

April 19, 2017

M&C 02735-0151

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

RE: Briar Chapel Final Plat Submittal – Phase 10-Section 2; 65 Lots

Ms. Richardson:

Enclosed please find our final plat submittal for Phase 10 Section 2 at Briar Chapel. The approved street names included in this phase are Hawk Point Road, Cardinal Ridge Road (extension of previously approved road), Mallard Landing Drive (extension of previously approved road) and Brookline Drive (private alley).

The following changes have been made in Phase 10 section 2 since the approved preliminary plat.

1. Per a condition of preliminary plat approval for Phase 10, we shifted the eastern end of Hawk Point Road so that it could align in the future with the property boundary between the two eastern neighbor tracts, Moore Family Partnership (#2717) and XDS Inc. (#2817). The final plat shows future Hawk Point Road right-of-way extended to the property line.
2. The lot quantity increased from 99 lots to 106 lots on the overall phase (one of these additional lots was approved as part of the Phase 10, Section 1 final plat). This section 2 plat is for 65 lots. The additional lots were added along Hawk Point Road between lots 1760 and 1778. At preliminary plat those lots were shown as 40' wide, and now they are shown as 26.5' wide on the final plat in order to meet current market demands. The roadways in Section 2 are unchanged.
3. As noted in Lynn Richardson's email dated 4/13/2017, the name Brookline Drive is now approved by EOC. Brookline Drive replaces the previously shown road name Ryegrass Run Trail.
4. Per Chatham County request, we have added the following stormwater note to the final plat: "This phase is served by a stormwater management device as shown in PB 2017 PG 104 that is required to be maintained in accordance with the recorded covenant or operations and maintenance agreement."
5. Larry Bridges, Utilities Director, provided confirmation to Chatham County Planning on 4/18/2017 that the seven additional lots are acceptable and availability fees have been paid.
6. The lot numbers were changed so that they could continue consecutively from the latest Briar Chapel recorded subdivision plat.

Venture IV Building

1730 Varsity Drive

Raleigh, NC 27606

919.233.8091

Fax 919.233.8031

www.mckimcreed.com



ENGINEERS

SURVEYORS

PLANNERS

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 7 lots (99 lots vs 106 lots = 7 lots at \$45/lot=\$315)

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.

A handwritten signature in blue ink that reads "Chris Seamster".

Chris Seamster, RLA
Regional Manager

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



ENGINEERS

SURVEYORS

PLANNERS

Venture IV Building

1730 Varsity Drive

Raleigh, NC 27606

919.233.8091

Fax 919.233.8031

www.mckimcreed.com



ENGINEERS

SURVEYORS

PLANNERS

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 10 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

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

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

P. I. N. # 9765-82-4491
Parcel # 2714 (AKPAR)
Existing Access Road: S.R. #1528/1526
S.R. road name Andrews Store / Parker Herndon

Total Project Acreage: 1,586.26 ac
Total Acreage of Phase/Section: 17.96 ac

Total # of Lots: Overall 2,500
Total # of Lots: 65

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

Type of new road: [N/A] Private/ Length: 530 LF [X] Public/ Length: 1,663 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 4-7-17 Lee Bowman Date 4-7-17
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 _____

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. NNP Briar Chapel LLC	11.
13777 Ballantyne Corp Pl, Suite 250	
Charlotte, NC 28277	
2. Garman Homes LLC	12.
3725 Stonegate Drive	
Durham, NC 27705	
3. Garman Homes LLC	13.
305 Harkness Circle	
Durham, NC 27705	
4. Moore Family Partnership	14.
409 Mountain Lane	
Pittsboro, NC 27312	
5. XDS Inc.	15.
800 Eastowne Drive, Suite 200	
Chapel Hill, NC 27514	
6. Durham TE Life Est Durham Clarence L	16.
470 Andrews Store Road	
Pittsboro, NC 27312	
7. Woods Charter School Co	17.
160 Woodland Grove Lane	
Chapel Hill, NC 27516	
8.	18.
9.	19.
10.	20.

FOR OFFICE USE ONLY

Date's Adjacent Owner Letters were mailed out

Preliminary	/ /	/ /
--------------------	-----	-----

Dates and Actions of Planning Board Meetings

Preliminary	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Final	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled

Dates and Actions of Board of Commissioners Meetings

CC/CUP/ Sketch	2 /15 05/	<input checked="" type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Preliminary	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Final	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> 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

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. WOODS CHARTER SCHOOL CO	11.
160 WOODLAND GROVE LANE	
CHAPEL HILL, NC 27516	
2. DURHAM T E LIFE EST, CLARENCE	12.
470 ANDREWS STORE ROAD	
PITTSBORO, NC 27312	
3. DURHAM C L, RUBY	13.
470 ANDREWS STORE ROAD	
PITTSBORO, NC 27312	
4. XDS INC	14.
800 EASTOWNE DR, STE 200	
CHAPEL HILL, NC 27514	
5. MOORE FAMILY PARTNERSHIP	15.
409 MOUNTAIN LANE	
PITTSBORO, NC 27312	
6.	16.
7.	17.
8.	18.
9.	19.
10.	20.

04-CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST – BRIAR CHAPEL

Phase: Phase 10 Section 2 _____ Section N/A

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
<input type="checkbox"/> Engineers certification regarding emergency vehicle access across roadways, if applicable (To be submitted at time of Board of Commissioners 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)	4/7/17
	___/___/___
	___/___/___
	___/___/___
<input checked="" type="checkbox"/> Infrastructure Completion Certificates or engineers Total Cost of Improvements letter and documentation for Financial Guarantee & Contract	4/7/17
<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 10-Section 2; 65 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 10-Section 2.

The total cost for the improvements in Phase 10 is \$2,071,412. As of April 7, 2017, these improvements are 76% complete. The items yet to be installed are asphalt paving, curb and gutter, removal of erosion control devices, 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>
Paving	\$168,795.00
Erosion Control	\$26,000.00
Curb and gutter	\$52,266.00
Water system	\$55,951.00
Stormwater BMP conversion	\$35,000.00
	<hr/>
	Subtotal \$338,012.00

The amount of incomplete work is \$338,012.00 and the amount of the bond required, including Chatham County's required **25%** markup, will be **\$422,515.00**.

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.

Venture IV Building

1730 Varsity Drive

Raleigh, NC 27606

919.233.8091

Fax 919.233.8031

www.mckimcreed.com

Sincerely,
McKIM & CREED, INC.



Chris Seamster, RLA
Regional Manager

