

SUMMARY OF IMPERVIOUS SURFACE CALCULATIONS
BRIAR CHAPEL DEVELOPMENT
December 14, 2018

OVERALL IMPERVIOUS SUMMARY

Original Total Site Area		1,589.36 ac
Minus Dollar Property Tract		11.22 ac
NEW Total Site Area		1,578.14 ac
	TOTAL PHASE IMPERVIOUS (SF)	TOTAL PHASE IMPERVIOUS (AC)
Total Phase 2	230,840	5.30 ac
Total Phase 4	2,645,299	60.73 ac
Total Phase 5S	262,636	6.03 ac
Total Phase 5N	740,692	17.00 ac
Total Phase 6S	786,938	18.07 ac
Total Phase 6N	588,450	13.51 ac
Total Phase 7	1,047,000	24.04 ac
Total Phase 8	458,391	10.52 ac
Total Phase 9	539,333	12.38 ac
Total Phase 10	418,016	9.60 ac
Total Phase 11	760,592	17.46 ac
*Total Phase 12	875,663	20.10 ac
Total Phase 13 - Section 1 & 2	162,048	3.72 ac
*Total Phase 13 - Section 3	278,524	6.39 ac
*Total Phase 14	243,632	5.59 ac
Phase 15S	672,461	15.44 ac
Phase 15N/Boulder Point Ext.	341,248	7.83 ac
Phase 16S	625,625	14.36 ac
Phase 16N	314,264	7.21 ac
County Park	76,314	1.75 ac
Margaret B Pollard Middle School	318,823	7.32 ac
Woods Charter School	180,911	4.15 ac
Water Tank Site	13,755	0.32 ac
Water Treatment Plant	38,590	0.89 ac
*County School Parcel (Planned)	348,480	8.00 ac
BC SD North	154,399	3.54 ac
BC Tennis Center (Sport Courts)	104,504	2.40 ac
Andrews Store Connector	41,968	0.96 ac
*BC Commercial - SD West	952,293	21.86 ac
*BC Commercial - SD East	729,922	16.76 ac
Catullo Run/Taylor Road Improvements	25,883	0.59 ac
BC Parkway Gravel Rumble Strips	2,505	0.06 ac
*County Fire/EMS Site (planned)	38,502	0.88 ac
*Chapel in the Pines	28,750	0.66 ac
Total Impervious	15,047,252	345.44
Total Impervious Percent	21.89%	

*Future development impervious area projections estimated based on early preliminary land planning efforts at date of submittal.

December 14, 2018

Ms. Kimberly Tyson
Chatham County Planning
80-A East Street
Pittsboro, NC 27312-0146

Re: Briar Chapel Phase 12-Conditional Use Permit Stipulations

Dear:

The following are our responses to the Conditional Use Permit Stipulations for Briar Chapel Phase 12.

1. Construction Deadlines
 - a. Estimated Start Date: May 18, 2019
 - b. Estimated Completion Date: February 1, 2020

2. Land Use Intensity
 - a. Overall Briar Chapel
 - i. Gross land area (acres) = 1,578 (Total updated for removal of Roberts tract)
 - ii. Maximum impervious surface area = 24%
 - iii. Maximum number of dwelling units = 2,650

 - b. Phase 12
 - i. Gross land area (acres) = 36.19
 - ii. Impervious surface area (acres) = 20.10
 - iii. Number of dwelling units = 134
 - iv. Maximum impervious surface (relative to overall) = 1.27%
 - v. *Cumulative impervious surface = 21.89%

*Cumulative percentage is based on actual phase design for phases platted prior to Phase 12 and projected for future phases.

Venture IV Building

Suite 500

1730 Varsity Drive

Raleigh, NC 27606

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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 NCDEQ-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 NCDEQ-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 12 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.
 - b. Parallel parking areas are shown throughout this phase.
12. Streets
 - a. Three (3) public roads and two (2) private alleys are included in Phase 12.
13. Utilities
 - a. The proposed water main design was approved by Chatham County Public Utilities and NCDEQ Public Water Supply. The permits are included with this submittal.
 - b. The proposed sanitary sewer design for Phase 12 was approved by NCDEQ-DWR and is included with this submittal. Also, the NCDEQ-

DWR 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 are no cemeteries or structures eligible for the National Register within the project area of Phase 12 nor any structures or cemeteries 50 years old or older.

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 12 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 12 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