

Merin Road Community

Special Use Permit Planned Development

Response to Stormwater Advisory Board Concerns raised during their
January 26, 2015 meeting

January 26, 2015: Stormwater Management Utility Advisory Board Recommendations to Town Council

1. Steep Slopes:

The Board has concerns about the steep slopes and the variance to the steep slopes requirements but cannot make a recommendation about the variance until a proper grading plan, including the lot grading, has been provided.

2. Stormwater Management

The Board recommends that the last sentence in Stipulation 35 be deleted.

35. Stormwater Management Plan: That this project must comply with the Section 5.4 Stormwater Management of the Land Use Management Ordinance or whatever stormwater regulations are applicable at the time of issuance of a Zoning Compliance Permit. **If the stormwater regulations change as a result of legislation approved by the General Assembly, the applicant shall conform to the applicable regulations. [LUMO 5.4]**

3. Erosion and Sediment Control

The Board recommends that the developer provide a phased grading plan to limit the amount of denuded area consistent with the three sub-basins on the plan.

The Board recommends that the erosion and sediment control basins be designed for the 25-year, 24-hour storm.

Steep Slopes

- A meeting was held on-site to walk and visualize the location of the steep slopes and answer any questions.
- An updated exhibit was distributed during the meeting identifying the location of steep slopes equal to or greater than 25%.
- Identifying existing steep slopes and calculating proposed impacts to these existing steep slopes were revisited to address the recently enacted Land Use Management Text Amendment Ordinance – C dated November 25, 2015. The site only contains 1,847 sf of existing slopes exceeding 25%, which equates to 0.17% of the site. We are proposing to impact 1,414 sf of the existing steep slopes. The impacts to existing steep slopes on-site will not negatively impact water bodies, habitats, or degrade the beauty and value of the Town's wooded hillsides.

Stormwater Management

- The last sentence in Stipulation 35 has been deleted.
- The applicant will conform to Section 5.4 of the Chapel Hill Land Use Management Ordinance.

Erosion and Sediment Control

- The developer will agree to a phased grading plan associated with home construction on the individual lots only to limit the amount of denuded area consistent with the three sub-basins on the plan. The construction of the public infrastructure will not be phased.
- The applicant to agree to weekly erosion control walks with the following:
 - Orange County Erosion Control Office
 - The representatives of the Friends of Bolin Creek
 - Interested neighborhood representatives
 - Town of Chapel of Hill Stormwater Representative.
- These weekly walks will insure that all erosion control devices are properly located, in compliance with the plans, are functioning properly, and will also allow for modification of the erosion control devices if they are not functioning properly.
- The applicant does not believe in increasing the size of sediment control basins will have any positive impact on the concerns brought to the Board. Temporary erosion control sediment basins are rarely the problem. Looking at the pictures of the Burch Kove site basin sizing does not seem to be a problem. Regular walks to assess proper functioning of the overall erosion control devices and systems will have a much greater impact. It will not involve a modification of the Land Use Management Ordinance.

Conclusion:

- Based upon the developer's presentation during the February 23, 2016 Stormwater Advisory Board meeting the developer request the Board revise and affirm their recommendations to Town Council.