

From: [Patrick Byker](#)
To: [Jeff Kleaveland](#)
Cc: hornik@Broughlawfirm.com; "Wayne Hadler"; [Patricia J. McGuire](#)
Subject: Proposed Conditions for Sanderway CUP from Owners at 1242, 1244 and 1246 Hillsborough Rd
Date: Wednesday, October 10, 2018 4:51:09 PM
Attachments: [Sanderway Conditions as Revised by Owners at 1242 1244 1246 Hillsbor... .docx](#)
[Sanderway Conditions Exhibits A-C.pdf](#)

Jeff,

On behalf of the owners of 1242, 1244 and 1246 Hillsborough Road, attached please find our proposed conditions that we respectfully request the Board of Aldermen adopt in conjunction with the Sanderway AIS Conditional Use Permit. We have worked to incorporate comments from Mr. Hornik into these conditions, but we of course defer to his approval regarding the final wording of these conditions.

As of the date and time of this email (Oct. 10, 2018 at 4:50 p.m.), we have not been able to review any new stormwater information from the applicant pursuant to the September 20, 2018 meeting of the Stormwater Advisory Commission. Accordingly, we could not reach an overall resolution with the applicant subsequent to our meeting with you at Town Hall on September 25, 2018.

Please let me know if you have any questions, and thank you for your assistance.

Patrick



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RECOMMENDATION: Town staff requests that the Board continue the public hearing started on June 26th and consider all pertinent evidence presented. In absence of public, health, safety and/or welfare reason(s) to deny, staff recommends that the Board of Aldermen approve the 18 lot Sanderway AIS CUP based on compliance with the Land Use Ordinance, subject to the following conditions:

1. That Certificates of Occupancy for the final the two units may not be issued until such time as the *payment in lieu* for 4.25 affordable units is made (in accordance with the Town's fee schedule at the time of payment). A note to this effect shall be required on the final plat.
2. That, prior to construction plan approval, the roadway section is shown on the plans continuing to southeast to terminate at the property line.
3. Prior to construction plan approval, the plans need to include a standard detail, per section 15-291 of the LUO, demonstrating that each lot can provide off-street parking sufficient to accommodate two cars, excluding those spaces provided within the garage.
4. 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 the subdivision meet the street tree requirements of Section 15-315 of the Land Use Ordinance and that the final arrangement is such that 1/3rd of the street trees retained and/or proposed for this purpose are evergreen.
5. That the developer and, when this responsibility is transferred, the Homeowner's Association, assume full maintenance and repair responsibility for the Filtera stormwater treatment devices located with the proposed public street right-of-way. This responsibility includes, but is not limited to, incidental damages caused by routine Public Works street operations which include, but are not limited to, plowing, road salting, waste collection, and leaf pickup. Related language detailing this responsibility shall be included in the Homeowner's Association declarations and covenants as well as their stormwater operations and maintenance documents.
6. 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.
7. Per Section 15-263.1, that the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each stormwater BMP in the development, 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.

8. That, prior to issuance of a CO, a final plat, or the certification of a stormwater BMP, the Town may require a performance security be posted for a period of two years per the provisions of Section 15-263(i).
9. That utilities shall be installed underground per the provisions or 15-246 of the Land Use Ordinance.
10. 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;
11. That fire flow calculations must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
12. That the applicant receive(s) CAPS from the Chapel Hill-Carrboro City Schools district pursuant to Article IV, Part 4 of the Carrboro Land Use Ordinance prior to construction plan approval.
13. That, prior to final plat approval, the Homeowner's declarations and covenants shall satisfy the applicable provisions of the Land Use Ordinance subject to review and approval of the Town Attorney.

Possible New Conditions from Applicant

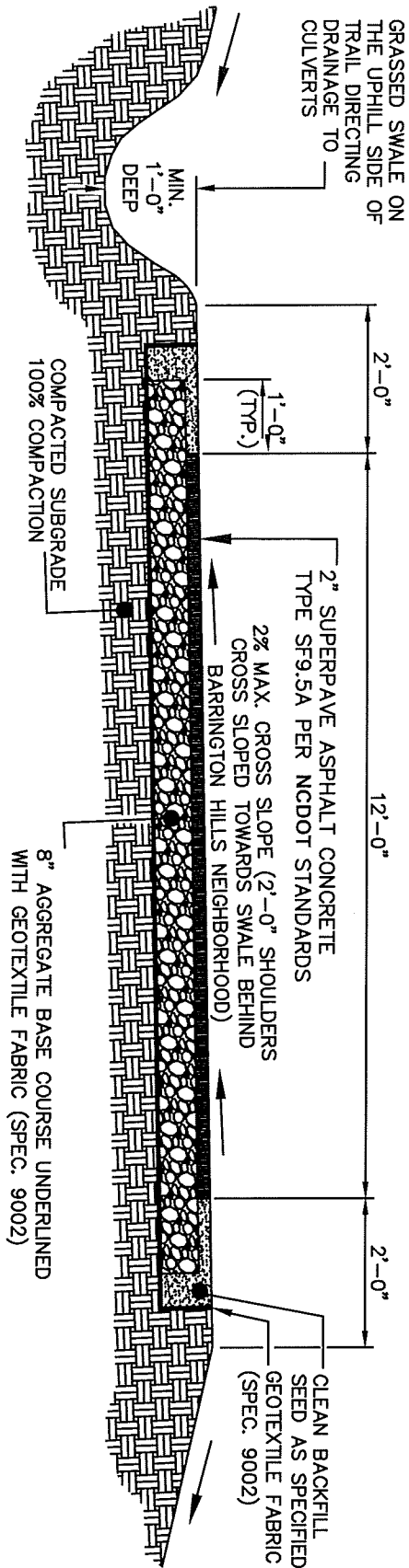
14. That the existing non-exclusive easement providing access to the three lots (1242, 1244 & 1246 Hillsborough Road) located directly north of the Sanderway AIS, not be abandoned and that all rights and privileges of the three lot owners as well as the underlying property owner not be altered in any manner.
15. That, in the event the owners of the homes located at 1242, 1244 & 1246 Hillsborough Road agree to execute and record in the Orange County Register of Deeds Office documentation that terminates the non-exclusive easement providing access to 1242, 1244 & 1246 Hillsborough Road, then the developer and the owners of the 1242, 1244 & 1246 Hillsborough Road properties shall jointly petition the Carrboro Board of Aldermen to accept the dedication of the greenway/paved multi-use path referred to below for public maintenance, with the understanding that the Board of Aldermen shall accept or not accept such dedication, in its sole and absolute discretion.
16. That the Sanderway Homeowner's Association will maintain the existing drainage ditch coming from Hillsborough Road and along the northern side of the existing gravel driveway and the paved public multi-use path portion of the non-exclusive access easement that is used by the owners of 1242, 1244 & 1246 Hillsborough Road to access their properties. This portion of the paved public multi-use path, which is reflected on Exhibit A, attached hereto and incorporated herein by reference, shall be maintained to Town standards. In the event that the said portion is not adequately maintained, the Town will require the Sanderway Homeowner's Association to repair the area. In the event that the HOA does not act in a timely manner to correct maintenance problems, the Town is authorized to make necessary repairs and charge the cost of this work to the

Sanderway HOA directly, and if the HOA does not reimburse the Town within 30 days, then the Town may file a lien against the HOA property for the amount due. In light of this arrangement, the Sanderway Homeowner's documents will include language that describes their responsibility both for the maintenance of the multi-use path and, if they fail in this responsibility, their responsibility for the reimbursement of the Town for repairs made by the Town. This language shall also reference the Town's ability to use liens on the HOA to secure reimbursement.

17. That during the construction process, and in perpetuity, continued accessibility for the three lots shall be maintained uninterrupted.
18. That the cross-section of the paved multi-use path referred to in Condition 16 shall be constructed to drain exclusively into the existing drainage ditch behind the Barrington subdivision and shall be twelve feet (12') wide with an eight inch aggregate base and two inches of asphalt with shoulders as shown in more detail on Exhibit B, which is attached hereto and incorporated herein by reference.
19. That the turn-around location for solid waste vehicles servicing the houses located at 1242, 1244 & 1246 Hillsborough Road shall be located and designed with a paved apron from the greenway to the solid waste pick up point and as specifically shown on Exhibit C, which is attached hereto and incorporated herein by reference.
20. That "No Parking" signs will be installed and maintained along the frontage of any Lot within the Sanderway AIS adjacent to the non-exclusive access easement that is used by the owners of 1242, 1244 & 1246 Hillsborough Road to access their properties.

Possible New Conditions from SWAC (slightly reworded for clarity).

21. That a re-review of satisfaction of the CUP level Stormwater Engineering Requirements checklist submittal be performed by the Town prior to October 16, 2018;
22. That, all impervious surfaces must drain to the stormwater management system.
23. That, a demonstration, including but not limited to a narrative with supporting calculations, construction plans, and tables reflecting pre- and post-construction stormwater conditions, be made to prove that the development will not increase the peak flow at the four existing driveway culverts and at the downstream limits of the development for the post development -1, -2, -5, -10, and -25 year 24-hour storms. The demonstration shall include impacts to the peak flow due to installation of a sewer line along the OWASA easement and any other clearing of vegetation and trees.
24. That the demonstration reflected in Condition 23 be reviewed and approved by the SWAC and provided to the owners of the properties at 1242, 1244 & 1246 Hillsborough Road prior to approval of the construction drawings for Sanderway AIS, and that the demonstration shall be recertified by a licensed stormwater engineer in conjunction with as-built surveys to demonstrate compliance.
25. That, an undisturbed drainage easement for the ephemeral stream be granted to the HOA and shown on the plat for any new Lot to be used for residential purposes.



- NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
 2. NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
 3. ALL TRAILS SHALL BE LOCATED MINIMUM 5 FEET FROM THE BACK OF CURB.
 4. SIDE SLOPES SHALL NOT EXCEED 3:1. CUT & FILL SLOPES SHALL TIE INTO EXISTING SLOPES TO CREATE AN EVEN TRANSITION.
 5. CROSS SLOPE TYPICALLY TO LOW SIDE BUT CROSS SLOPE TO INSIDE OF DOWNHILL CURVES, WITH GRADUAL TRANSITIONS BETWEEN ANY CROSS SLOPE DIRECTION CHANGES.
 6. CONTRACTOR SHALL ENSURE ALL IMPERVIOUS ASSOCIATED WITH THE GREENWAY SLOPES TO THE SWALE CLOSEST TO THE BARRINGTON HILLS NEIGHBORHOOD (WESTERN SIDE OF GREENWAY TRAIL).

STANDARD 12-FT ASPHALT GREENWAY TRAIL

X:\Projects\SPEC\SPEC 2018\SPEC-18092\Storm\Current Drawings\Attachment A.dwg, 9/28/2018 9:44:49 AM, Kabrich, Lauryn

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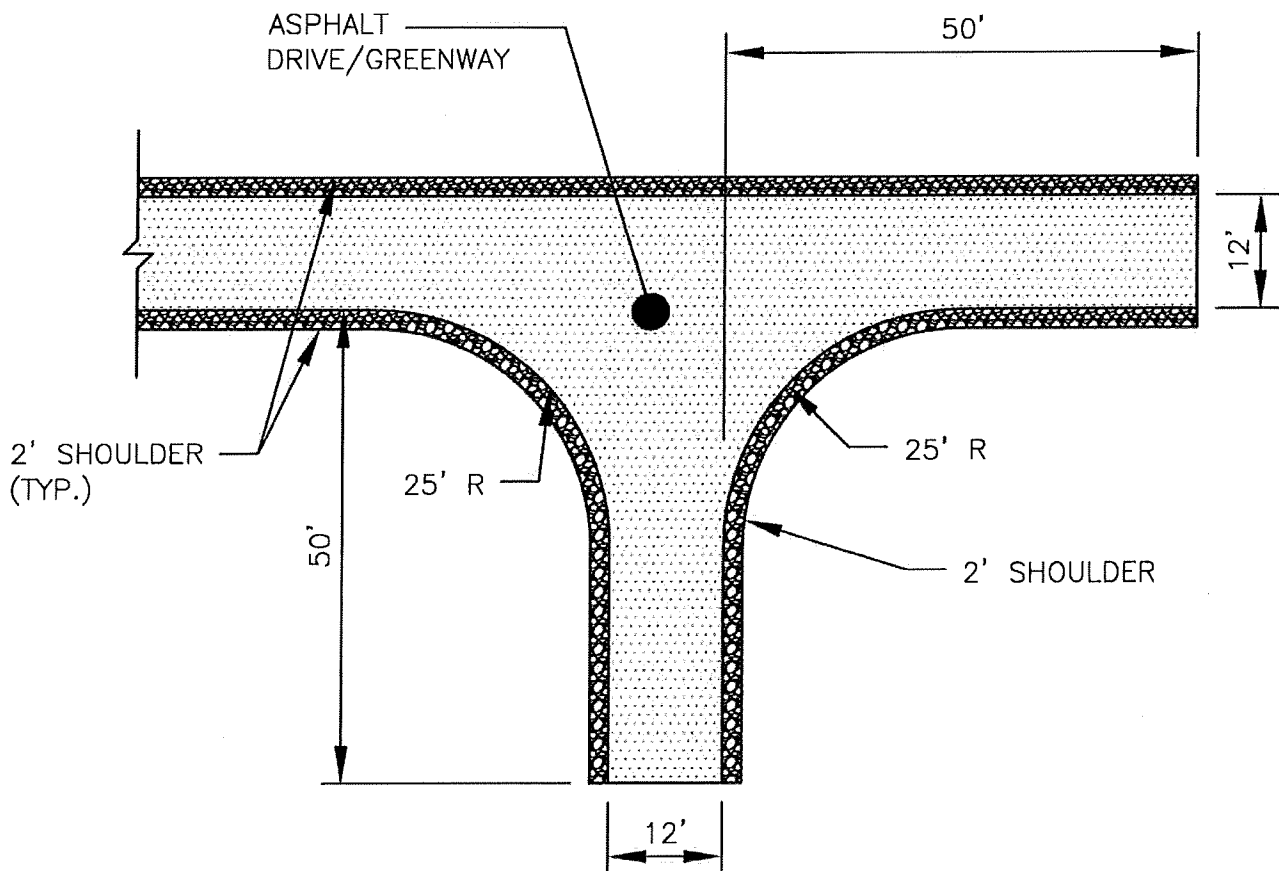
PROJECT NO. SPEC-18092
 FILENAME: EXHIBIT B
 SCALE: N.T.S.
 DATE: 09-28-2018

SANDERWAY
 EXHIBIT 'B'
 CARRBORO, NORTH CAROLINA

McADAMS

THE JOHN R. McADAMS
 COMPANY, INC.

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PROJECT NO. SPEC-18092

FILENAME: SPEC18092-E1

SCALE: 1"=20'

DATE: 09-27-18

EXHIBIT C

T-TURNAROUND DETAIL



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