



ENGINEERS

SURVEYORS

PLANNERS

March 10, 2017

M&C 02735-0149

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

RE: Briar Chapel Final Plat Submittal – Phase 16 South-Section 2; 73 Lots

Ms. Richardson:

Enclosed please find our final plat submittal for Briar Chapel, Phase 16 South, Section 2. The approved public right-of-way street names included in this final plat are Abercorn Circle, Middleton Place, Coventry Lane and Pulaski Trail.

Enclosed in this submittal are the following:

- (20) 24" x 36" paper copies of the plat plans
- Completed major subdivision/final plat application
- Completed major subdivision/final plat review checklist
- Total costs of improvements letter
- CD with digital copies of the above information in PDF format

If you have any questions during your review, please do not hesitate to give me a call at 919.233.8091.

Sincerely,

McKIM & CREED, INC.

Chris Seamster, RLA
Regional Manager-PDNR

cc: Mr. Lee Bowman
Mr. Nick Robinson

Venture IV Building

1730 Varsity Drive

Raleigh, NC 27606

919.233.8091

Fax 919.233.8031

www.mckimcreed.com

Chatham County Planning Department
P.O. Box 54
Pittsboro, NC 27312
Tel: (919) 542-8204
Fax: (919) 542-2698

Type of Review

Preliminary
 Final

**BRIAR CHAPEL
MAJOR SUBDIVISION APPLICATION**

Phase / Section : Phase 16S-Section 2

Subdivision Applicant:

Name: Lee Bowman
Address: 16 Windy Knoll Circle
Chapel Hill, NC 27516
Phone:(W) (919) 951-0712
Phone:(H) _____ Fax: (919) 951-0701
E-Mail lbowman@newlandco.com

Subdivision Owner:

Name: NNP Briar Chapel LLC
Address: 16 Windy Knoll Circle
Chapel Hill, NC 27516
Phone:(W) (919) 951-0712
Phone:(H) _____ Fax: (919) 951-0701
E-Mail lbowman@newlandco.com

Township: Baldwin Zoning: CUD-CC
Flood Map # 3710976500J Zone: X
Watershed: WS-IV PA

P. I. N. # 9765-00-16-8202
Parcel # 82829 (AKPAR)
Existing Access Road: Boulder Point Drive
S.R. road name SR# not yet established

Total Project Acreage: 1,586.26 ac
Total Acreage of Phase/Section: 12.05 ac

Total # of Lots: Overall 2,500
Total # of Lots: 73

Name and date of contact with Chatham County Historical Association: _____

Type of new road: [N/A] Private/ Length: 0 LF [X] Public/ Length: 2,647 LF

Road Surface:
[X] paved

Water System:
[X] Public System
Chatham County

Sewer System:
[X] Public Utility
On-Site WWTP

List other facilities in Phase/Section: commercial, recreation, etc., and the approximate acreage or square footage:

Lee Bowman Date 3-10-17 Lee Bowman Date 3-10-17
Signature of Applicant Signature of Owner

For Office Use Only:

Notes: _____

Approved by County Commissioners: CUP/Sketc Feb. 15, 2005

Fee Paid: _____ Date: _____

Preliminary Plan _____
Final Plat _____

CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST – BRIAR CHAPEL

Phase: 16 South Section 2 Final Plat

Review For: **FINAL PLAT** Submittal Date: March 10, 2017

Attach all supporting documentation regarding these approvals.

FINAL PLAT	
<input checked="" type="checkbox"/> 20 Copies of Plat (folded)
<input checked="" type="checkbox"/> Application	3/10/2017
<input checked="" type="checkbox"/> Engineers certification regarding emergency vehicle access across roadways, if applicable	To be submitted at time of B.O.C. meeting
<input type="checkbox"/> Evidence of Compliance with Watershed Management Plan including impervious surface calculations	____/____/____
<input type="checkbox"/> Stormwater Management Plan * Included in Total Cost of Improvements Letter	____/____/____
<input type="checkbox"/> Stormwater Operations and Maintenance Plan * Included in Total Cost of Improvements Letter	____/____/____
<input type="checkbox"/> Stormwater Operations & Maintenance Agreement * Included in Total Cost of Improvements Letter	____/____/____
<input type="checkbox"/> Stormwater Control Designs (to Environmental Quality Department) * Included in Total Cost of Improvements Letter	____/____/____
(Submit 2 hard copies of Stormwater documents plus 1 electronic copy)	____/____/____
<input checked="" type="checkbox"/> 1 electronic copy of all above items (see Digital Document Requirements)	3/10/2017
	____/____/____
	____/____/____
	____/____/____
<input checked="" type="checkbox"/> Infrastructure Completion Certificates or engineers Total Cost of Improvements letter and documentation for Financial Guarantee & Contract	3/10/2017
<input type="checkbox"/> Fees Recreation Exaction Fee: \$926.00 per lot Paid _____ Date _____ Affordable Housing Fee: \$460.44 per lot Paid _____ Date _____ <ul style="list-style-type: none"> Stormwater Plans only required if Stormwater Controls complete, if not, include cost to complete in Total Cost of Improvements letter. 	____/____/____ ____/____/____ ____/____/____ ____/____/____
Comments:	

Date Complete Application Rec'd: ____/____/____ By: _____

ADJACENT LAND OWNERS (Property owners across a road, easement, or waterway are considered adjacent land owners):

Legal notices are mailed to these owners, please **type or write neatly, and include zip codes.**

1. LARRY W RYAN, KENNETH RYAN JR, & DWIGHT C RYAN	11.
2064 MANNS CHAPEL RD	
PITTSBORO, NC 27312	
2. HOWARD KENNETH RYAN JR & KENNETH MARK RYAN	12.
411 OLD FAYETTEVILLE RD	
CHAPEL HILL, NC 27516	
3. LARRY WINSTON RYAN	13.
2094 MANNS CHAPEL RD	
PITTSBORO, NC 27312	
4. DWIGHT CAREY RYAN & KATHLEEN A RYAN	14.
3550 HWY 63	
RISON, AR 72665	
5. FRANKLIN SCOTT LAWRENCE & ETUX BRENDA ROBIN FRANKLIN	15.
120 PERSIMMON HILL ROAD	
PITTSBORO, NC 27312	
6. RANDOLPH FRITZ RASCH	16.
121 PERSIMMON HILL RD	
PITTSBORO, NC 27312	
7. PERSIMMON HILL HOMEOWNERS ASSN	17.
128 PERSIMMON HILL TRAIL	
PITTSBORO, NC 27312	
8. LARRY W RYAN & DWIGHT C RYAN	18.
2094 MANNS CHAPEL RD	
PITTSBORO, NC 27312	
9.	19.
10.	20.

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FOR OFFICE USE ONLY

Date's Adjacent Owner Letters were mailed out

Preliminary	/ /	/ /
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Dates and Actions of Planning Board Meetings

Preliminary	/ /	[] Appv'd	[] Denied	[] Tabled
Final	/ /	[] Appv'd	[] Denied	[] Tabled

Dates and Actions of Board of Commissioners Meetings

CC/CUP/ Sketch	2 /15 05/	[X] Appv'd	[] Denied	[] Tabled
Preliminary	/ /	[] Appv'd	[] Denied	[] Tabled
Final	/ /	[] Appv'd	[] Denied	[] Tabled

Conditions stipulated by Planning Board or Board of Commissioners (label as sketch, preliminary or final):

_See A RESOLUTION APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR A REQUEST BY MITCH BARRON ON BEHALF OF NEWLAND COMMUNITIES FOR BRIAR CHAPEL PLANNED RESIDENTIAL DEVELOPMENT dated February 15, 2005 for list of Conditional Use Permit and subdivision sketch design stipulations and conditions.

Financial Guarantee (if applicable):

Submitted by: _____
 Guarantee Type: _____
 Amount: \$ _____
 Acceptance Date: ___/___/___
 Expiration Date: ___/___/___
 Release Date: ___/___/___
 Release Payable to: _____

_____ / /
Planning Department

Date