

June 19, 2023

Parker Louis, LLC
301 Montclair Way
Chapel Hill, NC 27516

Reference: Preliminary Erosion and Stormwater Control Measure Selection Process
Residential Neighborhood at 902-904 Homestead Road
Carrboro - North Carolina
The L.E.A.D.S. Group, PA Project Number: 1-22-1011

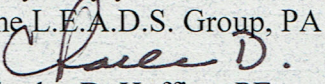
Gentlemen:

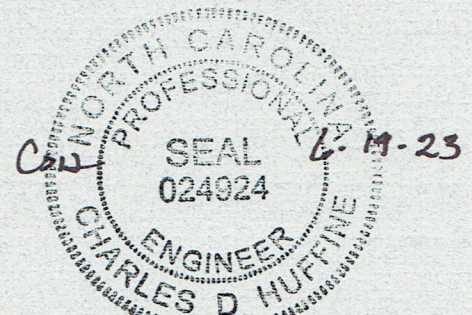
The L.E.A.D.S. Group, PA is working on the development plans for the Homestead Neighborhood. Based on current concept plans, 42 residential dwelling units are proposed to be served by public streets and sidewalks with portions of the attached dwellings served by alleys. The property proposed for development consists of approximately 9.0 acres of which approximately 3.5 acres are proposed as impervious cover.

The developable portion of the property is situated on a slight ridge which divides the site into two distinct stormwater drainage sub basins. If the proposed project is determined to be feasible, construction plans detailing all facets of the site development work will be created and submitted to the different local and state regulatory agencies for permitting. The Town of Carrboro and Orange County, respectively, have defined stormwater and sedimentation control plan criteria for development projects. These agencies will review plans and issue individual construction permits, if acceptable, for both sedimentation and stormwater control.

Based on preliminary conceptual planning, the site development will propose two temporary sedimentation control basins to be constructed at the start of the project, remaining in place throughout all construction phases. Permitting requirements will call for these basins to be maintained, cleaned out from time to time, and inspected during all site development activities. Upon completion of site construction, and after the site is stabilized, roads are paved and most of the homes are built, the sedimentation basins which served to control sediment will be converted to permanent stormwater control measures. These permanent measures will remain in place for the life of the project, will be commissions to the homeowner's association for operation. These measures will be subject to annual inspections and any required periodic maintenance in perpetuity.

The L.E.A.D.S. Group, Pa appreciates the opportunity to provide our services to you on this project. Please feel free to contact us if you should have any questions regarding this information.

Very truly yours,
The L.E.A.D.S. Group, PA

Charles D. Huffine, PE
NC Reg. No. 24924



June 19, 2023

Parker Louis, LLC
301 Montclair Way
Chapel Hill, NC 27516

Reference: Estimate of Traffic Increase
Residential Neighborhood at 902-904 Homestead Road
Carrboro - North Carolina
The L.E.A.D.S. Group, PA Project Number: 1-22-1011

Gentlemen:

The L.E.A.D.S. Group, PA is working on the development plans for the Homestead Neighborhood. Based on current concept plans and a review ITE trip generation rates for residential uses, the following information is presented:

Based on a trip generation rate of 10 trips per residential dwelling unit per day, and a proposed 42 dwelling unit count, Avery conservative generation of traffic is estimated at 420 trips or less per day.

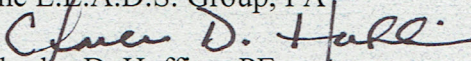
The proposed connectivity between Homestead Road and Lucas Lane will provide an additional outlet for existing residential properties in the area, provide for the required emergency vehicle interconnectivity and complete the termination of Lucas Lane from its current dead end configuration.

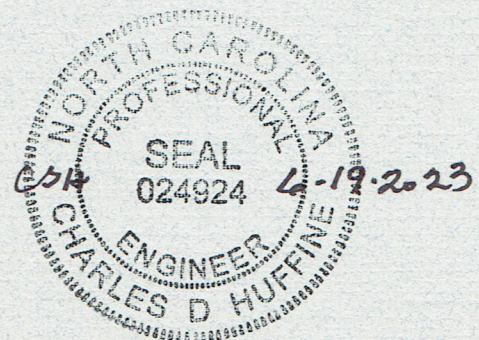
The location of the proposed neighborhood streets within the development area are based on existing conditions at Lucas Lane and the horizontal geometry in Homestead Road.

Alley fed lots internal to the neighborhood will have access from the extension of Lucas Lane running north adjacent to the overhead power lines.

The L.E.A.D.S. Group, Pa appreciates the opportunity to provide our services to you on this project. Please feel free to contact us if you should have any questions regarding this information.

Very truly yours,
The L.E.A.D.S. Group, PA


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Advisory Board Comments

Planning Board

1. Project should provide traffic calming to slow traffic.

Shown on plans

2. Project should provide full vehicular connectivity at Lucas Lane connection to Claremont for access, public safety, and service delivery.

Shown on plans. Council members will decide if there is connectivity,

3. Planning Board recommends that the project include greater density, a larger proportion of multi-family residences, and/or accessory dwelling units shall be allowed on any lots than back up on open space.

We have added the possibility of additional ADU's

4. Rear setbacks for lots should be zero to accommodate accessory dwelling units.

Agreed and this will be the case

TAB

5. Consider narrower street widths to prompt slower vehicle speeds in the neighborhood.

Not possible for fire access

6. The TAB is concerned with the language in Condition 6 that the term "cost prohibitive" is too vague and should be further defined.

There is a significant drop off and the only feasible possibility for pedestrian access is an elevated access for a portion of the sidewalk

7. The TAB is concerned with sightlines for westbound traffic on Homestead Road approaching the proposed new intersection. Specific concerns relate to vehicles turning left both into, and out of, the proposed development. The TAB ask that the applicant address those concerns.

The appropriate 10x70 sight triangles will be applied to the intersection of Lucas Ln with Homestead Rd.

8. All infrastructure intended for bicyclists and pedestrians, including the boardwalk, should also be constructed to meet mobility needs of those in wheelchairs or using mobility aides.

Accessibility standards will be adhered to in the design of the project including sidewalks, crossings, and access ramps. It will be subjected to the review and approval of the town of Carrboro technical

review staff.

9. In agreeance with Condition 5 the TAB recommends adhering to the Town's connector roads policy.

Shown on plans

AHAC

10. Noting the density reduction from earlier plans – Since the project does not include the affordable housing expectation in the Land Use Ordinance of allocating 15% of the total number of units that remain affordable to households whose annual gross income equals 80% of the median gross annual income, does this rezoning commit the developer to higher density as outlined, or can they further reduce the density?

We are increasing the number of ADU's based on feedback from advisory boards

SWAC

11. We recommend requesting additional justification beyond cost why permeable surfaces cannot be used for parking (see recent proposed use of permeable pavement in conceptual plans for South Green).

South Green is a contact dense development which will mostly likely use large collector basins underneath the pavers. In a single family development each permeable surface is unable to have a sub basin and the water would need to ultimately have somewhere to outlet downhill. This is not feasible in a single family setting. The bio-basins filter and hold all water prior to outlet.

12. The developer did not address the SWAC's request to incorporate green stormwater infrastructure and hydrograph matching in stormwater design.

We are using best practices and an accepted standard of stormwater design. There will be bioponds that will be designed at the construction phase of the project.

13. Recommend that the developer keep the disturbed area and all platted lots out of stream buffers.

No work is proposed within zone 1 of the stream buffer

14. Recommend providing a recreation opportunity that maintains the forested nature of the land. We support the developer's proposal to explore a wooded path for exploration and movement.

This project proposes development on only 3 of its 9.7 acres

15. Install signs for SCMs informing the public of their purpose and requirements. Given the number of SCMs constructed by this developer, there is an opportunity to educate the public about stormwater.

Good idea

16. We continue to recommend that the developer use vegetation native to the Piedmont particularly

along the stream buffer.

We will comply with the LUO.

17. We recommend that the board assure that any development project by any developer is done after the developers other projects are meeting stormwater performance milestones.

Individual projects are bonded and required to meet performance standards set by the town.

18. Recommend that any bond required by the town for stormwater infrastructure include stormwater infrastructure constructed onsite and any stormwater infrastructure downstream that receives runoff from the development is included in the bond.

Bonds are required and enforced on existing projects. The conformity to both sedimentation control and stormwater runoff are day-to-day items enforceable under permits required for specific projects

19. Recommended that SCMs be designed for the 50 year event given the unique hydrologic conditions of the site and the density of existing stormwater controls downstream.

We are adhering to the recently increased 25 year storm standards. There is not enough allowable space on this small parcel of land to provide 50 year storm ponds. This would encroach into additional buffers and require additional clearing(see next request below). We are using 3 acres of land for development out of a total 9.7 acres.

20. Recommend that the developer minimize tree removal to the extent possible.

Tree removal is always minimized in an effort to preserve perimeter buffers, existing canopy, and reduce project costs.