



ENGINEERS

SURVEYORS

PLANNERS

April 7, 2017

M&C 02735-0149

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

RE: Briar Chapel Final Plat Submittal & Updated Preliminary Plat – Phase 16 South-Section 2; 73 Lots and Common Area #61

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.

The following changes have been made in Phase 16 section 2 since the approved preliminary plat.

1. The cul de sac bulb in the northeast corner of the project was removed and replaced with a 140' long stub street, that now allows for a stopped condition on Middleton Place. Included in this submission is the approval of the roadway modification from NCDOT.
2. The lot quantity increase from 125 lots to 134 lots on the overall phase. This section 2 plat is for 73 lots.
3. The lot numbers were changed so that they could continue consecutively from the latest Briar Chapel recorded subdivision plat (phase 10 section 1).
4. Common Area #61 is shown on the map along with Common Area #76

Note that the waterlines are have been installed, tested and are ready for acceptance. We are working with Larry Bridges and have submitted record drawings.

Enclosed in the final plat 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
- Preliminary plat fee check for additional 9 lots (125 lots vs 134 lots = 9 lots at \$45/lot=\$405)
- Copy of permit modifications/approvals from NCDOT, NCDENR-DWR, Chatham County Public Works, NCDENR-DWQ PWSS

Venture IV Building

1730 Varsity Drive

Raleigh, NC 27606

919.233.8091

Fax 919.233.8031

www.mckimcreed.com

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

cc: Mr. Lee Bowman
Mr. Nick Robinson

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:

Subdivision Owner:

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

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: 27.7 ac

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

Name and date of contact with Chatham County Historical Association: 10/17/2013

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

Road Surface:

Water System:

Sewer System:

[X] paved


[X] Public System
Chatham County

[X] Public Utility
On-Site WWTP

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


Signature of Applicant

Date 4-7-17


Signature of Owner

Date 4-7-17

For Office Use Only:

Notes: _____

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

Fee Paid: _____ Date: _____

Preliminary Plan _____
Final Plat _____

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

CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST – BRIAR CHAPEL

Phase: 16 South Section 2 Final Plat

Review For: **FINAL PLAT** Submittal Date: April 7, 2017

Attach all supporting documentation regarding these approvals.

FINAL PLAT	
<input checked="" type="checkbox"/> 20 Copies of Plat (folded)
<input checked="" type="checkbox"/> Application	4/7/2017
<input checked="" type="checkbox"/> Engineers certification regarding emergency vehicle access across roadways, if applicable	4/7/2017
<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)	4/7/2017
	____/____/____
	____/____/____
	____/____/____
<input checked="" type="checkbox"/> Infrastructure Completion Certificates or engineers Total Cost of Improvements letter and documentation for Financial Guarantee & Contract	4/7/2017
<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: _____

April 7, 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
Financial Guarantee of Completion**

Ms. Richardson:

This letter is to provide information regarding the total cost of improvements for submission of Financial Guarantee of Completion for the work related to Phase 16 South-Section 2.

The total cost for the improvements in Phase 16 is \$2,518,887. As of April 7, 2017, these improvements are 95% complete. The items yet to be installed are the final 1-inch of asphalt, removal of erosion control devices, coordination on the record drawings for water, and the conversion of the sediment basin to the final stormwater BMP. The above improvements will be installed in accordance with the standard specifications and design guidelines of NCDOT, NCDENR and Chatham County.

The following is a breakdown of construction costs for remaining items *(To be updated and resubmitted to Chatham County Planning at time of Board of Commissioners meeting)*:

<u>Description</u>	<u>Subtotal</u>
Final Paving	\$52,800.00
Erosion Control	\$12,000.00
Coordination on final waterline record drawings	\$5,000.00
Stormwater BMP conversion	\$35,000.00
<hr/>	
Subtotal	\$104,800.00

The amount of incomplete work is \$104,800.00 and the amount of the bond required, including Chatham County's required **25%** markup, will be **\$131,000.00**.

The undersigned certifies that the information provided herein is true and accurate to the best of his knowledge. If you have any question, please do not hesitate to give me a call at (919) 233 -8091.

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Sincerely,
McKIM & CREED, INC.



Chris Seamster, RLA
Regional Manager



April 7, 2017

Ms. Lynn Richardson
Chatham County Planning Department
Post Office Box 54
80-A East Street
Pittsboro, North Carolina 27213-0054

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

Dear Ms. Richardson:

This letter is in reference to the condition of the roadways within the area to be platted as Briar Chapel Phase 16 South Section 2. The roads have been paved and are passable by emergency vehicles.

Sincerely,

McKim & Creed, Inc.



Grant Livengood, PE
Senior Vice President



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