

April 11, 2013

Lynn Richardson  
Chatham County Planning  
80-A East Street  
Pittsboro, NC 27312-0130

Re: Briar Chapel Phase 7-Conditional Use Permit Stipulations

Dear Ms. Richardson:

The following are our responses to the Conditional Use Permit Stipulations for Briar Chapel Phase 7.

1. Construction Deadlines

- a. Estimated Start Date: May 6, 2013
- b. Estimated Completion Date: October 13, 2014

2. Land Use Intensity

a. Overall Briar Chapel

- i. Gross land area (acres) = 1,589
- ii. Maximum impervious surface area = 24%
- iii. Maximum number of dwelling units = 2,389

b. Phase 7

- i. Gross land area (acres) = 53.54
- ii. Impervious surface area (acres) = 19.6
- iii. Number of dwelling units = 166
- iv. Maximum impervious surface (relative to overall) = 1.23%
- v. \*Cumulative impervious surface = 21.4%

\*Cumulative percentage is based on actual phase design for phases platted prior to Phase 7 and projected for future phases.

3. Watershed Management

- a. Updated impervious surface calculations are included with this submittal.



4. Stormwater Management
  - a. A Stormwater Management Plan has been designed by McKim & Creed, Inc. and approved by NCDENR-DWQ. A certificate of completion stating that stormwater control measures were observed to be built within substantial compliance and intent of the 401 Water Quality Certification and Buffer Rules, the approved plans and specifications and other supporting materials, will be submitted to NCDENR-DWQ upon completion of the work. Also, impervious surface calculations are included with this submittal.
5. Commercial Use
  - a. Commercial use is not proposed in this phase.
6. Lighting Plan
  - a. Applicant shall place note on the final plat stating that all area lighting shall meet County standards and not adversely affect adjoining residential areas.
7. Utility and Access Easements
  - a. Utility and access easements have been shown on the approved construction documents.
8. Unity of Development
  - a. The residences projected for Phase 7 will be consistent with those approved in the previous phases.
9. Permits
  - a. Applicable permits required for Preliminary Plat have been obtained and are included within this submittal.
10. Improvements
  - a. No off-site improvements are necessary for this phase.
11. Parking and off-street loading areas
  - a. Sidewalks are shown throughout this phase to provide for pedestrian and bicycle circulation. Parking areas have been provided in various locations throughout Phase 7 along the public roads and alleys.
12. Streets
  - a. Eleven (11) public roadways and eight (8) private alleys are included in Phase 7. The roadways have been approved by NCDOT.
13. Utilities
  - a. The proposed water main design was approved by Chatham County Public Utilities and NCDENR Public Water Supply. The permits are included with this submittal.
  - b. The proposed sanitary sewer design for Phase 7 was approved by NCDENR-DWQ and is included with this submittal. Also, the

NCDENR-DWQ wastewater treatment/reclaimed water/spray irrigation permit is included with this submittal.

14. Public Facilities

- a. The public facilities listed in the Conditional Use Permit are not proposed within this phase.

15. Landscaping/Screening

- a. Not applicable in this phase.

16. Archaeological Survey

- a. Based on the August 2006 report by ESI (entitled "An Intensive Cultural Resource Investigation: Briar Chapel, Chatham County, NC"), there is a cemetery located near but outside of the proposed right-of-way of Phase 7. According to the report, the cemetery is not eligible for the Nation Register. Based on the recommendation for this site in the ESI report, a 25-foot buffer will be established to protect the cemetery from construction activities.

17. Solid Waste Management Plan

- a. A solid waste management plan has been previously submitted and no changes are proposed for this phase.

18. Detailed site plan

- a. The detailed site plan included with this submittal conforms to the intent of the approved Briar Chapel Master Plan.

19. Stages

- a. Phase 7 will be constructed as a phase of the overall Briar Chapel development.

20. Moderate Income Housing

- a. Requirements have been met. No further obligations are required.

21. Environment

- a. This stipulation involves the Bennett Mountain area of the development. Phase 7 is not located in or near the Bennett Mountain area.

22. Erosion Control

- a. The approved erosion control plan and permit are included with this submittal.

23. Silt Control

- a. Silt control is part of the approved erosion control plan. See response to Erosion Control above.

24. Items #24-#29 in the CUP Stipulation List
  - a. Items #24-#29 are duly noted.

If you have any questions during your review, please do not hesitate to call me at (919) 233-8091. Thank you for your assistance.

Sincerely,  
McKim & Creed, Inc.



Chris Seamster, PLA  
Project Manager

Cc: Mr. Lee Bowman