

## **V. AREA A (Villas & Maintenance)**

### *DESCRIPTION OF USE*

As highlighted above and as requested by this Application, Area A will consist of the addition of 35 duplex villas and the relocation of the maintenance facility within Area A.

#### *VILLAS*

The villas proposed will be similar to those within the existing community and adjacent to Area A. These duplex buildings provide a portion of the Independent Living housing opportunities at Carolina Meadows. The Villas at Carolina Meadows were designed to provide residents the comforts and amenities of home with particular attention to their efficiency and care. Villas range from 1,200 to 1,850 square feet. With eight different floor plans to choose from, the Villas offer affordable, superior quality one and two-bedroom homes, some with dens. All villas have a garage and private patio. Floor plans may be modified, within certain limits, to meet residents' personal needs and preferences<sup>3</sup>.

A variable width vegetated buffer is proposed along Whippoorwill Lane and Old Farrington Road. The buffer will range in width from approximately 90' to 140'. The vegetation within this buffer will remain with additional plantings and berms added as depicted on the Sketch Master Plan at the end of this section.

#### *MAINTENANCE FACILITY*

Carolina Meadows employs a full-time maintenance staff whose responsibilities include the daily maintenance of the grounds and landscape for the entire community, the nine-hole golf amenity, and the private streets and parking areas located throughout the community.

There is an existing maintenance facility located in the southern portion of Area A, near Whippoorwill Lane. This facility contains several buildings for the storage of maintenance equipment and materials, employee work space, and offices. There are also paved areas for employee parking and for the staging of maintenance operations.

This entire facility will be relocated to the northern section of Area A, adjacent to the existing wastewater treatment facility. This location places two compatible uses adjacent to one another while allowing maintenance operations to continue with minimal disruption to the residents in the community. This location will also allow for access from the existing driveway on Old Farrington Road currently being used for the wastewater facility. Through a cross-access agreement with Aqua America, a gated driveway connection will be constructed into the maintenance facility. The gated entry will limit access to only authorized vehicles while providing a route for employee and service vehicles that increases safety by minimizing potential interaction and disruption to the community residents.

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<sup>3</sup> [http://www.carolinameadows.org/a\\_c\\_look/index.html](http://www.carolinameadows.org/a_c_look/index.html)

## EXISTING CONDITIONS

Area A consists of approximately 42.9 acres located along the southeastern boundary of the Carolina Meadows property. This site is bounded on two sides by the public rights of way of Old Farrington Road (SR 1726) and Whippoorwill Lane (SR 1727). The site consists of mixed hardwoods and pines with previously cleared areas for the maintenance facility, soccer field, and existing pond.

The topography is gently rolling, with approximately 82% of the site having slopes of 10% or less. Over 90% of the site contains slopes less than 15%. The minimal areas of steep slopes are either outside of the proposed development area or are as a result of the earthwork done in creating the existing soccer field. The topography on the site is well suited for the type of development proposed in this application.

Soil & Environmental Consultants, P.A. from Raleigh, NC has completed a field delineation of the existing wetlands and streams on the site. Buffers will be provided along these jurisdictional features as required by the Chatham County Watershed Ordinance.

## ROADWAYS

As with the existing internal streets in the community, all proposed streets will be private and will be maintained by Carolina Meadows. The streets will be designed with a narrow width to encourage slower traffic speeds throughout the community, promoting a safe environment for the residents. Consistent with the existing community, the streets in Area A will have curb and gutter. While providing a function for stormwater collection, the curb and gutter will clearly delineate the edge of the street, providing a visual barrier for residents who drive themselves through the community. The curb will also provide a physical barrier for cars backing out of driveways, minimizing the potential for the car to leave the street. Another benefit of the curb and gutter system is that, without the need for a ditch, it allows for the shoulder of the streets to be graded to accommodate a sidewalk system.

## STORMWATER MANAGEMENT

This site lies within the WS-IV PA watershed and which limits the impervious surface or “built upon” area. Since this section of the project will include a curb and gutter street system, the maximum allowable impervious surface is 24% of the site. Based on the current development plans, the anticipated impervious surface area is approximately 22.0%, or well below the allowable limit.

Stormwater runoff from impervious areas within Area “A” will be directed through BMP structures prior to release into buffered ephemeral channels. In order to reduce nitrogen loading in downstream channels, each BMP will include a level spreader to distribute discharge thru a filter strip for the 1” storm from the BMP. Larger storm events will be discharged through a separate structure. The proposed BMP’s will be dry extended detention basins due to the limited drainage area captured within each structure.

What follows in this section is the series of exhibit maps and reports listed below that provide supporting information specific to Area A. The exact layout, size, and orientation of buildings may vary slightly from these plans, but the number and density of the residential units will be no greater than shown on the plans.

### *LIST OF INCLUDED FIGURES*

**Sketch Master Plan**

**Aerial Map with Existing Features**

**Topography**

**Elevation Banding**

**Slope Analysis**

**Typical Roadway Sections**

**Landscape Plan – Maintenance Area**

**Stormwater Plan with Impervious Coverage**

**Lighting Plan – Maintenance Area**

**Wetland & Stream Buffer Evaluation**