

MEMORANDUM

To: Lynn Richardson
Chatham County Planning

From: Kevin Hamak
Project Manager, Land Planning

Re: Briar Chapel Phase 4
Conditional Use Permit Stipulations
NEW-05041

The following are our responses to the Conditional Use Permit Stipulations which are in italics. The Phase 4 responses are in bold print.

ZONING

#1 Construction Deadlines

Phase 4: A schedule titled ‘Briar Chapel Phase 4 - Start and Completion Projections’ has been provided with the Preliminary Plat application.

#2 Land Use Intensity

CUP	Gross Land Area	1,589 acres
-----	-----------------	-------------

CUP	Max Impervious surface area	24%
Phase 4:	Impervious surface area	2.9%

CUP	Maximum Number of Dwelling Units	2,389
Phase 4:	Number of Dwelling Units	323

#3 Watershed Management.

Phase 4: Prior to Final Plat, the Developer shall submit evidence of compliance satisfactory to the Planning Department.

#4 Stormwater Management.

Phase 4: A Stormwater Management Plan shall be submitted with the Final Plat. An engineers certification that stormwater management control measures for the phase have been

Ms. Lynn Richardson
Response to 1st Round Comments
Briar Chapel Phase 4
September 25, 2006
Page 2 of 4

constructed prior to issuance of a Certificate of Occupancy for the first structure in that phase

#5. Fire Flow

Phase 4: Prior to Final Plat, the Developer shall submit evidence of compliance satisfactory to the Chatham County Fire Marshal and the Planning Department.

#6 Lighting Plan.

Phase 4: The Developer shall place note on the Final Plat stating that lighting will conform to the Draft Chatham County Lighting Ordinance and shall submit a lighting plan for this phase with the final submittal.

#7 Utility and Access Easements.

Phase 4: Prior to Final Plat, the Developer shall submit evidence of compliance satisfactory to the Planning Department.

#8 Unity of Development.

Phase 4: Prior to Final Plat, the Developer shall submit evidence of compliance satisfactory to the Planning Department.

#9 Permits:

Phase 4: All permits required for Preliminary Plat have been submitted and a list is available from the Planning Department.

#10. Improvements

Phase 4: The Developer shall be responsible for all off-site improvements required for Briar Chapel in accordance with this stipulation.

11. Parking And Off-Street Loading Areas.

Phase 4: Off-street parking and loading shall be shown on future submittal for the Future Community Center. Sidewalks and trails

Ms. Lynn Richardson
Response to 1st Round Comments
Briar Chapel Phase 4
September 25, 2006
Page 3 of 4

are shown throughout this phase to provide for pedestrian and bicycle circulation. As per the approved Briar Chapel Conditional Use Application, locations for park-and-ride spaces and transit stops will be located within or near the Town Center, the Village Center and the Community Center and/or where any authorized transit authority may determine necessary.

13. Utilities.

Phase 4: Prior to Final Plat, the Developer shall provide information regarding availability of adequate water supply and feed paid for this phase with final plat submittal to the Planning Department. Permits from NCDENR regarding WWTP and spray area for Phase IV have been provided with the Preliminary Plat application.

14. Public Facilities:

Phase 4: These Public Facilities are not present in this phase and will be addressed in the future phases in which they are planned.

15. Landscaping:

Phase 4: (a) The road adjacent to the Tripp property was removed via zoning modification in 2006.

(b). The pedestrian bridge connecting to Polks Landing will meet the Chatham county Flood Ordinance and will be field located for minimum impact. Prior to Final Plat, the Developer shall submit evidence of compliance satisfactory to the Planning Department.

16. Archaeological Survey.

Phase 4: This has been submitted with the Preliminary Plat.

17. Solid Waste Management Plan.

Phase 4: This has been submitted with the Preliminary Plat.

18. Detailed Site Plan

Ms. Lynn Richardson
Response to 1st Round Comments
Briar Chapel Phase 4
September 25, 2006
Page 4 of 4

Phase 4: Prior to Final Plat, the Developer shall submit evidence of compliance satisfactory to the Planning Department.

19. Stages

Phase 4: Briar Chapel will be constructed in phases.

20. Moderate Income Housing.

Phase 4: The neighborhood blocks labeled Future Residential Development shall meet the required 2.5% Moderate Income Housing requirement for Phase 4.

#21. Environment:

Phase 4: All lots have been removed from Bennett Mountain. The Developer will comply with the requirements of this stipulation.

#22. Erosion Control:

Phase 4: This has been submitted with the Preliminary Plat.

#23. Silt Control:

Phase 4: This has been submitted in order to gain the Erosion Control Permit.

#24-#28

Phase 4: So Noted.