

**THE JOHN R. McADAMS COMPANY, INC.**

## Morgan Estates

### **Developer's Program and Statement of Compliance**

The applicant, Dawson Ventures, Inc., proposes a 12-lot subdivision on 11.02 acres of property located north of Culbreth Road at the end of Westbury Drive. The applicant proposes to extend Westbury drive into the property, utilizing an existing 50-foot access easement across an adjoining parcel. Westbury drive would then extend through the site, serving the proposed 12 lots, and terminating in a temporary turn around at the eastern property line. This stub location to the east will provide the opportunity for a future loop road connecting back to Westbury drive. In addition, the applicant has worked closely with the surrounding neighborhood and the Town of Chapel Hill staff to provide a permanent connection to Culbreth Road. This connection will relieve some congestion at the other two points of access to the adjoining neighborhood, as well as provide a construction entrance that will not impact any of the existing homes in the area.

The 11.02 acre parcel is characterized by slopes that are predominantly in either the Prime Buildable (0%-10%) or Secondary Buildable (10%-15%) range. The majority of the developable portion of the site is Prime Buildable. Slopes steeper than 15% are limited and those in excess of 25% are isolated and are not anticipated to be intensely developed due to the large size of the lots. A prominent knoll exists in the center of the parcel, with gentle slopes falling off to the north and west to a tributary of Morgan Creek. The road was intentionally located in one of the flattest parts of the property in order to minimize grading on the site. Morgan Creek and the Town of Chapel Hill owned property lie just to the north of the site and vacant parcels lie to the east and west. It is the intent of the applicant to preserve the natural drainage patterns on site, in harmony with the Design Guidelines.

The site is wooded with predominantly hardwoods but there are a few large pines scattered throughout the site. There are also a number of large hardwood trees on the property, and every effort was made to align lot lines such that many of them will be preserved during construction of the homes.

The site does not contain any area that is Resource Conservation District. The applicant intends to provide over 49,000 s.f. of recreation area adjoining the Town of Chapel Hill

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property and the future Morgan Creek Trail. This amount far exceeds the 12,000 s.f. of recreation area required by the revised development ordinance.

As encouraged in the Design Guidelines, the alignment of the roadway has been situated to work with the contours of the knoll, while remaining in the flattest portions of the site. The access road will serve as an interceptor of storm drainage from the lots to the south of the road at the entrance to the project. Storm drainage from the remainder of the lots will be minimal and buffered by the vegetation in the backyards of those houses. The overall intensity of development on the approximate half-acre or larger lots is low, with minimal impact on surrounding properties.

Although there is no sidewalk currently located on Westbury Drive, the applicant proposes a sidewalk on one side of the extension of Westbury Drive and both sides of the connection to Culbreth Road to facilitate pedestrian movement within the development. The applicant intends to develop the twelve half-acre or larger lots as single-family homes of high quality and substantial size.

In conclusion, we believe the design of Morgan Estates, as illustrated by the enclosed Conceptual Plan, to be in harmony with the Design Guidelines of Chapel Hill and a very compatible addition to the adjoining neighborhoods.