



## **Town of Pittsboro, North Carolina**

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**Engineering Department**

### **Memorandum**

To: Town Planning Board and Board of Commissioners

From: Fred Royal, PE, Town Engineer

A handwritten signature in black ink, appearing to be 'FR' or similar initials, enclosed in a circular scribble.

Subject: Cornwallis Commons Pocket Neighborhood Subdivision

Date: December 31, 2013

### **Background**

On October 12, 2013, revised Cornwallis Commons Pocket Neighborhood Subdivision construction documents, plans and stormwater management plans and were submitted to the Town for review and comment. Subsequent to that review and comment period, revised plans have been submitted for final review and approval.

### **Discussion**

The Town of Pittsboro staff has completed the final review, including addressing comments from the Planning Board.

It is important to note that the proposed stormwater management plan and design exceeds the requirements (submitted prior to the enactment of the Stormwater Ordinance for New Development) by managing nitrogen and phosphorous and the project exceeds the riparian stream buffer requirement of 50' from the top of bank.

The landscaping plan may be adjusted somewhat to meet the native plant species preferences of the Robeson Creek Watershed Council but there are no current regulations for approval related to plant species. Staff will work with the applicant to make any reasonable species adjustments.

The other items such as utilities, easements and other comments are addressed by the Public Utilities Department, the Planning Department or by the applicant.

The Engineering Department recommends approval of the revised plans, dated December 20, 2013.

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