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THE JOHN R. McADAMS COMPANY, INC.

MEMORANDUM

Date: September 28, 2006

To: Keith Megginson
Director, Chatham County Planning

From: Kevin Hamak, RLA
Land Planning Group

Re: **Briar Chapel Phase 4
Private Street Justification
NEW-05041**

Phase 4 Private Street Summary

Tobacco Farm Way, Grovewood Lane, and Endor Drive (Private Streets)

In reference to the need for the private streets around the Community Center, the streets in Briar Chapel were originally proposed under the NCDOT Traditional Neighborhood Development (TND) Street Guidelines. Since then, NCDOT has required Briar Chapel to follow the standards within the NCDOT Subdivision Roads manual. Although this has not changed the overall street network of the community as approved in the Conditional Use Permit Master Plan, three private streets adjacent to the Community Center have become necessary.

Because of the NCDOT change, any public on-street parking that was originally required by the NCDOT TND Street Guidelines can no longer be counted towards parking needed for the Community Center. The use of private streets around the Community Center will allow for a minimum of off-street parking lots within the Briar Chapel neighborhoods.

Also, as shown on the CUP Master Plan, there are townhomes and narrow single-family detached homes planned for the two Phase 4 Future Development blocks adjacent to the Community Center. The concentration of residences within shorter walking distances of key community gathering places is a hallmark of the Briar Chapel Master Plan, but also necessitates the need to be able to designate informal on-street parking.

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Mr. Keith Megginson
Briar Chapel Phase 4
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Sunnyside Court (Shared Private Drive)

The shared private drive Sunnyside Court, serving lots along Bennett Ridge Road, is necessary to allow for a larger open space corridor, adjacent to the ephemeral stream buffer running through this neighborhood, than the original master plan provided. These lots are also accessed for garage use by a rear alley Arrowwood Bend with Sunnyside Court being primarily for visitor and front door access.

Windy Knoll Circle (Shared Private Drive)

The shared private drive Windy Knoll Circle, serving the lots around the traffic circle at the intersection of Briar Chapel Parkway and Great Ridge Parkway, is necessary to provide front door visitor access to these residences that will frame the traffic circle. These lots are primarily served by rear access via alleys, but will have their front doors facing the traffic circle. This layout has not changed from the original CUP Master Plan approval.