

**PLEASE TAKE NOTICE** that the Mebane Planning Board's regular meeting will be held **virtually** on Monday, March 8, 2021, at 6:30 p.m.

The City of Mebane is taking measures to mitigate the spread of the COVID-19 virus including banning physical attendance at public meetings, employing social distancing, and implementing remote participation. The following will allow the public to attend the meeting by remotely accessing it on the internet.

For those without internet service, you can listen to the meeting by calling 919-304-9210, password 158962.

For people who plan to view the meeting, but not comment or participate, the City is providing a YouTube live stream by searching the City of Mebane on YouTube or at the following link:

https://www.youtube.com/channel/UCoL1RXdRDMzK98p53TMogww

For people who plan or think they may want to address the Planning Board for public comment, see options below.

#### Option #1-

- Email comment to <a href="mailto:avogel@cityofmebane.com">avogel@cityofmebane.com</a>. Written comments must be received by **4:00 pm** on Monday, March 8<sup>th</sup>. Written comments will be read aloud by staff
- Messages must be labeled "Planning Board Public Comment" in the subject line and must contain commenter's name and address.

#### Option #2

- Email <u>avogel@cityofmebane.com</u> by **2:00 pm** Monday, March 8<sup>th</sup> to participate. When email is received, an email will be sent with instructions on how to register and speak during the meeting.
- Messages must be labeled "Planning Board Participation" in the subject line and must contain commenter's name and address in the email.
- Registered participants will be given an access code to speak at the meeting via Zoom, a remote conferencing service
- Callers will be held in queue and asked to mute their phones or speakers until they are called on to speak
- Speakers will be called in the order in which they are registered. Should time allow after all registered speakers have had a chance to speak, you may use the "raise hand" button on the Zoom interface to be recognized and staff will unmute you to give comment.
- Per authority of NCGS 143-318.17, if a person participating remotely willfully disrupts the Planning Board, then upon direction by the Chair, such person may be removed from electronic participation, or his or her e-mail may not be read



## Planning Board

Regular Meeting Agenda March 8, 2021, 6:30 p.m.

- 1. Call to Order
- 2. Approval of February 8, 2021, Meeting Minutes
- 3. City Council Actions Update
- 4. Request to rezone six parcels totaling +/- 133.9-Acres located on Oakwood Street Extension, with frontages on E Washington Street and Mattress Factory Road (PINs 9825404628, 9825502531, 9825601982, 9825529420, 9825614053, 9825604799), from R-20 and M-1 to R-8 (CD) and R-10 (CD) for a Townhouse and Single Family, respectively, Residential Cluster Development, by Meritage Homes of the Carolinas
- 5. New Business
- 6. Adjournment





Planning Board Minutes to the Meeting

February 8, 2021 6:30 p.m.

The Planning Board meeting was held virtually and livestreamed via YouTube. The video can be accessed through the following link: <a href="https://www.youtube.com/watch?v=bJiSo5Lck2Q">https://www.youtube.com/watch?v=bJiSo5Lck2Q</a>

<u>Members Present Via Zoom:</u> Keith Hoover, Lori Oakley, Kurt Pearson, Vice Chairman Judy Taylor, Gale Pettiford, Larry Teague, Kevin Brouwer, and Chairman Edward Tulauskas

<u>Also Present:</u> Ashley Ownbey, Planner; Audrey Vogel, Planner; Cy Stober, Development Director; Kirk Montgomery, IT Director

#### 1. Call to Order

At 6:30 p.m. Chairman Edward Tulauskas called the meeting to order.

#### 2. Approval of Jan 11, 2021 Minutes

Lori Oakley made a motion to approve the minutes from the January 11, 2021 meeting. Judy Taylor seconded the motion, which passed unanimously.

#### 3. City Council Actions Update

Cy Stober, Development Director, provided an update on the City Council's recent action to regarding the rezoning request at 6016 West Ten Road by Al Neyer. He also provided an update on the Lowes Blvd Corridor plan that was presented to City Council but no action was taken.

4. Request to rezone the property located at S NC Hwy 119 (GPIN 9814861392) from B-2 to B-2(CD) to allow for a multi-tenant shopping center with a drive-through restaurant on +/- 1.54 acres by PT Greenland, LLC

Staff presented an application from PT Greenland, LLC to rezone +/- 1.54 acres from B-2 (General Business) to B-2(CD) (General Business, Conditional) district to allow for a 10,800 sf Multi-tenant Building (aka "Neighborhood Shopping Center") complying with all development standards identified in the Mebane (UDO 4-7.8.I) and allowing for four (4) otherwise restricted uses: Laundromat, Coin-Operated or Card, Restaurant (drive-in or take-out window only), Restaurant (with drive-through), and Physical Fitness Center, Training Center. The other 32 prohibited uses would be restricted from use on this property. The site qualifies as a small lot for landscaping requirements. As a small lot, the UDO requires 5' minimum and 15'average aggregate buffering along property perimeters with properties. The applicant has requested a waiver to reduce the 15' streetscape to 11 feet to accommodate the existing sidewalk on 119. The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect any comments.



Audrey Vogel provided a brief overview and PowerPoint of the request.

Chad Huffine, Engineer at the L.E.A.D.S. Group, PA, 505 E Davis Street, Burlington, NC, 27215, presented on the behalf of the applicant and answered questions from the Planning Board. Mr. Huffine elaborated on the rezoning request and shopping center site plan.

Kurt Pearson asked about the location of the drive-through components, including windows, and ordering kiosks, on the site plan. Chad Huffine noted the locations of two drive through windows on the plan. He elaborated on the intent of the northern drive-through window clarifying that an ordering menu is not required for the intended use. Mr. Huffine indicated that the tenant to occupy the space with the southern drive through window has not yet been identified and a menu/ordering board may or may not be required, but the construction plans will include underground wire conduits to allow for a menu/ordering board if necessary. He also noted that the design of the site features 11 vehicle queuing spaces, which exceeds DOT requirements, for each window, and appropriate striping will be provided when necessary.

Larry Teague asked about the site's vehicular circulation and any anticipated traffic. Mr. Huffine described the counterclockwise entrance and exit pattern on the site. In addition, Mr. Huffine indicated that the drive isle at the south east corner of the property was designed as 36 to 44 feet wide which is double the typical 2 lane isle parking lot design.

Lori Oakley asked about the site's access point on the unnamed driveway, expressing concerns that the point on the driveway is the relatively close to the 5th Street / 119 intersection. Chad Huffine responded that the driveway is 80-100 feet from 5th Street. He explained the site presents a north to south topographic challenge and they designed the site so that the entrance was a far south as possible. Ms. Oakley also noted that she would have like to see more accessibility through the site but understood that the steep grade and retaining walls pose a challenge.

Cy Stober responded to Kurt Pearson's previous comment about menu boards on the site. Mr. Stober noted that a menu board is not reflected on the approved plans. He explained that they area allowed by right but are not allowed to be positioned to face a public right of way, so in the event that a menu board is installed it would not face NC 119 and would require appropriate screening.

Kurt Pearson asked Chad Huffine if he was able to provide information about the tenant expected to occupy the northern space with the drive-through window. Mr. Huffine declined to answer at this time.

Lori Oakley made a motion to approve the B-2(CD) zoning as presented as that the application is consistent with the objective goals of the Mebane CLP and that the request is for a property within the City's G-1 Mixed Use (III) Primary Growth Area and satisfies growth management goals



1.1 and 1.6. Judy Taylor seconded the motion. The motion passed unanimously per a roll call vote. Chairman Tulauskas indicated that the request will go before the Mebane City Council on Monday, March 1<sup>st</sup>.

#### 5. Overview and Discussion of UDO Revisions

Cy Stober provided a presentation on the City's effort to update and revise the Mebane Unified Development Ordinance. In his presentation, Mr. Stober described the 160D statutory amendments as required by state law, as well as separate environmental amendments required to reflect state environmental regulations for the Falls Lake Nutrient Management Strategy and Upper Eno Water Supply (II) Watershed, and he highlighted the timeline for presenting them to Planning Board and City Council. In addition, Cy presented on a second phase of updates to include revisions that are not required by NC General Statutes but have been identified by staff as needed to meet the growing demand for development in Mebane, including Dimensional Standards, Signs, Open Space & Rec Area, Buffers and Landscaping.

#### 6. New Business

Cy Stober informed the Board about the creation of the Racial Equity Advisory Committee. He indicated that information and application materials will be available on the City's website and has been posted on Facebook.

#### 7. Adjournment

There being no further business, the meeting was adjourned at 7:20 p.m.



### AGENDA ITEM #1

RZ 21-02 Conditional Rezoning – Oakwood Subdivision

#### Presenter

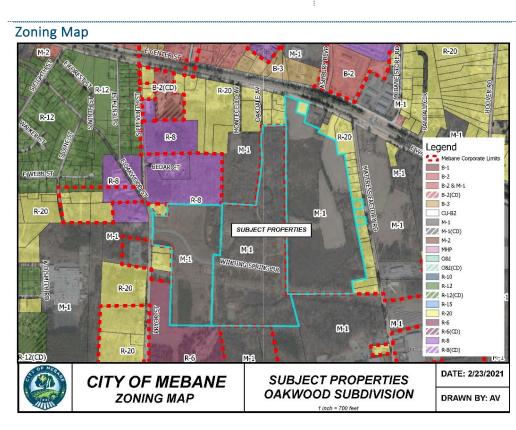
Audrey Vogel, City Planner

#### **Applicant**

Meritage Homes of The Carolinas 3300 Paramount Parkway, STE 120 Mooresville, NC 27560

#### **Public Hearing**

Yes ⊠ No □



#### Property

Oakwood Street Extension 9825404628, 9825502531, 9825601982, 9825529420, 9825614053, 982560479

#### Proposed Zoning

R-8 (CD) & R-10 (CD)

#### **Current Zoning**

M-1, R-20

#### Size

+/-133.9 acres

## Surrounding Zoning

R-20, R-8, R-6, M-1, B-2, B-3

#### Adjacent Land Uses

Residential, Vacant, Manufacturing

#### Utilities

To be extended at developer's expense

#### Floodplain

No

#### Watershed

No

#### City Limits

Partially

Summary

Meritage Homes of the Carolinas is requesting approval to conditionally rezone six (6) properties totaling +/- 133.9 acres located on Oakwood St Ext with frontages on E Washington St Ext and Mattress Factory Rd from M-1 (Heavy Manufacturing District) and R-20 (Residential District) to R-8(CD) and R-10 (CD) (Residential Conditional Zoning Districts) to allow for a residential cluster development of 134 townhomes 275 single-family homes, 409 dwellings total. The property is located in Orange County, with two parcels within City limits and 4 parcels in the ETJ. Meritage Homes of The Carolinas has the property under contract to purchase, contingent upon approval of the conditional rezoning.

The proposed onsite amenities & dedications include the following:

- The construction of all internal roads with 5' sidewalks.
- The construction of a clubhouse, pool, dog park, tot lot and turf play area to exclusively serve development residents to be maintained by the HOA.
- 5,360' of a 10'-wide asphalt multiuse path through the development, running from Oakwood Street Extension to E. Washington St. This includes the path along E Oakwood St Ext required by the City's adopted *Bicycle and Pedestrian Transportation Plan*.

#### Requested waivers:

• Townhome Lots, R-8 Zoning

UDO Requirement	Requested Wavier
30' front setback	20' front setback
85' minimum lot width	minimum lot width of 21'
4,350 s.f. average lot size	minimum lot size of 2,600 s.f.

Single-Family Detached Lots, R-10 Zoning

UDO Requirement	Requested Wavier
30' front setback	25' front setback
25' rear setback	20' rear setback
10' side setback, 18' for corners	5' side setback, 13' for corners
70' minimum lot width	51' minimum lot width
25' rear setback	20' rear setback

• The UDO calculates that the applicant should provide 11.69 acres in public recreation area, valued at \$205,393. The applicant is proposing to dedicate the new multi-use path, 1.23 acres of public recreation area valued at an estimated construction cost of \$643,741.25, as an alternate to the payment-in-lieu. The multi-use path will be in the City's right of way and publicly maintained.

A Traffic Impact Analysis was conducted. The improvements include:

- E Washington Street Site Access:
  - o exclusive westbound left turn lane with 100' full storage and transitions along E Washington Street;
  - o exclusive eastbound right turn lane with 100' full storage and appropriate deceleration taper along E Washington Street.

- Mattress Factory Road Site Access
  - o exclusive northbound left turn lane with 100' full storage and transitions;
  - o exclusive southbound right turn lane with 100' full storage and appropriate deceleration taper along Mattress Factory Road.
- Additional Offsite Road Improvements
  - o NC 119 (Fifth Street) and US 70 (Center Street) intersection-re-stripe southbound approach to provide for extended left lane storage extending back to Clay Street.
  - NC 119 (Fifth Street) and East Washington Street intersection-revise pavement markings on the westbound approach to provide a combination thru-left turn lane and an exclusive right turn lane

The Technical Review Committee (TRC) has reviewed the site plan five (5) times and the applicant has revised the plan to reflect the comments.

#### **Financial Impact**

The developer will be required to make all of the improvements at his own expense.

#### Recommendation

The Planning staff has reviewed the request for consistency with the City's adopted plans and finds that it is in the public's interest, recommending approval.

#### **Suggested Motion**

- 1. Motion to approve the R-8(CD) and R-10(CD) zoning as presented.
- 2. Motion to find that <u>the application is consistent</u> with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:

Provides a multi-use path along its Oakwood Street frontage, as required by the City's adopted
Bicycle and Pedestrian Transportation Plan;

- ☐ Is for a property within the City's G-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p.66);
- Provides a greenway connection to a different land use, consistent with Open Space and Natural Resource Protection Goal 4.2 (p. 17 & 89);
- □ Provides a greenway and open space in a developing area, connecting to other locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90); and
- 3. Motion to deny the R-8(CD) and R-10(CD) rezoning as presented due to a lack of
  - a. Harmony with the surrounding zoning

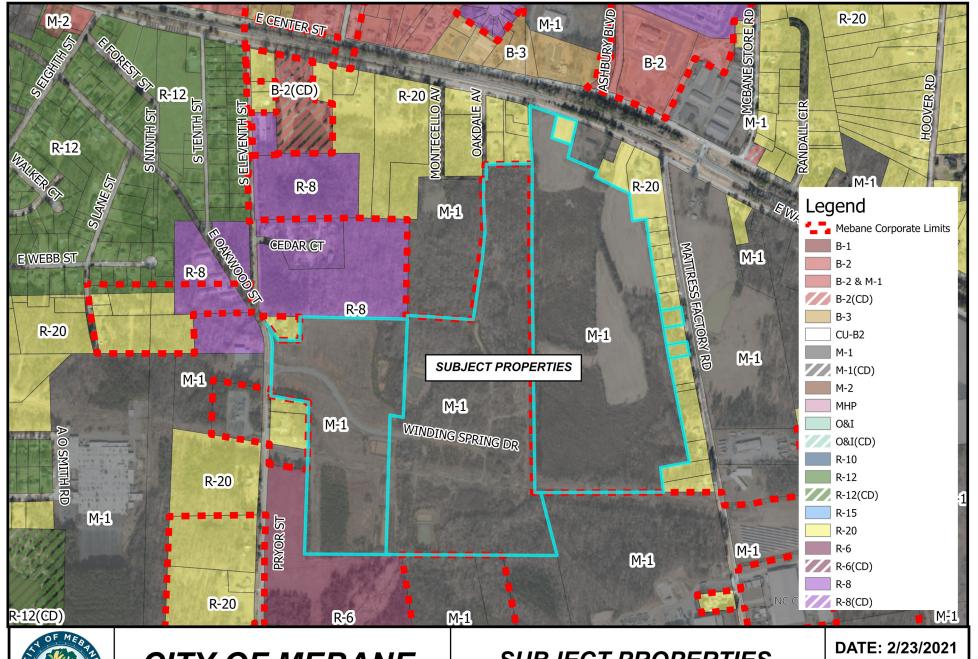
b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design* or any of the City's other adopted plans.

#### **Attachments**

- 1. Zoning Amendment Application
- 2. Zoning Map
- 3. Site Plan
- 4. Planning Project Report
- 5. Preliminary Water and Sewer System Approval Letter
- **6.** Technical Memorandum City Engineering Review
- 7. Traffic Impact Analysis Executive Summary (<u>full TIA available at this link</u>)



Application is hereby made for an amendment to the Mebane Zoning Ordinance as follows: Name of Applicant: Summit Design & Engineering c/o Randy Hall Address of Applicant: \_\_\_\_\_320 Executive Court Hillsborough, NC 27278 Address and brief description of property to be rezoned: Properties fronting Oakwood Street Extension, Mattress Factory Road and E. Washington Streets to be developed as a mixed residential development of townhomes and single family homes. Applicant's interest in property: (Owned, leased or otherwise) \_Engineer\_\_\_\_\_\_ \*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.? Yes \_\_\_ Explain: \_\_\_\_ No X Type of re-zoning requested: \_From existing M1 and R-20 Zoning to R-10 Single Family and R-8 Townhome Zoning.\_\_\_\_\_ Sketch attached: Yes \_\_\_\_\_\_ No \_\_\_\_\_ No \_\_\_\_\_ Reason for the requested re-zoning: \_To allow for residential zoning and the proposed new Oakwood single family and townhouse development. Date: 2-26-2021 Action by Planning Board: \_\_\_\_\_ Public Hearing Date: \_\_\_\_\_\_Action; \_\_\_\_\_ Zoning Map Corrected:





CITY OF MEBANE ZONING MAP

SUBJECT PROPERTIES OAKWOOD SUBDIVISION

1 inch = 700 feet

**DRAWN BY: AV** 

CITY OF MEBANE PUBLIC WORKS DEPT. **636 CORRIGIDOR STREET** 

MEBANE, NC 27302 (919) 563-3401

CITY OF MEBANE PUBLIC WORKS DEPT. KYLE SMITH 636 CORRIGIDOR STREE

(919) 563-3401 CITY OF MEBANE **BOB LOUIS, CHIEF** 450 N. FIRST STREET MEBANE, NC 27302

(919) 563-5718 PSNC ENERGY / DOMINION ENERGY **BRIAN SMITH** 

> 2541 WHILDEN DRIVE DURHAM, NC 27713 (919) 598-7454 BRIAN.SMITH@SCANA.COM

PIEDMONT ELECTRIC 2500 S. NC 86 MEBANE, NC 27302 (336) 732-2123

TELEPHONE:

TIMOTHY A. SMITH, PE

320 EXECUTIVE COURT

(919) 732-3883 (PHONE)

(919) 732-6676 (FAX)

**AARON BOYKINS** 

STATE ROADWAYS: NCDOT - DIVISION 7, DISTRICT 1 CHARLES N. EDWARDS (CHUCK), PE

(336) 570-6833

DISTRICT ENGINEER 115 E. CRESCENT SQUARE DRIVE PO BOX 766 GRAHAM, NC 27253

> CITY OF MEBANE CY STOBER, AICP DEVELOPMENT DIRECTOR 102 S. 5TH STREET MEBANE, NC 27302 (919) 563-9990

CITY OF MEBANE PUBLIC WORKS DEPT 106 E. WASHINGTON STREET MEBANE, NC 27302

(919) 563-5901

WASTE INDUSTRIES 703 E. GILBREATH STREET GRAHAM. NC 27253 (336) 229-0525

EROSION CONTROL: ORANGE COUNTY PLANNING & INSPECTIONS DEPT. STEVE KALTENBACH **EROSION CONTROL & STORMWATER OFFICER II** 

131 W. MARGARET LANE HILLSBOROUGH, NC 27278 (919) 245-2587

PRELIMINARY PLANS

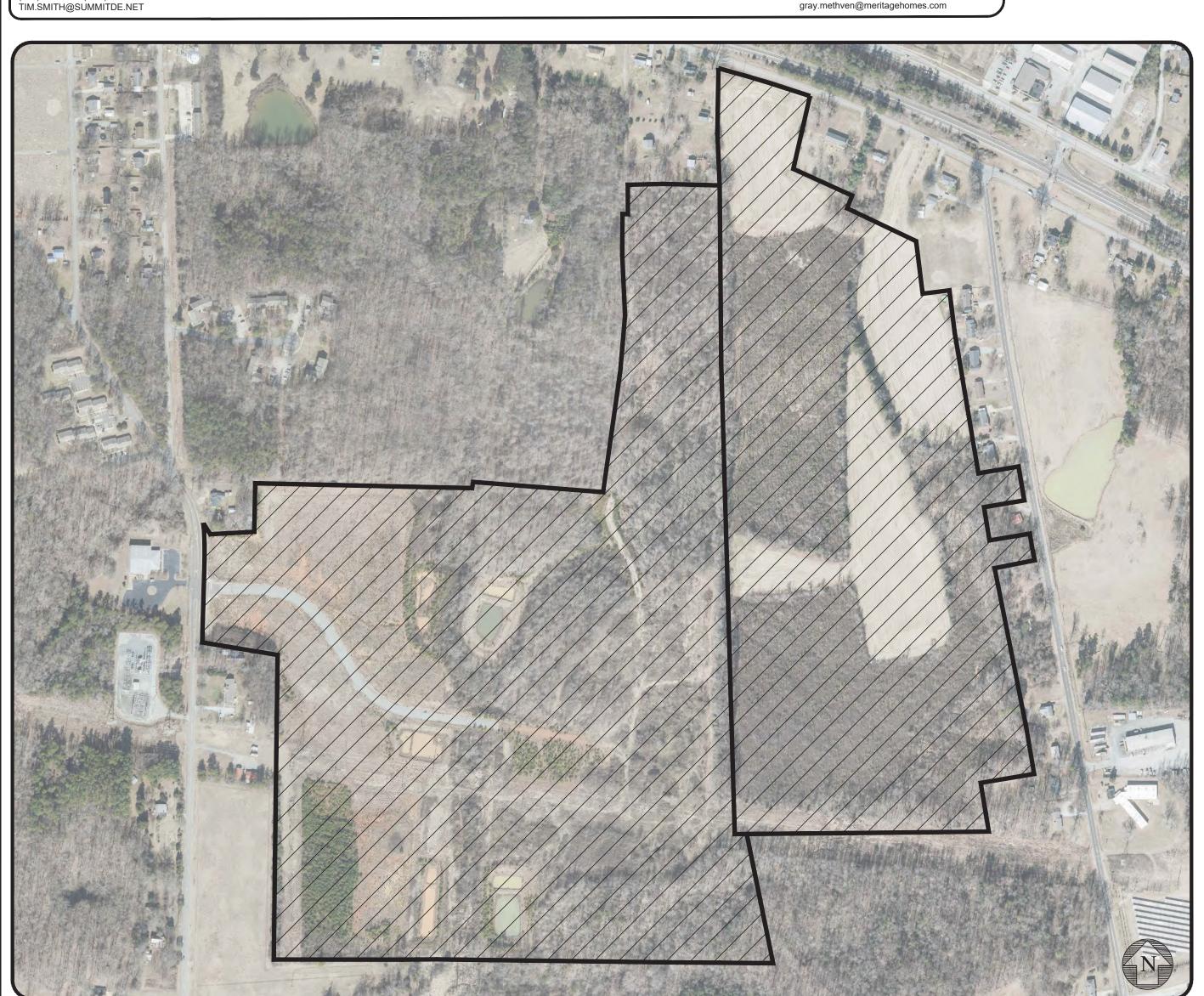
**FOR** 

# OAKWOOD

CONDITIONAL REZONING - (R-8 TOWNHOMES; R-10 SINGLE FAMILY LOTS) ORANGE COUNTY, CHEEKS TOWNSHIP

OAKWOOD STREET EXTENSION, MEBANE, NC 27302 SUBMITTAL #2: 9/29/2020 SUBMITTAL #3: 11/24/2020 SUBMITTAL #4: 1/12/2021 SUBMITTAL #5: 2/16/2021

**DEVELOPER: ENGINEER CONTACT** MERITAGE HOMES LINDA S. DAVIS & LISA S. BORDERS SUMMIT DESIGN & ENGINEERING SERVICES KATHERINE S. BAILEY HEIRS TICON PROPERTIES 1156 BELFAIR WAY MR. GRAY METHVAN 5836 FAYETTEVILLE ROAD #201 ENTITLEMENTS MANAGER MEBANE, NC 27302 DOWNING CREEK DURHAM, NC 27713 3005 CARRINGTON MILL BLVD., SUITE 100 CHAPEL HILL, NC 27517 HILLSBOROUGH, NC 27278 PHONE 919-484-1053 MORRISVILLE, NC 27560 PHONE (919) 398-3371

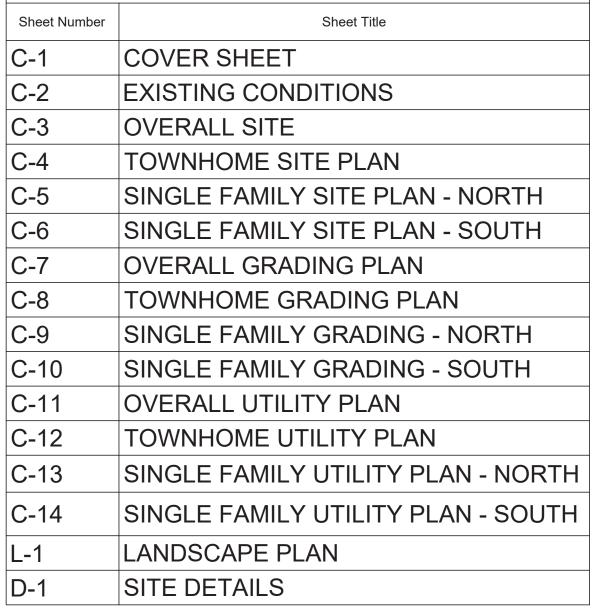


SITE LOCATION MAP



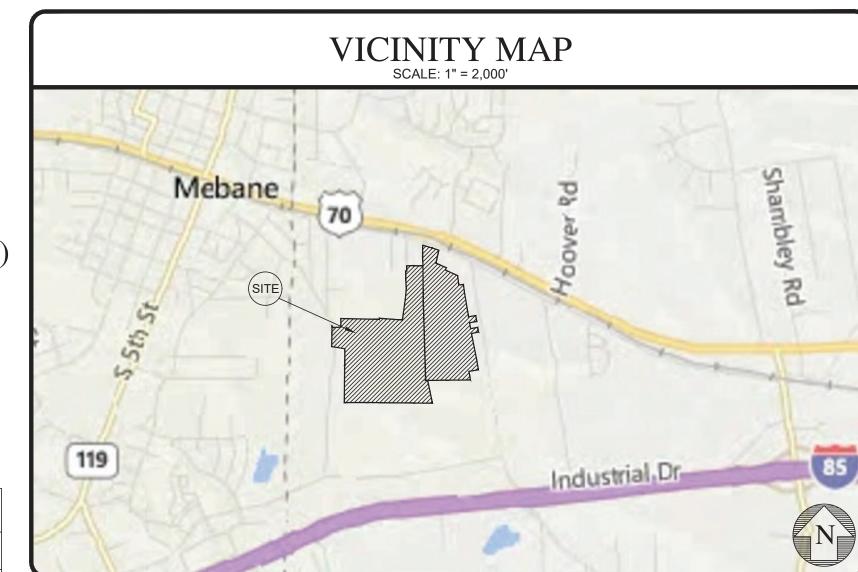
Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

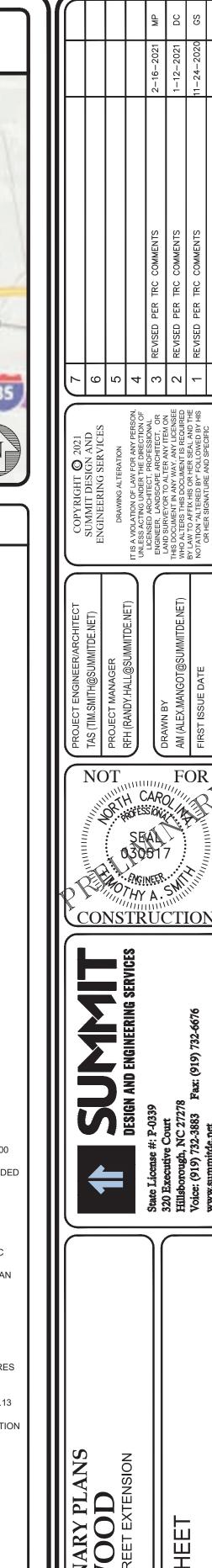


## TRC NOTES:

- ALL NEW PUBLIC ROAD AND R/W WIDTHS HAVE BEEN DESIGNED AS LOCAL RESIDENTIAL STREET REQUIREMENTS AND WILL BE BUILT OF MEBANE AFTER FINAL ACCEPTANCE.
- 2. THIS SUBDIVISION WILL BE PHASED AS SHOWN ON THE PLANS. THE END OF EACH PHASE SHALL PROVIDE SOME TYPE OF TURNAROU WILL BE APPROVED BY THE CITY OF MEBANE WITH THE CONSTRUCTION DRAWINGS.
- THIS PROJECT IS SUBJECT TO REZONING AND ANNEXATION BY THE CITY OF MEBANE. ALL ROADWAYS, STORM DRAINAGE, WATER & S LATEST STANDARDS AND SPECIFICATIONS. . A TIA WAS CREATED FOR THIS PROJECT AND SUBMITTED BY THE CITY OF MEBANE NCDOT. OFF-SITE ROADWAY IMPROVEMENTS WIL
- 5. TWO ENTRANCE FEATURES SHALL BE PROVIDED AT EACH ENTRANCE INTO THE SITE.
- THE AMENITY AREA. PARKING LOT, AND STORMWATER CONTROL MEASURES SHALL BE SCREENED WITH LANDSCAPING AND/OR BERI SCREENED FROM THE RESIDENTIAL LOTS WITHIN THE SITE. ALL SCREENING SHALL BE IN ACCORDANCE WITH THE MEBANE UDO AND PROVIDED WITH THE CONSTRUCTION DRAWINGS FOR APPROVAL BY THE CITY OF MEBANE. ANY STORMWATER CONTROL MEASURES
- MAINTENANCE OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOA FOR THIS SUBDIVISION.
- 8. THE LIMITS OF DISTURBANCE WILL TYPICALLY FOLLOW THE GRADING LIMITS. ALL OPEN SPACES AND UNDISTURBED AREAS WILL BE I EXISTING VEGETATION WHERE SHOWN ON THE PLANS.
- 9. THE SUBDIVISION ROAD NAMES SHOWN HEREON HAVE BEEN APPROVED BY BOTH ALAMANCE COUNTY AND ORANGE COUNTY.
- 10. A PAYMENT-IN-LIEU WILL BE PROVIDED BY THE DEVELOPER TO THE CITY OF MEBANE FOR THE FUTURE INSTALLATION OF SIDEWALK FRONTAGE ALONG MATTRESS FACTORY ROAD AND WASHINGTON STREET. THIS WILL BE NEGOTIATED WITH THE CONSTRUCTION PL
- 11. STORMWATER CONTROL MEASURE (SCM) ACCESS EASEMENTS ARE NOT SHOWN ON THE PLANS FOR CLARITY.
- 12. A BARRIER OF SHRUBS AND/OR SMALL TREES SHALL BE INSTALLED BETWEEN THE BACK OF THE CURB AND THE MULTI-USE PATH AL THE NORTHERN SECTION OF BENT ELM DRIVE.(SEE TYPICAL STREET SECTION DETAIL ON SHEET D-1.)
- 13. A MINIMUM OF ONE ORNAMENTAL OR UNDERSTORY TREE SHALL BE PLANTED IN THE FRONT YARD OF EACH LOT. AND PROVIDED BY
- 14. THE LEFT AND RIGHT TURN LANES ALONG OAKWOOD STREET EXTENSION HAVE ALREADY BEEN CONSTRUCTED ALONG WITH PORTION
- GENERAL PUBLIC. OPEN SPACE AREAS SHOWN WILL NOT BE MAITAINED BY THE CITY. THEY WILL BE COMMON ELEMENT AREA MAINT. 6. ALL NOTED PRIVATE COMMON ELEMENTS, INCLUDING BUT NOT LIMITED TO THE PRIVATE RECREATION AMENITIES. ENTRANCE FEATURE.
- PONDS WITH FENCING, PRIVATE STORM DRAINAGE PIPING AND ENGINEERED DRAINAGE SWALES IN EASEMENTS AND RETAINING WA
- 17. THE CURRENT PLANS INDICATE PRELIMINARY DRAINAGE EASEMENTS OVER PIPES AND ENGINEERED SWALES. AS PHASED CONSTRU WAYS (5 CFS OR MORE) SHALL HAVE A DEDICATED DRAINAGE EASEMENT PER THE CITY OF MEBANE STORM SEWER DESIGN MANUAI
- 18. THE AMENITY AREAS SHALL COMPLY WITH ALL CITY OF MEBANE UDO DESIGN STANDARDS, INCLUDING PARKING, LANDSCAPING, AND
- 19. THE PHASE 2 POST-CONSTRUCTION STORMWATER RUNOFF ORDINANCE APPLIES TO THIS PROJECT AS THE BUILT UPON AREA (BUA) FOR 100 YEAR DETENTION. NO STORMWATER BYPASS SWALES OR PIPING SHALL CONTAIN RUN-OFF FROM ONSITE BUA.
- 20. THE SITE IS NOT LOCATED WITHIN ANY 100 YEAR FLOOD WAY PER FEMA MAP #3710982400L, REVISED: 11/17/2017.
- 21. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY MAERSTAN, PLLC LAND SURVEYORS. CAD FILE RECEIVED: 8/19/2020.
- 22. THIS DEVELOPMENT WILL HAVE ONE 'UMBRELLA' HOA TO BE OVER ALL THE COMMON AMENITIES AND TWO SUB-HOA'S FOR THE TOWI
- 23. ALL WATER AND SEWER LINES REQUIRED BY THE CITY OF MEBANE THAT ARE GREATER THAN 8 INCHES ARE REQUESTED TO BE REV
- 24. THE PROPOSED STREET DESIGN,LOT LAYOUTS,SETBACKS, ETC. FOR THIS PROJECT ARE CONSISTENT WITH THE ADJOINING TOWNES
- 25. TRAFFIC CALMING WILL BE PROVIDED ALONG WINDING SPRING DRIVE AND POSSIBLY OTHER STREETS AS DEEMED NECESSARY BY THESE FEATURES WILL BE COORDINATED DURING THE CONSTRUCTION DRAWING PHASE.
- 26. SAFETY FENCES WILL BE PROVIDED ALONG ANY RETAINING WALL OVER 30" TALL. FENCE DETAIL IS PROVIDED ON SHEET D-1.
- 28. GRADING REVISED WITH CONSTRUCTION DRAWINGS AND MEET ALL BUFFER REQUIREMENTS.

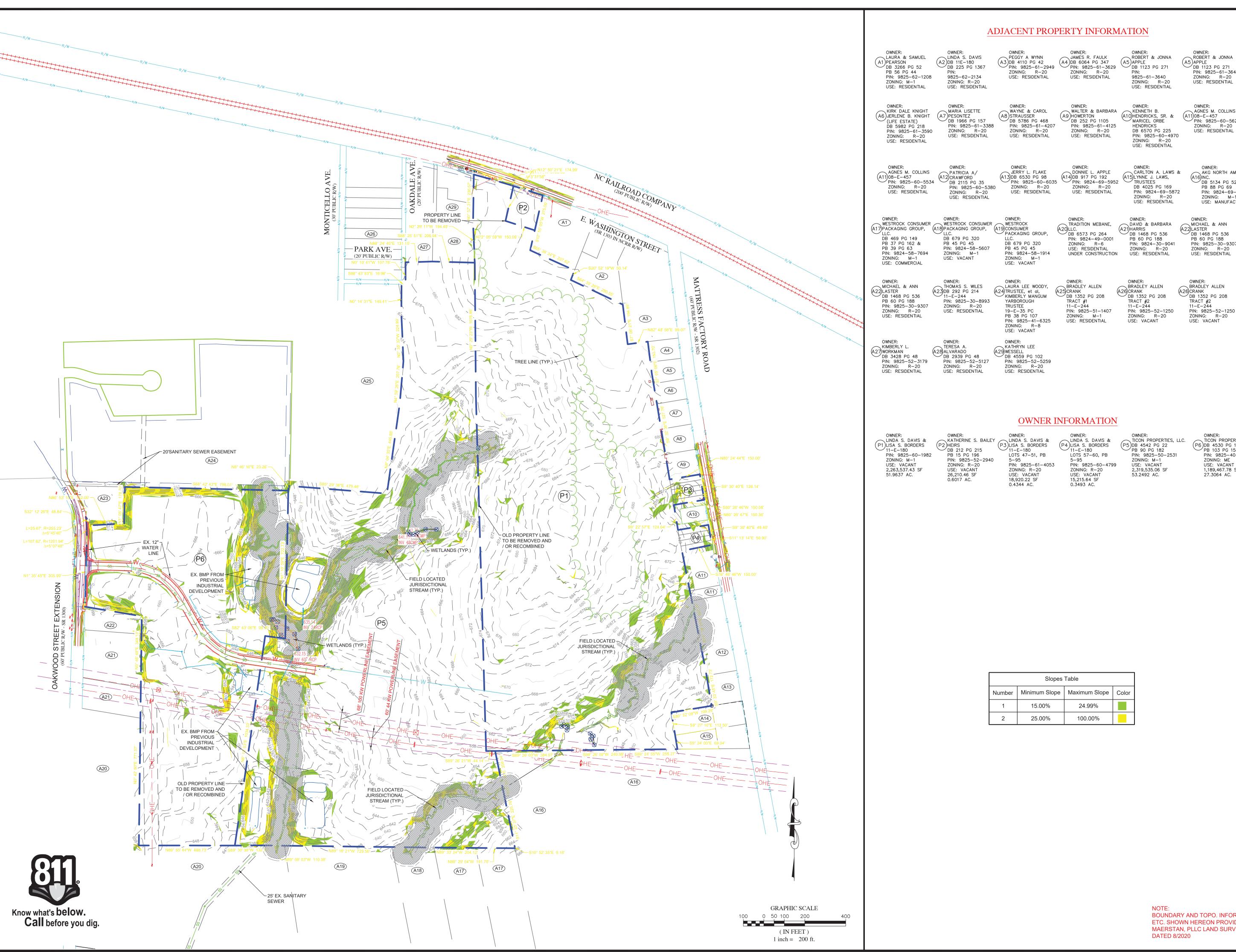


WOOD		Mebane 70		Shan	
`	(R-8 TOWNHOMES; R-10 SINGLE FAMILY LOTS) TY, CHEEKS TOWNSHIP		SITE		Shambley Rd
,					The National Property
	XTENSION, MEBANE, NC 27302 ITTAL #2 : 9/29/2020				
ITTAL #2 : 1					
IITTAL #4:			7/1/1/1		
IITTAL #5:	2/16/2021		119		Industrial Dr 85
		SHEET INDEX	A CONTRACTOR		
	Sheet Number	Sheet Title			
	C-1	COVER SHEET			
	C-2	EXISTING CONDITIONS		S	SITE INFORMATION
	C-3	OVERALL SITE		OWNER:	(SEE OWNER INFORMATION ON THIS SHEET)
	C-4	TOWNHOME SITE PLAN		DEVELOPER:	MERITAGE HOMES OF THE CAROLINAS 3300 PARAMOUNT PARKWAY, STE 120
	C-5	SINGLE FAMILY SITE PLAN - NORTH		U PIOPIOTION	MOORESVILLE, NC 27560
	C-6	SINGLE FAMILY SITE PLAN - SOUTH		JURISDICTION: STATE:	MEBANE NORTH CAROLINA
	C-7	OVERALL GRADING PLAN		PARCEL PIN(S):	9825404628, 9825502531, 9825601982, 9825529420, 9825614053, 9825604799
	C-8	TOWNHOME GRADING PLAN		NET LAND AREA:	133.90 ACRES
	C-9	SINGLE FAMILY GRADING - NORTH		EXISTING ZONING: PROPOSED ZONING: CURRENT USE:	M-1; R-20 R-8 (CD) & R-10 (CD) VACANT INDUSTRIAL/RESIDENTIAL USES, EX.
	C-10	SINGLE FAMILY GRADING - SOUTH		PROPOSED USE:	AGRICULTURAL USES SINGLE FAMILY & TOWNHOUSE RESIDENTIAL USES
	C-11	OVERALL UTILITY PLAN		RIVER BASIN: WATERSHED:	CAPE FEAR JORDAN LAKE
	C-12	TOWNHOME UTILITY PLAN		SUB WATERSHED: PROPOSED R-10 (CD) SING	HAW CREEK LE FAMILY LOT INFORMATION
	C-13	SINGLE FAMILY UTILITY PLAN - NORTH		PROPOSED # OF LOTS: MIN. LOT SIZE: MAX, LOT SIZE:	275 6245 SF 15,324 SF
	C-14	SINGLE FAMILY UTILITY PLAN - SOUTH		PROPOSED R-8 (CD) TOWN	HOME LOT INFORMATION
	L-1	LANDSCAPE PLAN		PROPOSED # OF LOTS: MIN. LOT SIZE: MAX. LOT SIZE:	134 2,020 SF 7,260SF
	D-1	SITE DETAILS		PROPOSED BUILDING SETE FRONT YARD SETBACK:	BACKS R-10/SF 25 FEET
TDC NOTES	<del>.</del>			SIDE YARD SETBACK: CORNER YARD SETBACK:	5 FEET 13 FEET
	TRC NOTES:  1. ALL NEW PUBLIC ROAD AND R/W WIDTHS HAVE BEEN DESIGNED AS LOCAL RESIDENTIAL STREET REQUIREMENTS AND WILL BE BU		JILT TO CITY STANDARDS AND MAINTAINED BY THE CITY	REAR YARD SETBACK: MAX. BUILDING HEIGHT:	20 FEET 35 FEET
	OF MEBANE AFTER FINAL ACCEPTANCE.		ROLIND FOR SERVICE AND EMERGENCY VEHICLES. THAT	PROPOSED BUILDING SETE FRONT SETBACK: SIDE SETBACK OF BUILDIN	20 FEET
WILL BE APPRO\	<ol> <li>THIS SUBDIVISION WILL BE PHASED AS SHOWN ON THE PLANS. THE END OF EACH PHASE SHALL PROVIDE SOME TYPE OF TURNA WILL BE APPROVED BY THE CITY OF MEBANE WITH THE CONSTRUCTION DRAWINGS.</li> </ol>			SIDE SETBACK FROM PUBL REAR SETBACK:	LIC STREET R/W: 15 FEET 20 FEET
LATEST STANDA	RDS AND SPECIFICAT			MAX. BUILDING HEIGHT: PARKING	40 FEET
	ONS. THESE IMPROV	ECT AND SUBMITTED BY THE CITY OF MEBANE NCDOT. OFF-SITE ROADWAY IMPROVEMENTS /EMENTS ARE NOTED ON THE OVERALL SITE PLAN AND WILL BE DESIGNED (BY OTHERS) WITH		REQUIRED:  SINGLE FAMILY AND THE SPACES	FOWNHOUSE UNITS: 2 SPACES/UNIT x 409 UNITS = 818
5. TWO ENTRANCE	FEATURES SHALL BE	E PROVIDED AT EACH ENTRANCE INTO THE SITE.		SWIM CLUB/POOL: 1 S     S.F. = 68 SPACES	SPACE/100 S.F. OF DECK AND POOL SURFACE AREA = 6800
SCREENED FROM	M THE RESIDENTIAL I	ND STORMWATER CONTROL MEASURES SHALL BE SCREENED WITH LANDSCAPING AND/OR B LOTS WITHIN THE SITE. ALL SCREENING SHALL BE IN ACCORDANCE WITH THE MEBANE UDO A N DRAWINGS FOR APPROVAL BY THE CITY OF MEBANE. ANY STORMWATER CONTROL MEASU	AND WILL BE INCLUDED WITH THE LANDSCAPING PLANS	HANDICAP SPACES RI     AT SWIM CLUB FACILI     TOTAL REQUIRED = 88	,
FENCED FOR SA	FETY.		THE THAT I GIVE GIVINGED ET ELT OF WAVELVOIMEE DE	PROVIDED:  TOWNHOUSE UNITS:	134 (1-CAR GARAGE) X 2/LOT = 268 SPACES
8. THE LIMITS OF D	ISTURBANCE WILL T	AS WILL BE THE RESPONSIBILITY OF THE HOA FOR THIS SUBDIVISION.  YPICALLY FOLLOW THE GRADING LIMITS. ALL OPEN SPACES AND UNDISTURBED AREAS WILL	BE FENCED OFF ALONG TREE CANOPIES TO PRESERVE	<ul><li>SINGLE FAMILY LOTS:</li><li>CLUBHOUSE: 68 SPACE</li></ul>	: 275 LOTS (1-CAR GARAGE) X 2/LOT = 550 SPACES CES (INCLUDES 1 VAN ACCESSIBLE AND 2 STANDARD HC
	TATION WHERE SHOW N ROAD NAMES SHOW	WN ON THE PLANS.  WN HEREON HAVE BEEN APPROVED BY BOTH ALAMANCE COUNTY AND ORANGE COUNTY.		SPACES PROVIDED)  • MAILBOX KIOSK PARK HANDICAPPED ACCES	(ING (SINGLE FAMILY AREA) = 11 SPACES (INCLUDES 1 VAN SSIBLE SPACE)
		ED BY THE DEVELOPER TO THE CITY OF MEBANE FOR THE FUTURE INSTALLATION OF SIDEW, DRY ROAD AND WASHINGTON STREET. THIS WILL BE NEGOTIATED WITH THE CONSTRUCTION			CES PROVIDED: 897 SPACES (4 HC) PACES PROVIDED: 12 SPACES (AT SWIM CLUB FACILITY)
11. STORMWATER C	ONTROL MEASURE (	SCM) ACCESS EASEMENTS ARE NOT SHOWN ON THE PLANS FOR CLARITY.		OPEN SPACE CALCULATION	_
		LL TREES SHALL BE INSTALLED BETWEEN THE BACK OF THE CURB AND THE MULTI-USE PATH LM DRIVE.(SEE TYPICAL STREET SECTION DETAIL ON SHEET D-1.)	ALONG THE RIGHT SIDE OF WINDING SPRING DRIVE AND	TOWNHOMES LOTS 1-134 (I REQUIRED OPEN SPACE: 50	R-8 ZONING) 00 SQ. FT./UNIT X 134 UNITS = 67,000 SQ. FT. OR 1.54 ACRES
		R UNDERSTORY TREE SHALL BE PLANTED IN THE FRONT YARD OF EACH LOT. AND PROVIDED		REQUIRED MIN. LOT AREA:	09 (R-10 ZONING CONSERVATION SUBDIVISION OPTION) 275 LOTS X 10,000 SQ. FT./LOT = 2,750,000 SQ. FT. OR 63.13
CONDITIONS PLA	AN.	LONG OAKWOOD STREET EXTENSION HAVE ALREADY BEEN CONSTRUCTED ALONG WITH PO		ACRES AREA PROVIDED WITHIN LO = 47.95 ACRES	OTS USING REDUCED LOT SIZE PER CONSERVATION OPTION
		OR FUTURE STRUCTURES EXCEPT FOR INTENDED RECREATIONAL PURPOSES AND IS ACCES AS SHOWN WILL NOT BE MAITAINED BY THE CITY. THEY WILL BE COMMON ELEMENT AREA MA			OR SINGLE FAMILY LOTS: 63.13 - 47.95 = 15.18 ACRES  PACE: 15.18 + 1.54 = 16.72 ACRES
16. ALL NOTED PRIVATE COMMON ELEMENTS, INCLUDING BUT NOT LIMITED TO THE PRIVATE RECREATION AMENITIES, ENTRANCE FE. PONDS WITH FENCING, PRIVATE STORM DRAINAGE PIPING AND ENGINEERED DRAINAGE SWALES IN EASEMENTS AND RETAINING					IDED: 57.58 ACRES (OPEN SPACE AREAS 1 THRU 11)
THE HOMEOWNERS ASSOCIATION (HOA).  17. THE CURRENT PLANS INDICATE PRELIMINARY DRAINAGE EASEMENTS OVER PIPES AND ENGINEERED SWALES. AS PHASED CONS' WAYS (5 CFS OR MORE) SHALL HAVE A DEDICATED DRAINAGE EASEMENT PER THE CITY OF MEBANE STORM SEWER DESIGN MAN			PUBLIC RECREATION SPACE		
,	,	WITH ALL CITY OF MEBANE UDO DESIGN STANDARDS, INCLUDING PARKING, LANDSCAPING,		409 UNITS X 1/35 ACRE =	•
		STORMWATER RUNOFF ORDINANCE APPLIES TO THIS PROJECT AS THE BUILT UPON AREA (B MWATER BYPASS SWALES OR PIPING SHALL CONTAIN RUN-OFF FROM ONSITE BUA.	UA) EXCEEDS 24%. TREATMENT DEVICES WILL BE SIZED		= \$205,393 D DEDICATE THE NEW MULTI-USE PATH AS AN MENT-IN-LIEU. 1.23 ACRES OF PUBLIC RECREATION AREA
		NY 100 YEAR FLOOD WAY PER FEMA MAP #3710982400L, REVISED: 11/17/2017.		VALUED AT AN ESTIMATE	ED CONSTRUCTION COST OF \$643,741.25
		RMATION PROVIDED BY MAERSTAN, PLLC LAND SURVEYORS. CAD FILE RECEIVED: 8/19/2020.  'UMBRELLA' HOA TO BE OVER ALL THE COMMON AMENITIES AND TWO SUB-HOA'S FOR THE T	OWNHOMES (INCLUDING MAINTENANCE) AND THE	IMPERVIOUS AREA EXISTING: ROAD:	53,842 S.F. (0.92% OF SITE) 494,454 S.F. (8.48% OF SITE)
DETACHED HOM	ES PORTIONS.	JIRED BY THE CITY OF MEBANE THAT ARE GREATER THAN 8 INCHES ARE REQUESTED TO BE		SIDEWALK: DRIVEWAY: ROOF:	180,885 S.F. (3.10% OF SITE) 194,327 S.F. (3.33% OF SITE) 1,067,967 S.F. (18.31% OF SITE)
		I LAYOUTS,SETBACKS, ETC. FOR THIS PROJECT ARE CONSISTENT WITH THE ADJOINING TOW		TOTAL:	1,067,967 S.F. (18.31% OF SITE) 1,991,475 S.F. (34.14% OF SITE)
		D ALONG WINDING SPRING DRIVE AND POSSIBLY OTHER STREETS AS DEEMED NECESSARY I ATED DURING THE CONSTRUCTION DRAWING PHASE.	BY THE CITY OF MEBANE. LOCATIONS AND SPECIFICS FOR	<u>DISTURBED AREA</u> ON SITE =	90.79 AC. (3,955,000 S.F.)
		ALONG ANY RETAINING WALL OVER 30" TALL. FENCE DETAIL IS PROVIDED ON SHEET D-1.		TOTAL PUBLIC ROADWAY L TOTAL PROPOSED PUBLIC	-,
	ENVIRONMENTAL PE DRPS OF ENGINEERS	ERMITS REQUIRED: STORMWATER - HIGH DENSITY , BUFFER AUTHORIZATION, FLOODPLAIN ( 5.	NON-FEMA) - FLOOD STUDY, EROSION CONTROL,	CITY OF MEBANE PUBLIC W	VATER, SANITARY SEWER,
28. GRADING REVISED WITH CONSTRUCTION DRAWINGS AND MEET ALL BUFFER REQUIREMENTS.				& KOADWAYS SHALL BE PR	ROVIDED FOR THIS DEVELOPMENT.



PROJECT NO.

DRAWING NAME: 19-0139\_CS.dwg



## ADJACENT PROPERTY INFORMATION

A1) PEARSON DB 3266 PG 52 PB 56 PG 44 PIN: 9825-62-1208 ZONING: M-1 USE: RESIDENTIAL	(A2)DB 11E-180 DB 225 PG 1367 PIN: 9825-62-2134 ZONING: R-20 USE: RESIDENTIAL	A3)DB 4110 PG 42 PIN: 9825-61-2949 ZONING: R-20 USE: RESIDENTIAL	A4) DB 6064 PG 347 PIN: 9825-61-3629 ZONING: R-20 USE: RESIDENTIAL	A5 APPLE DB 1123 PG 271 PIN: 9825-61-3640 ZONING: R-20 USE: RESIDENTIAL	A5) APPLE DB 1123 PG 271 PIN: 9825-61-3640 ZONING: R-20 USE: RESIDENTIAL
OWNER: KIRK DALE KNIGHT JERLENE B. KNIGHT (LIFE ESTATE) DB 5982 PG 218 PIN: 9825-61-3590 ZONING: R-20 USE: RESIDENTIAL	OWNER: MARIA LISETTE PESONTEZ DB 1966 PG 157 PIN: 9825-61-3388 ZONING: R-20 USE: RESIDENTIAL	OWNER: WAYNE & CAROL STRAUSSER DB 5786 PG 468 PIN: 9825-61-4207 ZONING: R-20 USE: RESIDENTIAL	OWNER: WALTER & BARBARA HOWERTON DB 252 PG 1105 PIN: 9825-61-4125 ZONING: R-20 USE: RESIDENTIAL	OWNER: KENNETH B. HENDRICKS, SR. & MARICEL ORBE HENDRICKS DB 6570 PG 225 PIN: 9825-60-4970 ZONING: R-20 USE: RESIDENTIAL	OWNER: AGNES M. COLLINS 08-E-457 PIN: 9825-60-5624 ZONING: R-20 USE: RESIDENTIAL
OWNER: AGNES M. COLLINS 08-E-457 PIN: 9825-60-5534 ZONING: R-20 USE: RESIDENTIAL	OWNER: PATRICIA A/ CRAWFORD DB 2115 PG 35 PIN: 9825-60-5380 ZONING: R-20 USE: RESIDENTIAL	OWNER:  JERRY L. FLAKE  A13)DB 6530 PG 98  PIN: 9825-60-6035  ZONING: R-20  USE: RESIDENTIAL	OWNER: DONNIE L. APPLE A14)DB 917 PG 192 PIN: 9824-69-5952 ZONING: R-20 USE: RESIDENTIAL	OWNER: CARLTON A. LAWS & A15)LYNNE J. LAWS, TRUSTEES DB 4025 PG 169 PIN: 9824-69-5872 ZONING: R-20 USE: RESIDENTIAL	(A16)INC. DB 5134 PG 528 PB 88 PG 69

OWNER:	OWNER:	OWNER:	OWNER:	OWNER:	OWNER:
WESTROCK CONSUMER	WESTROCK CONSUMER	WESTROCK	TRADITION MEBANE,	→ DAVID & BARBARA	MICHAEL & ANN
7)PACKAGING GROUP,	(A18)PACKAGING GROUP,	(A19)CONSUMER	(A20)LLC.	(A21)HARRIS	(A22)LASTER
ノLLC.	LLC.	PACKAGING GROUP,	OB 6573 PG 264	DB 1468 PG 536	DB 1468 PG 536
DB 469 PG 149	DB 679 PG 320	LLC.	PIN: 9824-49-0001	PB 60 PG 188	PB 60 PG 188
PB 37 PG 162 &	PB 45 PG 45	DB 679 PG 320	ZONING: R-6	PIN: 9824-30-9041	PIN: 9825-30-9307
PB 39 PG 63	PIN: 9824-58-5607	PB 45 PG 45	USE: RESIDENTIAL	ZONING: R-20	ZONING: R-20
PIN: 9824-58-7694	ZONING: M-1	PIN: 9824-58-1914	UNDER CONSTRUCTION	USE: RESIDENTIAL	USE: RESIDENTIAL
ZONING: M−1	USE: VACANT	ZONING: M−1			
LICE, COMMEDCIAL		LICE: MACANIT			

OWNER:	OWNER:	OWNER:	OWNER:	OWNER:	OWNER:
MICHAEL & ANN	THOMAS S. WILES	LAURA LEE WOODY,	→ BRADLEY ALLEN	→ BRADLEY ALLEN	→ BRADLEY ALLEN
(A22)LASTER	(A23)DB 292 PG 214	(A24)TRUSTEE, et al,	(A25)CRANK	(A26)CRANK	(A26)CRANK
DB 1468 PG 536	11-E-244	KIMBERLY MANGUM	OB 1352 PG 208	OB 1352 PG 208	OB 1352 PG 208
PB 60 PG 188	PIN: 9825-30-8993	YARBOROUGH	TRACT #1	TRACT #2	TRACT #2
PIN: 9825-30-9307	ZONING: R-20	TRUSTEE	11-E-2 <sup>"</sup> 44	11-E-2 <sup>"</sup> 44	11-E-2 <sup>"</sup> 44
ZONING: R-20	USE: RESIDENTIAL	19-E-35 PC	PIN: 9825-51-1407	PIN: 9825-52-1250	PIN: 9825-52-1250
USE: RESIDENTIAL		PB 38 PG 107	ZONING: M−1	ZONING: R-20	ZONING: R-20
		PIN: 9825-41-6325	USE: RESIDENTIAL	USE: VACANT	USE: VACANT
		ZONING: R-8			
		USE: VACANT			

OWNER:	OWNER:	OWNER:	
KIMBERLY L.	TERESA A.	KATHRYN LEE	
427)WORKMAN	TERESA A. (A28) ALVARADO	(A29)WESSELL	
✓ DB 3428 PG 48	OB 2939 PG 48	OB 4559 PG 102	
PIN: 9825-52-3179	PIN: 9825-52-5127	PIN: 9825-52-5259	
ZONING: R-20	ZONING: R-20	ZONING: R-20	
USE: RESIDENTIAL	USE: RESIDENTIAL	USE: RESIDENTIAL	

## OWNER INFORMATION

OWNER:	OWNER:	OWNER:	OWNER:	OWNER:	OWNER:	
LINDA S. DAVIS &	KATHERINE S. BAILEY	LINDA S. DAVIS &	LINDA S. DAVIS &	TICON PROPERTIES, LLC.	TICON PROPERTIES, LLC.	
(P1)LISA S. BORDERS	(P2)HEIRS	(P3)LISA S. BORDERS	(P4)LISA S. BORDERS	(P5)DB 4542 PG 22	(P6)DB 4530 PG 170	
11−E−180	OB 212 PG 215	11−E−180	11−E−180	→ PB 90 PG 182	→ PB 103 PG 158	
PIN: 9825-60-1982	PB 15 PG 196	LOTS 47-51, PB	LOTS 57-60, PB	PIN: 9825-50-2531	PIN: 9825-40-4628	
ZONING: M-1	PIN: 9825-52-2940	5-95	5-95	ZONING: M-1	ZONING: ME	
USE: VACANT	ZONING: R-20	PIN: 9825-61-4053	PIN: 9825-60-4799	USE: VACANT	USE: VACANT	
2,263,537.43 SF	USE: VACANT	ZONING: R-20	ZONING: R-20	2,319,535.06 SF	1,189,467.78 SF	
51.9637 AC.	26,210.46 SF	USE: VACANT	USE: VACANT	53.2492 AC.	27.3064 AC.	
	0.6017 AC.	18,920.22 SF	15,215.64 SF			
		0 4744 40	0.7407.40			

Slopes Table			
umber	Minimum Slope	Maximum Slope	Color
1	15.00%	24.99%	
2	25.00%	100.00%	

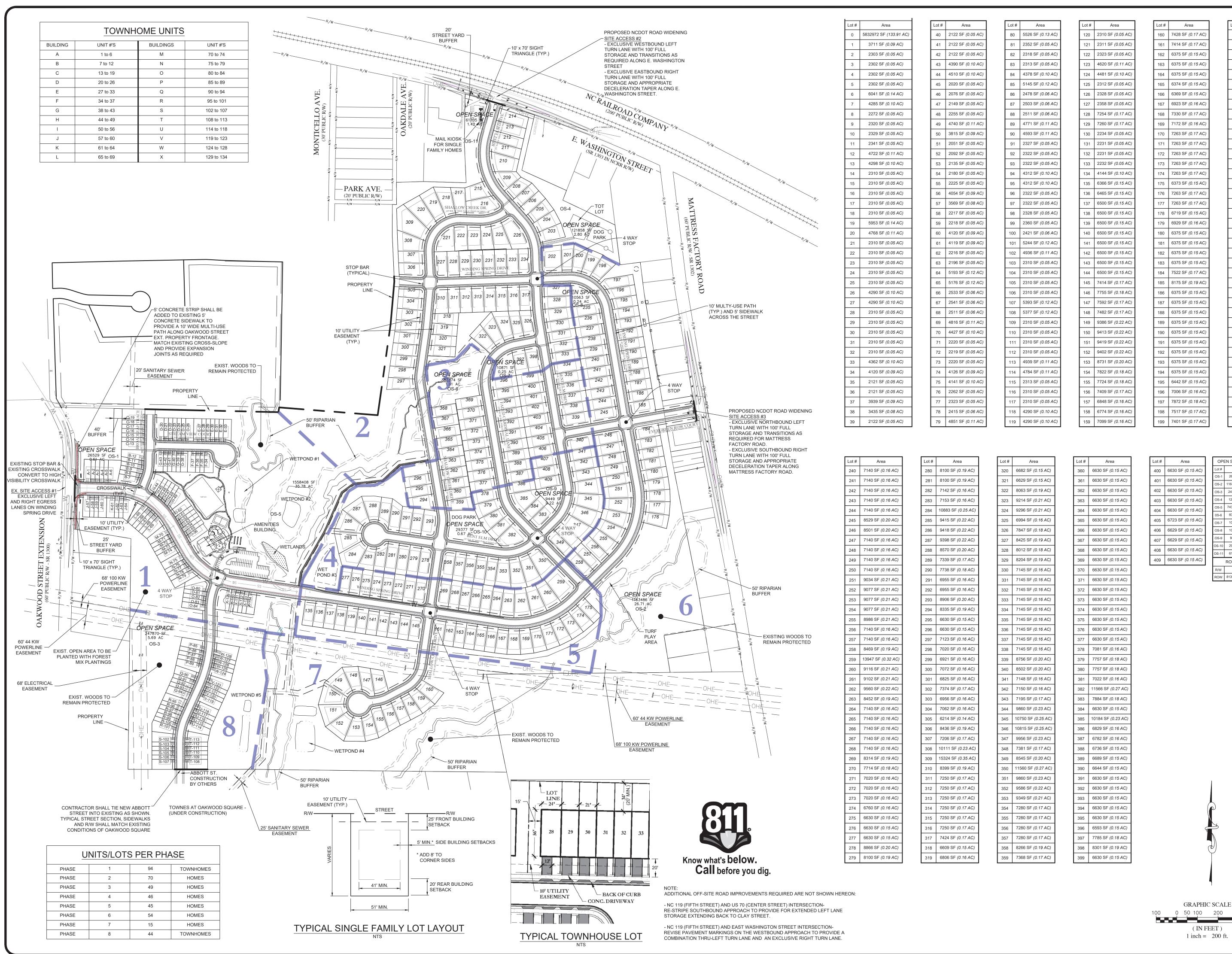
NOTE: BOUNDARY AND TOPO. INFORMATION, ETC. SHOWN HEREON PROVIDED BY MAERSTAN, PLLC LAND SURVEYORS. DATED 8/2020



PROJECT NO. 19-0139

DRAWING NAME:

19-0139\_XC.dwg SHEET NO.



7263 SF (0.17 A) 7263 SF (0.17 A) 7263 SF (0.17 AC 7263 SF (0.17 A) 7263 SF (0.17 AC) 6373 SF (0.15 AC) 7263 SF (0.17 AC) 7263 SF (0.17 AC) 6719 SF (0.15 AC 6929 SF (0.16 AC 6375 SF (0.15 AC 6375 SF (0.15 AC 6375 SF (0.15 AC 83 6375 SF (0.15 AC) 7522 SF (0.17 AC 85 8175 SF (0.19 AC) 86 | 6375 SF (0.15 AC) 6375 SF (0.15 A) 88 | 6375 SF (0.15 AC 89 | 6375 SF *(0.15 AC* 90 6375 SF (0.15 AC 6375 SF (0.15 A) )2 6375 SF (0.15 AC 93 | 6375 SF (0.15 AC 94 6375 SF (0.15 AC) 95 6442 SF (0.15 AC) 7006 SF (0.16 A) 7872 SF (0.18 A) 7517 SF (0.17 A) 99 7401 SF (0.17 AC) Area Area 100 6630 SF (0.15 AC) 26529 SF (0.61 AC 6630 SF (0.15 AC 1163486 SF (26.71 A 102 6630 SF (0.15 AC) -3 247867 SF (5.69 AC) 6630 SF (0.15 AC) 83374 SF (1.91 AC 6723 SF (0.15 AC) 10871 SF (0.25 AC) 106 6629 SF (0.15 AC) 10563 SF (0.24 AC 9449 SF (0.22 AC 6629 SF (0.15 AC) 29377 SF (0.67 A) 408 6630 SF (0.15 AC) 61705 SF (1.42 A) 409 6630 SF (0.15 AC) **ROW AREA** W 813182 SF (18.66 AC

Area Area 7428 SF (0.17 A) 7871 SF (0.18 AC 7414 SF (0.17 A) 7475 SF (0.17 AC 12112 SF (0.28 A) 7487 SF (0.17 AC 6375 SF (0.15 A) 7481 SF (0.17 AC 7310 SF (0.17 AC 6245 SF (0.14 AC 6923 SF (0.16 AC) 6250 SF (0.14 AC 6655 SF (0.15 AC 172 SF (0.16 AC 7530 SF (0.17 AC 10613 SF (0.24 AC 7774 SF (0.18 AC 7815 SF (0.18 AC 7691 SF (0.18 AC 8631 SF (0.20 AC 8380 SF (0.19 AC 12395 SF (0.28 AC) 7993 SF (0.18 AC 9335 SF (0.21 AC 10279 SF (0.24 AC 11669 SF (0.27 AC 9300 SF (0.21 AC 8045 SF (0.18 AC 7839 SF (0.18 AC 6949 SF (0.16 AC 9080 SF (0.21 AC) 226 | 13259 SF (0.30 AC 7506 SF (0.17 AC 7188 SF (0.17 AC 7188 SF (0.17 AC 7187 SF (0.17 AC 7187 SF (0.17 AC 7187 SF (0.17 AC 7187 SF (0.17 AC 7404 SF (0.17 AC 7085 SF (0.16 AC 7140 SF (0.16 AC 7140 SF (0.16 AC NOT 7140 SF (0.16 AC 7140 SF (0.16 AC) OPEN SPACE TABLE

**CONSTRUCTION** 

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FOR

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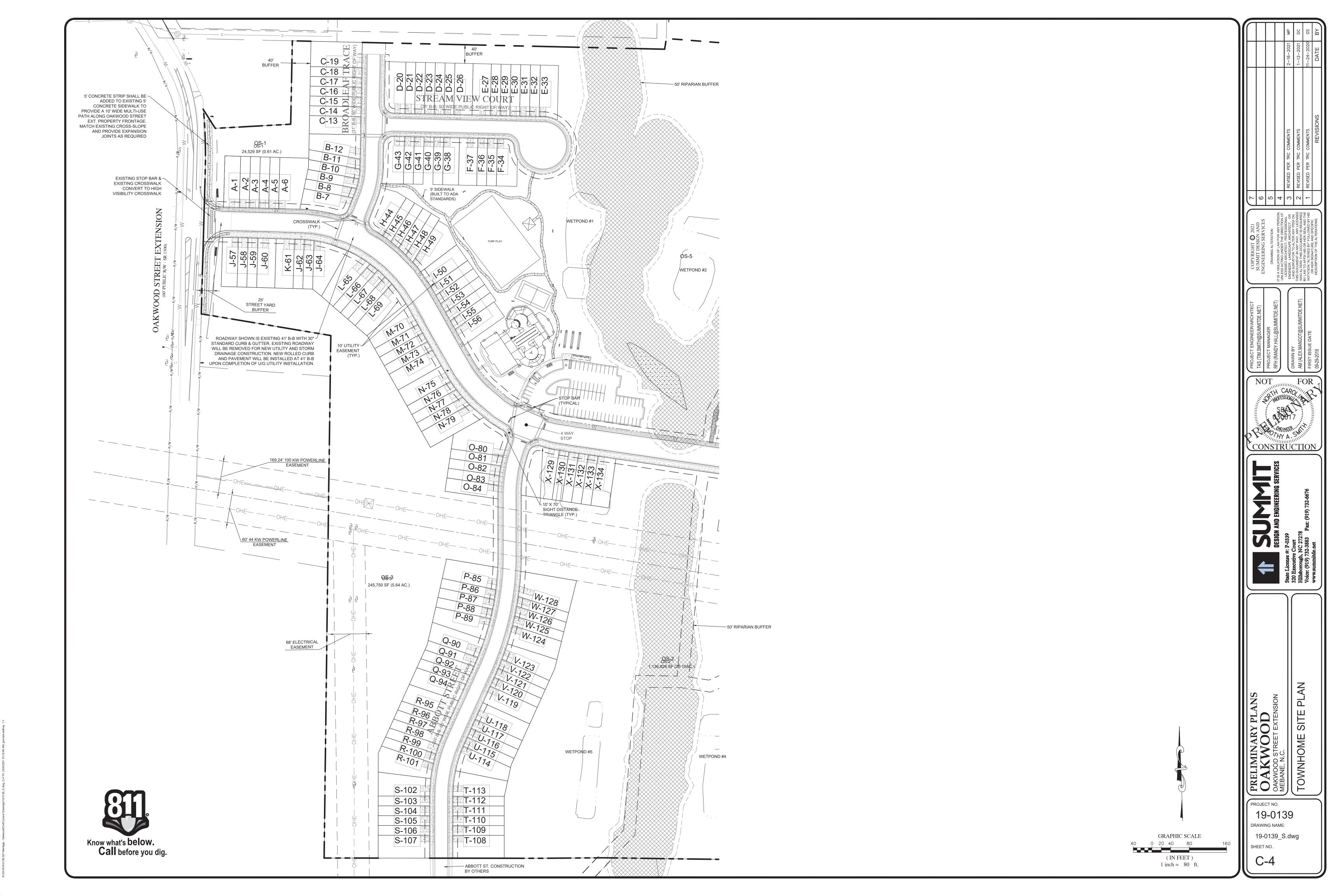
PROJECT NO. 19-0139

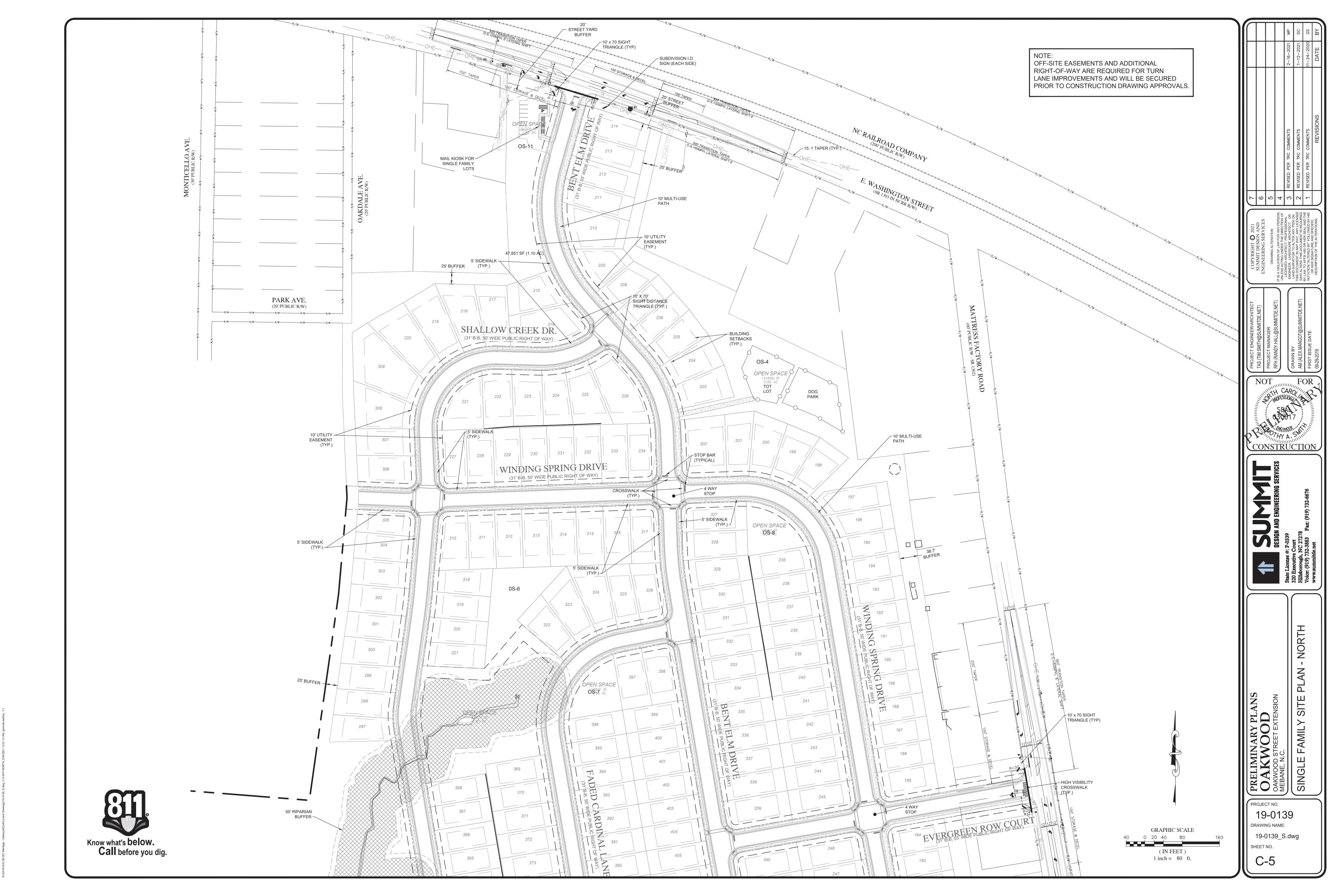
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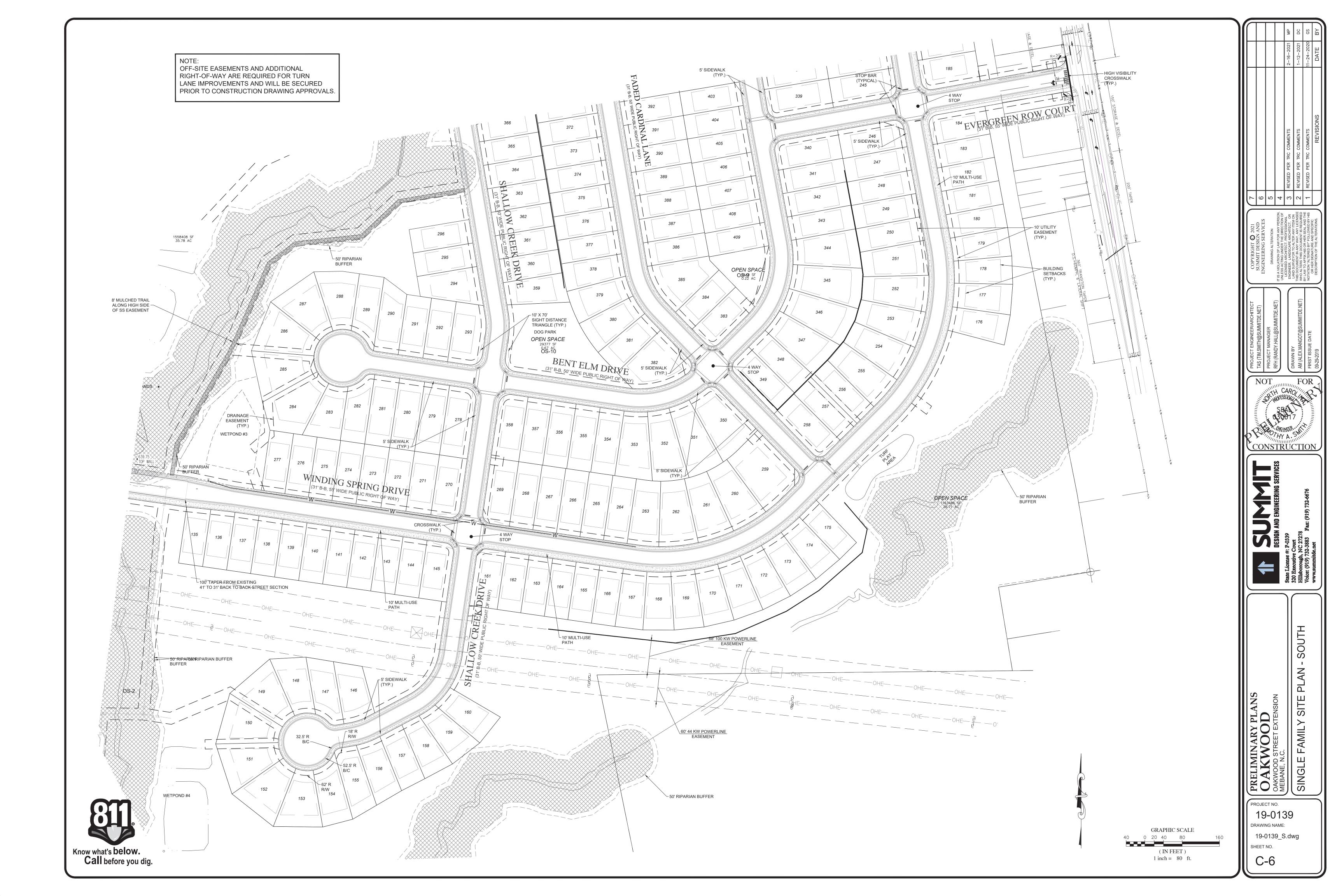
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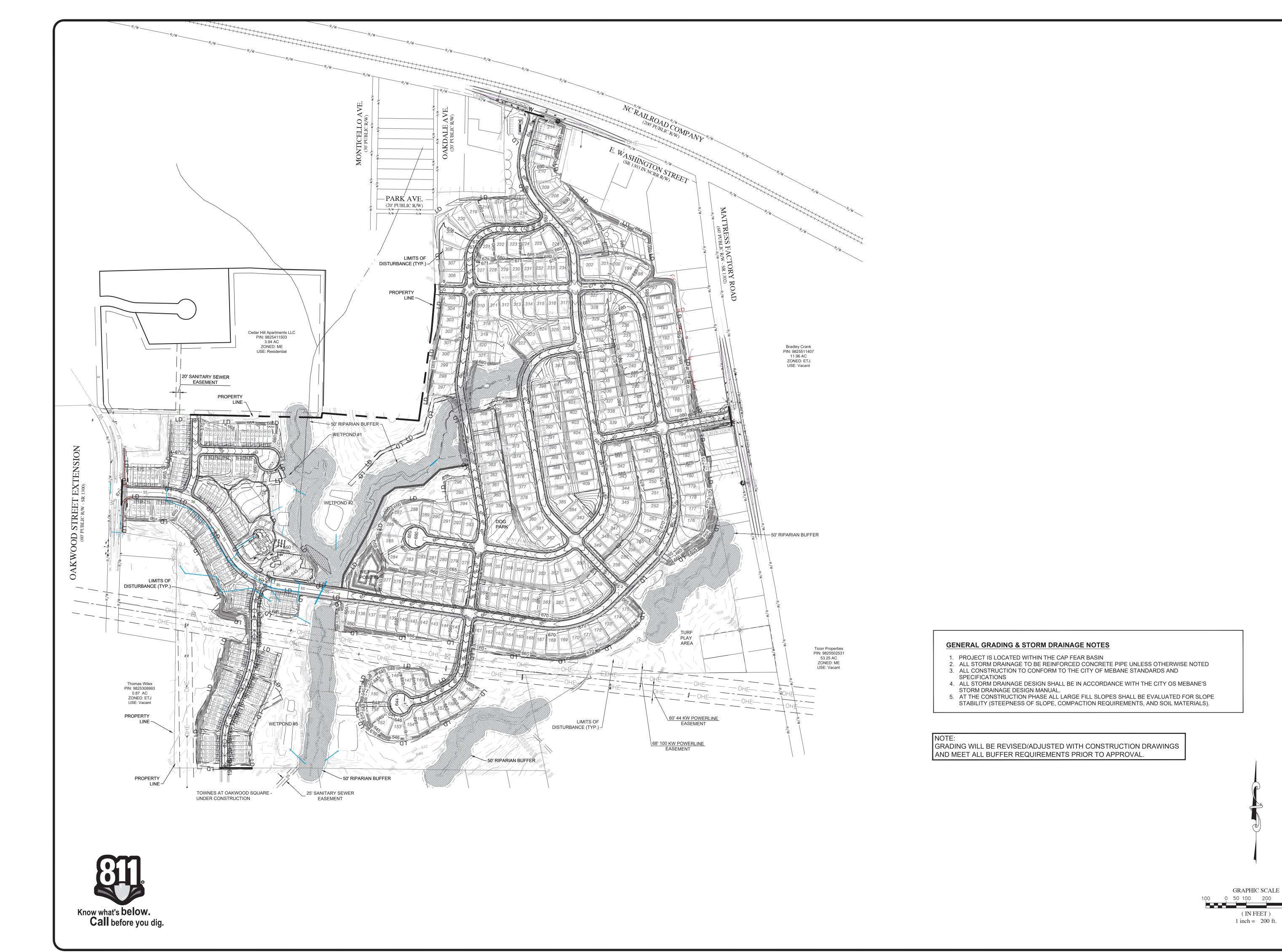
(IN FEET)

1 inch = 200 ft.







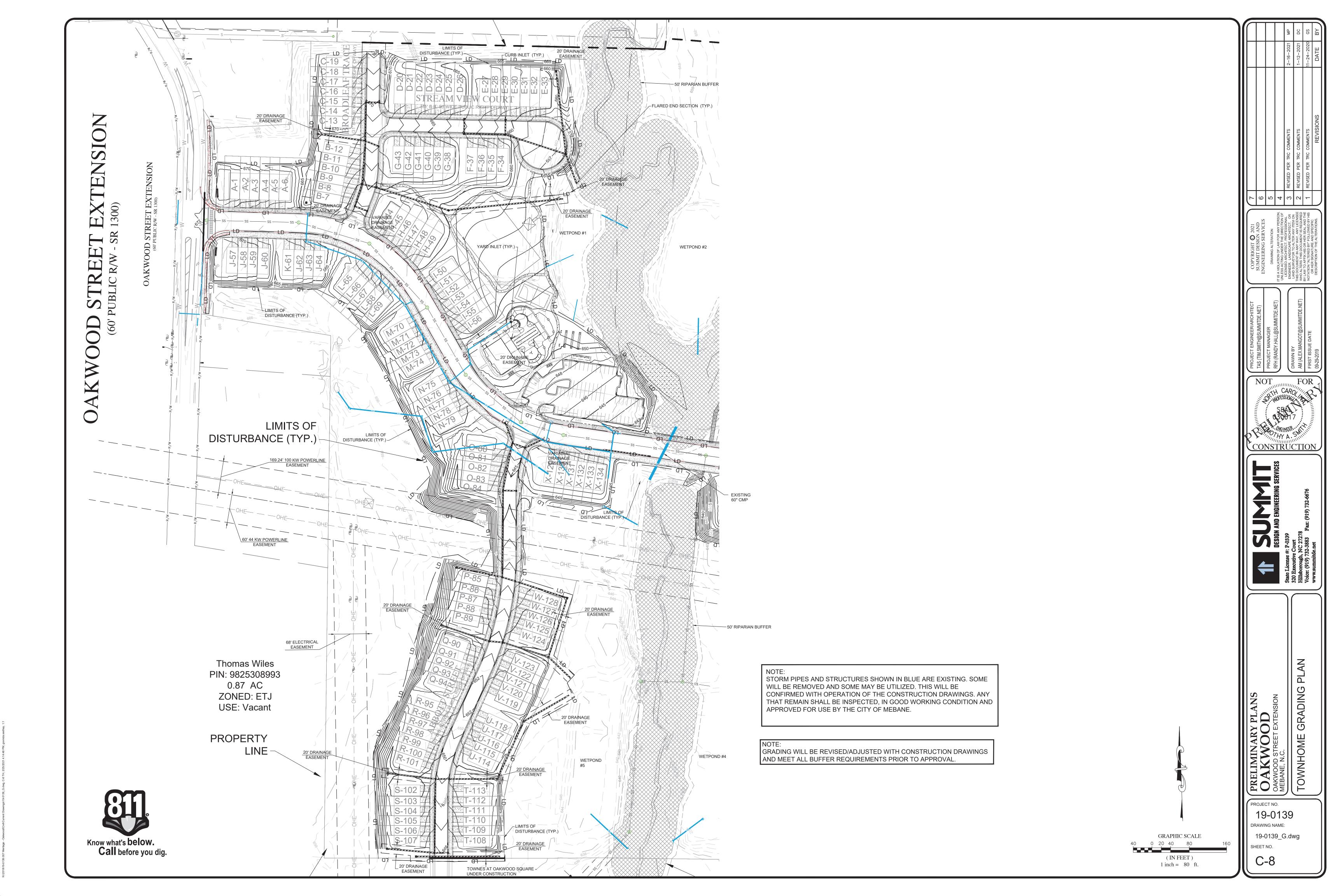


CONSTRUCTION

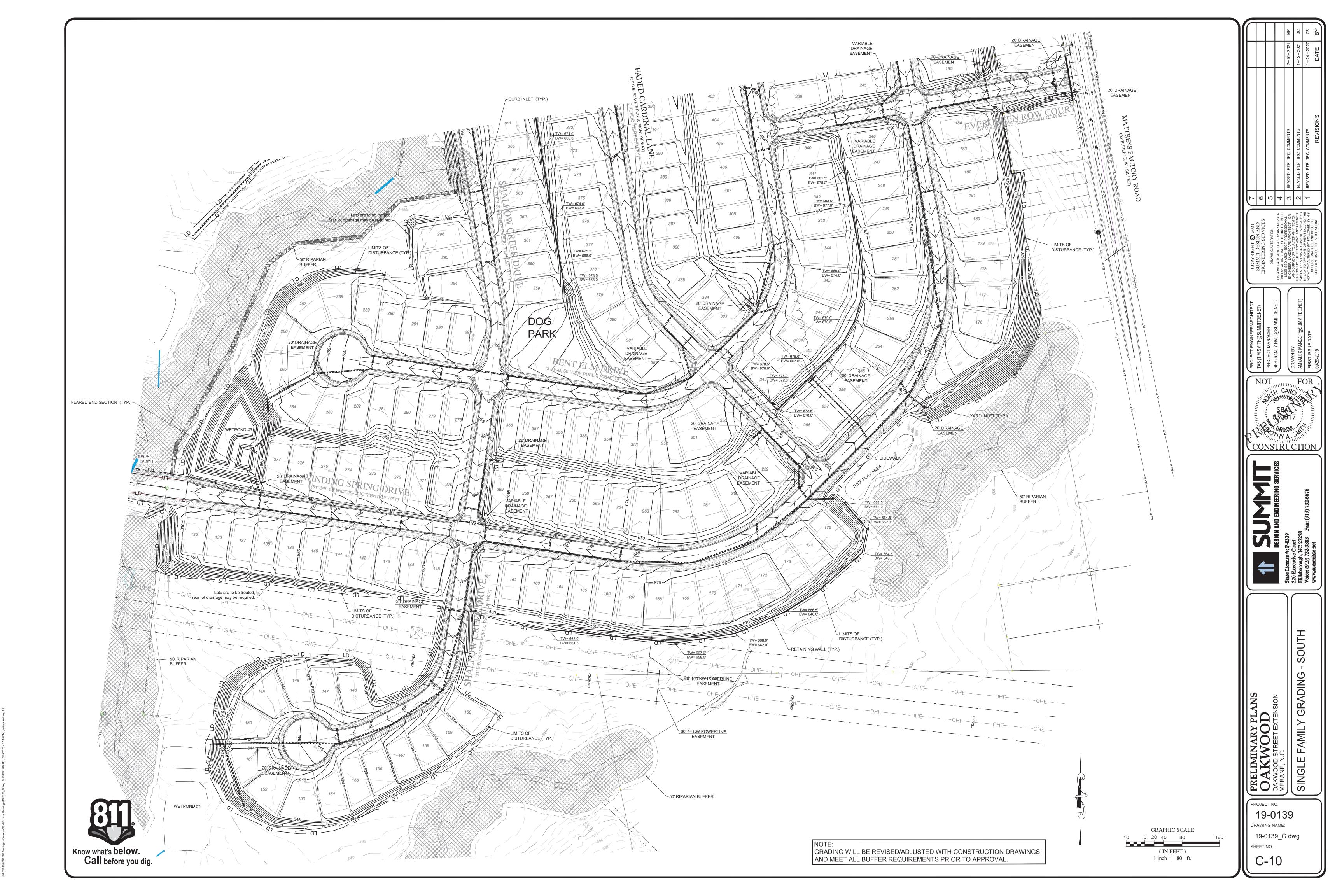
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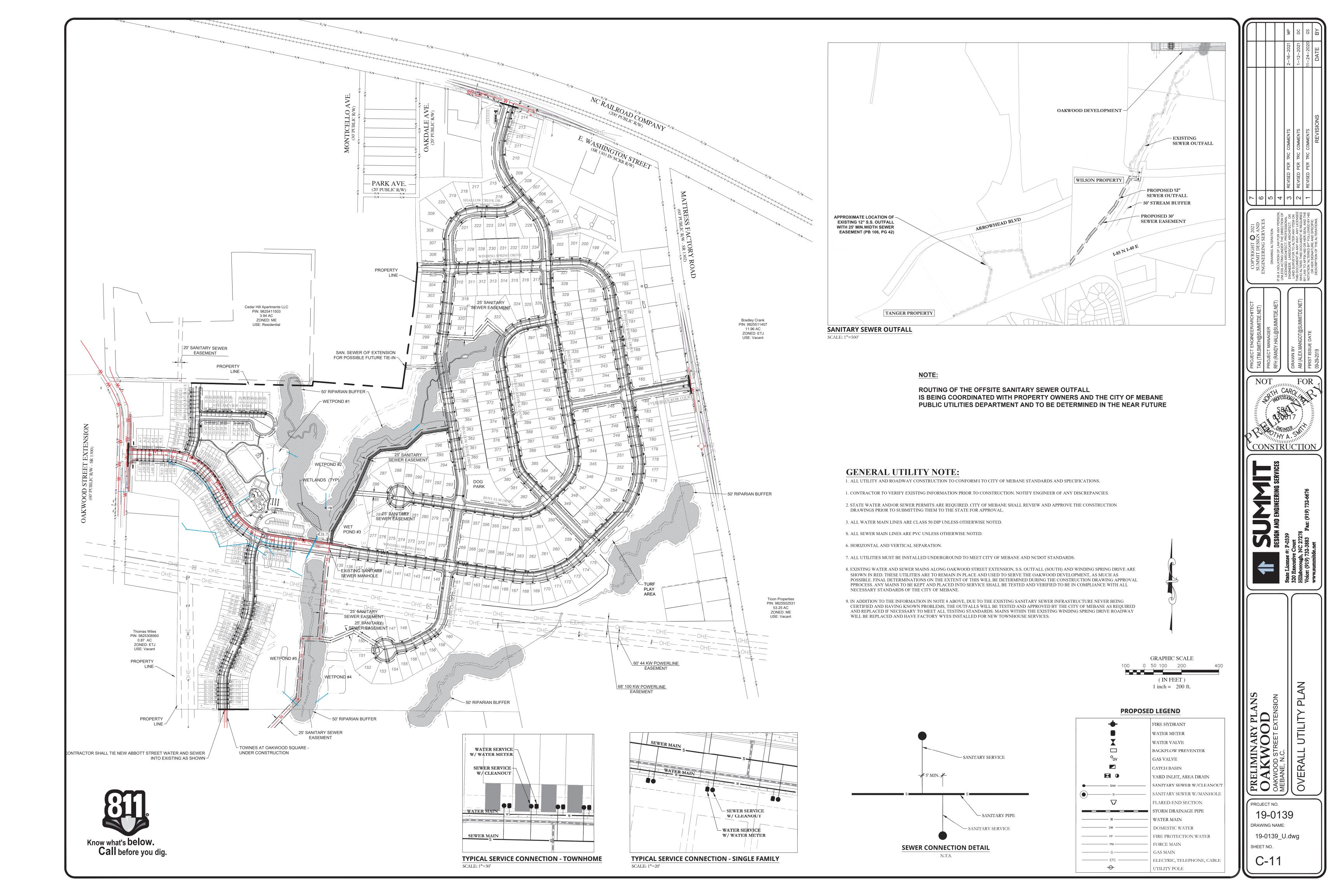
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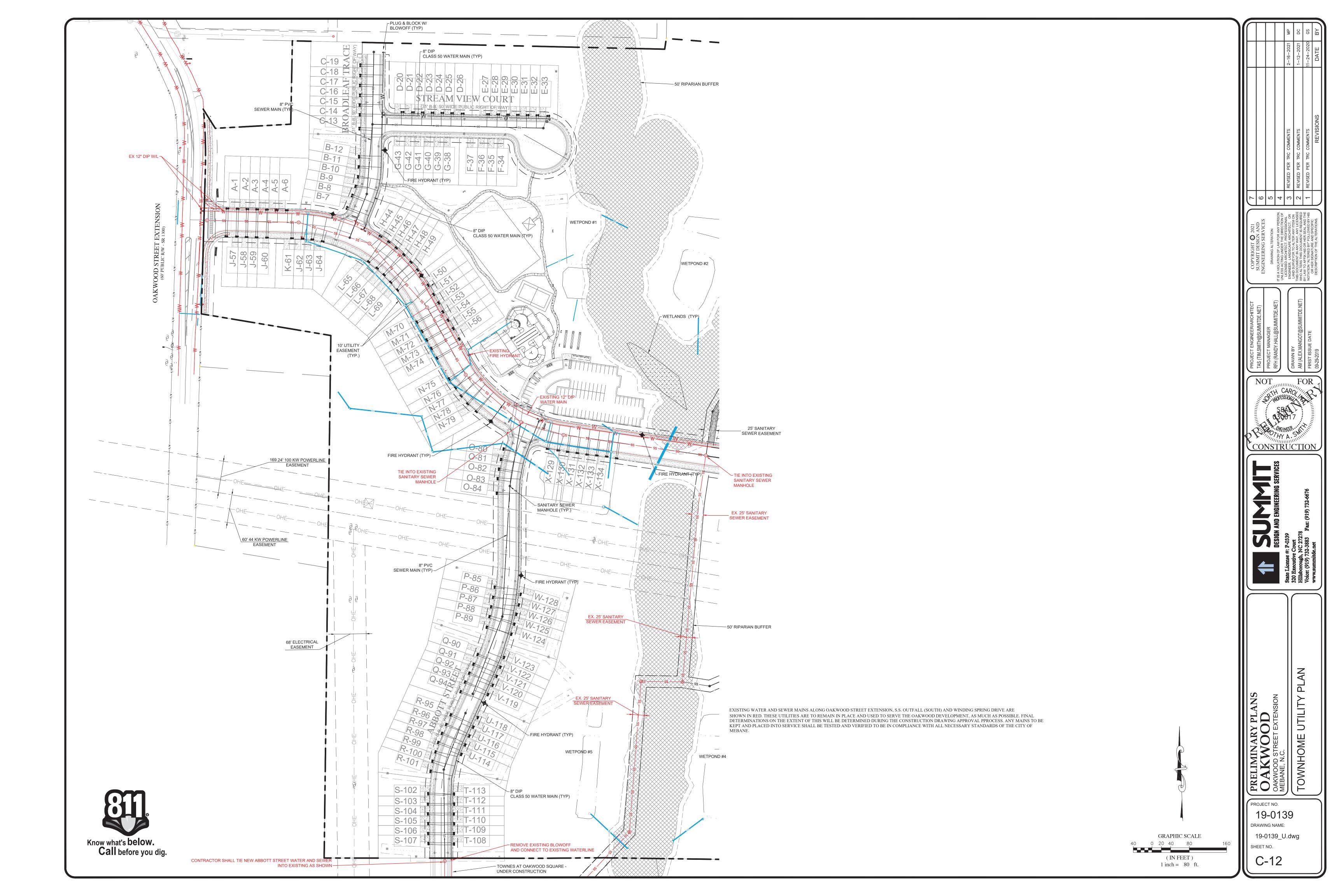
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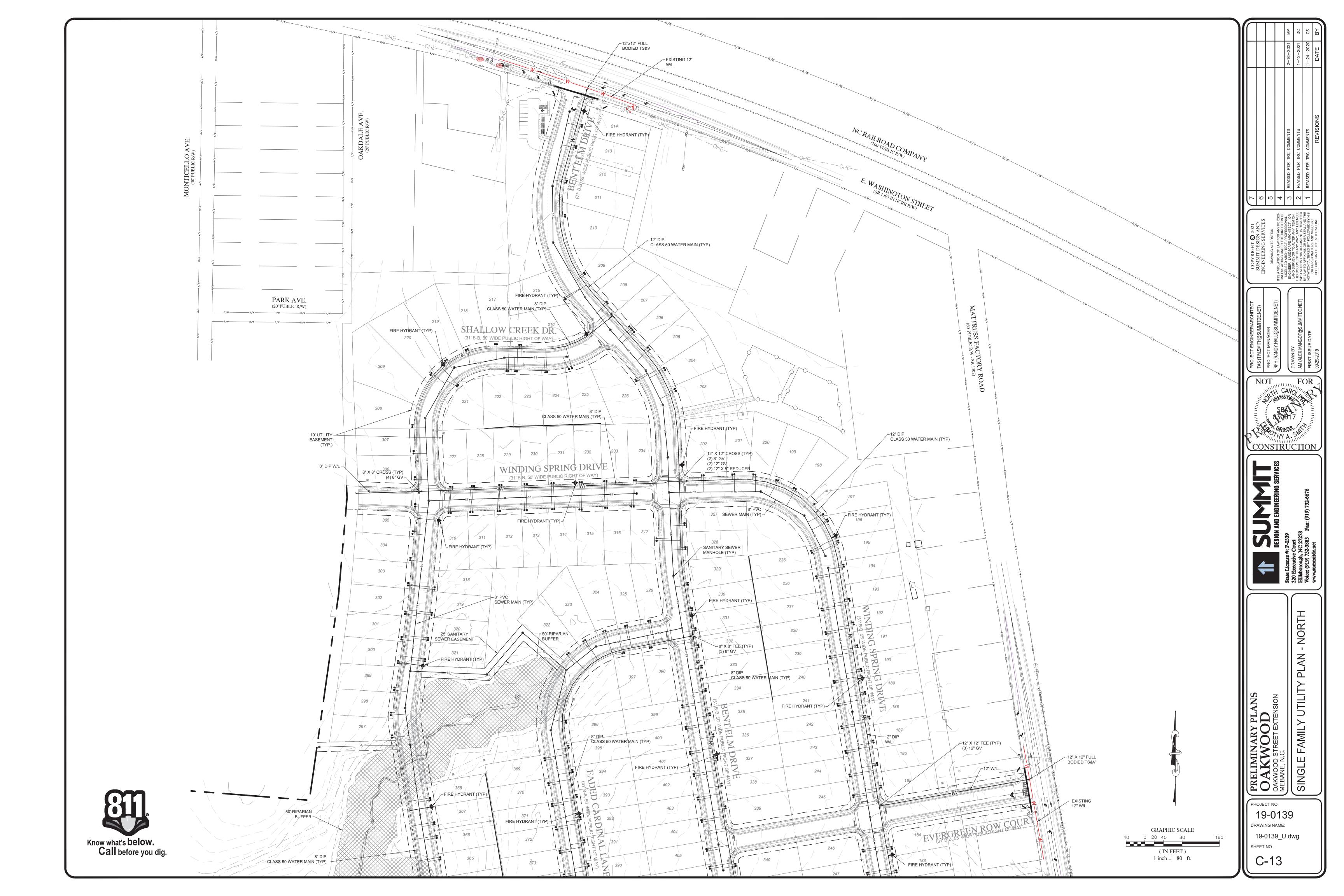


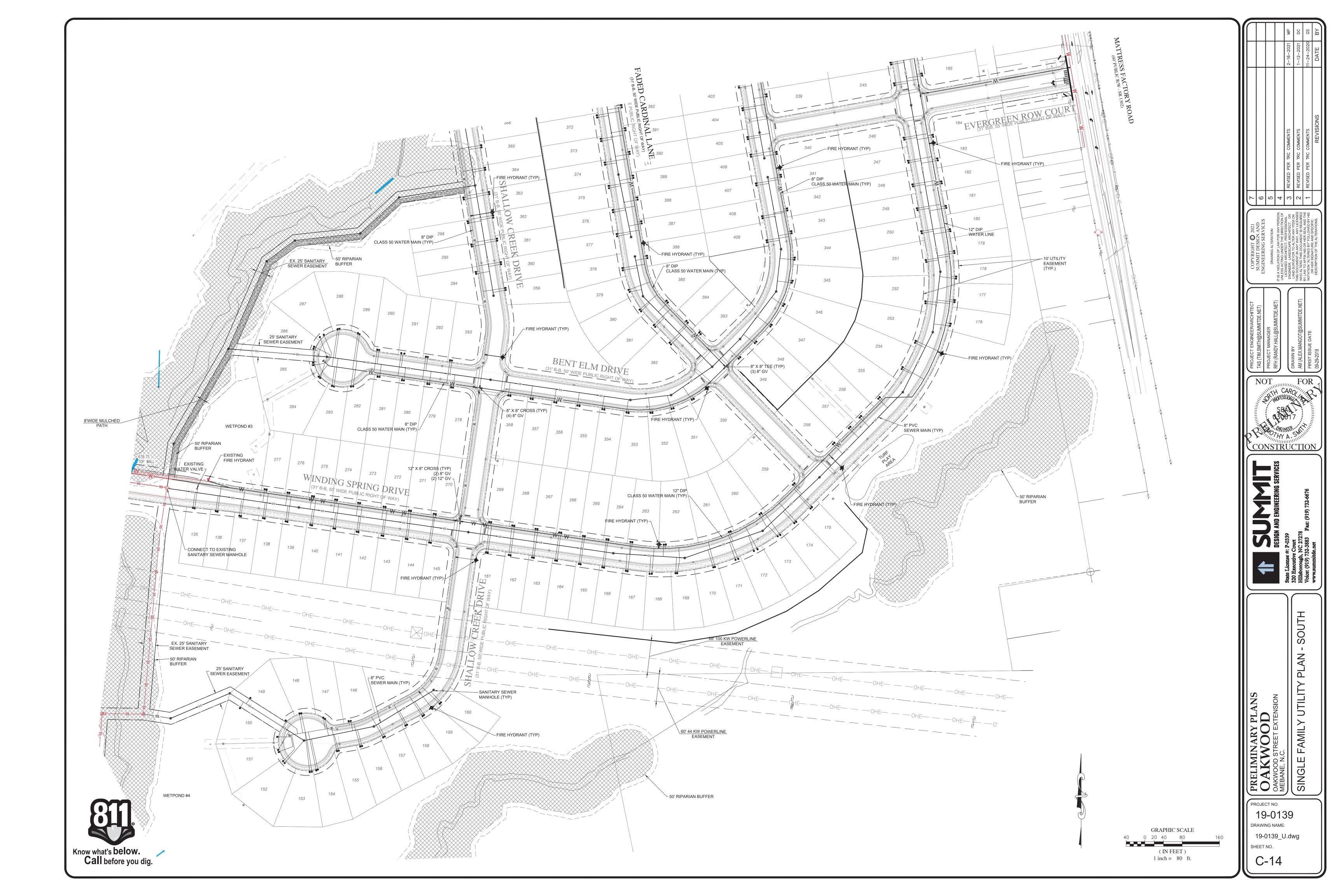


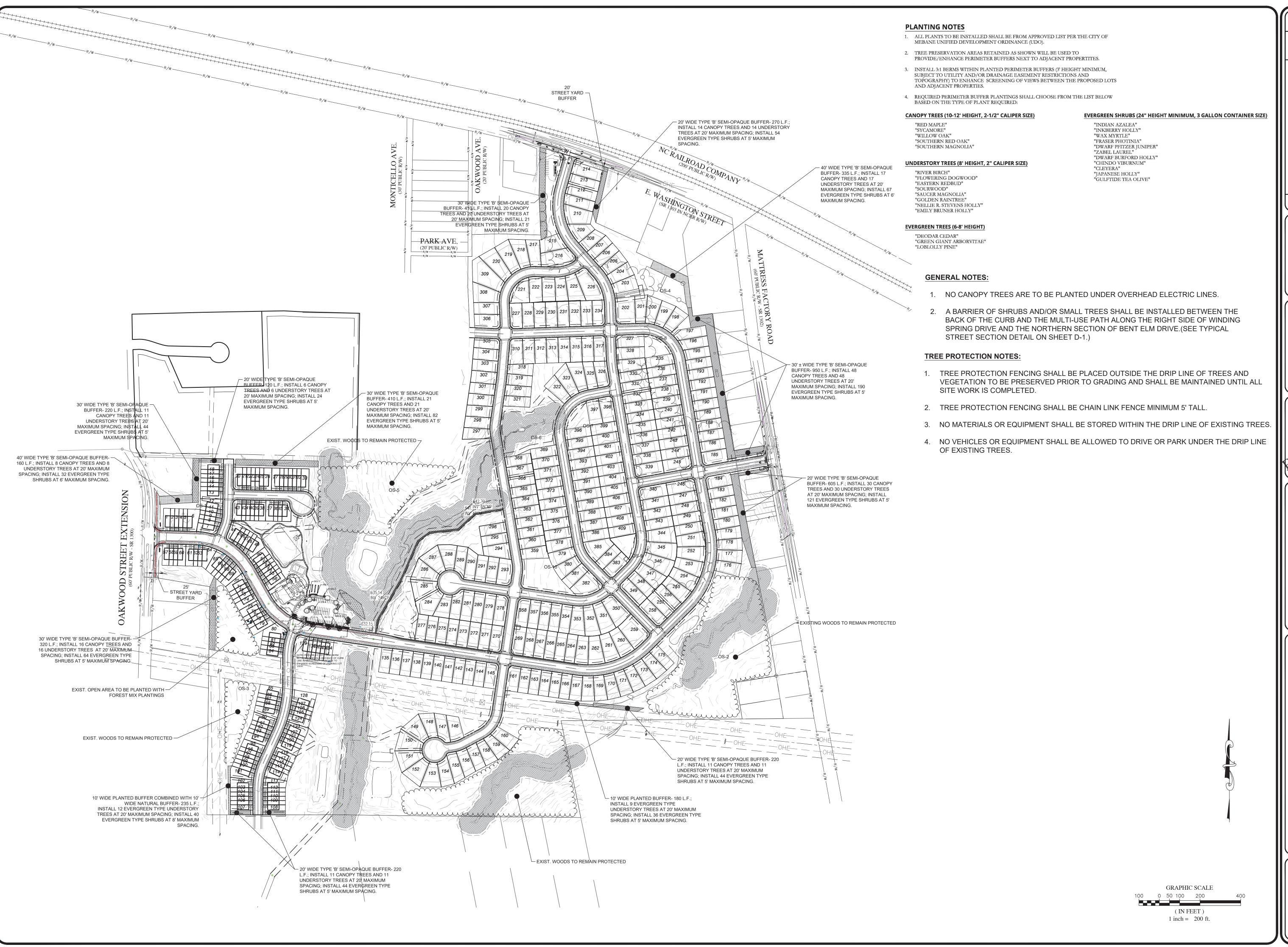












 COMMENTS
 2-16-2021
 MP

 COMMENTS
 1-12-2021
 DC

 COMMENTS
 11-24-2020
 GS

 REVISIONS
 DATE
 BY

CUPY KICH I (C. 2021)
SUMMIT DESIGN AND
ENGINEERING SERVICES

DRAWING ALTERATION
A VIOLATION OF LAW FOR ANY PERSON,
ESS ACTING UNDER THE DIRECTION OF
ICENSED ARCHITECT, PROFESSIONAL
IGNINEEL LANDSCAPE ARCHITECT, OR
IND SURVEYOR TO ALTER ANY ITEM ON
S DOCUMENT IN ANY WAY. ANY LICENSEE
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DESCRIPTION OF THE ALTERATIONS.

ANDY.HALL@SUMMITDE.NET)

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CONSTRUCTION

#: P-0339
S Court
NC 27278

State License #: P-0339
320 Executive Court
Hillsborough, NC 27278

CAPE PLAN

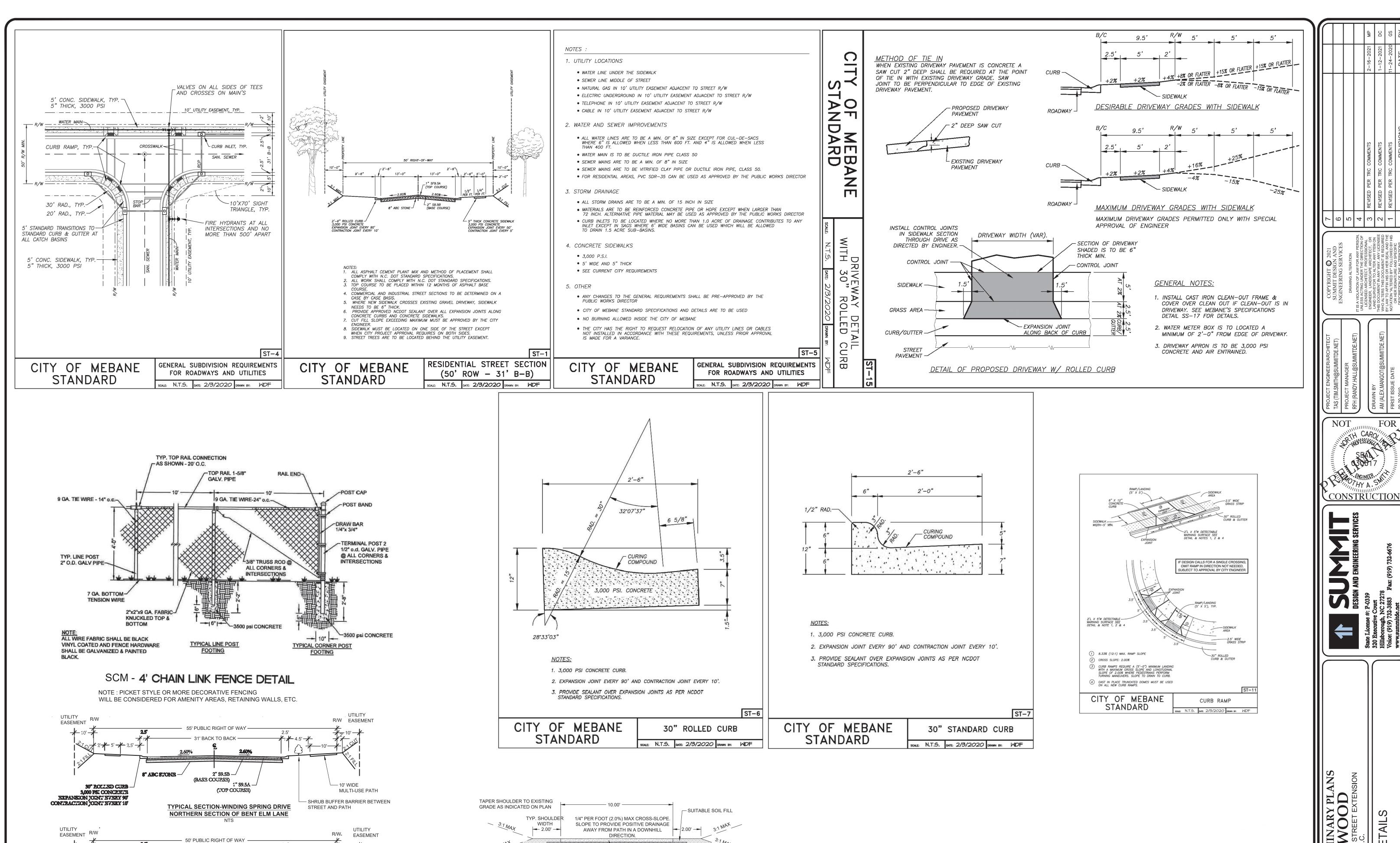
OAKWOOD STREET MEBANE, N.C.

19-0139

DRAWING NAME:

19-0139\_LS.dwg
SHEET NO.

∥ <sub>L-</sub>



— 6" THICK CONCRETE

(3,000 PSI MIN.)

TYPICAL MULTI-USE PATH SECTION - (CONCRETE)

(NOT TO SCALE)

EXTEND 4" DEPTH COMPACTED

8" ABC STONE -

30" ROLLED CURB -

3,000 PSI CONCRETE

HEPANSION JOINT HVHRY 90

CONTRACTION JOINT EVERY 10

2" S9.5B —

TYPICAL SECTION-PUBLIC STREETS

OTHER THAN WINDING SPRING DRIVE

(TOP COURSE)

- 5" THICK CONC. SIDEW

3,000 PSI CONCRETE

CONTRACTION JOINT

HEPANSION

EVERY 5

JOINT HVERY 50'

(BASE COURSE)

ABC STONE BASE 1' BEYOND EOP (TYP. EACH SIDE OF PATH) PROJECT NO. 19-0139 DRAWING NAME: 19-0139\_D.dwg SHEET NO. D-1

0 0 4 8 0 7

# PLANNING PROJECT REPORT

 DATE
 02/26/2021

 PROJECT NUMBER
 RZ 21-02

PROJECT NAME Oakwood Subdivision

Meritage Homes of The Carolinas

**APPLICANT** 3300 Paramount Parkway, STE 120

Mooresville, NC 27560

# **CONTENTS**

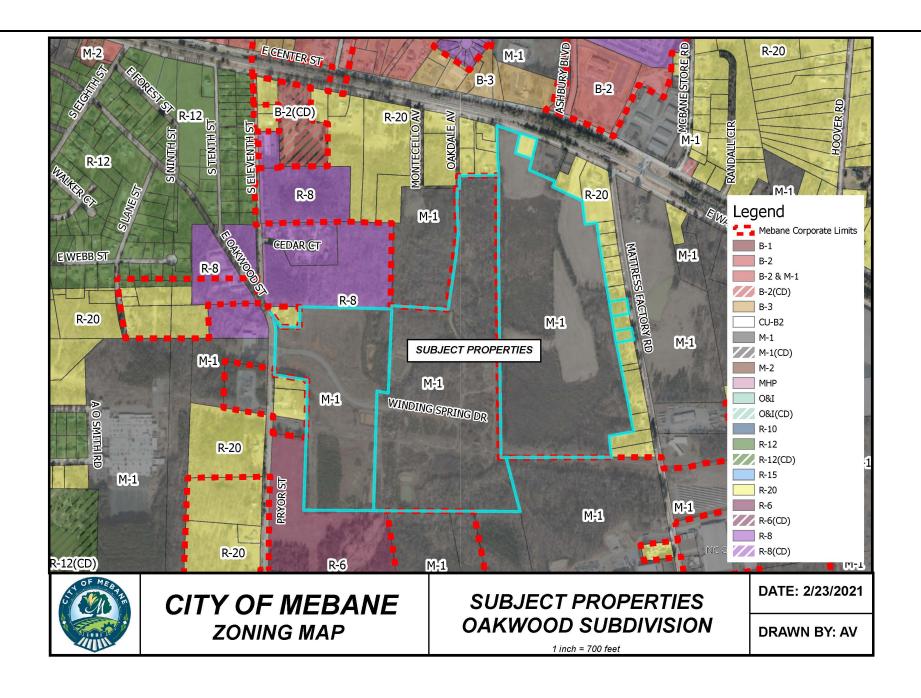
PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 2
LAND USE REPORT	PAGE 5
UTILITIES REPORT	PAGE 8
STAFF ZONING REQUEST RECOMMENDATION	PAGE 12

ZONING REPORT			
EXISTING ZONE	M-1 (Heavy Manufacturing District) and R	-20 (Residential District)	
REQUESTED ACTION	R-8(CD) and R-10 (CD) (Residential Condit	ional Zoning Districts)	
CONDITIONAL ZONE?	⊠YES □NO		
CURRENT LAND USE	Vacant Industrial, Vacant Single-Family Re	sidential	
PARCEL SIZE	+/- 133.9 acres		
PROPERTY OWNERS	Ticon Properties LLC 5836 Fayetteville Rd #201 Durham, NC 27713 PINs 9825404628 & 9825502531  Linda Davis & Lisa Borders 504 N First St Mebane, NC 2730 PIN 9825601982, 9825614053, 9825604799	Katherine S. Baily Heirs C/O Carol Bailey Yancey 29 Ridge Rd Jackson Springs, NC 27181 PIN 9825529420	
LEGAL DESCRIPTION	The applicant proposes to rezone six (6) properties totaling +/- 133.9 acres from M-1 (Heavy Manufacturing District) and R-20 (Residential District) to R-8(CD) and R-10 (CD) (Residential Conditional Zoning Districts) to allow for a residential cluster development of 134 townhomes and 275 single-family homes, 409 dwelling units total.  The adjacent properties to the east and north west of the site are zoned R-20 (Residential District). The properties to the north of the western-most parcel are zoned R-8 (Residential District), including the Cedar Hill Apartments. The property directly south of western most parcel is zoned R-6 (Residential District) for the Townes at Oakwood Square townhome development under construction. The site is also adjacent to several properties zoned M-1 (Heavy Manufacturing District) to the southeast and east, across Mattress Factory Road. The properties across the railroad tracks north of the site are zoned B-3 and B-1.		
AREA ZONING & DISTRICTS			
SITE HISTORY	A special use permit for a +/- 80.51-acre position of the Control of the Control of the Control of the Control of the American Control of the American Control of the American Control of the Control of	n 2008. The vested rights have expired. xt frontage that was constructed to serve	

cleared space and wooded sections with mature trees. Wetlands and a creek are present. An overhead utilities easement crosses through the southern portion of the

site is owned and used by Duke Energy for high-voltage transmission.

STAFF ANALYSIS		
CITY LIMITS?		
PROPOSED USE BY-RIGHT?	□YES ⊠NO	
SPECIAL USE?	□YES ⊠NO	
EXISTING UTILITIES?	⊠YES □NO	
POTENTIAL IMPACT OF PROPOSED ZONE	The proposed zoning district will support single-family and townhome residential uses consistent with the R-6, R-8, and R-20 development surrounding the site. The development's section of single-family detached units is proposed to neighbor the adjacent single-family detached residential districts and the section of townhomes is proposed to neighbor the adjacent higher density R-6 and R-8 residential districts. However, the residential development will be bordered by industrial zones to the south and east, most of which remain undeveloped and could present land use concerns in the future.	



LAND LICE DEPORT	
LAND USE REPORT	
EXISTING LAND USE	Vacant Industrial, Vacant Single-Family Residential
PROPOSED LAND USE & REQUESTED ACTION	The applicant proposes to rezone six (6) properties totaling +/- 133.9 acres
	from M-1 (Heavy Manufacturing District) and R-20 (Residential District) to
	R-8(CD) and R-10 (CD) (Residential Conditional Zoning Districts) to allow for
	a residential cluster development of 134 townhomes 275 single-family
	homes, 409 dwellings total.
PROPOSED ZONING	R-8(CD) and R-10 (CD) (Residential, Conditional Zoning Districts)
PARCEL SIZE	+/-133.9 acres
	Surrounding properties primarily include residential uses, industrial uses
	and vacant land. The properties to the north, east, and west of the site
	include single-family homes and vacant residential land. The Cedar Hill
4054   4410   105	Apartments are northwest of the site. The Townes at Oakwood Square
AREA LAND USE	townhome development under construction abuts the southwest corner of
	the site. The site is also adjacent to several industrial uses and vacant
	industrial land to the southeast and east, across Mattress Factory Road. The
	area across the railroad tracks is primarily commercial.
	The applicant proposes to provide +/-5,360' of a 10'-wide asphalt multiuse
	path through the development, running from Oakwood Street Extension to
<b>ONSITE AMENITIES &amp; DEDICATIONS</b>	E. Washington St. The applicant is also proposing to provide a private
	clubhouse, swimming pool, dog park, tot lot, and turf play area to
	exclusively serve development residents to be maintained by the HOA.
WAIVER REQUESTED	

WAIVER REQUESTED 

☑YES □NO

Note: Wetland impacts require federal and state permitting.

Townhome Lots:

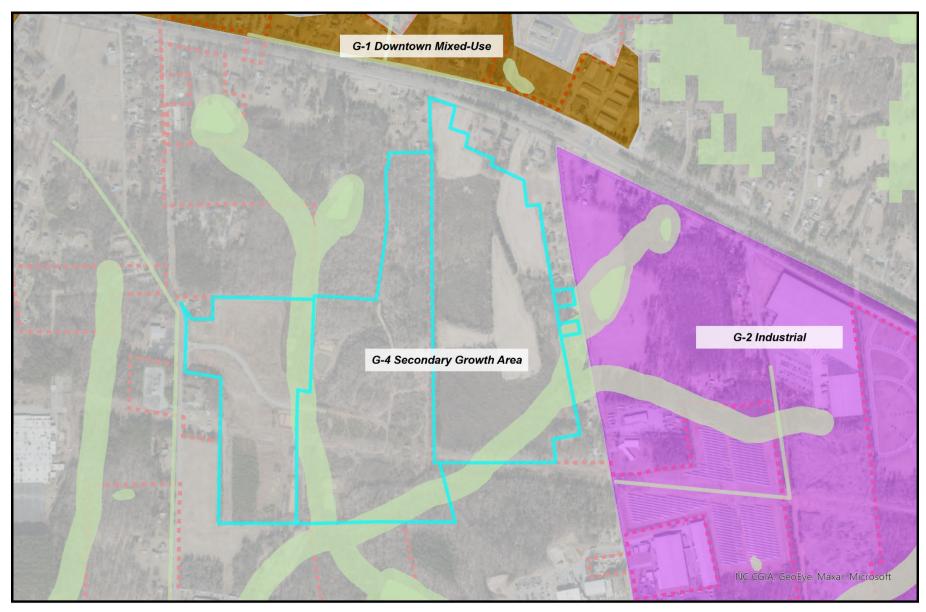
- A 20' front setback rather than the required 30'
- A minimum lot width of 21' rather than the required 85'
- A minimum lot size of 2,600 s.f.

Single-Family, Detached Lots:

- DESCRIPTION OF REQUESTED WAIVER(S)
- A 25' front setback rather than the required 30'
- A 5' side setback rather than the required 10'
- A 20' rear setback rather than the required 25'
- A minimum lot width of 51' rather than the required 70'

The applicant's public recreation area dedication totals 11.69 ac valued at \$205,393. The applicant is proposing to dedicate the new multi-use path, 1.23 acres of public recreation area valued at an estimated construction cost of \$643,741.25, as an alternate to the payment-in-lieu for this dedication. The multi-use path will be in the public right of way and be maintained by the City.

CONSISTENCY WITH MEBANE BY DESIGN STRATEGY		
LAND USE GROWTH STRATEGY	G-4 Secondary Growth Area	
DESIGNATION(S)	Conservation Area	
MEBANE BY DESIGN GOALS &	OPEN SPACE AND NATURAL RESOURCE PROTECTION 4.2	
OBJECTIVES SUPPORTED	Provide greenways, parks and open space connectivity between different land uses and across major transportation corridors, thereby advancing safety and health.	
	OPEN SPACE AND NATURAL RESOURCE PROTECTION 4.3 Support park, greenway, and open space expansion in developed and developing areas, prioritizing connectivity between each location.	
MEBANE BY DESIGN GOALS &		
OBJECTIVES <u>NOT</u> SUPPORTED		



1 inch = 700 feet

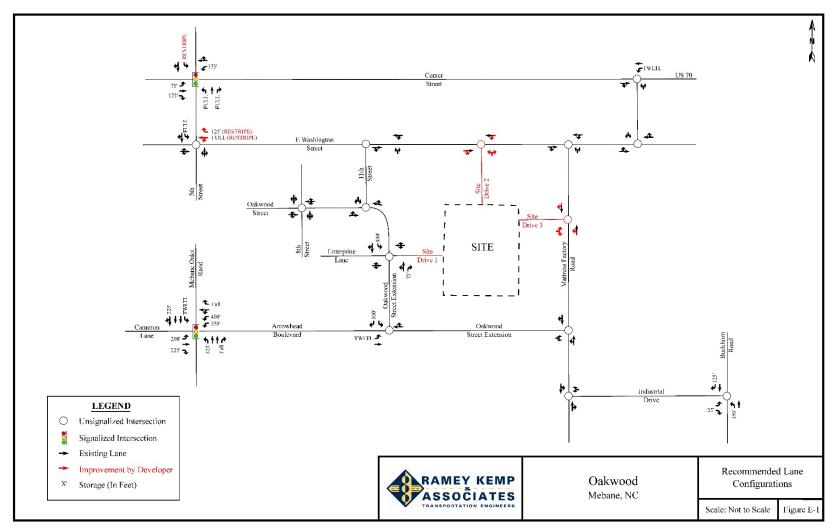
## **UTILITIES REPORT**

AVAILABLE LITHTIES	Wyrc Dao
AVAILABLE UTILITIES	⊠YES □NO
PROPOSED UTILITY NEEDS	Per the memorandum from Franz Holt of AWCK, the project has an estimated domestic water and sewer demand at approximately 61,350 gallons per day to support the development's 134 townhomes and 275 single-family homes. It features 8" and 12' water lines that will be served from the City's 12-inch water mains along Oakwood Street Extension, E. Washington Street and Mattress Factory Road. Sewer service is available on-site from previous extension. Sewer service is available on-site from previous extension. However, the L. J. Rogers sewer pump station (PS) serving this area is limited in permitted capacity requiring a new 12-inch sewer outfall extension from Tanger Outlets. In addition, the proposed 12-inch sewer outfall extension provides the City with the opportunity to eliminate L. J. Rogers PS and is requested to be considered for oversizing reimbursement per City policy.
UTILITIES PROVIDED BY APPLICANT	Applicant has pledged to provide all on-site utilities.
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate water & sewer supply to meet the domestic and fire flow demands of the project. While the City currently has available sewer capacity at the WRRF in excess of 0.75 million gallons per day (MGD) this project and other previously approved projects will reduce that capacity as they develop over time. To offset this reduction in capacity the City is actively pursuing additional capacity at the WRRF through a phased 0.5 MGD plant expansion (initial construction planned to start this summer).
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	⊠YES □NO
ADEQUATE STORMWATER CONTROL?	⊠YES □NO
INNOVATIVE STORMWATER MANAGEMENT?	□YES ⊠NO
	TRANSPORTATION NETWORK STATUS
CURRENT CONDITIONS	The proposed development includes three driveway connections.  Connections are proposed at E Oakwood St Ext, E Washington St Ext, and Mattress Factory Road, all of which are state maintained secondary routes.  Oakwood Street has average daily traffic volume of 2,600 trips and a
	Level of Service (LOS) C. It is projected to have an LOS D in 2040.

East Washington Street Extension is a major east west corridor within the city with an average with an average daily traffic volume of 2,700 trips. It has a current LOS C and is projected to have a LOS D in 2040. It is estimated that approximately 14,000 vehicles per day will utilize the of Mattress Factory Road nearest to the site and in 2040 it is currently projected to have LOS E. All forecasted conditions are deemed unsatisfactory performance by NCDOT.

Mattress Factory Road has Safety Score of 77.8 from NCDOT, with seven (7) incidents 2015 – 2019, none fatal/serious. The intersection of Mattress Factory Road and East Washington Street has had 10 crashes 2015 – 2019. No safety data is available for the East Washington or Oakwood Streets. No incidents have been reported on South 11<sup>th</sup> Street.

TRAFFIC IMPACT ANALYSIS	
REQUIRED?	⊠YES □NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	<ul> <li>E Washington Street Site Access:         <ul> <li>exclusive westbound left turn lane with 100' full storage and transitions along E Washington Street</li> <li>exclusive eastbound right turn lane with 100' full storage and appropriate deceleration taper along E Washington Street.</li> </ul> </li> <li>Mattress Factory Road Site Access         <ul> <li>exclusive northbound left turn lane with 100' full storage and transitions</li> <li>exclusive southbound right turn lane with 100' full storage and appropriate deceleration taper along Mattress Factory Road.</li> </ul> </li> <li>Additional Offsite Road Improvements         <ul> <li>NC 119 (Fifth Street) and US 70 (Center Street) intersection-re-stripe southbound approach to provide for extended left lane storage extending back to Clay Street.</li> <li>NC 119 (Fifth Street) and East Washington Street intersection-revise pavement markings on the westbound approach to provide a combination thru-left turn lane and an exclusive right turn lane</li> </ul> </li> </ul>
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	⊠YES □NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	⊠YES □NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	The applicant proposes to provide +/-5,360' of a 10'-wide asphalt multiuse path through the development, running from Oakwood Street Extension to E. Washington St. Consistent with the City's adopted plans, a multiuse path will also be provided along the frontage of Oakwood Street to connect to that provided by the Townes at Oakwood Square.



# STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION	■ APPROVE        □ DISAPPROVE
RATIONALE	The proposed development "Oakwood Subdivision" is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan. Specifically, it serves Goals 4.2 and 4.3. The proposed project is in harmony with the single-family and multifamily residential uses of some of its nearby properties.



March 3, 2021 Tim Smith, PE with Summit Design and Engineering Services 320 Executive Court Hillsborough, NC 27268

Subject: Oakwood Street Subdivision – Water and Sewer System

In regards to the subject Preliminary Subdivision Plans and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this letter is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

1) Water system – The project is to be served with from the City's 12-inch water mains along Oakwood Street Extension, E. Washington Street and Mattress Factory Road. Internal to the project site is an existing 12-inch water line stub in the existing paved section connecting to Oakwood Street Extension. It is proposed to be extended through the development creating a 12-inch looped system. In addition, proposed 8-inch water lines internal to the remaining street network will be stubbed to undeveloped adjacent property to the north and to the Townes at Oakwood Square development at the southern adjacent property line. When designed and installed to City and State standards and requirements these lines will become a part of the City's water distribution system.

The City has adequate water capacity available to meet the domestic demand at approximately 61,350 gallons per day and fire flow requirements.

2) Sanitary Sewer system – The project is to be served from connections to an existing 8-inch sewer outfall that runs through the property and is served by the L. J. Rogers sewer pump station (PS) which has limited capacity due to permitting restrictions. To resolve these limitations, a 12-inch sewer outfall is proposed to be extended from Tanger Outlets and connecting to the existing 8-inch sewer outfall before it enters L. J. Rogers PS also allowing for its future abandonment. Internal to the project site are proposed 8-inch sewer lines which will be extended to adjacent undeveloped property to the north. When designed and installed to City and State standards and requirements these lines will become a part of the City's sanitary sewer collection system.

The permitted sewer use is anticipated at 120,160 gallons per day (134 3-bedroom townhomes at 240 gallons per day and 275 4-bedoom homes at 320 gallons per day) at build out. Actual flow is typically less than permitted flow based on a historical water usage of 150 gpd per home which would make the expected sewer flow when tributary 61,350 gallons per day. While the City currently has available sewer capacity at the WRRF in excess of 0.75 million gallons per day (MGD) this project and other previously approved projects will reduce that capacity as they develop over time. To offset this reduction in capacity the City is actively pursuing additional capacity at the WRRF through a phased 0.5 MGD plant expansion (initial construction planned to start this summer). The City also has through its agreement with the City of Graham an additional 0.75 MGD in available sewer capacity for the possible reroute of sewer flow if and when needed. Lastly the City is actively smoke testing and flow monitoring portions of the collection system that are experiencing inflow/infiltration (I/I) in efforts to plan targeted future projects to regain lost sewer capacity.

If there are any questions, please let me know. Sincerely,

Franz K. Holt, P.E. City Engineer

CC: Audrey Vogel, Planner, Cy Stober, Development Director, and Kyle Smith, Utilities Director

CITY OF MEBANE 106 East Washington Street | Mebane, NC 27302





#### Technical Memorandum

Date: March 3, 2021

To: Audrey Vogel, City Planner

From: Franz K. Holt, P.E.

Subject: Oakwood Street Subdivision – City Engineering review

The preliminary plans for Oakwood Street Subdivision dated February 16th, 2021 and prepared by Tim Smith with Summit Design and Engineering Services in Hillsborough, NC, have been reviewed by the Engineering Department as a part of the TRC. Our technical review comments are as follows:

#### A. General

The Oakwood Street Subdivision is a 409 unit phased residential development proposed to include 134 townhomes (attached) and 275 single family homes (non-attached) on 134-acres and located between Oakwood Street Extension, E. Washington Street and Mattress Factory Road.

Stormwater management controls will be required for this project as planned built upon area exceeds 24%.

Water service is available at the site at all 4 proposed existing road connection points. An internal 12-inch water line loop is recommended and requested to be considered for oversizing reimbursement per City policy.

Sewer service is available on-site from previous extension. However, the L. J. Rogers sewer pump station (PS) serving this area is limited in permitted capacity requiring a new 12-inch sewer outfall extension from Tanger Outlets. In addition, the proposed 12-inch sewer outfall extension provides the City with the opportunity to eliminate L. J. Rogers PS and is requested to be considered for oversizing reimbursement per City policy.

Internal streets are considered local and to be constructed to the City standard of 31-ft. b-b roll curb and gutter section. The existing 41' b-b standard curb and gutter street section is proposed to be rebuilt due to the significant amount of proposed driveway and water/sewer service cuts. A proposed 10' concrete multi-use path is proposed to connect from Oakwood Street Extension to E. Washington Street and being located in the road right-of-way. All internal streets are proposed to have 5' concrete sidewalks on both sides of the road (except where the multi-use path is proposed). The connections to Oakwood Street Extension, E. Washington Street, and Mattress Factory Road (all NCDOT roads) will require right turn lanes and left turns. Street stubs are provided to adjacent undeveloped property to the north and a connection is proposed to the Townes at Oakwood Square development located at the southern adjacent property line.





Off-site sewer easements are needed for the proposed 12-inch sewer outfall extension and possible easements and right-of-way may be needed for the proposed turn lane improvements on E. Washington Street and Mattress Factory Road.

NCDOT driveway permits are required for the proposed roadway connections and turn lane Three-Party NCDOT encroachment agreements are required for proposed improvements. pedestrian improvements and water line connections inside NCDOT right-of-way.

#### B. Water and Sewer System Layout

In regards to the subject Preliminary Subdivision Plans and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

1. Water system – The project is to be served with from the City's 12-inch water mains along Oakwood Street Extension, E. Washington Street and Mattress Factory Road. Internal to the project site is an existing 12-inch water line stub in the existing paved section connecting to Oakwood Street Extension. It is proposed to be extended through the development creating a 12-inch looped system. In addition, proposed 8-inch water lines internal to the remaining street network will be stubbed to undeveloped adjacent property to the north and to the Townes at Oakwood Square development to the south. When designed and installed to City and State standards and requirements these lines will become a part of the City's water distribution system.

The City has adequate water capacity available to meet the domestic demand at approximately 61,350 gallons per day and fire flow requirements.

2. Sanitary Sewer system – The project is to be served from connections to an existing 8-inch sewer outfall that runs through the property and is served by the L. J. Rogers sewer pump station (PS) which has limited capacity due to permitting restrictions. To resolve these limitations, a 12-inch sewer outfall is proposed to be extended from Tanger Outlets and connecting to the existing 8inch sewer outfall before it enters L. J. Rogers PS also allowing for its future abandonment. Internal to the project site are proposed 8-inch sewer lines which will be extended to adjacent undeveloped property to the north. When designed and installed to City and State standards and requirements these lines will become a part of the City's sanitary sewer collection system.

The permitted sewer use is anticipated at 120,160 gallons per day (134 3-bedroom townhomes at 240 gallons per day and 275 4-bedoom homes at 320 gallons per day) at build out. Actual flow is typically less than permitted flow based on a historical water usage of 150 gpd per home which would make the expected sewer flow when tributary 61,350 gallons per day.







While the City currently has available sewer capacity at the WRRF in excess of 0.75 million gallons per day (MGD) this project and other previously approved projects will reduce that capacity as they develop over time. To offset this reduction in capacity the City is actively pursuing additional capacity at the WRRF through a phased 0.5 MGD plant expansion (initial construction planned to start this summer). The City also has through its agreement with the City of Graham an additional 0.75 MGD in available sewer capacity for the possible reroute of sewer flow if and when needed. Lastly the City is actively smoke testing and flow monitoring portions of the collection system that are experiencing inflow/infiltration (I/I) in efforts to plan targeted future projects to regain lost sewer capacity.

#### C. Watershed Overlay District and Phase II Stormwater Requirements

1. Watershed Overlay District requirements are provided under Sec. 5.2 of the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. The Oakwood Street subdivision project is tributary to Haw Creek, a Class V watershed and the Watershed Overlay District requirements do not apply to this project. This type of watershed classification (Class V) does not have density restrictions or built upon restrictions as required for the Graham-Mebane Lake watershed.

#### 2. Phase II Stormwater Post Construction Ordinance

Sec. 5.4 in the UDO provides standards for Storm Water Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO)). The standards in the UDO are general standards as the Ordinance itself provides detailed standards. The SPCO does apply to this project as it will disturb more than one acre of land and it is estimated that the new built upon will be more than 24% of the site. The project proposes to use several previously constructed wet ponds for storm water management which may require additional modification. All wet ponds are required to be fenced Storm Drainage System

#### D. Storm Drainage System

Sec. 5-4. D. in the UDO provides requirements for storm drainage systems. The preliminary site plans include a preliminary piping layout that indicates certain pipe locations, inlets, and discharge points. Stormwater flows from these pipes will be transported to stormwater management devices before being released.

#### E. Street Access and TIA

Internal streets are considered local and to be constructed to the City standard of 31-ft. b-b roll curb and gutter section. The existing 41' b-b standard curb and gutter street section is proposed to be rebuilt due to the significant amount of proposed driveway and water/sewer service cuts. A proposed 10' concrete multi-use path is proposed to connect from Oakwood Street Extension to





E. Washington Street and being located in the road right-of-way. All internal streets are proposed to have 5' concrete sidewalks on both sides of the road (except where the multi-use path is proposed). Street stubs are provided to adjacent undeveloped property to the north and a connection is proposed to the Townes at Oakwood Square development located at the southern adjacent property line.

A Traffic Impact Analysis was submitted and reviewed by the City's Traffic Engineer and NCDOT and indicated required improvements which are as follows:

Oakwood Street Extension – Egress shall consist of an exclusive left turn lane and exclusive right turn lane with appropriate pavement markings.

East Washington Street - Exclusive westbound left turn lane on East Washington Street with 100' of full storage and appropriate transitions per NCDOT guideline and an exclusive eastbound right turn lane on East Washington Street with 100' of full storage and appropriate deceleration taper per NCDOT guidelines.

Mattress Factory Road - Exclusive northbound left turn lane on Mattress Factory Road with 100' of full storage and appropriate transitions per NCDOT guidelines and an exclusive southbound right turn lane on Mattress Factory Road with 100' of full storage and appropriate deceleration taper per NCDOT guidelines.

NC 119 (Fifth Street) and US 70 (Center Street) Intersection - Restripe the southbound approach to provide for extended left lane storage extending back to Clay Street.

NC 119 (Fifth Street) and East Washington Street Intersection – Revise pavement markings on the westbound approach to provide a combination thru-left turn lane and an exclusive right turn lane.

#### F. Construction Plan Submittal

Sec. 7-6.7. A. in the UDO indicates that construction plans for all street facilities, including water and sewer facilities, shall be submitted following preliminary plat or site plan approval; therefore, construction plans are not required as a part of the site plan review. A utility plan is provided which generally shows the proposed water lines, sewer lines, and storm drainage and stormwater management devices to indicate that the project is feasible for utility service and providing stormwater management. Appendix E which is included in the UDO is a Construction Document checklist which is to be provided at such time as construction plans are submitted after Preliminary Site Plan approval. Based on city engineering review of the referenced preliminary site plans, it is my opinion that said plans are in substantial compliance with the UDO.

# Traffic Impact Analysis Oakwood Mebane, North Carolina





# TRAFFIC IMPACT ANALYSIS

**FOR** 

# **OAKWOOD**

**LOCATED** 

IN

# MEBANE, NORTH CAROLINA

Prepared For: Edens Land 2314 S. Miami Blvd., Suite 151 Durham, NC 27703

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910

February 2020



Prepared By: MLS

Reviewed By: JTR

# TRAFFIC IMPACT ANALYSIS OAKWOOD MEBANE, NORTH CAROLINA

#### **EXECUTIVE SUMMARY**

#### 1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Oakwood development in accordance with the City of Mebane (City) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located south of E Washington Street and west of Mattress Factory Road in Mebane, North Carolina. The proposed development is expected to be a maximum of 282 single-family home development and 138 townhomes, and is estimated to be built out in 2026.

Site access will be provided via one (1) full movement intersection along E Washington Street and one (1) full movement intersection along Mattress Factory Road. Site access will also be provided via one (1) existing intersection at Oakwood Street and Enterprise Lane. It should be noted that site access will also be provided via interconnectivity to the future Townes at Oakwood Square residential development and through a connection to Oakdale Avenue.

Based on the site plans for the proposed Oakwood development and future Townes at Oakwood Square development, a similar number of Oakwood site related trips may be expected to utilize the future interconnectivity through Townes at Oakwood Square as Townes at Oakwood Square related trips may be expected to utilize the proposed Oakwood development. To provide conservative results at the other site driveways, no site-related trips were assumed entering or exiting via the Townes at Oakwood Square driveways along Oakwood Street Extension. Oakdale Avenue is currently a gravel roadway and was not included in the study area based on scoping; therefore, it was assumed that minimal site traffic would utilize this driveway. To provide conservative results at the other site driveways, no site-related trips were assumed entering or exiting Oakdale Avenue.



#### 2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the City and NCDOT and consists of the following existing intersections:

- Mattress Factory and E Washington Street (unsignalized)
- Oakwood Street Extension and Mattress Factory (unsignalized)
- 5th Street and E Washington Street (unsignalized)
- 5th Street and Center Street (signalized)
- Oakwood Street Extension and Arrowhead Boulevard (unsignalized)
- Arrowhead Boulevard / Cameron Lane and Mebane Oaks Road (signalized)
- 11th Street and Oakwood Street (unsignalized)
- 11th Street and Washington Street (unsignalized)
- Oakwood Street and 8th Street (unsignalized)
- Railroad Crossing and Center Street (unsignalized)
- Railroad Crossing East of Mattress Factory Road and E Washington (unsignalized)
- Buckhorn Road and Industrial Drive (unsignalized)
- Mattress Factory Road and Industrial Drive (unsignalized)

Traffic volumes for the above study intersections were determined based on traffic counts conducted at the study intersections listed above, in May of 2019 by RKA, during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Traffic volumes were balanced between study intersections, where appropriate.

#### 3. Site Trip Generation

The proposed development is assumed to consist of a maximum of 282 single-family homes and 138 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 10<sup>th</sup> Edition. Table E-1, on the following page, provides a summary of the trip generation potential for the site.



LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	282 dwellings	2,700	51	154	173	102
Townhomes (220)	138 dwellings	1,000	15	50	50	29
Total	420 dwellings	3,700	66	204	223	131

**Table E-1: Site Trip Generation** 

#### 4. Future Traffic Conditions

Through coordination with the City and NCDOT, it was determined that an annual growth rate of 1% would be used to generate projected (2026) weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be considered under future conditions:

- Mebane Town Center
- Townes at Oakwood Square

It should be noted that Project Titanium, an expansion to an existing industrial site located along Industrial Drive to the west of Buckhorn Road, was approved after the initial MOU submittal. The approved expansion, anticipated to be completed in 2021, is expected to add approximately 203,400 sq. ft. of manufacturing land use to the existing 345,225 sq. ft. industrial site. The shifts for the industrial portion of the existing site occur from 7:00AM – 3:00PM and from 3:00PM – 11:00PM and are expected to continue as such with the expansion. Since the AM shift starts at 7:00 AM, the peak trips for Project Titanium would be expected to occur prior to the weekday AM peak hour analyzed for the Oakwood residential development (7:00 – 9:00 AM). Similarly, the PM shift starts at 3:00 PM; therefore, the peak trips for Project Titanium would be expected to occur prior to the weekday PM peak hour analyzed for the Oakwood residential development (4:00 – 6:00 PM). Based on coordination with the City and NCDOT, the initial MOU was deemed to still be an accurate estimation of background growth and that Project Titanium trips that would be expected to occur during the weekday peak hours for the Oakwood development would be expected to be captured in the background growth rate.



The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2019) Traffic Conditions
- Background (2026) Traffic Conditions
- Combined (2026) Traffic Conditions

### 5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for existing (2019), background (2026), and combined (2026) conditions. Refer to Section 7 of the report for the capacity analysis summary performed at each study intersection.

#### 6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

#### **Recommended Improvements by Developer**

#### 5<sup>th</sup> Street and Center Street

• Restripe the existing exclusive southbound left-turn lane to have full width storage back to Clay Street.

#### 5<sup>th</sup> Street and E Washington Street

- Restripe the existing westbound shared through / right-turn lane as an exclusive right-turn lane.
- Restripe the existing westbound exclusive left-turn lane as a shared left-turn / through lane.

#### Oakwood Street Extension and Enterprise Lane / Site Drive 1

- Provide site access via a full movement intersection. The site drive currently exists with one ingress lane and one egress lane.
- Provide stop control for Site Drive 1.



## E Washington Street and Site Drive 2

- Provide site access via a full movement intersection with one ingress lane and one egress lane.
- Provide stop control for Site Drive 2.

## Mattress Factory Road and Site Drive 3

- Provide site access via a full movement intersection with one ingress lane and one egress lane.
- Provide stop control for Site Drive 3.



