



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-4621, Ext. 34

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart W. Bass, Planning Director

SUBJECT: Wastewater Allocation Request
Brookstone Terrace, LLC

DATE: June 19, 2013

Please find attached a formal request for wastewater allocation, which is required prior to the submission of a development plan. This request is per the Town's adopted allocation policy, (December 12, 2011).

The request is for an allocation of 3,840 gallons of wastewater capacity to construct a 32 unit independent living facility.

Attached is a spreadsheet detailing the allocation requests to date.

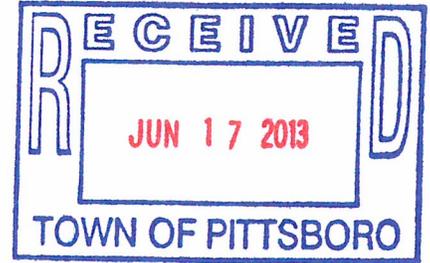
STAFF RECOMMENDATION: Staff recommends approval of the proposed request for wastewater allocation in the amount specified.

Town Hall ~ 635 East Street ~ Pittsboro, NC 27312
Email: swbass@pittsboronc.gov
Phone: (919) 542-4621, ext. 34
Fax: (919) 542-7109

BROOKSTONE TERRACE LLC

June 4, 2013

Mr. Stuart Bass, Planning Director
Town of Pittsboro
PO Box 759
Pittsboro, NC 27312
Via Email



Re: Proposed Independent Living Facility
Brookstone Lane

Mr. Bass:

As the owner of the above referenced property on Brookstone Lane behind Cambridge Hills Assisted Living Center I respectfully request the Town of Pittsboro grant a water and sewer allocation of 3,840 gallons per day to serve a proposed 32 unit independent living facility. The proposed facility will be developed and operated by myself and Ray Kelley who owns and operates both Cambridge Hills and Twin Rivers senior housing here in Pittsboro with his wife Melissa.

I have used the standard requirement of 120 gallons per day per bedroom as the basis for projecting the water/sewer use of the proposed facility. The following information is submitted for your consideration along with the attached site plan showing the existing sewer line which serves the site:

- Requested capacity for sewer is 3,840 GPD based on 32 one bedroom units each with one bathroom. (32 X 120 GPD = 3,840 GPD)
- Requested capacity for water is 3,840 GPD
- Site plan shows proposed building location with existing 8" sewer line and location of manhole #3 which will be used for connection of proposed new facility.
- Site plan shows existing duplex units which are served by existing 2" water meter which will be extended to new facility to provide water service.
- Stormwater management plans are being developed but will comply with all regulations and will be submitted with the special use permit application.

Thank you for consideration of our request and please contact me if you have any questions.

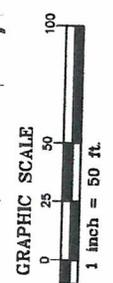
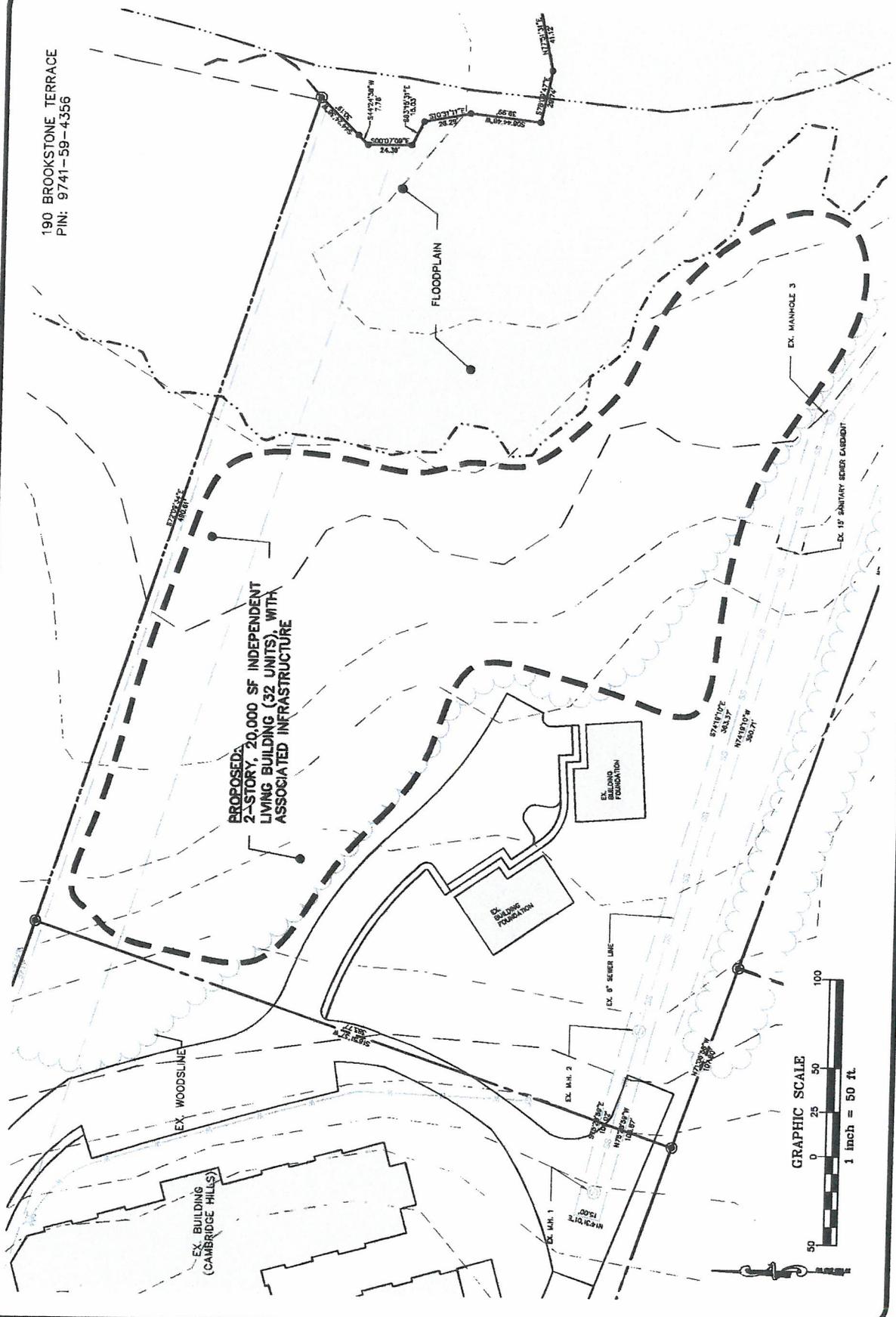
Sincerely,

A handwritten signature in black ink that reads "Gary Smith".

Gary Smith
919 795-9732
gsgaryssmith@gmail.com

cc: Fred Royal, Town of Pittsboro Engineer via email

190 BROOKSTONE TERRACE
 PIN: 9741-59-4356



Town of Pittsboro
 Approved Wastewater Allocation Requests
 2012 - 2013

Name	Development		Allocation		Allocation		Acreage		Parcel	
	Type	Date	GPD	Amount	Amount	ID Number	Location			
Whispering Meadows	Residential	02/13/12	5,280	14.23		7713	NC 87 ByPass South			
Bojangles	Commercial	07/23/12	3,000	1.8		83495	US 64-15/501			
PACE	Commercial	09/10/12	2,300	4.4		7279	Chatham Business Dr			
Cornwallis Commons	Residential	11/13/12	4,080	3.4		6998	East Cornwallis			
Kensington Park	Residential	01/28/13	7,680	7.74		79929	Off Park Drive			
Total Allocation			22,340							