

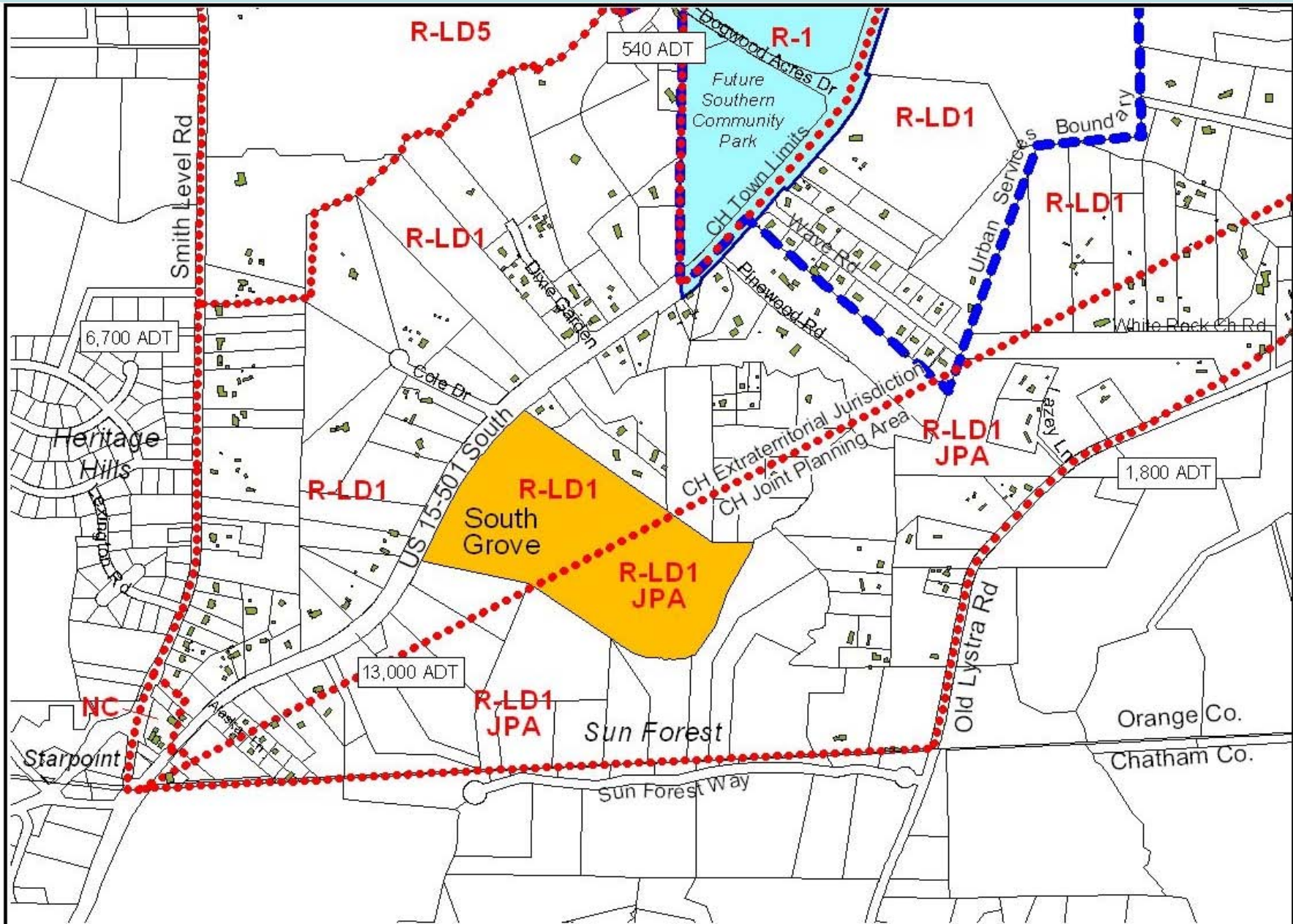
# South Grove

(aka Oldham Property)

## Planned Development - Housing Special Use Permit

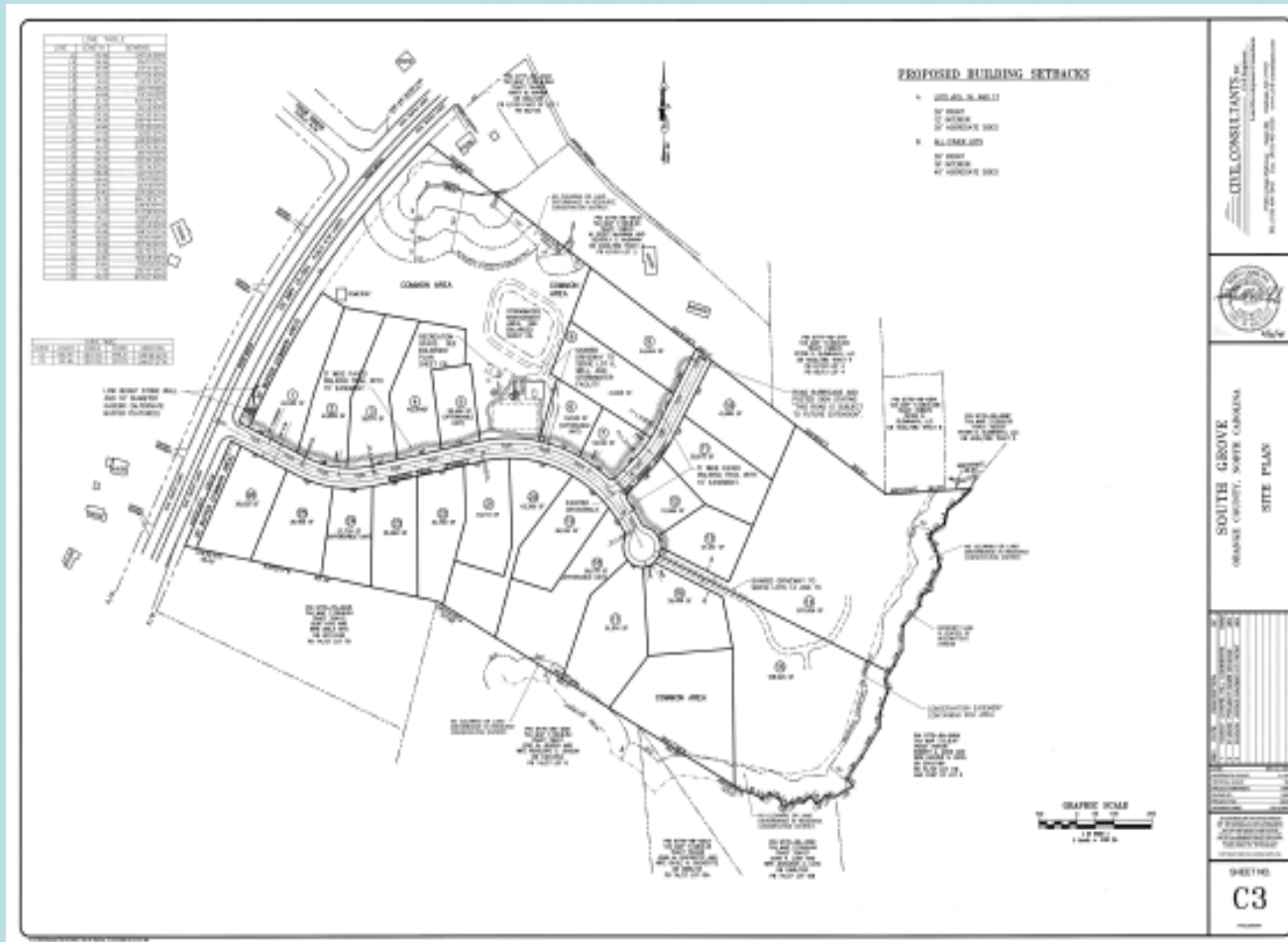
Public Hearing

March 10, 2008





# Site Plan



# Key Issues

- Accompanying LUMOTA re: floor area limits for Planned Developments-Housing
- Requesting Modifications to Regulations
  - Internal bufferyards
  - CDC review of lighting and building elevation plans
- Entrance – Alternate Buffer
- Recreation Space
- Fire Protection Outside the USB
  - Private sprinklers
- Energy Management Plan
- Affordable Lots, HOA Fees

# Stipulation Correction

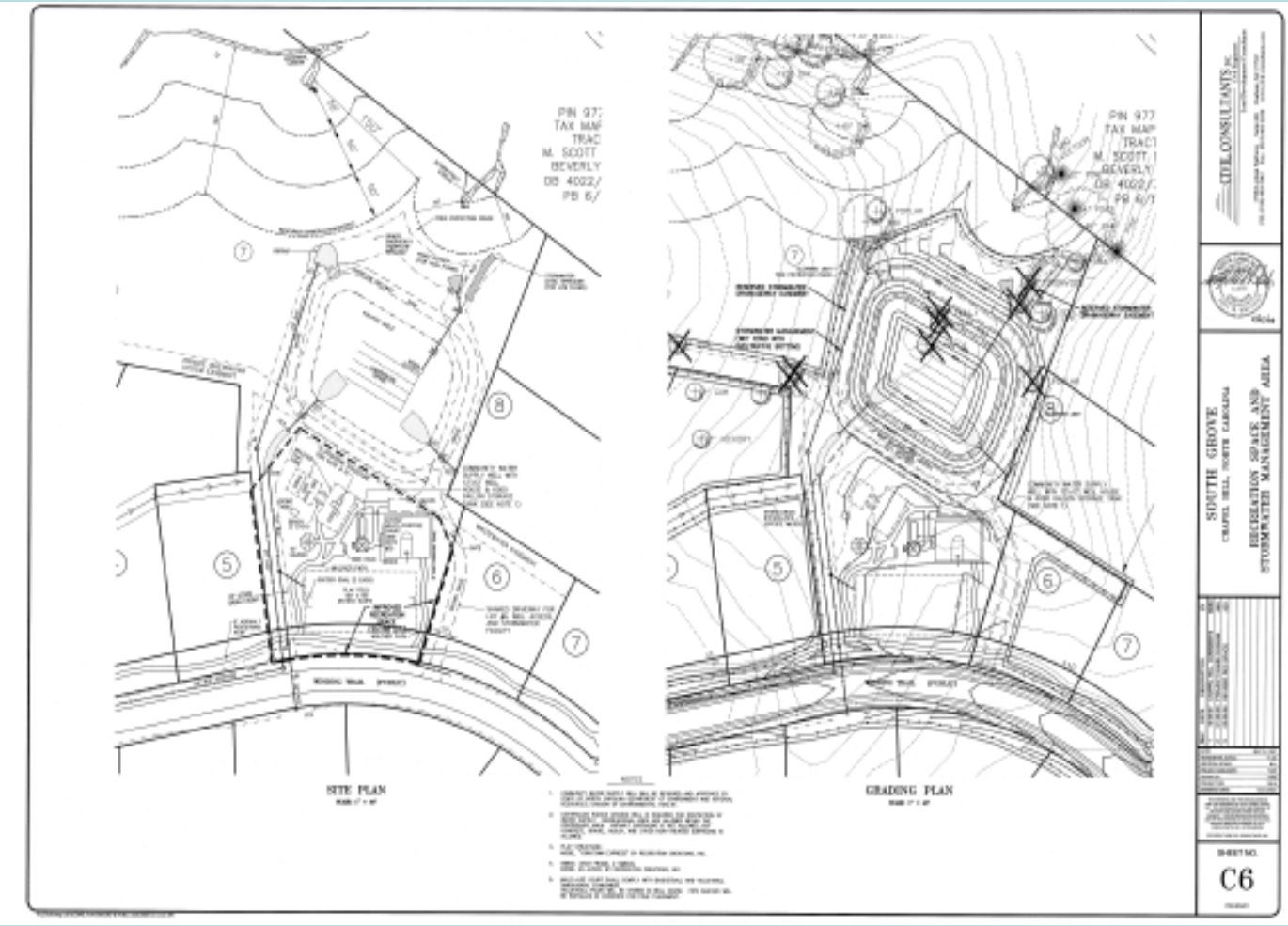
(delete text in blue; add underlined text)

- **#28** Stormwater Management Plan: That prior to the issuance of a Zoning Compliance Permit, the applicant shall submit a Stormwater Management Plan for review and approval by the Town Manager. The plan shall be based on the 1-year, 2-year, and 25-year frequency, 24-hour duration storms, where the post-development stormwater run-off rate shall not exceed the pre-development rate and the post-development stormwater runoff volume shall not exceed the pre-development volume for the local 2-year frequency, 24-hour duration storm event. Engineered stormwater facilities shall also remove 85% total suspended solids and treat from the first inch of precipitation utilizing the Town's Design Manual North Carolina Division of Water Quality design standards.

# Atypical Features

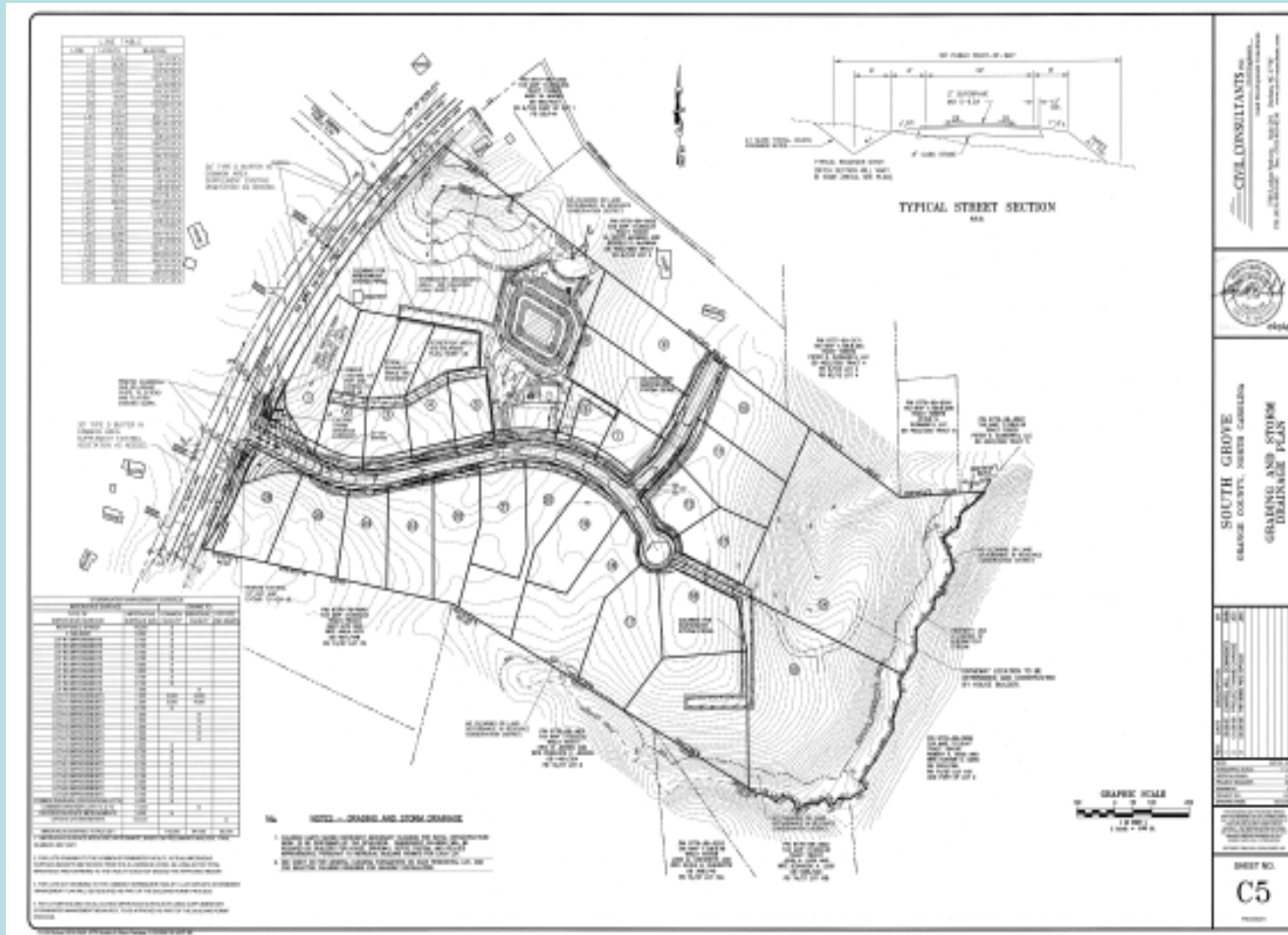
- Existing undocumented cemetery
- Proposal Includes:
  - Affordable Housing
  - Community water well
  - Most septic areas on the lots, but some off-site septic areas
  - Shared driveway access
  - Road stub-out to northern property line

# Recreation Space





# Grading and Storm Drainage Plan



30' TYPE D BUFFER IN COMMON AREA. SUPPLEMENT EXISTING VEGETATION AS NEEDED.

HYDRANT (UNDER CONSTRUCTION, BY OTHERS).

NO CLEARING OR LAND DISTURBANCE IN RESOURCE CONSERVATION DISTRICT.

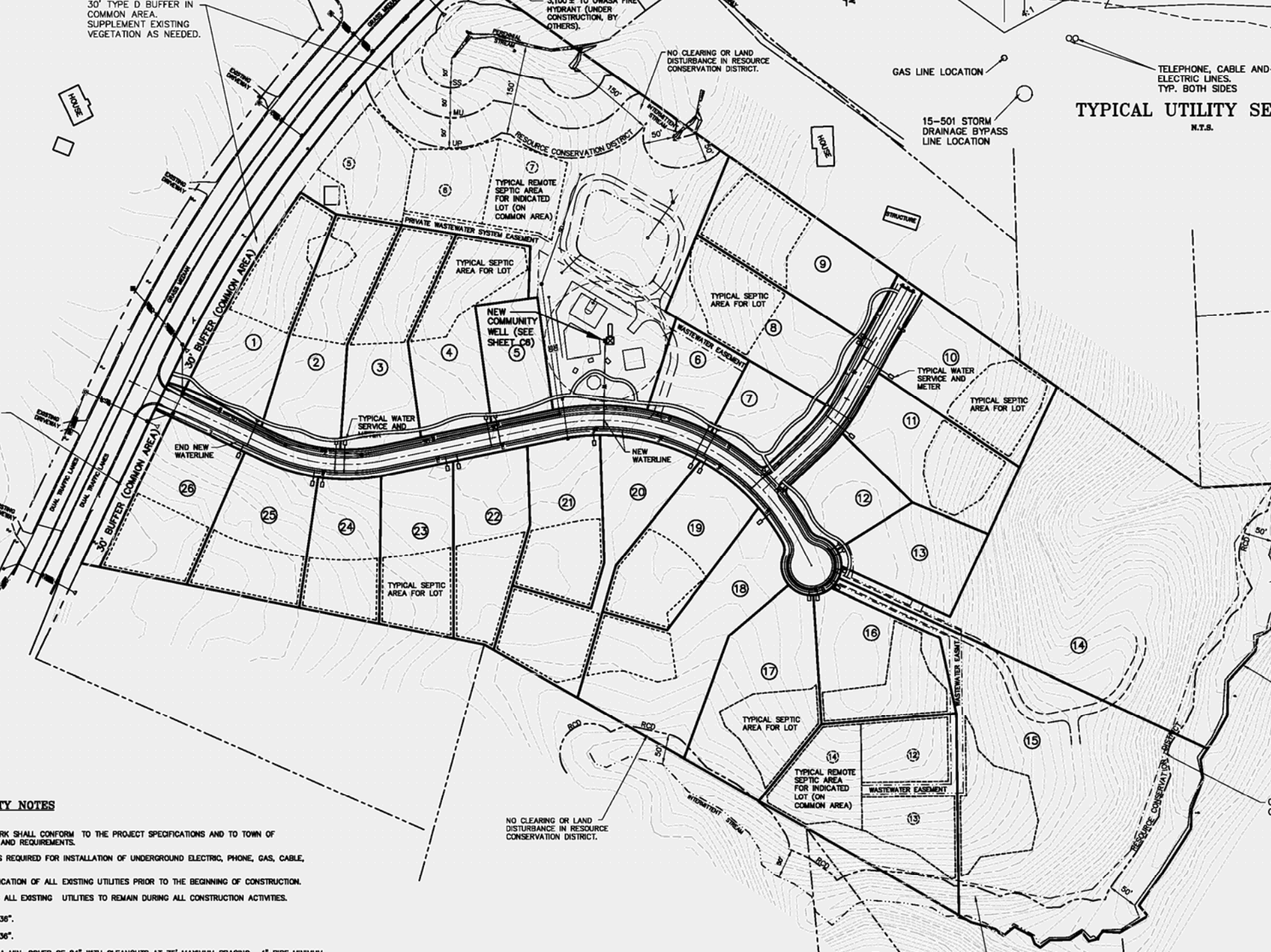
GAS LINE LOCATION

15-501 STORM DRAINAGE BYPASS LINE LOCATION

TELEPHONE, CABLE AND ELECTRIC LINES. TYP. BOTH SIDES

# TYPICAL UTILITY SE

N.T.S.



## UTILITY NOTES

WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND TO TOWN OF [unclear] AND REQUIREMENTS.

AS REQUIRED FOR INSTALLATION OF UNDERGROUND ELECTRIC, PHONE, GAS, CABLE,

LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION.

ALL EXISTING UTILITIES TO REMAIN DURING ALL CONSTRUCTION ACTIVITIES.

36°.

36°.

PLAN COVERED BY PATENT RIGHTS AT THE NATIONAL BUREAU OF STANDARDS

NO CLEARING OR LAND DISTURBANCE IN RESOURCE CONSERVATION DISTRICT.