

ATTACHMENT 2

(25)

Memo

Sass Development Company's response to the Town of Chapel Hill's Feb. 18th Public Hearing and the Town manager's RESOLUTION A:

Sass Development Company (SDC) accepts *stipulations 1 and 2* regarding the expiration of the preliminary plat and the floor area restrictions for lots 16, 17 and lot 2. Although the current ordinance would be met by providing the three floor area restricted lots we have decided to voluntarily make a contribution to the pool of truly affordable houses by sponsoring 100 percent of a Habitat for Humanity house if the Cross Creek subdivision obtains council approval. Susan Levy, the executive director of Habitat for Humanity in Orange County has been informed of this and has gladly accepted the pledge. She will search for a suitable lot within the Chapel Hill city limits.

SDC agrees with the town manager that the town standard road with two 11-foot travel lanes and 30 - inch curb and gutter and a five foot wide sidewalk on one side of the street would be appropriate - *stipulation 3*. If the town would prefer to reduce the width of the traveling lanes down to 10 feet that would also be an acceptable alternative. The other alternative cross-sections with drainage ditches rather than curb and gutter would not allow the use of the proposed oversized storm water pipes and restricted outlets which we consider to be necessary components of our proposed storm water management system.

SDC accepts the payment - in - lieu for the Weaver Dairy Road improvements as well as the 15 ft. right-of-way dedication along this road - *stipulations 4 and 5*.

SDC has hired Frank McKeever with Bartlett Tree Experts who has reported back to us that the 31 inch white oak appears to be healthy and can be expected to live many more years. Therefore we would like to preserve this tree if we would be allowed to split the road around the tree. If the tree is to be preserved, Frank McKeever recommends to install a drip irrigation system as well as a lightning protection device, suggestions which we will follow. - *stipulation 6*.

SDC accepts the payment in lieu for the recreation requirements - *stipulation 7*.

SDC continues to prefer the 20 -foot pedestrian easements for the connector between Cross Creek and the Cedar Hills subdivision to either not be required at all or for this unimproved easement to be on the two lots north and south of the proposed location. However we will accept the condition in the managers resolution if passed by council - *stipulation 8*.

SDC acknowledges and accepts *stipulations 9 through 22*.

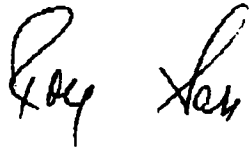
SDC believes that Cross Creek currently contributes minimally to the downstream flooding conditions within the Cedar Hills subdivision and that the proposed voluntary

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storm water management devices such as the oversized storm water pipes and the level spreaders, will adequately compensate for the creation of impervious surfaces. We have retained Amos Clark's services (The John R McAdams Company) to calculate and demonstrate this. We will make his computations available to you prior to the March 25th Town Council meeting and hope that the methodology applied by this engineer will satisfy the town – *stipulations 23 and 25.*

SDC accepts the 30 – foot drainage easement along the resource conservation district as well as the pre-cast storm water drainage curb hood/covers – *stipulation 26.*

SDC accepts all remaining stipulations, 27 through 39.

Handwritten signature in black ink, appearing to read "Ray Lee".