

June 15, 2017

M&amp;C 02735-0165

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

**RE: Briar Chapel Final Plat Submittal – SD West-Parcels A and D; 2 Lots**

Ms. Richardson:

Enclosed please find our final plat submittal for Briar Chapel, SD West-Parcels A and D. The EOC approved private right-of-way street name is Ballentrae Court. The first section of private right-of-way is part of this final plat.

The following preliminary plat approval conditions related to the final plat for SD West should be noted:

1. The design of the greenway from Briar Chapel to SD West is complete and the necessary permits are included herewith.
2. NNP and Chatham County have reached a resolution of the Sheriff's Substation Reservation condition 14(g) of the Conditional Use Permit. With the agreement of the County attorney, the contract for sale of the CCCC site (located in SD-West) will include the following language:

*14. Sheriff's Satellite Office Reservation. The Reservation for the 5,000 square feet of shell space for the Sheriff's Office required by the Conditional Use Permit shall not be applied to the Property but shall remain in full force and effect notwithstanding the conveyance of the Property. Seller shall continue to make good faith efforts to reserve said space within the agreement to convey the next lot located within the portion of SD West located North of Taylor Road*

3. NNP and Chatham Transit have reached resolution of the designation of Park and Ride spaces at SD-W and the bus shelter such that 18 spaces, along with a bus shelter will be designated for the Park and Ride area within SD-W.
4. Riparian buffer widths and the 10' no-build zone are now shown on the plat.
5. The access and maintenance easement for the stormwater pond has been relocated as referenced in Attachment #4 in item 5 on the SD West Preliminary Plat approval letter in order to minimize impact on the viewshed buffer and adjacent property owners.

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This plat application also recombines AKPAR 86288 and the northern portion of AKPAR 18911 with the area of the abandoned former Highway 15-501 right of way described in the Order of abandonment recorded at Book 1514, Page 251 (the "Abandonment Order"), Chatham County Registry. The final plat establishes a temporary utility easement pending relocation



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of utilities along or within the current Highway 15-501 right of way. Once the utility relocations are all finalized, but in any event, prior to application for final plat of the final section of SD West, the temporary utility easement will be removed for the entire recombined parcel in accordance with the terms and intent of the Abandonment Order.

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

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

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