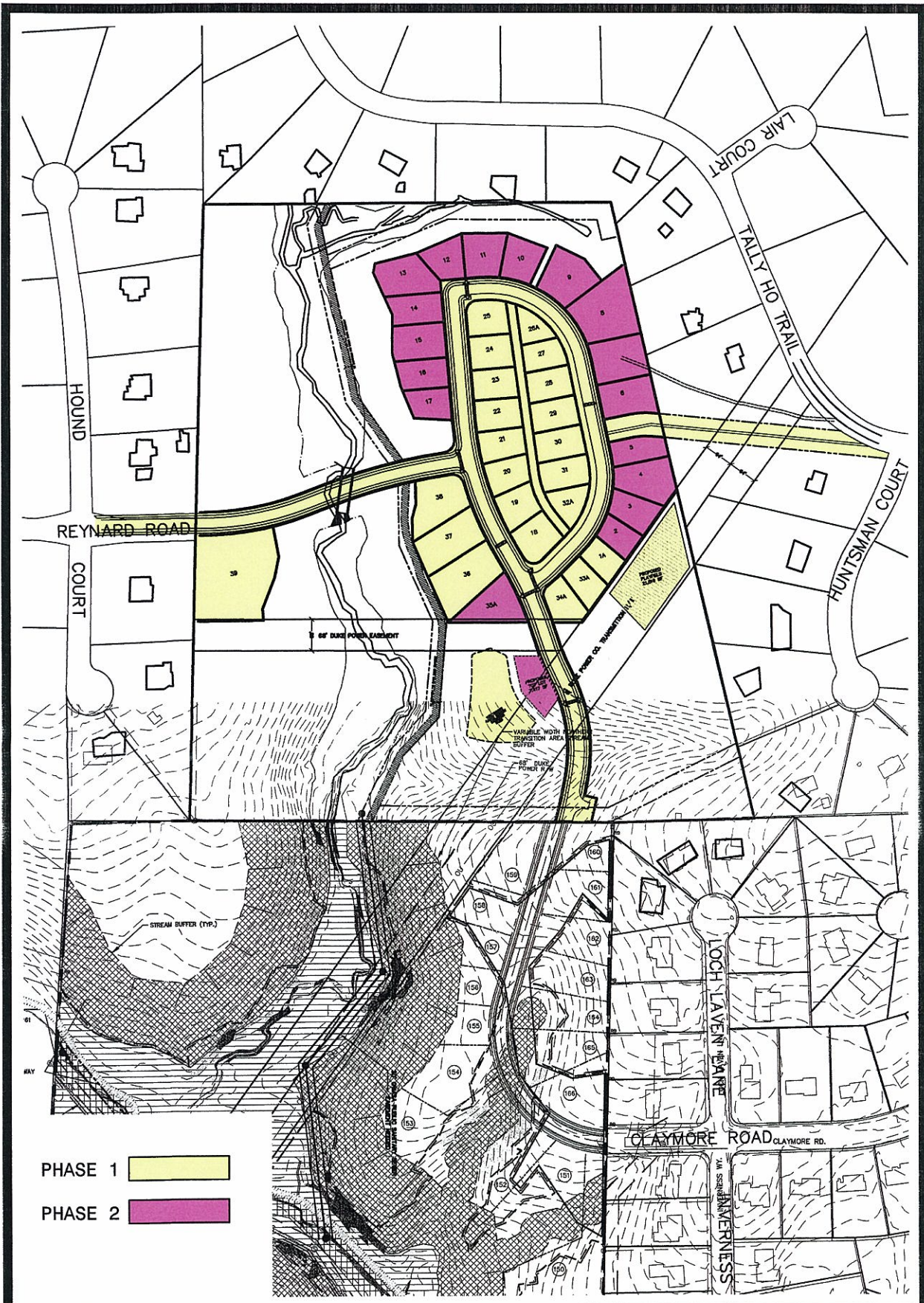


Existing/Proposed Street Network



This map is not regulatory. The verification of existing stub outs and a determination for street connections is made in the course of reviewing applications for development



SHEET 1 OF 1

REVISIONS

| |
|--|
| |
| |
| |

DATE 5/6/09
 SCALE 1"=200'
 PROJECT NO. 510301
 DRAWING NO. B801SK01

COLLETON CROSSING

PROPOSED PHASING PLAN

TOWN OF CARRBORO

ORANGE COUNTY, NC

PHILIP

POST

&

ASSOCIATES

ENGINEERS
 PLANNERS
 SURVEYORS

401 Providence Rd. #200
 Chapel Hill, NC 27514
 (919)929-1173
 493-2800 • 850-9662

Greensboro, NC
 (336)273-7711

PUBLIC HEARING CONTINUATION

NEW INFORMATION RE: COLLETON CROSSING FROM APPLICANT

May 10, 2009.

Statements regarding existing 50' Easement:

- A. Is required for and will be used for an underground public waterline in a 20' corridor. There will be no above ground appurtenances.
- B. Is highly desirable for and we propose to use for:
 - 1. Temporary construction access during infrastructure construction on a 20' pathway.
 - 2. Permanent pedestrian access for a 5' paved sidewalk.
 - 3. Temporary Emergency access along a 15' gravel driveway with bollards (added to the 5' concrete sidewalk a total of 20') until access thru Carolina Commons is available.
- C. We would like to continue to work with the two neighbors to find a revised alignment for the corridor to save trees, to save septic sites and reduce impacts.

New conditions proposed by applicant :

- 33. The applicant will build an OWASA 8 inch "dry" sanitary sewer line to the main junction manhole located about 480 feet north of centerline of proposed Reynard Road.
- 34. Each dwelling will be equipped with a properly designed residential fire sprinkler system.

BOARD OF ALDERMEN

ADDENDUM

MEETING DATE MAY 19TH, 2009

SUBJECT: REVISED CONDITIONS FOR HANDOUT AT THE MEETING.

PUBLIC HEARING CONTINUATION OF THE COLLETON CROSSING AIS CUP;

REVISED STAFF RECOMMENDATION (minor edits/additions)

Town staff recommends that the Board of Aldermen continue the Colleton Crossing AIS Conditional Use Permit public hearing. Staff recommends that the Board consider the issuing the permit subject to the conditions below:

1. The continued affordability of the units (located on lots 1, 26, 32, 33, 34, & 35) must be ensured through working directly with Orange Community Housing & Land Trust, in accordance with LUO Section 15-182.4.
2. Certificates of Occupancy for each of the six (6) bonus 'market-rate' units may not be issued until such time as a corresponding affordable unit (located on lots 1, 26, 32, 33, 34, & 35) is constructed and offered for sale or rent for an amount consistent with the language found in Section 15-182.4 of the Town of Carrboro Land Use Ordinance. The six bonus units are to be identified on the plans prior to construction plan approval and shall be identified on the final plat.
3. That, prior to construction plan approval, the applicant work with the Town Transportation planner to consider a traffic calming alternative to the speed table proposed for Middleton Drive, including but not limited to a mid-block curb extension (also known as a "choker).
4. That prior to construction plan approval, the applicant receive a driveway permit from NCDOT.
5. That prior to Construction Plan approval, the sidewalk detail on the detail sheet is labeled and specifies that sidewalk thickness shall increase to a minimum of 6" thick where all driveways cross the sidewalk.
6. That, prior to construction plan approval, the proposed greenway alignment from the southern property line be realigned to follow the OWASA easement behind lots 36 -38 so as to tee in to Reynard Road.
7. That, in the construction plans the greenway trails be designed to meet or exceed the specifications identified in the AASHTO Guide for the Development of Bicycle Facilities, and that the proposed greenway be constructed to the Type IV AASHTO standard.
8. That the single family home lots, when developed have sufficient room to conveniently park two cars on a paved driveway, off of the street, without blocking the sidewalk. Garages may not be counted toward this requirement. This parking will be shown on individual plot plans during the building permit stage.
9. That, prior to construction plan approval the proposed street tree planting layout be revised to meet the spacing requirements of Section 15-315 of the LUO and that 1/3rd of the proposed street trees be evergreen.
10. That flexibility be allowed in the execution of the street tree planting plan (subject to the approval of public works and the planning department), such that the combination of existing and proposed trees along all publicly dedicated streets in Colleton Crossing meet the street tree requirements of Section 15-315 of the Land Use Ordinance.
11. *(Condition replaced by New Condition #28, below)* ~~That a 10', undisturbed vegetative buffer of existing (or enhanced) native plantings be maintained along the eastern (rear) property line of lots~~

~~4 through 8. This buffer shall be disclosed on the final plat and referenced in the Homeowner Association documents. A landowner may remove existing vegetation in the buffer if it is: a) a noxious weed, b) sick or c) presents a significant hazard. If other vegetation is removed that does not fit these categories, replacement is required with new native plantings equivalent to a Type B screen.~~

12. *(Reworded Condition)* That, prior to Construction Plan approval, a HEC-RAS flood study shall be approved by the Town Engineer analyzing the 100 year flood and including a backwater analysis for both the existing and proposed conditions.
13. *(Reworded condition)* That, prior to Construction Plan approval, the proposed stream crossing design (i.e. bottomless arch culvert, box culvert, bridge, etc.) shall be sized to provide for a “no-rise” condition for the 100 year backwater (at the property line of the project), as compared to the preconstruction conditions shown in the results of the HEC-RAS flood study.
14. *(Reworded condition)* That, prior to Construction Plan approval, the proposed stream crossing design (i.e. bottomless arch culvert, box culvert, bridge, etc.) shall meet the requirements of the Carrboro Land Use Ordinance and the associated Storm Drainage Design Manual and be approved by the Town of Carrboro’s Engineering Consultant, Sungate Design Group. Any substantial design changes will require the approval of the Board of Aldermen (with possible public hearing) per the provisions of 15-64 of the LUO.
15. That all state and federal 401 and 404 permits be obtained prior to construction plan approval if necessary.
16. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
17. That the developer shall include detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each unit in the development, (including cisterns, bioretention areas, swales, check dams, and irrigation pond), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners’ association documentation.
18. That, prior to Construction Plan approval, the applicant provide on the plans details and notes for the Town’s required casting for curb inlet hoods and manhole covers. This is the “fish” logo combined with the “Dump No Waste – Drains to Jordan Lake” slogan.
19. That the developer provide a written statement from the electrical utility stating that electric service can be provided to all locations shown on the construction plans prior to the approval of the construction plans;
20. *(Reworded)* That fire flow calculations and sprinkler system design must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
21. *(Reworded)* That the existing easement (or some realignment of same) that ties the property to Tallyho Trail to the east, serve as a temporary emergency access route and is improved to the extent that it provides a 20’ all-weather travel surface sufficient to support Town fire apparatus. Further, that a collapsible bollard (or equivalent) satisfactory to the Fire Department, be installed on the subject property at the beginning of the easement to prevent everyday use of this easement.

Use of this easement for emergency access will end once the Middletown Drive subcollector is continued and subsequently interconnected to an existing street to the south (via the UNC property identified on the Town's GIS system as 1500 Claymore Road).

22. That, if the applicant chooses street lighting fixtures that deviate from the Town standard, they willingly assume all costs above and beyond those associated with this standard. Furthermore, any such deviation will not be allowed without the expressed approval from the Town's Public Works Department.
23. That the applicant receive(s) CAPs from the Chapel Hill Carrboro City Schools District pursuant to Article IV, Part 4 of the Land Use Ordinance, prior to construction plan approval.
24. That the street names of the subdivision are revised as necessary to meet the addressing requirements of the Town GIS specialist.

New Conditions (Subject to Board/Applicant approval)

25. That, in an effort to reduce environmental impact to the stream, a bottomless arch culvert, if feasible, is used to cross the creek, instead of the proposed box culvert.
26. That bioretention cell #7 (adjacent to Lot 39) is relocated entirely out of the stream buffer and onto Lot 39.
27. That, prior to construction plan approval, the grading on Lot 17 is sufficiently revised to save the existing 40" poplar tree in the immediate vicinity.
28. That a vegetative buffer of 25' is provided adjacent to the eastern property line to be located behind lots 4 through 8. The total effect of this buffer will be to provide the equivalent of a Type B, semi-opaque buffer. This requirement may be met with a combination of existing and proposed vegetation. Prior to construction drawing approval, the applicant will be required prepare a planting guide for the buffer, to be reviewed by Town staff.
29. *(Use this condition if necessary)* That the Tot lot now shown as adjacent to the stormwater quality detention pond be relocated to its former position south of the playfield in the interest of safety.
30. *(To be appended to condition #21)* That the developer provide a paved 5 ft wide bicycle and pedestrian walkway along this easement to extend east to TallyHo Trail. The 5 ft. wide paved walkway shall be centered on the easement and installed within the 20 ft. wide gravel access route for emergency vehicles.
31. That the developer shall phase the project into two (2) phases as shown on the submitted Phasing Plan Exhibit and Building Permit schedule. Phase 1 shall include all infrastructure, and, building permits for 19 market rate lots and 3 affordable lots. Phase 2 shall include 14 market rate lots and 3 affordable lots. The construction of all of the housing units shall be phased over a 2-1/2 year time period, with the release of a limited number of building permits to be made in six (6) month increments as set forth in the Building Permit Schedule. Approval of the final plat for each of the proposed phases will require either the provision-of, or, bonding-for, LUO required recreation, open space and infrastructure components.
32. That the developer shall improve the existing \pm 210 ft. Reynard Road stub-out west of the Colleton property to Town public street standards up to the intersection with Hound Court. The improvements shall consist of a 27 ft. B-B curb section with 5 ft. sidewalks on both sides of the street. A stop sign shall be provided on the west side of the intersection of Hound Court and Reynard Road. Improvements shall be made subject to Construction Plan approval.
33. *(New condition from applicant received on 5.19.09)* The applicant will build an OWASA 8 inch "dry" sanitary sewer line to the main junction manhole located about 480 feet north of centerline of proposed Reynard Road.
34. *(New condition from applicant received on 5.19.09)* Each dwelling will be equipped with a properly designed residential fire sprinkler system.