



Stanat's Place Statement of Compliance with Design Guidelines

The proposed Stanat's Place community has been designed to comply with the Town of Chapel Hill's Design Guidelines as expressed by the Land Use Management Ordinance and related materials. The following are a few of the substantive ways we have designed the community in observance of the design guidelines.

Density: The proposed Stanat's Place plans shows that the overall density and building configuration are very similar to the adjacent town homes in Vineyard Square. The density also fits well into the larger area with more density recently approved on the Town's 2200 Homestead Road site to the west, and 180 senior living apartments on the 16-acre Woods site to the south. The proposed Stanat's Place town homes will provide an ideal infill transition. The lot size, floor area, and height of the town homes will conform to the Chapel Hill Land Use Ordinance.

Access and Circulation: Two access points have been proposed for Stanat's Place conforming to both the Chapel Hill Land Use Ordinance and the State Fire Code. The first access point will be facilitated by the extension of Cabernet Drive from Vineyard Square. This will provide direct access to I-40 via Weaver Dairy Road Extension. The second access will be formed by connecting Cabernet Drive to Aquatic Drive which terminates at Homestead Road. The entry point of Cabernet Drive onto Aquatic Drive is south of any of the Homestead Park amenities. An extensive Traffic Impact Analysis was prepared for this area just over a year ago which indicated that both Weaver Dairy Road Extension and Homestead Road had sufficient capacity for additional development. The soon to be constructed Homestead Road Improvement Project, and the signal light improvements being done as part of Bridgepoint, will enhance traffic safety along Homestead Road. All roads will be built to public standards and dedicated to the Town of Chapel Hill as public roadways.

Buffers and Natural Constraints: Stanat's Place proposes vegetative buffers around the perimeter of the community and street trees along the internal public streets. The buffers will conform to the Design Guidelines and the Chapel Hill Land Use Ordinance. The existing buffers between the proposed community and Homestead Park are comprised of primarily natural hardwood growth and are roughly 40' wide. The community will feature a central park with over half of an acre public green. The southern property line has a perennial stream

running west to east across the site. The proposed plan takes advantage of the Resource Conservation District surrounding the stream by allowing it to become a beautiful natural area with an extension of the Chapel Hill Greenway Trail running along the creek. We will post benches along the Greenway Trail and dedicate it to the Town of Chapel Hill Parks and Recreation System. The town homes which front Public Street "B" will overlook a heavily landscaped pond, the Greenway Trail, and the stream and associated buffers. The site is generally flat sloping from north to south. There are small unconnected areas of moderately steep slopes which only result from the house and driveway construction. The site is naturally gently sloping.

Stormwater Management: Stanat's Place proposes an elongated wet pond running parallel, but separated, from the perennial stream running along the southern portion of the site. The pond will be heavily landscaped with three tiers of plantings above and below the water line. The pond will be a nice amenity. The pond will be designed to conform with volume, velocity, and water quality standards laid out in the Chapel Hill Land Use Management Ordinance.

Recreational Amenities: Stanat's Place proposes onsite recreational facilities. The Applicant proposes constructing the last essential link in the Chapel Hill Greenway Trail leading to Homestead Park. It will connect Bridgepoint, the Town owned 2200 Homestead Road community, Vineyard Square, and future communities to the north to Homestead Park. A Greenway Trail link was provided by the Bridgepoint site community as part of their recreation plan, another as part of the approval for the 2200 Homestead Road site, and a link was provided by Vineyard Square when that community was built. We believe this will be the last link to connect the pieces together and make a continuous Greenway Trail to Homestead Park. We have shown a community meeting spot in the form of an arbor in the central park and a flower garden. One of the wonderful things about this unique location is that it shares a property line with Homestead Park with its soccer fields, baseball fields, dog park, aquatics center, skate park, and several wonderful playgrounds for the children. This allows the Applicant to apply the recreational commitment to the beautification of the Greenway Trail.

Affordable Housing: The Bridgepoint proposal will conform to Section 3.10 of the Chapel Hill Land Use Management Ordinance and provide the requisite commitment to affordable housing. The Affordable Housing Plan can be found as part of the Concept Plan Application.

Best Regards, Eric Chupp

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