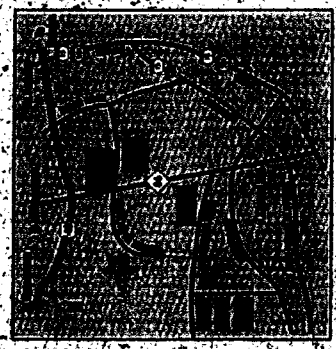


(WEAVER DAIRY ROAD V. 11/10/02)
 COV' U CONCEPT PLAN
 5/16/15

LARKSPUR

- Expansive Chapel Redevelopment
- 86 single-family homesites featuring home design & construction by Chapel Hills award-winning Zinn Design-Build
- Amenity area with clubhouse, pool & playground
- Two-minute drive to I-40
- Chapel Hill Northside
- Timely Shopping Centers
- Five-minute drive to downtown Chapel Hill
- Convenient to Duke and UNC
- Neighborhood trails connect with Chapel Hill Rails/Trails system and Larkspur Open Space



Disclosure:

Please refer to the Recorded Plat for actual lot sizes and dimensions. This Plan is for illustrative purposes only.



WEAVER DAIRY ROAD



Larkspur Safety First!

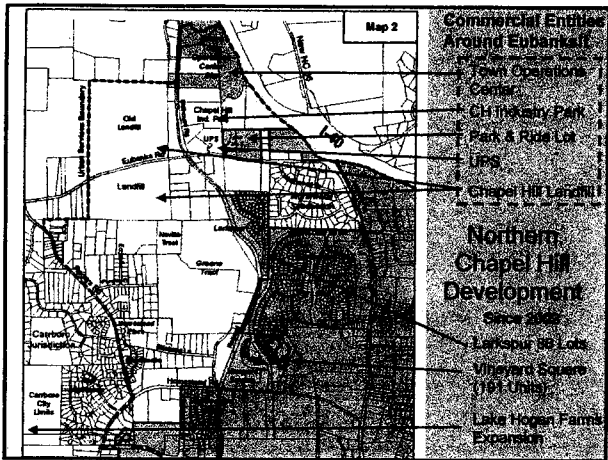
A residents' action group formed to review potential problems with the Chapel Watch Village (CWV)

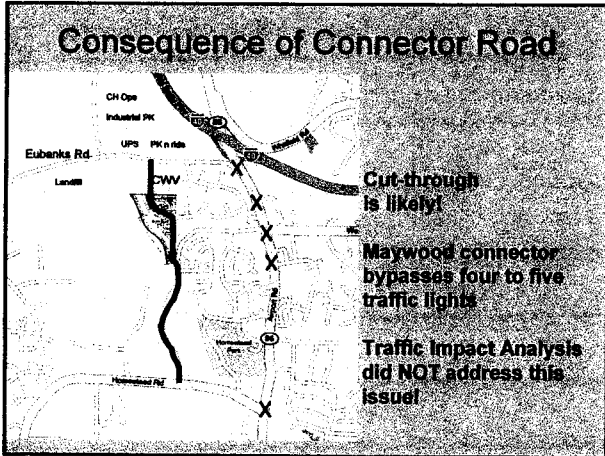
Summary of Larkspur's Position

- Add Buffer Zone**
 - We are in disagreement with the CWV developer about the planned lack of a wooded buffer zone between CWV and Larkspur
- No Maywood/Eubanks Connector**
 - We are in agreement with the CWV developer to prohibit a vehicular connector between CWV & Larkspur
 - Create a pedestrian & bicycle access between CWV & Larkspur
 - We are in disagreement with the current Plan for vehicular connector access to CWV
- CH Design Guidelines should be followed**
 - Similar requests have been made for Larkspur by nearby neighbors and were granted

CWV and Larkspur Interface

When portions of the woods must be developed, wooded perimeters or the most desirable natural site features should be protected. page 5.DG





**Chapel Hill Planning Dept
Design Guidelines**

- **Dual Access**
 - Should be provided for new projects, can be achieved by future development in nearby land if road stub is provided
 - "...should be designed so that it does not encourage through traffic" page 9, DG
- **Connectivity**
 - Links between adjacent and contiguous neighborhoods for *pedestrians and bicycles* are encouraged

Larkspur Request Regarding Maywood-Eubanks Connection

- No vehicular access between CWV and Larkspur
 - Create bicycle/pedestrian walkway to promote neighborhood connectivity

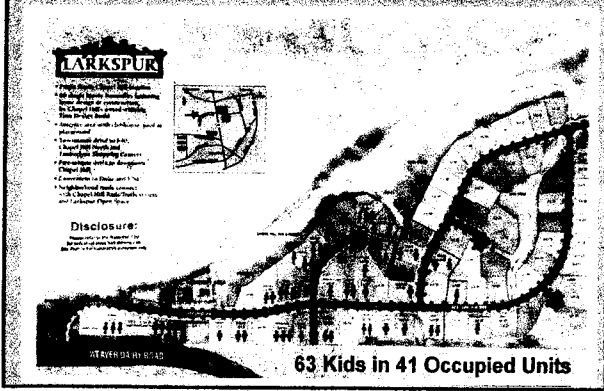


Existing connection between Larkspur and Northwood FVY tracks with enhanced neighborhood connectivity

Larkspur Today

- A medium-sized, quiet community of single family homes
 - 86 planned, 41 currently occupied
- Many children riding bikes or playing
- Busy community clubhouse, playground and pool
- Local streets designed for residential access, not a collector road
 - Slow, infrequent traffic on curved roads with limited line-of-sight, designed in accordance with CH Design Guidelines
- Houses have short setbacks from the street
- Maywood only has a sidewalk on one side

Map of Larkspur Children

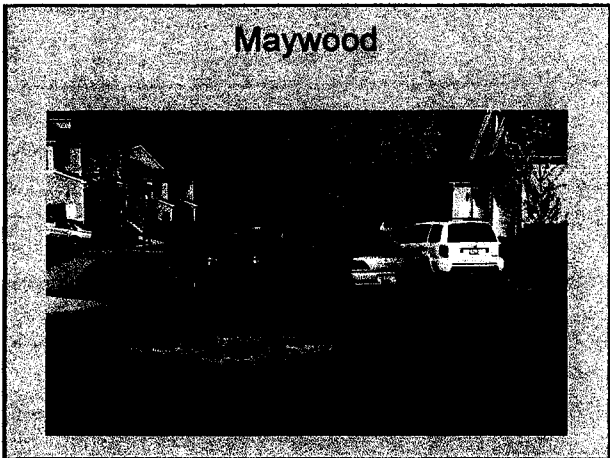


Larkspur Kids at Play





Maywood



Larkspur Second Ingress/Egress

- We will petition the Town Council to consider this item separately at a future business meeting, for the Larkspur residents to have input.
- Emergency vehicle access already exists via Northwood I-IV neighborhood.

Larkspur Request

1. No Vehicular Access between CWV and Larkspur
 - Safety of our children is at stake!!
2. Significant natural forest buffer (50 feet)

Same requests were made of Larkspur and granted to Northwood I-IV

The Result

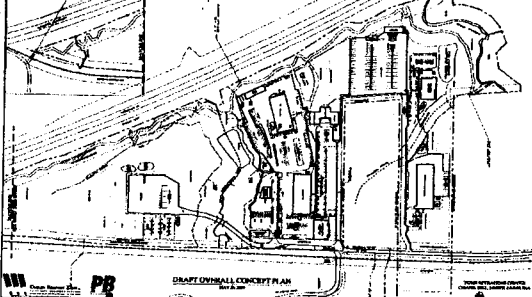
The character of our neighborhood... a quiet, safe environment where neighbors congregate and children play outside... is PRESERVED

Town Operations Center will increase demand for access

- Town Operations Center will house
 - Transit System's operations, maintenance and admin functions
 - Public Works Department's solid waste, landscaping, fleet operations, fleet management, buildings maintenance and admin functions
- The Town Operations Center overall site plan includes:
 - adding a traffic light at Millhouse Road and Eubanks
 - widening of Eubanks from Millhouse to MLK Blvd to provide 2 twelve foot travel lanes, bike paths and a right turn lane
- Despite such extensive plans to handle traffic load
 - Larkspur CWV Traffic Impact Analysis DOES NOT take any of this traffic load into account

Town Operations Center Plan

Several hundred parking spaces in the plan!!



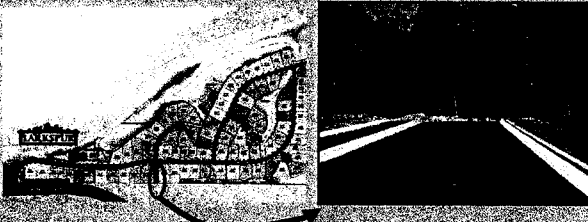
Long Term Traffic Solution

- Traffic on Eubanks Road is forecast to increase significantly over the next 25 years to the point where it will outgrow its capacity.
- 2030 Regional Transportation Plan designates Eubanks Road one of the arteries that will be a "hotspot" of congestion. (reference figure 19, D&S/Science, 2030 Regional Transportation Plan)
- Millhouse Road is planned to extend south of Eubanks to the Horace Williams Property to partially accommodate the increased demand. (reference: Chapel Hill Transportation Plan, David Smith)
- Millhouse Road Extension is the proper place for this traffic, not Larkspur.

Traffic Calming Devices Will Not Work

- Temptation to cut through Larkspur will be great
- Local Deliveries Only policy will only create an enforcement issue
- Effectiveness of traffic calming devices controversial
 - Traffic calming devices are afterthoughts to fix cut-through problems
- It is desirable to use good designs to prevent cut-through traffic in the first place
- CH Design Guideline explicitly addresses this!!

Larkspur Second Access Proposal



- Preferred Egress via Butterfield
 - Avoids cut through possibilities
 - Stub-out already exists
 - More efficient service vehicle route

UNCW CONCEPT PLAN
5/16/15

The O'Brien Family
105 Maywood Way
Chapel Hill, NC 27516

(52)

May 13, 2005

Town of Chapel Hill
Town Council
306 N. Columbia Street
Chapel Hill, NC 27516-2113

Re: Opposition to vehicular access between Larkspur and Chapel Watch Village

Town Council Members:

As a resident of the Larkspur Community I am writing this letter to express my family's vehement opposition to vehicular access between Larkspur and the proposed Chapel Watch Village. Larkspur is a tranquil, child-friendly neighborhood where people know each other and children ride their bikes to the pool and playground and play in front yards and driveways. As parents of two small sons one of the primary reasons we selected a home in Larkspur was the feeling of safety and security that the neighborhood's quiet streets provide.

We support the residents of Larkspur in the making the following requests:

1. that there be no vehicular access between Larkspur and Chapel Watch Village;
2. that there be a significant wooded buffer between Larkspur and Chapel Watch Village; and
3. that our second point of ingress and egress be via Butterfield and Weaver Dairy Road.

We believe if our requests are not granted, the adverse effects on Larkspur will include a significant increase in the threat of injury to our children; an increase in the risk of crime, noise and vandalism; a disproportionate burden on Larkspur to support the traffic on Eubanks which is expected to increase rapidly in future years; and an overall alteration in the character of the Larkspur Community.

Thank you for taking the time to read this letter. Your thoughtful attention to the concerns of Larkspur residents is sincerely appreciated.

Sincerely,

William O'Brien *Jack O'Brien*
Colleen O'Brien *Michael O'Brien*

William O'Brien
Colleen O'Brien
Jack O'Brien
Michael O'Brien

Larkspur Safety First!

May 12, 2005

53

Dear Members of the Chapel Hill Town Council:

My name is Jessica Brack. My husband, Mike, and I live in the Larkspur neighborhood with our two daughters, Kate (4 years old) and Samantha (2 years old). We moved to Chapel Hill in March of 2004 and very quickly bought a house in Larkspur. We were attracted by its size (86 homes), population of children, wide streets and the beautiful homes.

We absolutely love this neighborhood and care for the community a great deal. What we love the most is that our children can safely play outside, can ride their bikes on the streets, and the adults can congregate at the clubhouse, pool, playground and streets while our children play together.

We were very disturbed to hear about the potential of vehicular access between Larkspur and Chapel Watch Village. We are in full support of the request for:

- No vehicular access between Larkspur and Chapel Watch Village
- Significant wooded buffer between Larkspur and Chapel Watch Village
- Our second point of ingress, egress to be Butterfield/Weaver Dairy Road

We strongly believe that if this request is not granted, we are at great risk of our children being in danger, our neighborhood being the subject of crime and the character of our cherished neighborhood altered negatively.

We sincerely hope that you will grant our request and help us preserve the Larkspur neighborhood for now and for the future!

Sincerely,



Jessica R. Brack

Mike J. Brack

Kate G. Brack

Samantha J. Brack

57

May 16, 2005

Chapel Hill Town Council

Honorable Council Members and other interested parties:

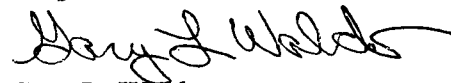
This letter informs you that, as residents of the Larkspur neighborhood, my family fully supports and endorses the presentation delivered before the Chapel Hill Town Council on Monday evening May 16, 2005 by appointed members of the Larkspur Community Committee on behalf of all the residents of the Larkspur neighborhood.

Specifically:

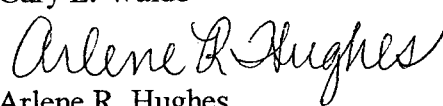
1. We request there be no vehicular access between Larkspur and Chapel Watch Village.
2. We request that the second point of ingress/egress for the Larkspur neighborhood be made through Butterfield and Weaver Dairy Road.
3. We request that significant wooded buffer be provided along the entire length of the power line easement that separates the Larkspur neighborhood from the proposed Chapel Watch Village development.

We earnestly seek the support of all council members as our request arises from our genuine concern for the safety of the many young children in Larkspur and for the preservation of property values within our neighborhood and surrounding communities. We believe that the solutions we offer (points 1, 2, and 3 above) will alleviate our concerns and are reasonable, less expensive, and less time consuming than the alternative of establishing a connector road with traffic dampening between Larkspur and the proposed Chapel Watch Village development. We firmly believe that allowing vehicular traffic between the existing Larkspur community and the proposed Chapel Watch development and failing to provide adequate wooded buffer along the power line easement adjacent to the proposed development will adversely affect our tranquil neighborhood by: endangering our children's safety; increasing the risk of crime and vandalism; decreasing property values; and reducing the aesthetic value of our neighborhood.

Respectfully yours,



Gary L. Waldo



Arlene R. Hughes

Emily R. Waldo

Emily

(55)

May 14, 2000

Dear Council members,

As residents of 209 Old Larkspur Way, we request that the Chapel Hill Town Council deny vehicular access between Larkspur and the potential Chapel Watch Village. We feel if access is granted, this will pose grave danger to our family and our neighbors. This access would provide an alternate route for commuters seeking to avoid traffic lights and congestion along Martin Luther King Boulevard. Such a cut-through would transform our quiet, safe residential road into a busy thoroughfare. Rather than connecting to Eubanks Road, a better option for second ingress and egress to Larkspur would be Butterfield Road and Weaver Dairy Road Extension.

Thank you for your consideration of the safety of the children and families of Chapel Hill.

Sincerely,
Kim Hadulik
Paul Hadulik