



Since 1979

THE JOHN R. McADAMS COMPANY, INC.

MEMORANDUM

To: Lynn Richardson
Chatham County Planning

From: Mike Sanchez, PE
Director, Land Development

Date: April 22, 2009

Re: Briar Chapel Phase 5 South A
Conditional Use Permit Stipulations
NEW-06030

The following are our responses to the Conditional Use Permit Stipulations which are in italics. The Phase 5 South A responses are in bold print.

ZONING

#1 Construction Deadlines

Phase 5 South A: A schedule titled 'Briar Chapel Phase 5 - Start and Completion Projections' has been provided under separate cover.

#2 Land Use Intensity

CUP	Gross Land Area	1,589 acres
CUP	Max Impervious surface area	24%
Phase 5 South A:	Impervious surface area	0.25%
CUP	Maximum No. of Dwelling Units	2,389
Phase 5 South A:	Number of Dwelling Units	28

#3 Watershed Management.

Phase 5 South A: Prior to Final Plat, the Developer shall submit evidence of compliance satisfactory to the Planning Department.

Research Triangle Park, NC
Post Office Box 14005
Research Triangle Park,
North Carolina 27709
2905 Meridian Parkway
Durham, North Carolina 27713
800-733-5646
919-361-5000
919-361-2269 Fax

Charlotte, NC
6701 Carmel Road
Suite 205
Charlotte, North Carolina 28226
800-733-5646
704-527-0800
704-527-2093 Fax

Wilmington, NC
3904 Oleander Drive
Suite 200
Wilmington, North Carolina 28403
800-733-5646
910-799-8181
910-799-8171 Fax

www.johnr-mc-adams.com

Design Services Focused On Client Success



Ms. Lynn Richardson
Preliminary Plat Submittal
Briar Chapel Phase 5 South A
April 22, 2009
Page 2 of 5

#4 Stormwater Management.

Phase 5 South A: A Stormwater Management Plan shall be submitted with the Final Plat. Also, an engineer's certification that stormwater management control measures for the phase have been constructed will be prepared prior to issuance of a Certificate of Occupancy for the first structure in that phase.

#5. Fire Flow

Phase 5 South A: 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 5 South A: 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 5 South A: Prior to Final Plat, the Developer shall submit evidence of compliance satisfactory to the Planning Department.

#8 Unity of Development.

Phase 5 South A: Prior to Final Plat, the Developer shall submit evidence of compliance satisfactory to the Planning Department.

#9 Permits:

Phase 5 South A: All permits required for Preliminary Plat have been submitted and a list is available from the Planning Department.



Since 1979

THE JOHN R. McADAMS COMPANY, INC.

Ms. Lynn Richardson
Preliminary Plat Submittal
Briar Chapel Phase 5 South A
April 22, 2009
Page 3 of 5

#10. Improvements

Phase 5 South A: 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 5 South A: Sidewalks 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 5 South A: The Developer has paid the required water availability fee for the 28 lots that are part of Phase 5 South A. Permits from NCDENR regarding the reclamation facility and spray area for Phase 5 South A were previously submitted with the preliminary plat for Phase 4. The same permits apply for Phase 5 South A.

14. Public Facilities:

Phase 5 South A: 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 5 South A: (a) The road adjacent to the Tripp property was removed via zoning modification in 2006.

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



Ms. Lynn Richardson
Preliminary Plat Submittal
Briar Chapel Phase 5 South A
April 22, 2009
Page 4 of 5

16. Archaeological Survey.

Phase 5 South A: The overall Briar Chapel Archaeological Survey findings were previously submitted with the Phase 4 Preliminary Plat.

17. Solid Waste Management Plan.

Phase 5 South A: This was previously submitted with the Phase 4 Preliminary Plat.

18. Detailed Site Plan

Phase 5 South A: Prior to Final Plat, the Developer shall submit evidence of compliance satisfactory to the Planning Department.

19. Stages

Phase 5 South A: Briar Chapel will be constructed in phases.

20. Moderate Income Housing.

Phase 5 South A: Currently, there are 11 Affordable Housing Units (AHUs) designated in Briar Chapel for the previous residential phase (Phase 4) platted. That phase contains 353 lots including the clubhouse and information center. Therefore, the current AHU percentage rate equals 3.11%, which exceeds the 2.5% required by the approval conditions. Since the AHU lots for Phase 5 are to be dedicated for Phase 5 North, which will be developed in the future, no lots in Phase 5 South A were to be designated for AHU. With the addition of the proposed 28 lots for Phase 5 South A, the total number of lots will increase to 381 thereby an AHU percentage rate of 2.9% will still be maintained.

#21. Environment:

Phase 5 South A: As previously noted in the Phase 4 Preliminary Plat submittal, all lots were previously removed from Bennett Mountain. The Developer will comply with the requirements of this stipulation.



Ms. Lynn Richardson
Preliminary Plat Submittal
Briar Chapel Phase 5 South A
April 22, 2009
Page 5 of 5

#22. Erosion Control:

Phase 5 South A: This has been submitted with the Preliminary Plat.

#23. Silt Control:

Phase 5 South A: This has been submitted in order to gain the Erosion Control Permit.

#24-#28

Phase 5 South A: So Noted.