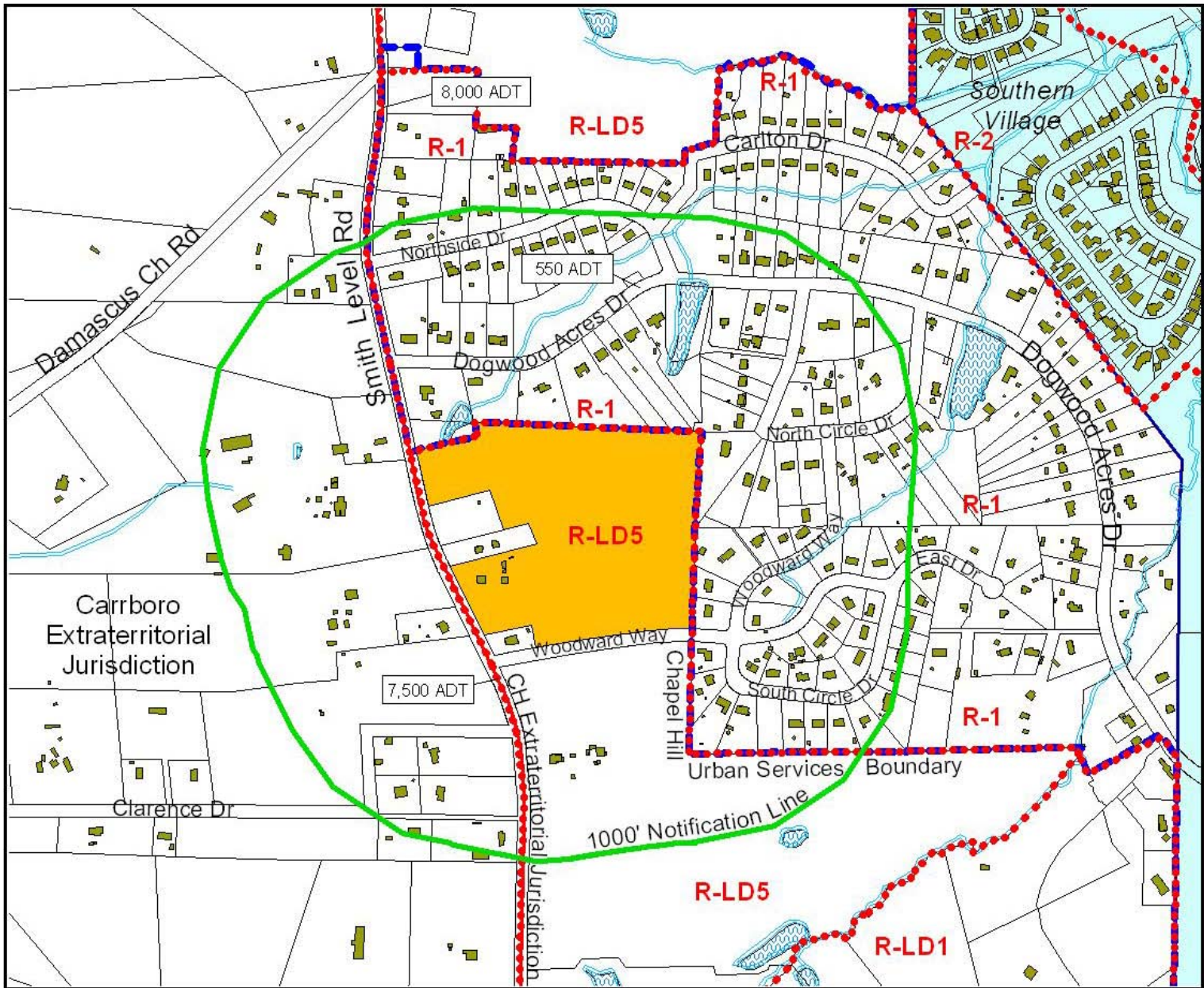


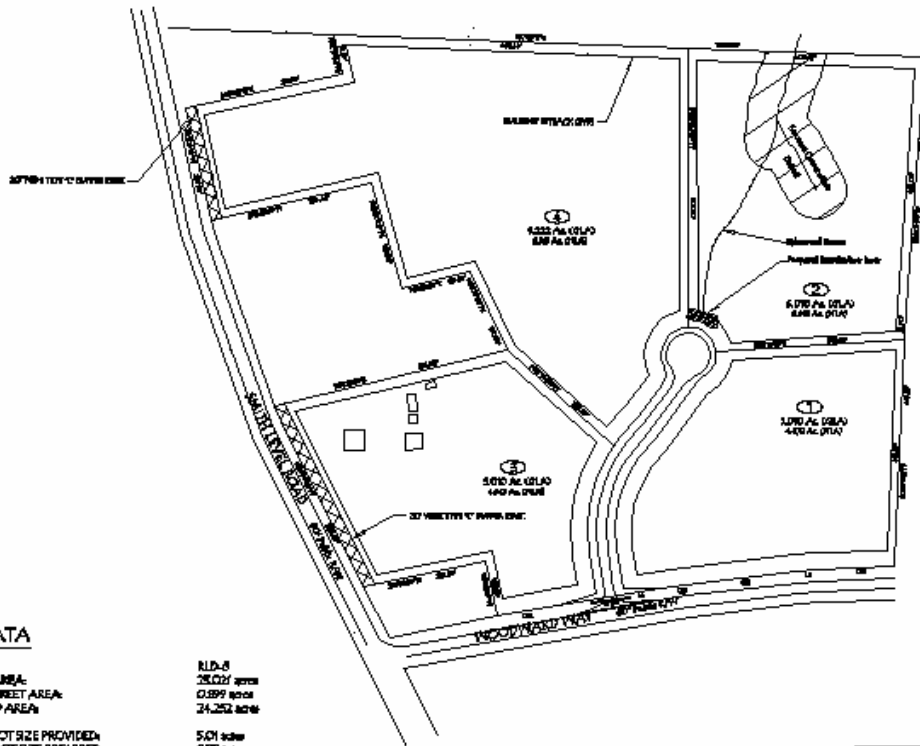
# Estates at Oxford Preliminary Plat Application

Town of Chapel Hill

February 25, 2008



WOODACRES  
PB 4-FB



DOGWOOD ACRES EXTENSION  
PB 5-55

SITE DATA

ZONING: R1D-8  
 NET LAND AREA: 28,027 acres  
 CREDITED STREET AREA: 0,899 acres  
 GROSS LAND AREA: 24,252 acres

MINIMUM LOT SIZE PROVIDED: 5.01 acres  
 MAXIMUM LOT SIZE PROVIDED: 9.22 acres  
 MINIMUM REQUIRED LOT FRONTAGE: 200 feet  
 MINIMUM REQUIRED LOT WIDTH: 250 feet

BUILDING SETBACK: STREET: 30 feet  
 INTERIOR: 10 feet  
 SOLAR: 20 feet

REQUIRED/PROVIDED STREET SETBACK: 30 feet  
 REQUIRED/PROVIDED SIDE/REAR SETBACK: 10 feet

Water: Individual Wells  
 Sewer: Individual Septic Systems

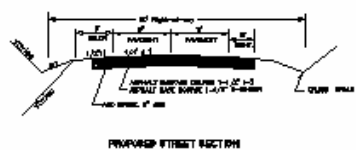
NOTES

- By DeKalb County Ordinance, all easements, encroachments, and encroachment notices, all present and prospective, shall be resolved.
- By DeKalb County Ordinance, all notices of completion shall be properly obtained.
- Prior to any construction or subdivision activity on the site, the applicant will be required to obtain a preliminary plat from the Georgia State Planning Board. This may be the same as the final plat with other modifications.

LOT	AREA	PERCENTAGE
1	1,070	3.82
2	5,070	18.09
3	5,610	19.84
TOTAL	11,750	41.75

DATE	REVISION	BY	DATE
01/15/2010	PRELIMINARY	J. SMITH	01/15/2010
02/10/2010	REVISED	J. SMITH	02/10/2010
03/05/2010	REVISED	J. SMITH	03/05/2010
04/01/2010	REVISED	J. SMITH	04/01/2010
05/01/2010	REVISED	J. SMITH	05/01/2010
06/01/2010	REVISED	J. SMITH	06/01/2010
07/01/2010	REVISED	J. SMITH	07/01/2010
08/01/2010	REVISED	J. SMITH	08/01/2010
09/01/2010	REVISED	J. SMITH	09/01/2010
10/01/2010	REVISED	J. SMITH	10/01/2010
11/01/2010	REVISED	J. SMITH	11/01/2010
12/01/2010	REVISED	J. SMITH	12/01/2010



Preliminary Plat

# Key Issues

- Public Hearing Discussion
  - Fire Safety
- Revised Resolution A
  - Applicant's offer to install Fire Sprinklers incorporated
  - Correction of a Stormwater Management Stipulation

# Stipulation #22 Replacement

Best Management Practices: That the applicant shall employ Best Management Practices to comply with the stormwater management requirements of the Land Use Management Ordinance to provide for 85 percent total suspended solids removal, the retention of the stormwater runoff volume for the 2-year storm, and control of the stormwater runoff rate for the 1-year, 2-year, and 25-year storms. Best Management Practices shall be designed in accordance with the standards specified in the Town's Design Manual and the Land Use Management Ordinance. Final design and locations shall be approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.

■

■





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



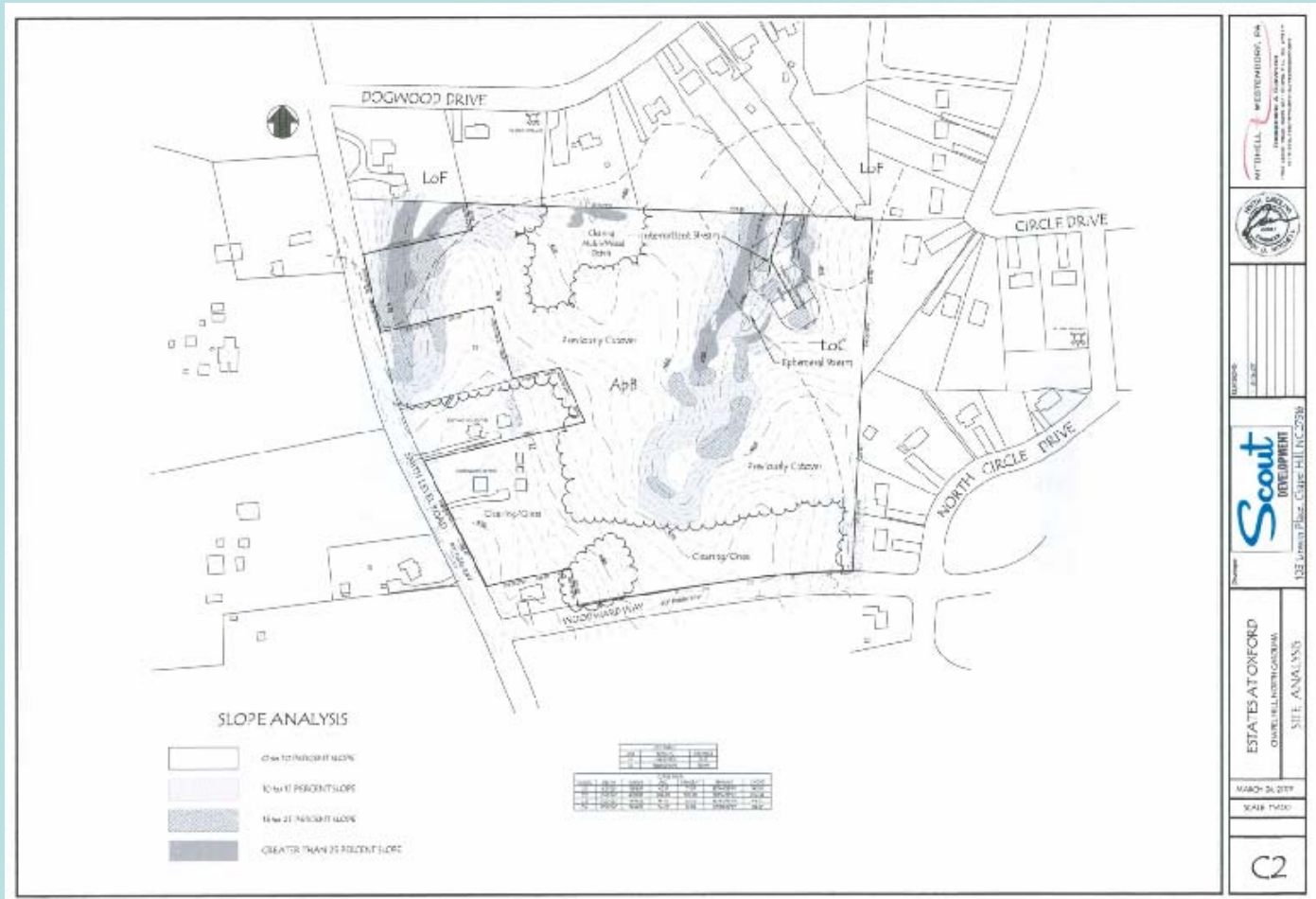
Knight Property



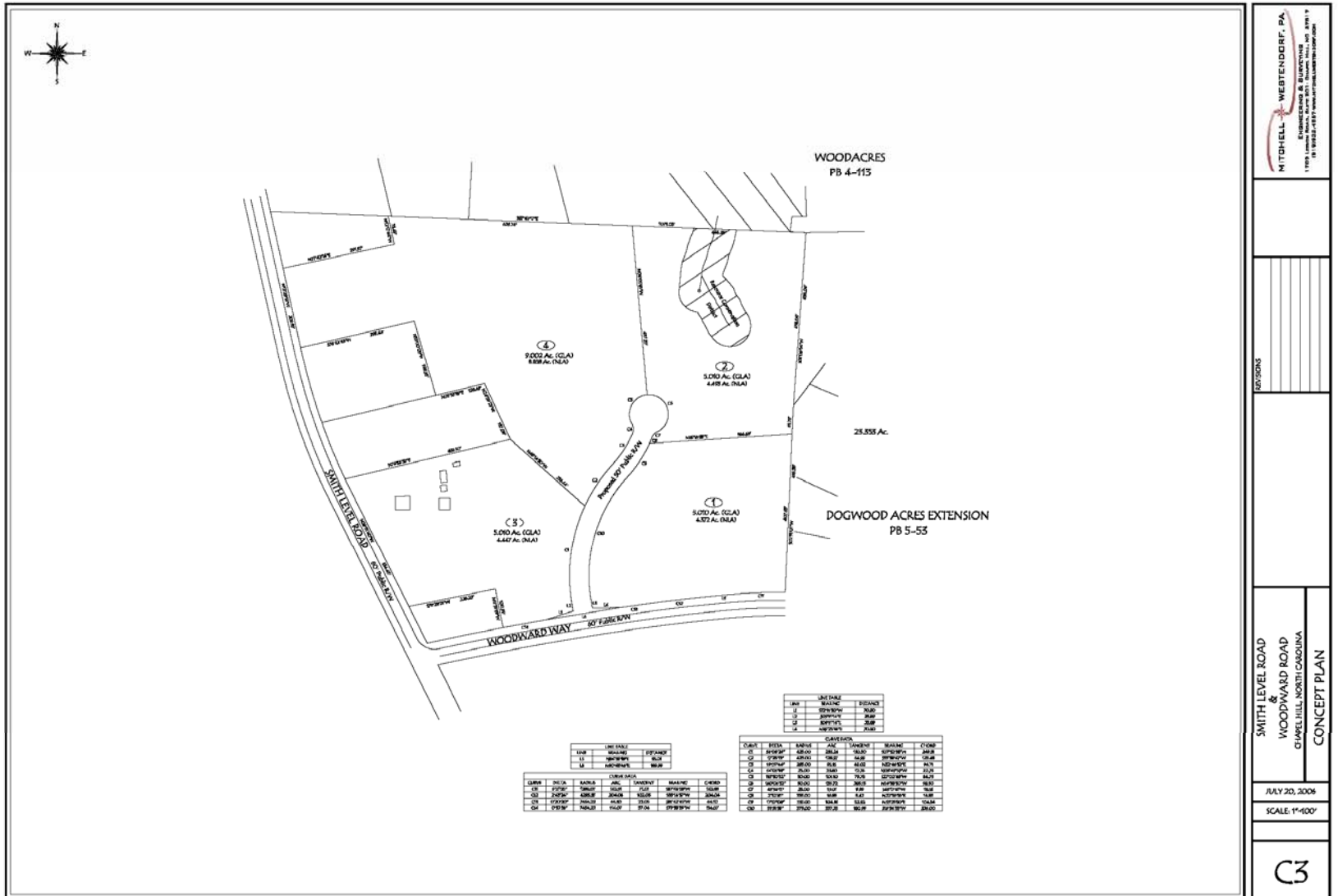
Jones Farm

## View of Smith Level Road Properties

# Existing Conditions & Slope Analysis

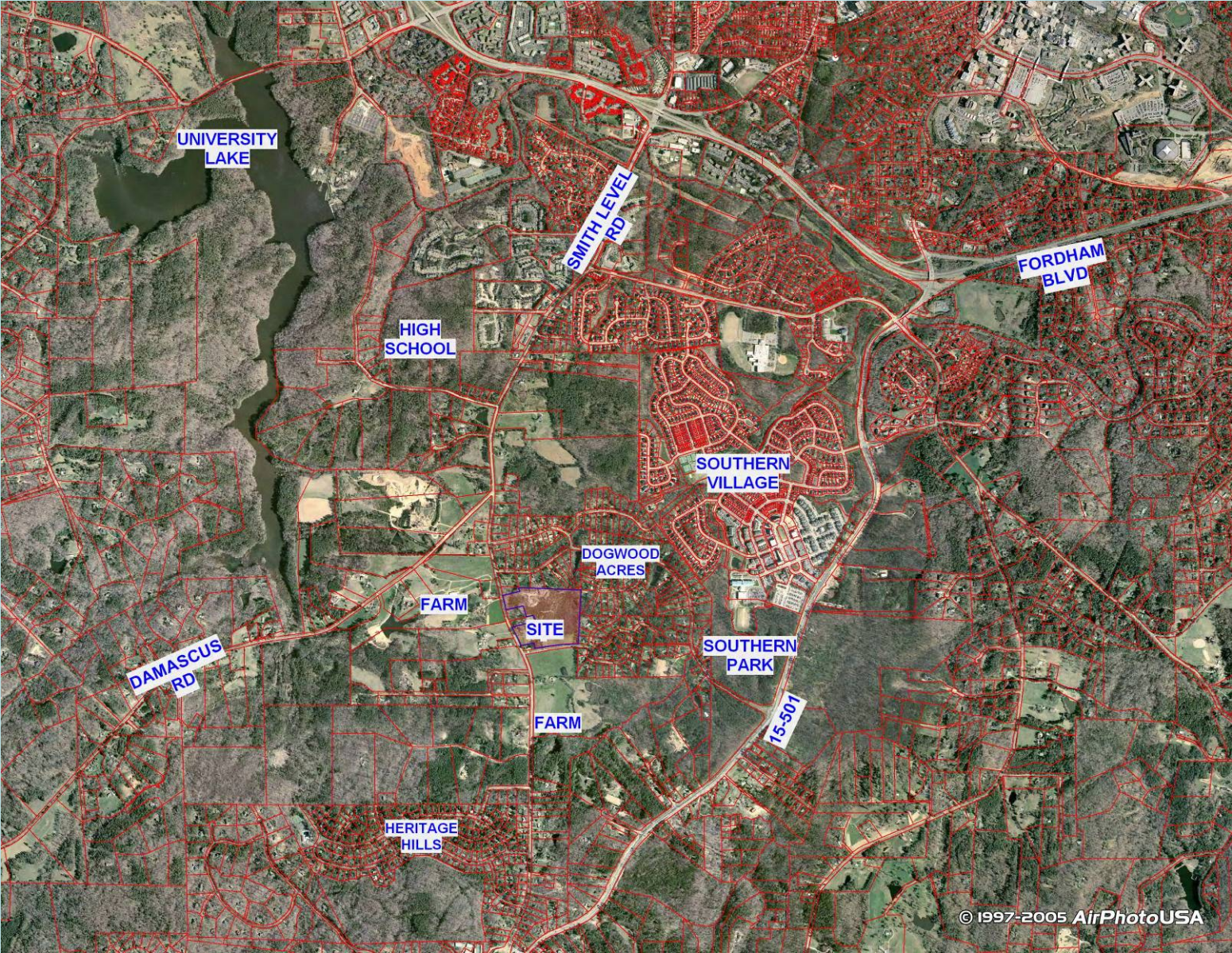


# Estates at Oxford



## Preliminary Plat

# Crabtree Parcel



Aerial View (Context)

# Crabtree Parcel



Aerial View (Property)