

July 17, 2015

To: Town of Pittsboro

Re: Davie Street Cottages

Davie Street Cottages is a proposed development on two vacant lots on the west side of Davie Street between Nooe and Thompson Streets. The two parcels total 1.06 acres and are zoned R-10. Orange Development Group is proposing to develop the site as a "pocket neighborhood" of eight single-family detached homes, as well as a community building. The development also includes plentiful open space and community amenities, a paved parking area, and all utility and stormwater infrastructure.

Orange Development Group introduced this plan under the "Pocket Neighborhood Ordinance." Pittsboro's PNO allows and encourages smaller, closer neighborhoods that will enhance the character and livability of our community. The housing units prescribed by the ordinance and planned for this development provide a smaller alternative to those typically being offered in new conventional subdivisions. Our thoughtful, collaborative approach to this project has resulted in a plan that captures both the spirit and letter of the ordinance. Our emphasis on low-impact development techniques, sustainable design and construction, and beautifully landscaped and functional spaces is evidenced and detailed in these construction drawings, and we are proud and pleased to present them for your approval. This project is designed in accordance with all Town of Pittsboro requirements, as well as any other regulatory agency requirements. The plans have been through multiple rounds of review with all Town Staff and have gained approval from Town Staff. The intent of this project narrative is to give an overview of the project and identify the aforementioned design requirements, as well as how they are being met. The standards have broken into groups for ease of review.

Land Use

The Pocket Neighborhood designation is a "Use by Right" within the parcel's R-10 zoning. This project meets the Goals & Vision of the Land Use Plan by creating a community that is compact and pedestrian oriented, integrates principles of sustainability into both the site and building design, and protects sensitive lands and water all while keeping the small, rural, & natural feel that Pittsboro cherishes. The plans, as submitted, meet or exceed the provisions of the Town's Pocket Neighborhood Ordinance, including lot size, density, building setbacks, max built upon area, open space requirements, tree-save requirements, parking, signage, landscaping, and site lighting. Additionally, this project furthers the stated purpose of the ordinance – "to encourage affordability, infill development, innovation and variety in housing design and site development while ensuring compatibility with existing neighborhoods, and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs." Additional information on some of these requirements is expanded upon below:

- The eight lots range in size from 2,463 square feet to 3,366 square feet, which are nearly 25%-75% larger, respectively, than what is required by ordinance.
- It is anticipated that the homes will range in size from 1,300 square feet to 1,900 square feet and will be for sale to the general public at market rate. Conceptual Floor Plans and Architectural Renderings can be found later on in this narrative.
- The lots surround a common space of 7,710 square feet, which is nearly two (2) times more than what is required by ordinance. Each individual lot also contains at least 200 sf of private open space, which will be landscaped and include a wall or fence feature which helps to delineate the interface of public vs private open space.
- There are some existing trees on site and every effort has been made in the site design to preserve these, where possible. The project proposes significant landscaping improvements above and beyond what is required by the Ordinance. Additional information regarding the tree save and landscaping is provided below.
- 20 parking spaces are provided, which is more than the 18 spaces required by Ordinance.

Site Amenities and Access

The project includes a variety of on-site features and amenities intended to enhance both the functionality and sense of community with which the project is focused.

Site access is proposed through a paved private street that accesses the parking area with two driveways to Davie Street, all of which will be constructed to Town standards. All internal roadways and parking areas are designed to allow full access for Fire, EMS and First Responders, as well as for maintenance vehicles. The site also proposes enhanced pedestrian accessibility through the use of multiple walkways. A boardwalk feature (elevated approximately two feet above the bio-retention area) will serve as access from the neighborhood to the street and mailboxes, as well provide a viewing platform to enjoy the natural plantings and wildlife brought by the bio-retention area. A five foot wide concrete sidewalk will take residents from the parking area to the heavily-landscaped central courtyard, where a network of 4' wide concrete walks will provide access into the individual homes and community building area.

Covered parking spaces will be provided for residents at a rate of one per unit. A community building will provide a community gathering area, indoor storage for each unit, an outside kitchen, and a "loft" unit that may be utilized by residents of the neighborhood. Both the covered parking and community building structures will be designed architecturally to fit the vernacular of the neighborhood and be aesthetic and functional features.

As mentioned above, the developer is proposing significant landscaping above what is required by the Ordinance. The purpose of this is multi-fold. First, there are existing trees on site which cannot be saved due to site design constraints. Based on the existing site elevations and culvert under Davie Street, along with Town of Pittsboro and State stormwater design standards, it is simply impossible to develop the site and keep the existing trees. An illustrative cross section across the project has been provided to help visualize this. The proposed plantings will help mitigate for the loss of these existing trees. Additionally, the proposed plantings will help reduce the heat-island effect, provide shade, help the bio-retention area perform its biological

functions, and create a cohesive and attractive community space. The following tables outline the existing trees, as well as the proposed landscaping.

Table 1.0 Existing Site Trees

Size	Type	Saved?
54"	Triple Sweetgum	N
48"	Double Sweetgum	N
30"	Pine	N
28"	Pecan	N
26"	Pine	Y
22"	Pecan	Y
20"	Pecan	N
18"	Elm	N

Table 1.1 Proposed Site Landscaping

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
ARAF	2	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2 1/2-3' CAL.	B+B
QPH	4	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3' CAL.	B+B
SUBTOTAL:	6				
ORNAMENTAL TREE(S)					
BN	1	BETULA NIGRA	MULTI STEM RIVER BIRCH	12-14'	B+B
CF	2	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8-10'	B+B
LI	5	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPEMYRTLE	8-10'	B+B
PN	2	CARYA ILLINOINENSIS	PECAN	8-10'	B+B
SUBTOTAL:	10				
DECIDUOUS SHRUB(S)					
CA	19	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
RERL	10	RHODODENDRON x EXBURY HYB. 'ROSEY LIGHTS'	'ROSEY LIGHTS' AZALEA	30-36"	CONTAINER
SUBTOTAL:	29				
EVERGREEN SHRUB(S)					
BMIWG	10	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	30-36"	CONTAINER
IGS	45	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	CONTAINER
SUBTOTAL:	55				
ORNAMENTAL GRASS(ES)					
CAKF	3	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL	CONTAINER
PVI	9	PANICUM VIRGATUM	SWITCH GRASS	2 GAL	CONTAINER
SUBTOTAL:	12				

As can be seen from the tables above, there are sixteen large trees being proposed to replace the six being removed (two of which are sweetgums, which are considered a nuisance by many). The tables above do not include the evergreen screening along the north and south property lines, where the project abuts existing residential homes. The final size, species, and spacing of these trees has not yet been determined, (as they are not required but have been

agreed to by the developer) but it is anticipated that there will be upwards of 50 evergreen trees planted. Additionally, there are over 100 shrubs and ornamental grasses being proposed.

Utilities

The project proposes to tie to existing Town utility infrastructure, both water and sewer, to serve this site.

Water will be provided to the site via tapping the 6" water main in Davie Street. A Town maintained public waterline will be extended up to the water meters, with the water service lines after that being privately maintained per Town Standards. Since a portion of the public waterline will be in a private roadway, the required public utility easements have been coordinated with Town Staff and are being provided.

Sewer will be provided to the site by tying to the existing 8" sanitary sewer main in Davie Street. A public-private system that has proven effective for developments of this size and nature, and has been permitted jointly through NCDENR and municipalities in the past, is being proposed. A Town maintained, 8" public sewer line will tie to the existing sewer outfall and run into the site to a manhole where the smaller, privately maintained sewer services will tie into the public main. The sewer is designed in a manner that minimizes cost, impact, and maintenance, while properly serving residents. The proposed design has been discussed with Town Staff, and all were in support.

Stormwater Management, Riparian Buffers, & Floodplains

The site is in the Jordan Lake Watershed, Haw River Subwatershed (HUC 060030) and runoff discharges to an unnamed tributary of Robeson Creek. There is no FEMA mapped floodplain on site per FIRM Panel 3710974100J, dated February 2nd, 2007. Based on the Chatham County Soils maps, the entire site has soils classified as GaC, which is the Georgeville Sandy Loam series, and has a Hydraulic Soils Group of 'B'. The site is generally open meadow with a few hardwood and deciduous trees, and thick groundcover. There is an existing pond west of the site that receives run-off from approximately 4 acres, and has an existing HDPE overflow outfall that eventually makes its way to the western portion of the project site. The site slopes from west to east, with an existing drainage draw through the center of the site that ultimately crosses under Davie Street via an existing 24" RCP culvert (which is actually laid with reverse flow as it currently sits). Based on field evaluation by an environmental professional, and verified by Fred Royal, Town Engineer, the existing drainage feature that bisects the site is not a jurisdictional feature, and is therefore not subject to any buffers or other development restrictions. The site has existing slopes ranging from 3-10% generally.

This project is subject to regulations written by the North Carolina Department of Environment and Natural Resources – Division of Water Quality (NCDENR-DWQ) as well as the Town of Pittsboro. The proposed development is required to meet all sections of these regulations including water quality and water quantity. Based on the existing site conditions and the nature of the proposed development, two systems have been selected to handle the site stormwater.

First, a bio-retention area with internal water storage (IWS) is proposed in order to capture and treat the run-off for the post-development conditions. This feature was selected based on the

limited elevation of the stormwater discharge point, the aesthetic nature (i.e. being able to be fully integrated into the site layout and landscaping) and the ability to help mimic the existing hydrologic patterns to the greatest extent possible.

The second is a piped by-pass system of the run-off from off-site, upstream areas. The previously mentioned culvert under Davie Street that is currently laid with reverse flow, will be re-laid in order to remedy an existing drainage deficiency and both proposed systems will tie into this new culvert. It should be noted that these plans meet all applicable Town stormwater requirements.

Based on concerns voiced at both the information public meeting, as well as at the first Planning Board meeting, the Town Engineer Fred Royal followed up with the adjacent owner east of Davie Street where the current culvert discharges and suggested modifying the existing drainage swale to help improve issues that may exist, and Orange Development Group has agreed to do this. The developer makes no claims to the existing or future conditions of this off-site property with regards to the stormwater run-off, but feels that it is important to be a good neighbor and take the opportunity to help address an existing issue while construction equipment is in-site for the development.

In summary, these plans have been through multiple review cycles with Town Staff and have been revised to address all outstanding comments. Additionally, concerns from adjacent owners and the Planning Board have been incorporated into the design, to the greatest extent possible. This development is also a "Use by Right" under Pittsboro's Zoning Ordinance, and meets all of the requirement under that Ordinance. We look forward to hearing your input and receiving recommendation for approval. Should you have any questions in advance of the August Planning Board meeting, please feel free to contract me directly.

Sincerely,



Mike Dasher

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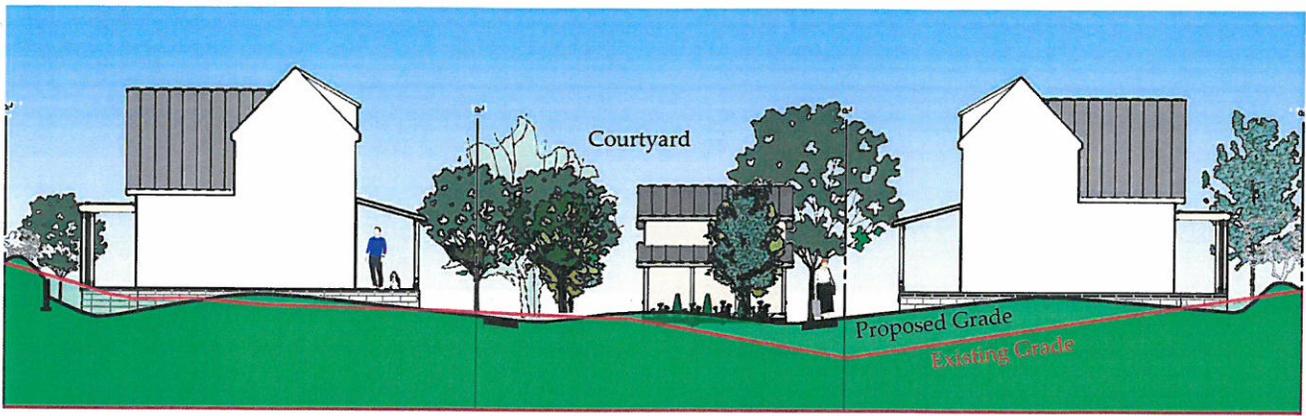
Site Plan



View 1



View 2



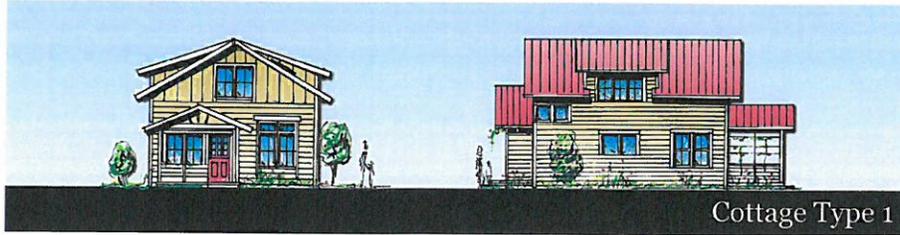
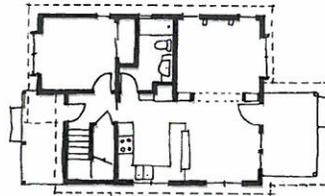
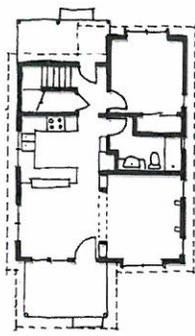
Site Section



View 3



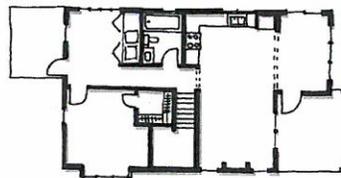
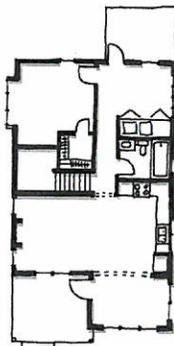
View 4



Cottage Type 1



Cottage Type 2



Cottage Type 3



Bio-retention example



Walkway and signage example



Common area example