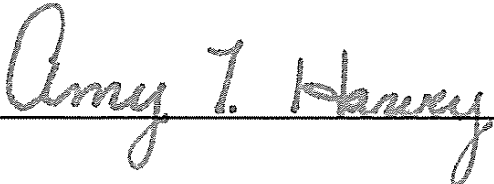


I, Amy T. Harvey, Acting Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2014-10-27/R-1) adopted as amended by the Chapel Hill Town Council on October 27, 2014.

This the 18th day of March, 2015.



**Amy T. Harvey
Acting Town Clerk**



REVISED RESOLUTION A

A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT, PLANNED DEVELOPMENT-HOUSING FOR COURTYARDS OF HOMESTEAD (File # 13-100) (2014-10-27/R-1)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that the Courtyards of Homestead, proposed by Scott Murray, Land Planning, Inc on the property identified as Chapel Hill Parcel Identifier Numbers 9870-90-0457, 9870-90-4109, and 9870-91-1164, if developed according to the site plan dated March 27, 2014, last revised July 17, 2014, and the conditions listed below, would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

BE IT FURTHER RESOLVED by the Town Council of Chapel Hill that it finds, in this particular case, that the following modification satisfy public purposes to an equivalent or greater degree:

- Modification of Section 5.6 of Land Use Management Ordinance to allow a partial landscape bufferyard with 50% planting density and partial reduced 30-foot Type D buffer width along the Homestead Road frontage.

This finding is based on a determination that public purposes are satisfied to an equivalent or greater degree as the proposal would provide an active pedestrian and architectural edge along a public street.

BE IT FURTHER RESOLVED that the Town Council hereby approves the application for a Special Use Permit for the Courtyards of Homestead in accordance with the plans listed above and with the conditions listed below.

Stipulations Specific to the Development

1. Construction Deadline: That construction begin by October 27, 2016 (2 years from the date of approval), to be completed by October 27, 2019 (5 years from the date of approval).

2. Detailed Plan Review and Approval: That prior to the issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved. Such plans shall conform to plans approved by the Council and demonstrate compliance with all applicable regulations and standards of the Land Use Management Ordinance and the Design Manual.

Plans, plats, and associated detailed requirements as set forth in the stipulations of this resolution and incorporated into the special use permit shall be reviewed and approved by the Town Manager, or his designee, as well as outside agencies where indicated.

3. Recombination Plat: Prior to issuance of a Zoning Compliance Permit, a recombination plat that combines the three separate parcels into one be recorded in Orange County Land Records.
4. Land Use Intensity: This Special Use Permit authorizes the following:

Number of Residential Lots	63
Maximum Floor Area	114,588 s.f.
Minimum Recreational Square footage	19,833 s.f.

Access

5. Accessibility Requirements: Prior to issuance of a Certificate of Occupancy, the applicant shall provide the minimum required handicapped infrastructure according to Americans with Disabilities Act and associated codes and standards.
6. Performance Bond: Prior to commencing construction activity for required improvements in the public right-of-way, a performance bond shall be provided to the Town to insure that improvements are in accordance with Town standards.

Transportation

7. Roadway and Sidewalk Improvements: That the Homestead Road frontage be improved with standard curb and gutter and a 10-foot wide multi-modal path be constructed. That the improvements tie into and on the same alignment as the existing roadway improvements to the west of the site. That prior to the issuance of the first Certificate of Occupancy, the applicant shall construct the improvements to Homestead Road, design subject to Town Manager and NCDOT approval prior to issuance of a Zoning Compliance Permit.
8. Homestead Road Right-of-Way Dedication: That prior to the issuance of the first Certificate of Occupancy, the applicant shall construct the following improvements along the Homestead Road frontage for a 10-foot wide sidewalk / multi-use path and 8-foot wide green zone (between the sidewalk and road) and dedicate sufficient public right-of-way in order to accommodate the improvements. That the dedicated right-of-way shall also extend one foot

behind the proposed sidewalk. The dedicated right-of-way shall be shown on a recorded final plat, subject to approval by the Town Manager.

9. Internal Road Improvements: That a 27-foot wide road, measured from back of curb to back of curb with a 3-foot wide utility strip, 5-foot wide concrete sidewalks on both sides of street, within a 45-foot wide public right-of-way shall be built to Town Standards prior to issuance of a Certificate of Occupancy.
10. Road Stub-out to Adjacent Properties: That the applicant shall construct road stub-outs to the northern and eastern property lines.
11. Road Stub-out and Signage: At such time as the applicant completes construction activity associated with the clearing and grading for the street road bed, signage shall be installed by the developer and located at the northern end of the road stub-out. The signage shall indicate that the roadway will be extended for future development. The size, text, and color of the signs shall be subject to the Town Manager's approval. The final plat, final plans, and Homeowners' Association documents shall include a note stating that "Future development of the adjoining property will include the extension of the road stub-out as shown on this final plan/plat." The signage shall be maintained by the Homeowners' Association.
12. Road Stub-out Notification: That the applicant shall submit to all purchasers of property and residential units a statement that discloses the proposed extension of the road stub-out, specifying that the road will be extended for future development into the adjoining properties.
13. Pavement Marking Plan: That the applicant submits a signage and pavement marking plan to be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The signs and pavement markings shall be installed by the applicant prior to issuance of the first Certificate of Occupancy for a structure on the new lots.
14. Pedestrian Connection to Carolina North: That a crushed gravel pedestrian connection be constructed in the southwest corner the site to the property line to connect to a future connection by the University of North Carolina on the Carolina North property with approval by the Town Manager. Signage shall be posted at the beginning of the path indicating that the connection is a Public Access easement maintained by the Homeowner's Association.
15. Repairs in Public Right-of-Way: Prior to a Certificate of Occupancy, it will be necessary to repair all damage for work in the public right-of-way, to the satisfaction of the Town, related to the construction of this project, which may include pavement milling and overlay.
16. Work Zone Traffic Control Plan: Prior to issuance of a Zoning Compliance Permit it will be necessary to provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval. The Work Zone Traffic Control Plan shall comply with the Manual on Uniform Traffic Control Devices.

- 17. Low Vision Pedestrian Design Features: We encourage the applicant to submit a plan for pedestrian facilities that include low vision design features where practicable for visually impaired pedestrians.
- 18. Club House Bicycle Parking: That prior to the issuance of a Zoning Compliance Permit, the applicant shall provide dimensioned details for 8 Class I and 1 Class II bicycle parking spaces that comply with Town parking standards. Payment for 8 additional parking spaces, \$800, shall be made to the Town as a payment-in-lieu of bicycle parking. After 5 years following issuance of the last Certificate of Occupancy, bicycle parking shall be evaluated by the Homeowner’s Association to determine if additional parking spaces are warranted. If additional bicycle parking is determined not to be warranted, the money shall be refunded to the applicant upon their request.
- 19. Impervious Surface Limit and Notification: The final plans and final plat shall identify the impervious surface limit for each lot. An impervious surface tally sheet shall be submitted with all final plans, plats, Single-Family Zoning Compliance Permits, Building Permits, and Certificates of Occupancy applications. The applicant shall submit to all purchasers of property and residential units a statement that discloses the impervious surface limits associated with each lot. Impervious surface limits may be later adjusted with final plans or Single-Family Zoning Compliance Permit with Town Manager approval.

Affordable Housing

- 20. Provision of Affordable Housing Payment-in-lieu: The applicant shall provide a total payment-in-lieu of providing 9.45 affordable housing units (15%) in the amount of \$803,250 to the Town’s Affordable Housing Fund in the following manner: a \$85,000 payment-in-lieu be paid to the Town’s Affordable Housing Fund prior to issuance of every 7th Certificate of Occupancy, and final payment of \$123,250 (\$85,000 +\$38,250 representing .45 of a payment) paid to the Town prior to the issuance of a Certificate of Occupancy of the 63rd home.

Stipulations Related to Recreation

- 21. Minimum Recreation Requirements: That the applicant provides a minimum of 19,833 square feet of recreation area. The applicant is proposing to exceed the requirements with a pool, clubhouse, community garden (33,000 s.f.), a park area under the oak tree at the site entrance (18,500 s.f.), and a proposed greenway connection between this development and Carolina North to the south (400 s.f.) for a total of 51,900 square feet.

Stipulation Related to Landscaping

- 22. Landscape Bufferyards: That the applicant shall provide the following bufferyard:

Location	Required Buffer
Northern Property Line	Modified Type “D”

(Homestead Road)	
Eastern Property	No buffer
Southern Property (Carolina North)	No buffer
Western Property	No buffer

23. Tree Protection Fencing: That the limits of land disturbance with tree protection fencing shall be shown on the Landscape Protection Plan, to be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. That tree protection fencing be installed prior to any demolition or land disturbance on the site.
24. Parking Lot Shading of the Clubhouse/Pool: That a Shading Plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The plan shall comply with Section 5.9.6 for 35% of the parking lot to be shaded.
25. Landscape Bufferyards Maintenance: The landscape bufferyard should be located on land owned, controlled and maintained by a Homeowners' Association, subject to Town Manager approval. Prior to the recordation of the final plat the applicant shall provide, for Town Manager review and approval, a deed conveying to the Homeowners' Association, the area associated with the landscape bufferyard. The deed shall note that the landscape bufferyard, is owned, controlled and maintained by the Homeowners' Association. The deed shall be recorded concurrently with and cross-referenced on the recorded plat.
26. Tree Canopy: That the final plans exhibit a 30% canopy coverage through a combination of retained and replanted trees. We have included a stipulation in Resolution A to this effect.
27. Landscape Protection Plan: That the applicant shall provide a Landscape Protection Plan for roadway/utility construction and off-site utility construction.
28. Landscape Planting Plan: Prior to issuance of a Zoning Compliance Permit, the applicant shall provide a detailed Landscape Planting Plan with a detailed planting list, for approval by the Town. The Plan shall meet the minimum 30% tree canopy coverage requirement of the entire site, including surface parking areas and adhere to screening and shading standards for Section 5.9.6 (a-d) of the Land Use Management Ordinance.
29. Community Design Commission Approval: Prior to issuance of a Zoning Compliance Permit the applicant shall obtain Community Design Commission approval of building elevations and site lighting including special consideration of the location and screening of HVAC units.

Environment

30. Energy Management and Efficiency: That prior to issuance of a Zoning Compliance Permit, the applicant shall provide an Energy Management Plan (EMP) for Town approval. The plan should incorporate a "20 percent more energy efficient" feature to outperform the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) energy

efficiency standard 90.1-2010. The property owner should provide, by the Certificate of Occupancy date, a letter sealed by a licensed professional engineer showing the anticipated energy performance of the buildings, as designed and built, satisfies the “20 percent more energy efficient” expectation.

Stipulations Related to Homeowners’ Association

31. Homeowners’ Association: That a Homeowners’ Association shall be created that has the capacity to place a lien on the property of a member who does not pay the annual charges for maintenance of all common areas, however designated. The Homeowners’ Association documents shall be approved by the Town Manager prior to recordation at the Orange County Register of Deeds Office and shall be cross-referenced on the final plat. The Homeowners’ Association documents shall comply with Section 4.6.7 of the Land Use Management Ordinance.
32. Homeowners’ Association Responsibilities: The Homeowners’ Association shall be responsible for the maintenance, repair, and operation of required bufferyard(s), open space, recreation areas, paths, shared stormwater management facilities, access easements, and any fire protection facilities such as hydrants. The Homeowners’ Association shall also be responsible for maintaining road stubout signage.
33. Dedication and Maintenance of Common Area to Homeowners’ Association: That the applicant provide for Town Manager review and approval, a deed conveying to the Homeowners’ Association all common areas, however designated, including; recreation space; open space and common areas with signage on the southern-most wooded area indicating area owned and maintained by the Homeowner’s Association; bufferyard, and decorative wall along the Homestead Road frontage; and stormwater management facilities. These documents shall be reviewed and approved by the Town Manager prior to recordation at the Orange County Register of Deeds Office and cross-referenced on the final plat.
34. Solar Collection Devices: That the Homeowners’ Association, or similar entity, shall not include covenants or other conditions of sale that restrict or prohibit the use, installation, or maintenance of solar collection devices, including clotheslines.
35. Dedication of Recreation Areas: That the applicant provide for Town Manager review and approval, a deed conveying to the Homeowners’ Association all common, open space and recreation areas. These documents shall be reviewed and approved by the Town Manager prior to recordation at the Orange County Register of Deeds Office and cross-referenced on the final plat.

Stipulations Related to Water, Sewer, and Other Utilities

36. Proposed Utility Easement: That prior to the issuance of a Zoning Compliance Permit the Town Manager review and approve an access and utility dedication document. That the proposed 30-foot OWASA easement document across the Fraley property and Town-owned land on the west of the Fraley property be cross-referenced on the final plat.

37. Utility/Lighting Plan Approval: That the final Utility Plan be approved by Duke Power Company, Orange Water and Sewer Authority, Public Service Company, Time Warner Cable, and the Town Manager and recorded prior to issuance of a Zoning Compliance Permit.
38. OWASA Easements: That easement documents as required by OWASA and the Town Manager be recorded concurrently with the final plat. That the final plat shall be reviewed and approved by OWASA and the Town Manager prior to the issuance of a Zoning Compliance Permit.
39. Lighting Plan: That prior to issuance of a Zoning Compliance Permit, the applicant shall submit a lighting plan, sealed by a Professional Engineer, demonstrating compliance with Section 5.11 of the Land Use Management Ordinance and Town standards, for approval.
40. Street Lighting Plan: Prior to issuance of a Certificate of Occupancy, the applicant shall install street lighting along the new internal streets and Homestead Road frontage. The plan shall be approved by the Town and NCDOT.
41. Relocation of Overhead Utilities Underground: Prior to a Certificate of Occupancy, the applicant shall install all new or existing utilities underground, except for 3 phase or greater electric lines.
42. Utility Easement Plats: Prior to issuance of a Zoning Compliance Permit, easement plats and documentation shall be approved by the Town and OWASA and recorded by the applicant.
43. Three-Party Encroachment Agreement: Prior to the issuance of a Zoning Compliance Permit for that the applicant provide a 3-party encroachment (town as third party) for the Sewer line connections located within the Homestead Road right-of-way.
44. Fire Flow: That a fire flow report, shall be prepared and sealed by a registered professional engineer, and showing that flows meet the minimum requirements of the Town Design Manual, to be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
45. Hydrants Active: It will be necessary to have active fire hydrant coverage, acceptable to the Fire Department, for any areas where combustible construction materials will be stored or installed, prior to having such materials delivered to the site. All required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. Fire protection systems shall be installed according to Town Ordinance, the NC Fire Code, and NFPA 13.
46. Fire Hydrant Spacing: That maximum spacing between fire hydrants shall not exceed 400 feet, subject to approval by the Town Manager.

Stipulations Related To Stormwater Management

47. Stormwater Management Plan: That prior to the issuance of a Zoning Compliance Permit the applicant shall submit a Stormwater Management Plan for review and approval by the Town Manager. The plan shall be based on the 1-year, 2-year, and 25-year frequency, 24-hour duration storms, where the post-development stormwater run-off rate shall not exceed the pre-development rate. The plan shall provide for the retention of stormwater run-off volume for the 2-year storm. Engineered stormwater facilities shall also remove 85% total suspended solids and treat the first inch of precipitation utilizing NC Division of Water Quality design standards.
48. Best Management Practices: That the applicant shall employ Best Management Practices, such as drainage swales and level spreaders, to manage the rate and quality of runoff, based on best available information from the NC State University Cooperative Extension and NCDENR Stormwater BMP Manual. Final design and locations shall be approved by the Town Manager prior to the issuance of a Zoning Compliance Permit. Low Impact Design (LID) stormwater management practices, such as the use of disconnected impervious cover, should be used where practicable, subject to review and approval by the Town Manager.
49. Storm Drainageway Easement: That all stormwater management improvements, outside public right-of-way, shall be located inside reserved storm drainageway easements and shown on the final plat and final plans, per Town guidelines, to be approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.
50. Stormwater Operations and Maintenance Plan: That the applicant shall provide a Stormwater Operations and Maintenance Plan for all engineered stormwater facilities. The plan shall include the owner's financial responsibility and include the maintenance schedule of the facilities to ensure that it continues to function as originally intended and shall be approved by the Town Manager, prior to the issuance of a Zoning Compliance Permit. The Stormwater Operations and Maintenance Plan shall be referenced in the Homeowners' Association documents.
51. Erosion Control Bond: If one acre or more is uncovered by land-disturbing activities for this project, then a performance guarantee in accordance with Section 5-97.1 Bonds of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities.
52. Erosion Control: During the construction phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance. The applicant shall inspect erosion and sediment control devices daily, make necessary adjustments to the devices and maintain inspection logs documenting inspections and repairs.

53. Curb Inlets: The applicant shall provide pre-cast curb inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-5A, for all new curb inlets for private, Town and State rights-of-way.
54. Phasing Plan: Prior to issuance of a Zoning Compliance Permit, the applicant shall obtain approval of a Phasing Plan that provides details of which improvements are to be constructed during each phase. The phasing plan shall detail public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy. Construction for any phase may not begin until all public improvements in previous phases are complete, with a note to this effect on the final plans and plats.
55. On-Site/Adjacent Stormwater Features: Prior to issuance of a Zoning Compliance Permit, existing site conditions and features shall be located on plans, including all on-site and adjacent stormwater drainage features. The final plans must provide proper inlet protection for the stormwater drainage inlets on or adjacent to the site to ensure the stormwater drainage system will not be obstructed with construction debris.
56. P.E. Certification: That prior to the issuance of a Certificate of Occupancy for any phase, the applicant shall provide a certification, signed and sealed by a North Carolina-licensed Professional Engineer, that the stormwater management facilities are constructed in accordance with the approved plans and specifications.

Safety

57. Fire Sprinklers: Prior to issuance of a Zoning Compliance Permit, plans shall show all proposed fire department connections to required fire sprinklers, which shall be installed according to NC Fire Code prior to a Certificate of Occupancy.
58. Hydrants Active: All required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. That fire protection systems shall be installed according to Town Ordinance, the NC Fire Code, and NFPA 13.
59. Firefighting Access during Construction: Prior to issuance of a Certificate of Occupancy, NC Fire Code (Section 1410.1 Required Access), vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions.
60. Fire Hydrant and FDC Locations: Prior to the issuance of a Zoning Compliance Permit, the locations of existing and proposed fire hydrants and Fire Department Connections (FDC) shall be approved. Fire Department Connections shall be located on the street side of the building within 100 feet of a hydrant. Hydrant spacing shall comply with the Town Design Manual. Design shall be approved prior to issuance of a Zoning Compliance Permit.

61. Fire Flow Report: Prior to issuance of a Zoning Compliance Permit, the applicant shall include a fire flow report, with an OWASA flow test that meets Town Design Manual standards, sealed by an Engineer registered in the State of North Carolina for approval.
62. Fire Apparatus Access Road: Any fire apparatus access roads, (any public/private street, parking lot access, fire lanes and access roadways), used for fire department access shall be all weather and designed to carry the imposed load of fire apparatus weighing at least 75,000 lbs. Fire apparatus access roads shall have a minimum width of 20' with an overhead clearance of at least 13'-6" for structures not exceeding 30' in height and shall provide access to within 150' of all exterior portions of the building.
63. Fire Aerials: Where a building exceeds 30' in height or 3 stories above the lowest level of Fire Department Access, overhead power and utility lines shall not be allowed within the aerial apparatus access roadway and the roadway shall have an unobstructed width of 26' exclusive of the shoulders. At least one of the apparatus access roadways shall be located within a minimum of 15' and maximum of 30' from one complete side of the building.
64. Fire Access Grade and Approach: Fire apparatus access roads shall not exceed 10% in grade unless approved by the Town and all approach and departure angles shall be within the limits established based on the Department's apparatus.
65. Heavy-Duty Paving: Prior to issuance of a Certificate of Occupancy, the applicant shall provide heavy duty paving designed and built to withstand fire apparatus weighing at least 75,000 pounds.

Miscellaneous Stipulations

66. Schools Adequate Public Facilities Ordinance: That the applicant provides the necessary Certificate of Adequacy of Public Schools prior to the issuance of a Zoning Compliance Permit.
67. Single-Family Zoning Compliance Permit: That prior to construction of each single-family structure, a Single-Family Zoning Compliance Permit shall be obtained for each newly created lot.
68. Final Plat Recordation: That prior to issuance of the first Zoning Compliance Permit or Building Permit, a final plat for the residential lots and public right-of-way shall be reviewed and approved by the Town Manager and recorded in the Orange County Register of Deeds office. The final plat shall reference the recorded Special Use Permit document authorizing this development.
69. State or Federal Approvals: That any required State or federal permits or any required encroachment agreements for development must be approved by the appropriate agencies and copies of the approved permits be submitted to the Town Manager prior to the issuance of a Zoning Compliance Permit.

70. Construction Management Plan: That a Construction Management Plan, indicating how construction vehicle access, construction worker parking, work hours, and lay down areas will be managed, shall be approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.
71. Deconstruction/Demolition: That the applicant shall hold a deconstruction assessment meeting with Orange County Solid Waste Management staff (919-968-2800) concerning the buildings to be removed from this site, with the following note on plans: "Prior to any demolition or construction activity on the site the applicant will hold a deconstruction assessment conference with the County's Solid Waste staff concerning buildings to be removed from this site." Prior to issuance of a Demolition Permit, the developer shall provide a demolition waste management plan.
72. Solid Waste Management Plan: That a Solid Waste Management Plan, including provisions for recycling, for managing and minimizing construction debris shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
73. Open Burning: That the open burning of trees, limbs, stumps and construction debris association with this development is prohibited.
74. Detailed Plans: That final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), and landscape plans and landscape maintenance plans be approved by the Town Manager prior to issuance of a Zoning Compliance Permit, and that such plans conform to the plans approved by this application and demonstrate compliance with all applicable conditions and the design standards of the Land Use Management Ordinance and the Design Manual.
75. As-Built Plans: That 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.
76. Certificates of Occupancy: That no Certificates of Occupancy shall be issued until all required public improvements are completed; and that a note to this effect shall be placed on the final plat.
77. Construction Management Plan: Prior to issuance of a Zoning Compliance Permit, a Construction Management Plan, that includes the following details, shall be approved: 1) construction vehicle traffic management, 2) on-site construction parking areas including plans to prohibit parking in residential neighborhoods, 3) construction staging and material storage areas, 4) construction trailers and associated temporary structures, and 5) proposed Town Noise Ordinance compliance.
78. Traffic and Pedestrian Control Plan: Prior to the issuance of a Zoning Compliance Permit, the applicant shall provide a Work Zone Traffic Control Plan for Town approval, for vehicular movement on any public street that will be disrupted during construction, including

safe pedestrian circulation. At least 5 working days prior to any proposed lane or street closure the applicant must apply for a lane or street closure permit.

79. Addressing: Prior to issuance of a Zoning Compliance Permit, the Town shall assign building and unit addresses for the new clubhouse and dwellings.
80. Silt Control: That the applicant takes appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.
81. Construction Sign: That the applicant shall post a construction sign that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information at the time of the commencement of any land disturbing activities. The construction sign may have a maximum of 4 square feet of display area and may not exceed 6 feet in height. The sign shall be non-illuminated, and shall consist of light letters on a dark background.
82. Continued Validity: That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above.
83. Non-severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby approves the application for a Special Use Permit, Planned Development-Housing for Courtyards of Homestead in accordance with the plans and conditions listed above.

This the 27th day of October, 2014.