



TOWN OF CHAPEL HILL

December 3, 2002

Carol Ann Zinn
Cazco Inc.
180 Providence Road
Chapel Hill, NC 27514

Subject: Larkspur Cluster Subdivision – Final Plan Application: Revised Zoning Compliance Permit (File No. 7.18..14, 14A)

Dear Ms. Zinn:

The Town staff has reviewed the above application and finds the development proposed therein to be in general compliance with the Development Ordinance. I hereby approve the above application for a Revised Zoning Compliance Permit for Larkspur Cluster Subdivision Phase 1 and Phase 2, in accordance with the approved Phase 1 and Phase 2 Larkspur Subdivision Final Plans dated May 1, 2001, May 31, 2002, October 10, 2002, Sheet C-24 dated May 1, 2001 and revised November 21, 2002 and the Maywood Way Temporary Turnaround & End-of-Street Drainage Bulletin Drawing detail sheet dated and stamped December 3, 2002 subject to the conditions listed on the attached Permit.

It will be necessary to present the enclosed Revised Zoning Compliance Permit to the Town Engineer and at least three (3) sets of the approved revised Final Plan sheets to the Engineering Department for their stamped approval.

Construction or activity will not be allowed to deviate from approved plans. If you wish to revise the approved plans, you must first submit and have approved an application for Modification of Zoning Compliance Permit, which includes the proposed revisions. If you have not started the construction or activity authorized by this approval within twelve (12) months of this expiration date, the approval shall automatically expire and any permit issued pursuant to the approval shall be void. Should you have questions, please call the Planning Department at 919-968-2728.

Sincerely,

Gene Poveromo

cc: Lance Norris, Director of Inspections
Larry Tucker, Engineering Inspector
Curtis Brooks, Urban Forester
Mike Taylor, Engineering Design Specialist
Ted Blake, OWASA



7

TOWN OF CHAPEL HILL

THIS CERTIFIES THAT A
REVISED ZONING COMPLIANCE PERMIT
HAS BEEN ISSUED TO

Name of Applicant: Ms. Carol Ann Zinn, Cazco Inc.

Name of Development: Larkspur Cluster Subdivision

For: Construction of Larkspur Cluster Subdivision in accordance with the approved Phase 1 and Phase 2 Larkspur Subdivision Final Plans dated May 1, 2001, May 31, 2002 and October 10, 2002, and Sheet C-24 dated May 1, 2001, revised November 21, 2002, and the Maywood Way Temporary Turnaround & End-of-Street Drainage Bulletin Drawing detail sheet dated and stamped December 3, 2002.

Location: Westside of Weaver Dairy Road between Northwood, Northwoods V Subdivisions and the University Branch Southern Railroad and identified as Chapel Hill Township Tax Map 18, Lot 14 and 14A.

Conditions Relating to Plat Recordation

1. The subdivision final plat(s) shall indicate clearly each lot on which an affordable unit must be constructed.
2. The plats shall identify the following as lots on which an affordable unit must be constructed: Lots 3, 4, 5, 6, 25, 26, 31, 32, 33, 34, 49, 50, and 51.
3. The plat includes a 12-foot paved emergency vehicle driveway with bollards, also capable of bicycle and pedestrian access, between Larkspur Way, and Hunter Hill Road in Northwood Subdivision.
4. The plat includes the dedication of a public right-of-way between Larkspur Way and the eastern edge of the railroad right-of-way, near the southern end of Larkspur Way.
5. The applicant provide a deed conveying to the Homeowners' Association the 12.74 acres identified as "Private Recreation and Open Space Areas A and B."
6. The applicant shall dedicate to the Town a blanket construction, maintenance, and access greenway easement for the University Southern Railroad "Rail Trail."
7. The applicant shall dedicate to the Town, public pedestrian access easements at pedestrian trails.

306 N. Columbia Street, Chapel Hill, NC 27516 (919) 968-2700

manager@town.ci.chapel-hill.nc.us

FAX (919) 967-8406

GTE Exchange (919) 682-8636

- 8. Homeowners' Association documents shall be cross-referenced on the final plat.
- 9. Easement documents as required by OWASA and the Town Manager shall be recorded concurrently with the final plat.
- 10. The final plat shall be approved by OWASA prior to Town approval.

Conditions Relating to Certificates of Occupancy

- 11. No Certificates of Occupancy shall be issued until all required public improvements are completed. A note to this effect shall be placed on the final plat.
- 12. The property owners shall be responsible for placement and maintenance of temporary regulatory signs, including street name signs, before issuance of any Certificates of Occupancy until such time that the street system is accepted for maintenance by the Town.
- 13. The portion of Weaver Dairy Road, as approved on the final plans for Northwoods V Phase II, shall be completed prior to the issuance of the second Certificate of Occupancy.
- 14. As-built plans in DXF binary format using State plane coordinates, shall be provided for street improvements and all other existing or proposed impervious surfaces prior to issuance of the first Certificate of Occupancy.

Reviewed/Approved by: X Administration

12/03/02

12/03/02
(date issued)



(issued by)