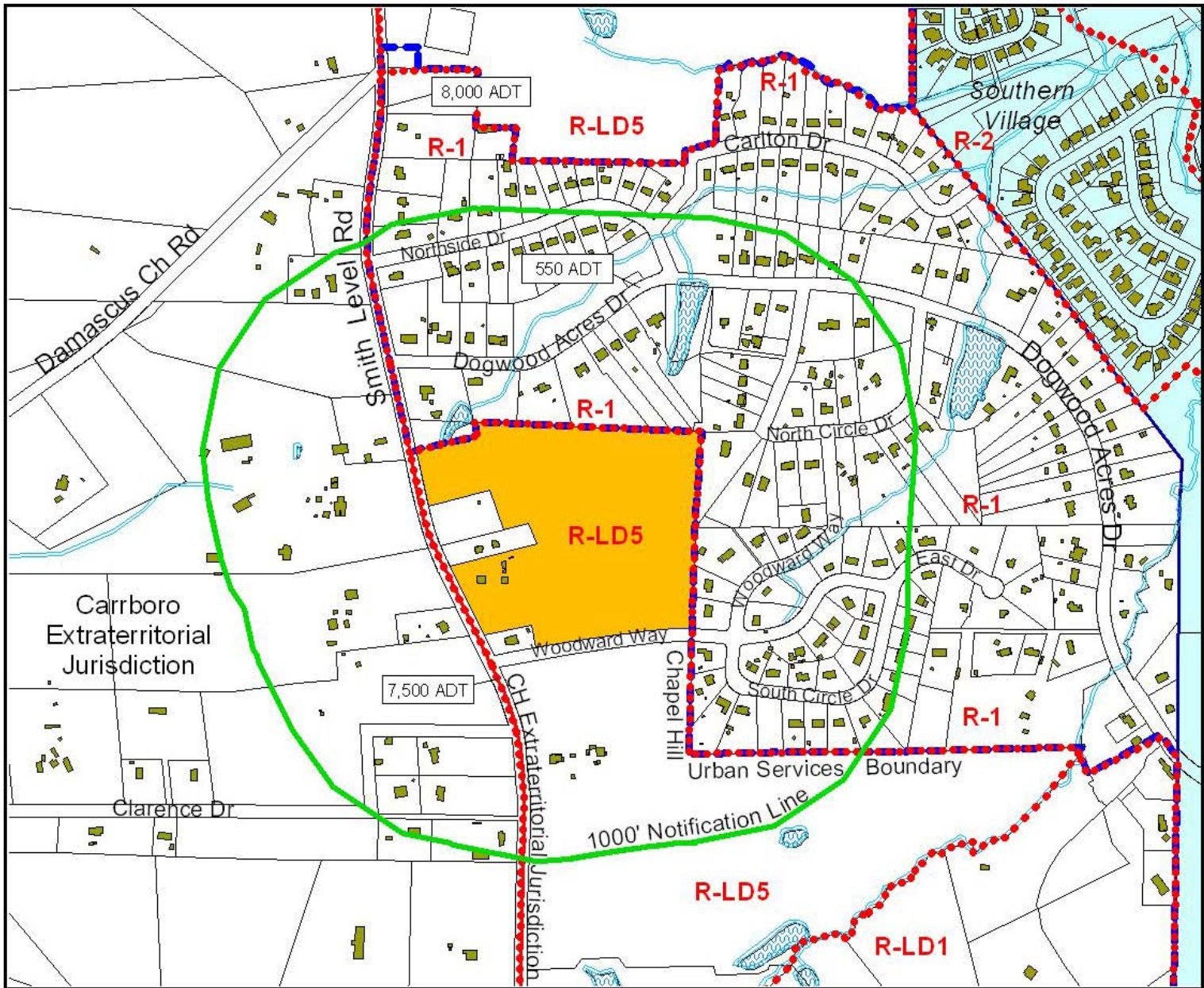


Estates at Old Oxford  
(aka Crabtree Parcel)  
Preliminary Plat

Town of Chapel Hill  
Public Hearing

January 23, 2008

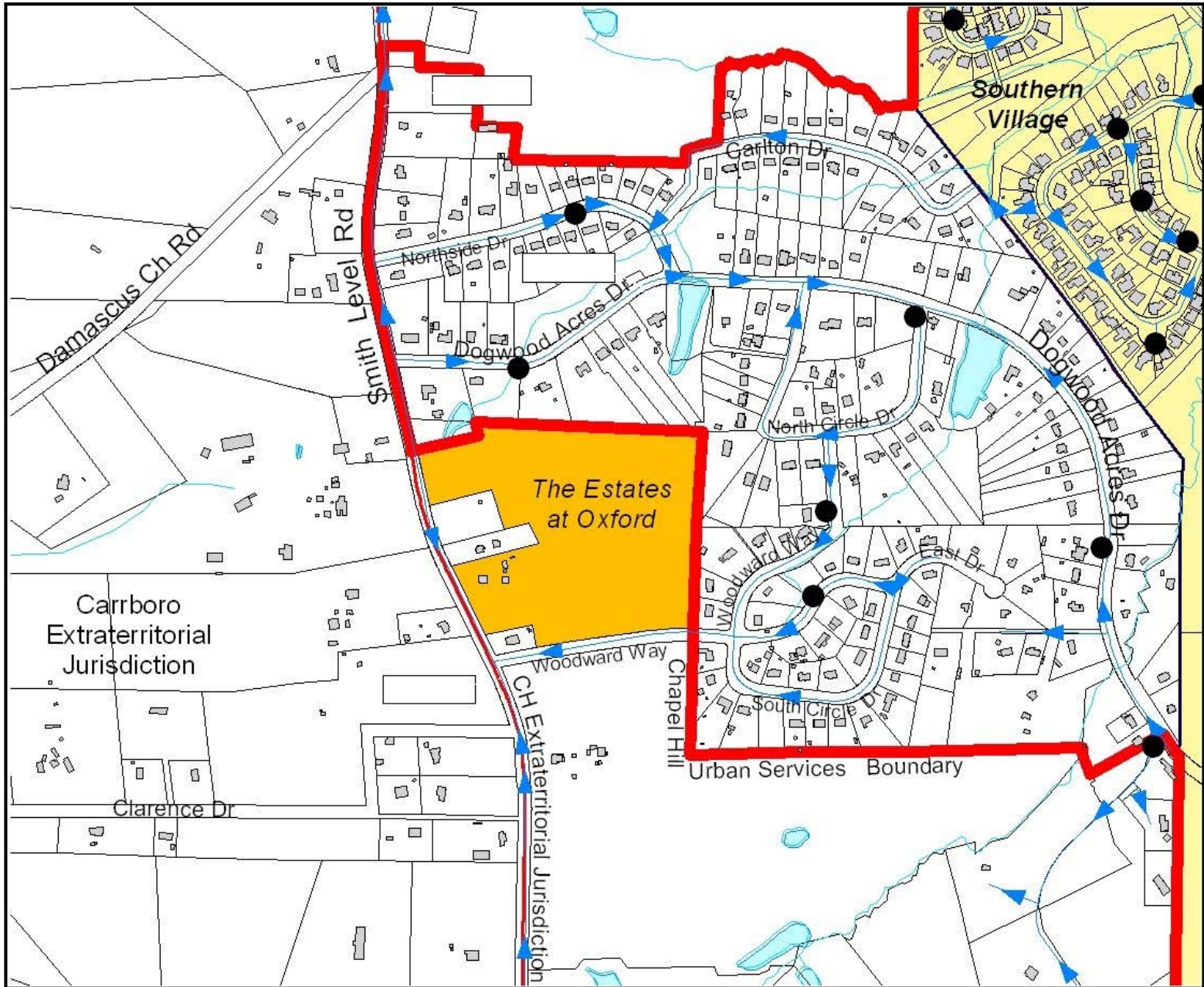




# Key Issues

- Fire safety considerations
- Sidewalk requirement
- Correction: Bufferyard ownership and maintenance (staff recommendation and stipulation)





# Recent Recommendation

- **Transportation Board:** approval of Resolution A, with stipulation #5 amended to delete sidewalk requirement

# Corrected Stipulation #12 in Resolution A

12. Landscape Bufferyard Maintenance and Ownership:  
That the recorded final plat, to be reviewed and approved by the Town Manager, shall include a 20-foot bufferyard easement along the Smith Level Road frontage on proposed Lots 3 and 4. The plat and the Homeowners' Association documents shall note that the landscape bufferyard easement is to be controlled and maintained by the Homeowners' Association. The Homeowners' documents shall be recorded concurrently with and cross-referenced on the recorded plat.

# Buffers & Grading Plan





# ESTATES AT OXFORD SUBDIVISION

## Differences Between Recommendations

Issue	Staff's preliminary recommendation	Planning Board	Parks & Recreation Commission	Transportation Board
Fire Protection Sprinklers	Recommend applicant consider	Require	*	*
Note on plat & HOA documents re: water lines	Yes	*	*	*
Require Sidewalk (within private easement)	Along new street	No	*	No
Bufferyards on easement on private lots, but maintained by HOA	Yes	Yes	*	*



Driving West



Driving East

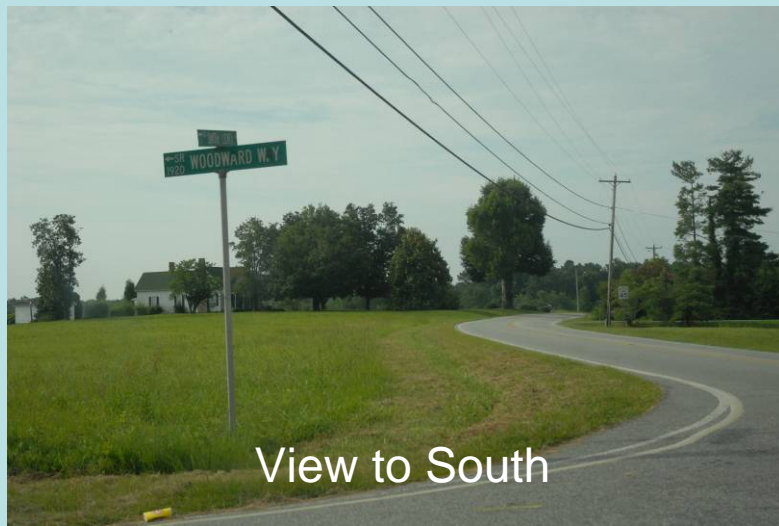


Facing North

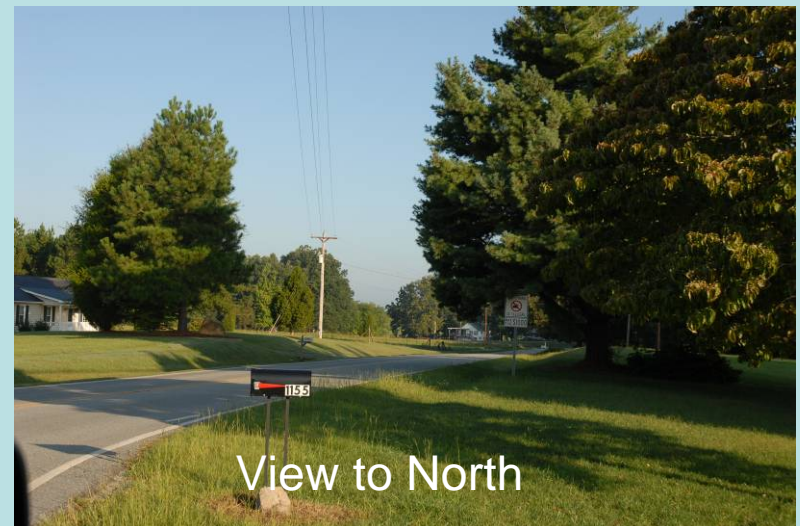


Facing South

# Woodward Way



View to South



View to North

## Smith Level / Woodward Way Intersection



# Crabtree Parcel



View of Vegetation Onsite

# Crabtree Parcel



Crabtree Property  
(1)



Crabtree Property  
(2)



Womble Property



Womble Farm



Knight Property

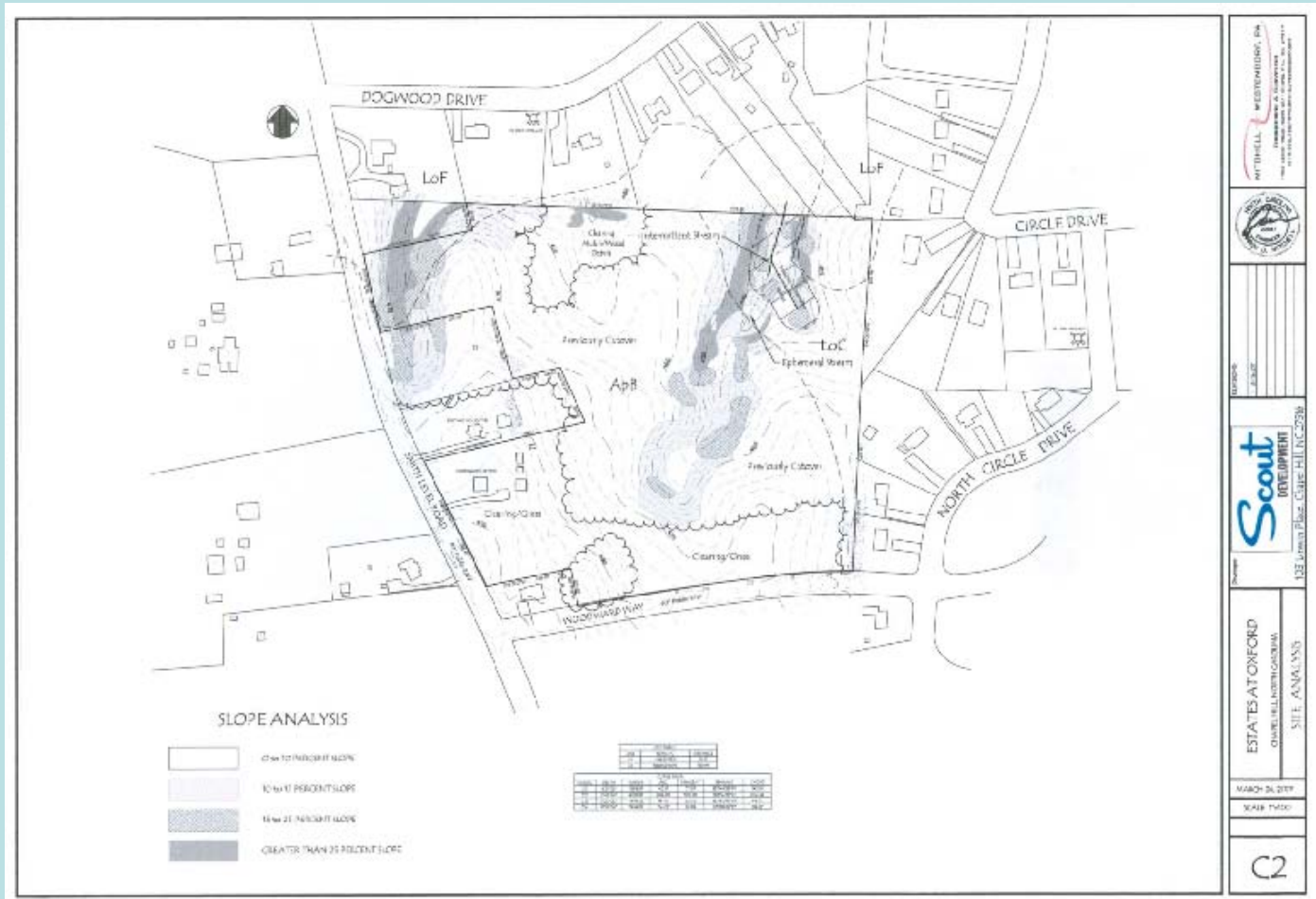


Jones Farm

## View of Smith Level Road Properties



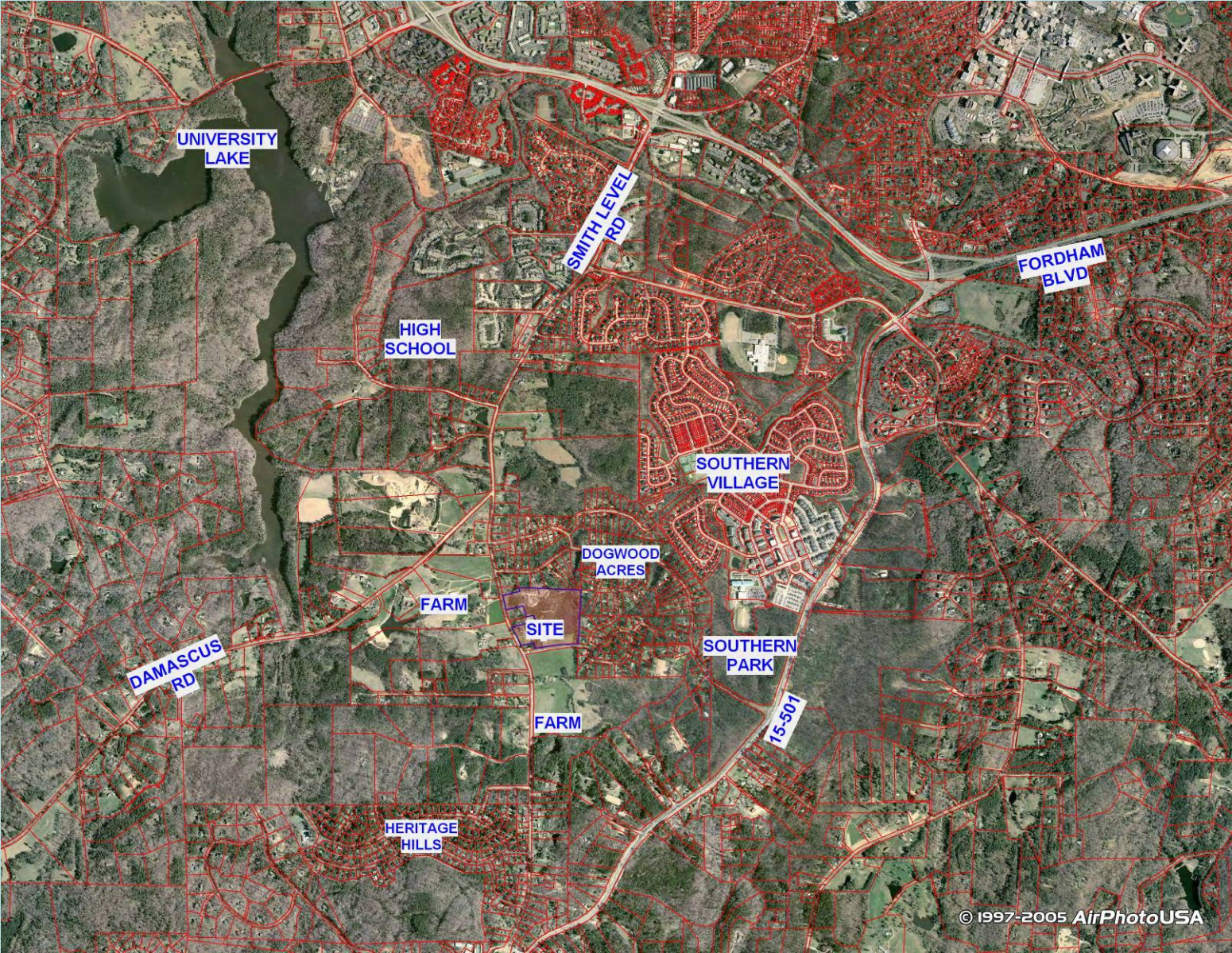
# Existing Conditions & Slope Analysis







# Crabtree Parcel



Aerial View (Context)



# Crabtree Parcel



Aerial View (Property)