

April 15, 2008

Ms. Kendal Brown
Planning Department
Town of Chapel Hill
405 Martin Luther King Jr. Boulevard
Chapel Hill, NC 27514

Re: South Grove

Dear Kendal:

At the public hearing for South Grove on March 10, 2008, the Town Council raised a couple of issues which need clarification and solution at our meeting scheduled for April 28. Particularly, we discussed recreation space requirements and solutions, the shared driveway of Lot 6 with the well and stormwater access, and the need for pumps within the septic systems for the affordable units.

Regarding recreation space, the staff has determined that different requirements exist between that portion of the Property within the Town's ETJ and that portion lying in the Joint Planning Area with Orange County. They then calculated that to meet these requirements we need to set aside 35,792 sf of recreation space and pay a fee in lieu of improvements of \$50,105. These requirements are acceptable, but I notice that Robert Dowling has written Council a letter requesting some recreation improvements on site. Therefore, we can either (1) provide the space and fee above, or (2) provide the space and a playground for the smaller children and reduce the fee above by the costs of that playground.

We have redesigned the driveway of Lot 6 to address the concerns expressed before. Because the site is so wooded and we will be making a considerable effort to retain the trees, I suggest that all of the driveways will look very much the same from house to house. Likewise, this driveway should follow that example. But we save on amount of impervious surface and retain more trees by utilizing a shared driveway, so we wish to preserve the shared driveway solution. And in this manner save on the costs of the affordable unit to be built on Lot 6. It should be noted that we don't expect the well access drive to be used much more than once per month, much like the OWASA meter reader accesses most properties in Chapel Hill.

Pumps will be required in many of the lots at South Grove, whenever the septic fields are at a higher elevation than the bottom of the septic tanks and when the lot has a remote septic field. Therefore, we cannot avoid the pumps. So to provide for their expense for the affordable units, we have agreed with Community Land Trust to decrease the price that we sell these four units by \$1,000 to \$136,000. This enables Robert Dowling to increase his stewardship fee to accommodate the pump costs.

Thank you for the opportunity to offer solutions for these items.

Sincerely,

OLDHAM ASSOCIATES



William F. Spang