

April 19, 2017

M&amp;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) & Revised Preliminary Plat Submittal (Phase 16 South) ; 73 Lots and Common Area #61**

Ms. Richardson:

Enclosed please find our final plat submittal for Briar Chapel, Phase 16 South, Section 2. Also included in the submittal is the revised preliminary plat. The EOC 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 stub street. The number of lots around this northeast corner is unchanged. Included in this submission are the approvals of the roadway modification from NCDOT, as well as the related modification approvals from NCDEQ-DWR (wastewater), Chatham County Public Works (water) and NCDEQ-DWR (water). The roadway change was made to provide the possibility of another option for connecting to phase 16 North in the future.
2. The lot quantity increased from 125 lots to 134 lots on the overall phase (five of these additional lots were approved as part of the Phase 16 South, Section 1 final plat). This section 2 plat is for 73 lots (which is four more lots), in order to meet current market demands.
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. Common Area #61 received a separate preliminary plat approval as required in order to construct retaining walls during the permitted early grading work. The common areas shown are now being dedicated on this final plat for phase 16 South-section 2.
5. Larry Bridges, Utilities Director, provided confirmation to Chatham County Planning on 4/17/2017 that he reviewed and approved the modifications. The availability fees have also been paid for the additional lots.
6. EOC has approved the road names noted above.

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

Venture IV Building

1730 Varsity Drive

Raleigh, NC 27606

919.233.8091

Fax 919.233.8031

www.mckimcreed.com

- 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, NCDEQ-DWR, Chatham County Public Works, NCDEQ-DWQ PWSS

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

Venture IV Building

1730 Varsity Drive

Raleigh, NC 27606

919.233.8091

Fax 919.233.8031

[www.mckimcreed.com](http://www.mckimcreed.com)