

BRIAR CHAPEL™

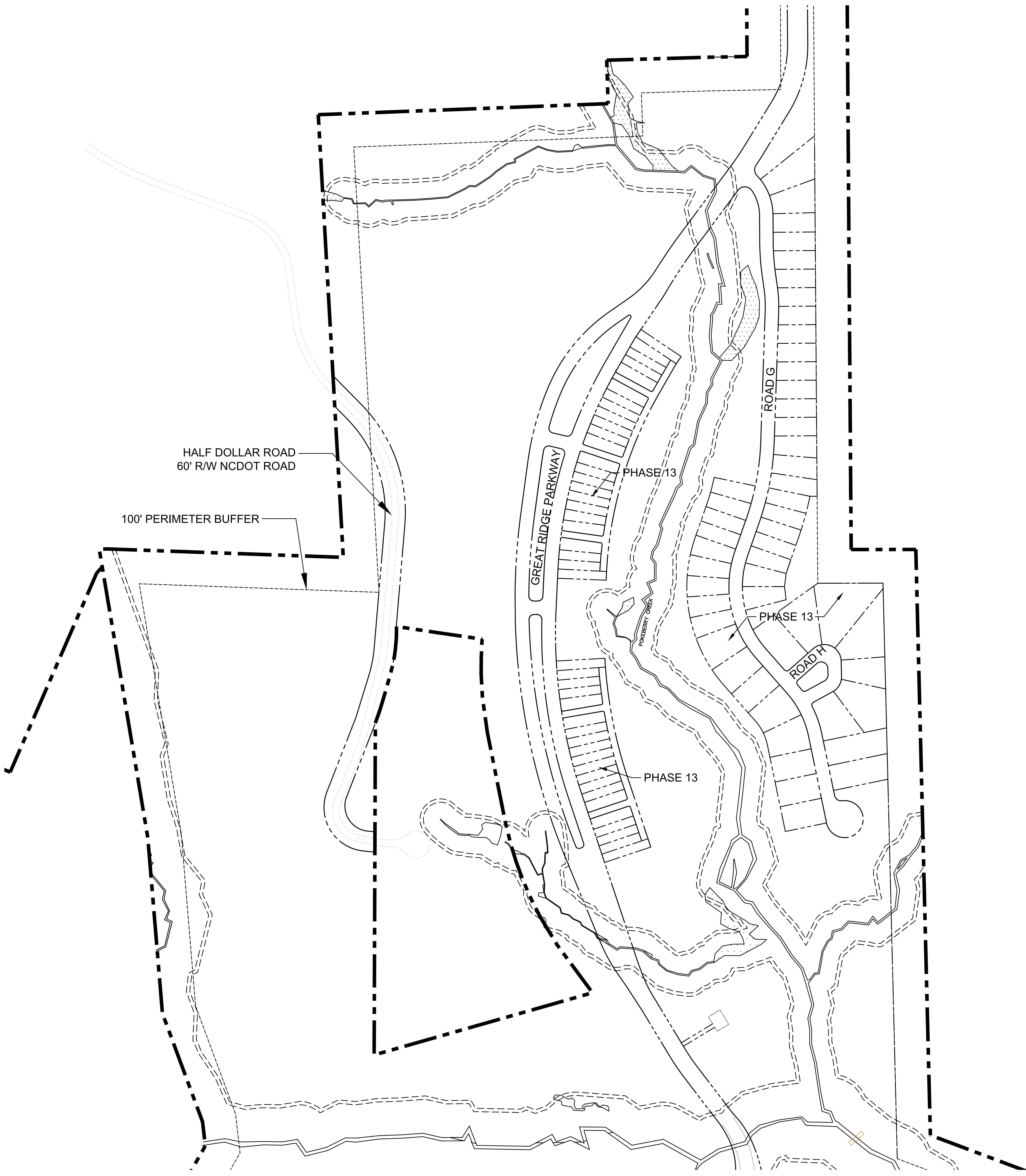
by
Newland COMMUNITIES

SCALE: 1" = 100'
0 50 100 200 300



DATE: June 27, 2017

Phase 13 TRC Map



SITE GENERAL NOTES:

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER IF ANY DISCREPANCIES EXIST PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- REFER TO THE FOLLOWING JOHN R. MCADAMS COMPANY, INC. CONSTRUCTION PLANS, AND ALL SUBSEQUENT CONSTRUCTION BULLETINS FOR INFORMATION ON EXISTING SITE INFRASTRUCTURE:
 - BRIAR CHAPEL - GREAT RIDGE PARKWAY NORTH AND WATERLINE EXTENSION SEALED JUNE 22, 2007
 - BRIAR CHAPEL - RECLAMATION FACILITY EROSION CONTROL PLAN SEALED JULY 29, 2005
 - BRIAR CHAPEL - PHASE 1 CONSTRUCTION PLANS SEALED OCTOBER 21, 2005
 - BRIAR CHAPEL - WEST EXTENSION GRADING PLAN (INTERIM) SEALED MARCH 1, 2007
 - BRIAR CHAPEL - PHASE 3 CONSTRUCTION PLANS SEALED DECEMBER 4, 2006
 - BRIAR CHAPEL - PHASE 4 CONSTRUCTION PLANS SEALED JANUARY 15, 2007
 - BRIAR CHAPEL - WATER QUALITY PONDS 5 AND 6 CONSTRUCTION PLANS SEALED AUGUST 24, 2006
 - BRIAR CHAPEL - PUMP STATION CONSTRUCTION PLANS DATED APRIL 3, 2006
 - BRIAR CHAPEL - PHASE 4 - POND CONSTRUCTION PLANS SEALED SEPT. 17, 2007
 - BRIAR CHAPEL - PHASE 3 & 4 EROSION CONTROL PLANS SEALED JULY 26, 2007
 - BRIAR CHAPEL - PHASE 5 SOUTH SECTION 1 CONSTRUCTION PLANS SEALED NOVEMBER 9, 2009
 - BRIAR CHAPEL - PHASE 5 SOUTH SECTION 2 CONSTRUCTION PLANS SEALED OCTOBER 8, 2009
 - BRIAR CHAPEL - PHASE 6 NORTH SECTIONS 1 AND 2 CONSTRUCTION PLANS SEALED OCTOBER 8, 2012
- STREAM AND WETLAND LOCATIONS ARE BASED ON INFORMATION PROVIDED BY HUYSMAN AND BANDY, INC. - CONTACT CHRIS HUYSMAN AT 336-306-0906.
- NO PORTION OF THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA "AE" AS SHOWN ON FEMA FIRM MAP #3710976500J & #3710976600J DATED FEBRUARY 2, 2007.
- ALL PROPOSED ROADWAY DIMENSIONS AS SHOWN ARE MEASURED FROM BACK OF CURB TO BACK OF CURB, ALL PROPOSED ALLEY DIMENSIONS AS SHOWN ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY NCDOT STREET OR HIGHWAY RIGHT-OF-WAY, CONTACT NCDOT DISTRICT OFFICE AND OBTAIN ALL PERMITS AND ENCROACHMENTS. KEEP COPIES ON CONSTRUCTION SITE. ALSO CONTACT NCDOT DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER AT 336-629-1423.
- REFER TO PLAN AND PROFILE SHEETS FOR DETAILED SANITARY SEWER AND STORM DRAINAGE INFORMATION WITHIN PUBLIC ROADS.

CHATHAM COUNTY REQUIRED SITE NOTES:

- PROPERTY OWNER/DEVELOPER:
NMP BRIAR CHAPEL, LLC
1342 BRIAR CHAPEL PARKWAY
CHAPEL HILL, NC 27516
PHONE: (919) 951-0700
- SITE AKPAR #: 80418, 86285, & 2617

LEGEND:

- R/W LINE
- FUTURE R/W LINE
- EXISTING R/W LINE
- HOA EASEMENT LINE
- PUBLIC UTILITY EASEMENT LINE
- PUBLIC DRAINAGE EASEMENT
- EXISTING POWER LINE EASEMENT
- OVERHEAD POWER LINE
- 10' NO BUILD BUFFER LINE
- RIPARIAN BUFFER LINE
- BMP MAINTENANCE & ACCESS EASEMENT
- ROADWAY CENTERLINE

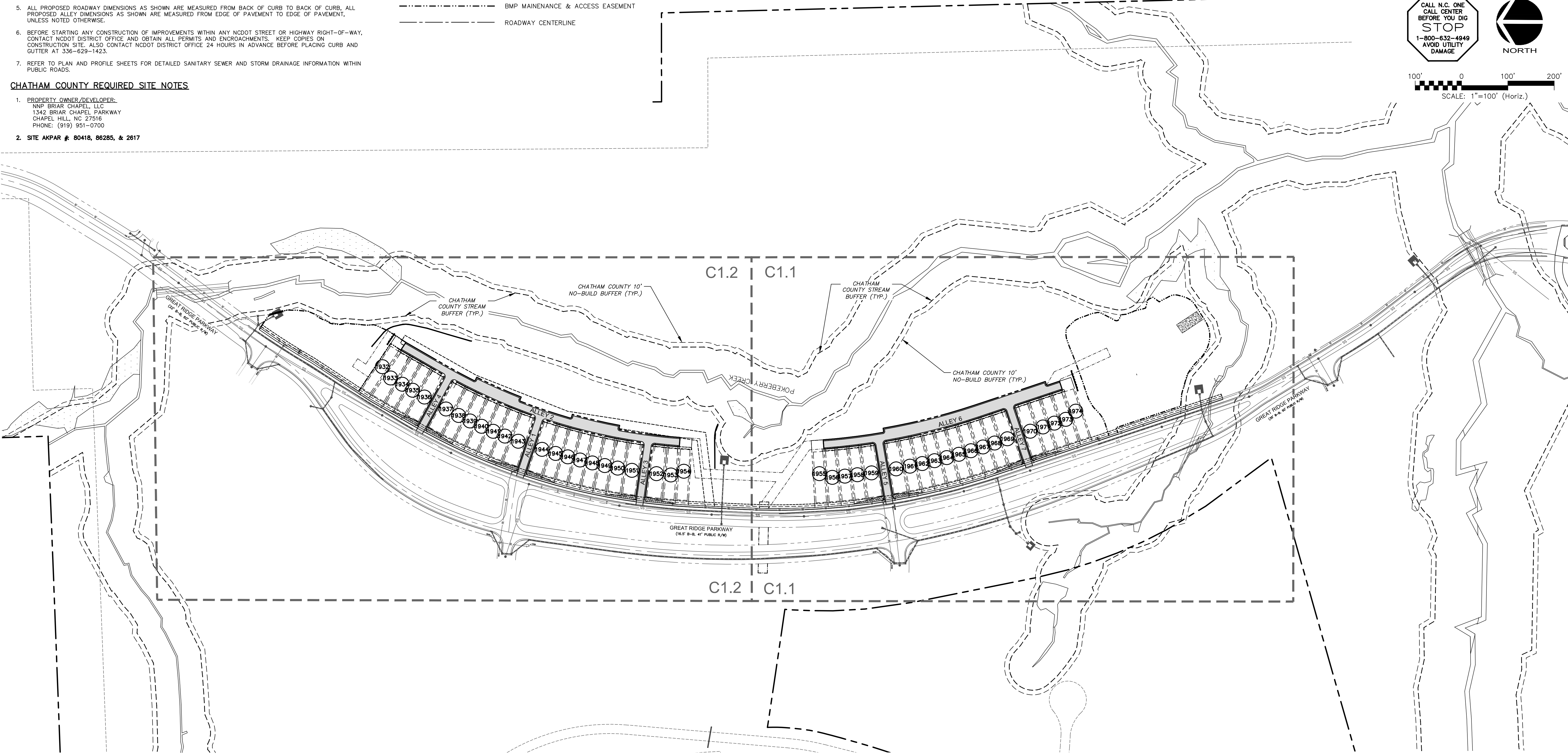
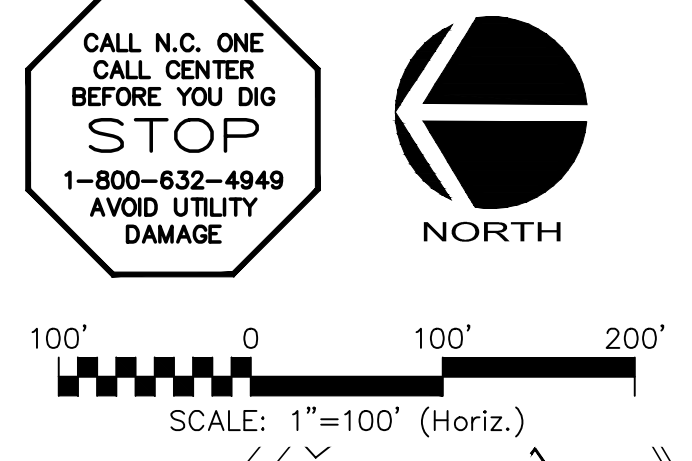
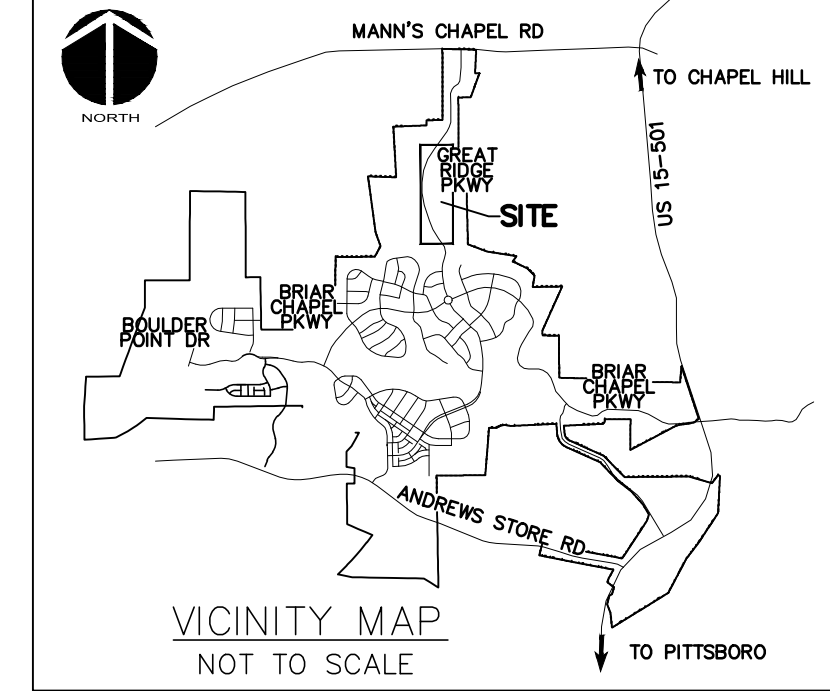
Lot Area Table		
Lot #	Area (SF)	Area (AC)
1932	3750.30	0.09
1933	3811.97	0.09
1934	3230.93	0.07
1935	3230.93	0.07
1936	4079.91	0.09
1937	4170.95	0.10
1938	3397.84	0.08
1939	3398.09	0.08
1940	3398.35	0.08

Lot Area Table		
Lot #	Area (SF)	Area (AC)
1941	3398.62	0.08
1942	3398.90	0.08
1943	4301.08	0.10
1944	4173.71	0.10
1945	3400.17	0.08
1946	3400.49	0.08
1947	3400.83	0.08
1948	3401.17	0.08
1949	3401.51	0.08

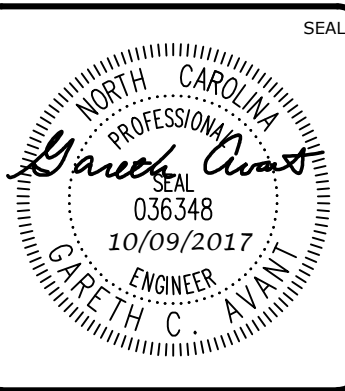
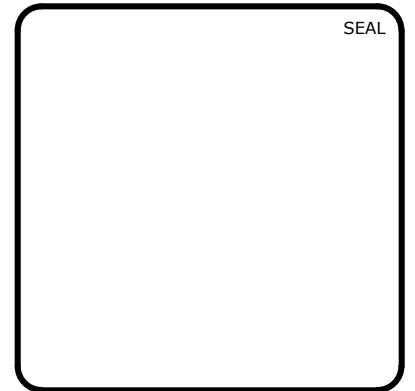
Lot Area Table		
Lot #	Area (SF)	Area (AC)
1950	3681.64	0.08
1951	4039.59	0.09
1952	4306.04	0.10
1953	3403.47	0.08
1954	3951.99	0.09
1955	3959.79	0.09
1956	3385.56	0.08
1957	3385.94	0.08
1958	3386.32	0.08

Lot Area Table		
Lot #	Area (SF)	Area (AC)
1959	4270.05	0.10
1960	4158.60	0.10
1961	3387.99	0.08
1962	3388.39	0.08
1963	3388.80	0.08
1964	3389.21	0.08
1965	3389.62	0.08
1966	3390.04	0.08
1967	3376.04	0.08

Lot Area Table		
Lot #	Area (SF)	Area (AC)
1968	3244.13	0.07
1969	3982.04	0.09
1970	3982.04	0.09
1971	3244.13	0.07
1972	3244.13	0.07
1973	3244.13	0.07
1974	3764.13	0.09



REV. NO.	DESCRIPTIONS	DATE
3	REVISIONS PER COMMENTS RECEIVED FROM COUNTY EROSION CONTROL	2017.10.09
2	REVISIONS PER COMMENTS RECEIVED FROM NCDOT	2017.09.21
1	REVISIONS PER COMMENTS RECEIVED FROM COUNTY EROSION CONTROL	2017.09.13
0	SUBMITTAL TO AGENCIES	2017.07.26



MCKIM & CREED
 1730 Varsity Drive, Suite 500
 Raleigh, North Carolina 27606
 Phone: (919)233-8091, Fax: (919)233-8031
 F-1222
www.mckimcreed.com

BRIAR CHAPEL™
 by
Newland COMMUNITIES

**BRIAR CHAPEL
 PHASE 13 - SECTION 1 & 2
 CHATHAM COUNTY, NORTH CAROLINA**

OVERALL SITE PLAN

DATE: JULY 26, 2017	SCALE: AS NOTED	MSC FILE NUMBER: C1.X
MCE PROJ. #: 02735-0198	HORIZONTAL: AS NOTED	DRAWING NUMBER: C1.0
DRAWN: BSS	VERTICAL: N/A	
DESIGNED: BSS		
CHECKED: GCA		
PROJ. MGR.: CHS		
STATUS: FOR REVIEW PURPOSES ONLY		REVISION: 3

CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST – BRIAR CHAPEL

Phase: Phase 13

Section: 1 & 2

Review For: Preliminary Plat

Submittal Date: 10/13/2017

Attach all supporting documentation regarding these approvals.

#	PRELIMINARY PLAT	APPROVAL DATE
1	<input checked="" type="checkbox"/> Date of TRC Pre-Submittal Meeting (Per Condition 18 of 2012 CUP Revision)	6/27/2017
2	<input checked="" type="checkbox"/> 20 Copies of Plat/Detailed Site Plan (folded)
3	<input checked="" type="checkbox"/> Application
4	<input checked="" type="checkbox"/> Road name approval(s)	10/10/2017
5	<input checked="" type="checkbox"/> NCDOT Road Plan approval and Encroachment Agreement (if public roads)	10/10/2017
	[N/A] NCDOT Commercial Driveway Permit (if applicable)
6	<input checked="" type="checkbox"/> Erosion Control Plan approval	10/13/2017
7	<input checked="" type="checkbox"/> U. S. Army Corps of Engineers 404 Permit (if applicable)	2/24/2017
8	<input checked="" type="checkbox"/> NCDENR Water Quality 401 Permit (if applicable)	2/3/2017
9	<input checked="" type="checkbox"/> Statement regarding historical structures and/or features <i>See CUP Response letter, item 14.</i>	10/10/2017
10	<input checked="" type="checkbox"/> NCDENR DWQ Wastewater Collection System Extension	9/8/2017
11	<input checked="" type="checkbox"/> NCDENR DWQ Wastewater Treatment/Reclaimed Water/Spray Irrigation Permit	9/12/2014
12	<input checked="" type="checkbox"/> NCDENR Water Main Extension	7/24/2007
13	<input checked="" type="checkbox"/> Updated impervious surface calculations sheet for phase of development	
14	<input checked="" type="checkbox"/> Conditional Use Permit Stipulations Response & Master Plan updates: Per Condition 18 of 2012 CUP revision: (1 electronic copy and 1 hard copy of each)	
	<input checked="" type="checkbox"/> Updated T-zone tracking table	
	<input checked="" type="checkbox"/> Grading Plan <i>(See construction drawing set included with submittal)</i>	
	<input checked="" type="checkbox"/> Utility Plan in compliance with Condition #7 of 2012 CUP Revision <i>(See construction drawing set included with submittal)</i>	
15	<input checked="" type="checkbox"/> Stormwater Management Plan with detailed Hydraulic calculations and final construction drawings per Condition 4 and 18 <i>(See construction drawing set and calculations included with submittal)</i>	
16	<input checked="" type="checkbox"/> Any other permits or approval letters necessary to obtain Prelim Plat approval <i>Approval of Stormwater Management Plan 08/23/2017)</i>	
	[X] Preliminary plat fees (\$45.00 per residential lot)	
	{ X } 1 electronic copy of all items above (see Digital Document Requirements)	
	Comments:	

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

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

Preliminary
 Final

BRIAR CHAPEL MAJOR SUBDIVISION APPLICATION

Phase / Section : Phase 13 – Sections 1 & 2

Subdivision Applicant:

Subdivision Owner:

Name: Lee Bowman, Project Manager
Address: 1342 Briar Chapel Parkway
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: 1342 Briar Chapel Parkway
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

P. I. N. # 9765-02-79-3064, 9765-00-86-1455, and 9765-00-89-0591

Flood Map # 3710976500J & 3710976600J

Zone: Parcel # 80418, 86285, and 2617

Watershed: WS-IV PA

Existing Access Road: Great Ridge Parkway
S.R. road name SR# not yet established

Total Project Acreage: 1,589.36 ac
Total Acreage of Phase/Section: 11.03 ac

Total # of Lots: Overall 2,500
Total # of Lots: 43

Name and date of contact with Chatham County Historical Association: 10/10/2017

Type of new road: Private/ Length: 1,935 LF Public/ Length: 0 LF

Road Surface:

Water System:

Sewer System:

paved

Public System

Public Utility

Chatham County

On-Site WWTP

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

Lee Bowman
Signature of Applicant

Date 10-13-17

Lee Bowman
Signature of Owner

Date 10-13-17

For Office Use Only:

Notes: _____

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

Fee Paid: _____ Date: _____

Preliminary Plan _____
Final Plat _____

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	/ /	<input 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

From: Chris_Seamster
To: Denise_Suits
Cc: Lynn_Richardson
Subject: RE: Briar Chapel Road Names
Date: Tuesday, October 10, 2017 4:56:20 PM
Attachments: [2017_10_10 BC Phase 13 Road Name Statement.pdf](#)
[image001.png](#)

Thanks Denise. Here is the road name form for your use. Thanks! Let me know if you need anything else.

Chris

From: Denise Suits [<mailto:denise.suits@chathamnc.org>]
Sent: Tuesday, October 10, 2017 2:07 PM
To: Chris Seamster
Cc: Lynn Richardson
Subject: RE: Briar Chapel Road Names

Hey Chris,

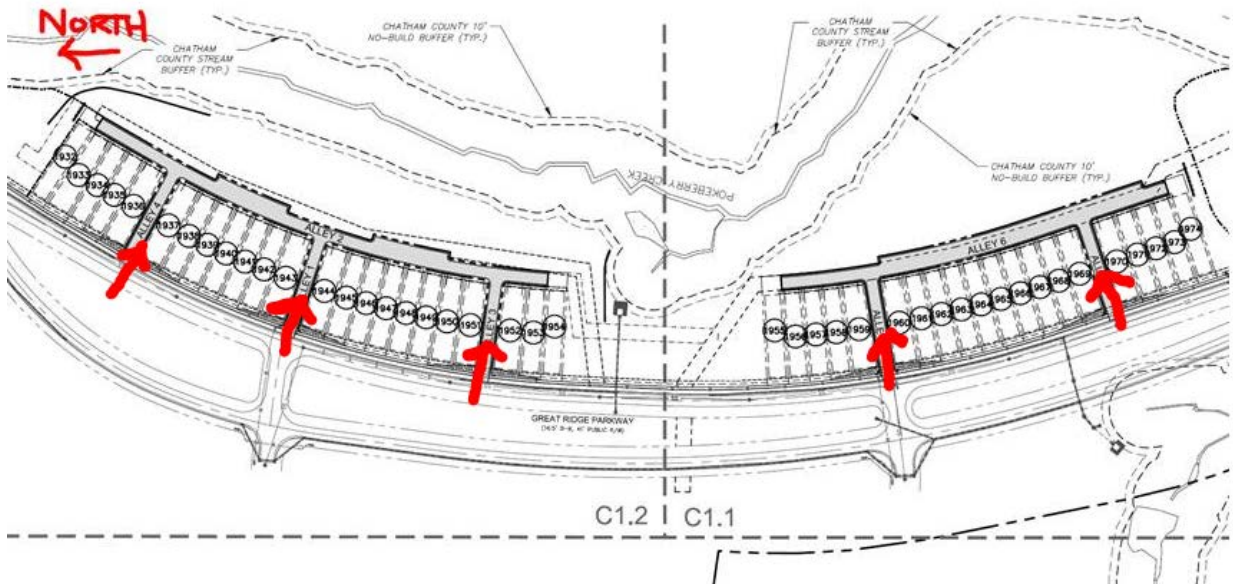
Crestridge Lane and Covil Trace are ok to use.

From: Chris Seamster [<mailto:cseamster@mckimcreed.com>]
Sent: Monday, October 09, 2017 2:40 PM
To: Denise Suits
Subject: RE: Briar Chapel Road Names

Thanks Denise. I agree that it should just be the two roads in back. Yes they are townhomes. In the image below, you can see the arrows where the driveways will come off of Great Ridge Parkway.

Here are two names we came up with for the alleys. Can you let me know if they are acceptable?

1. Crestridge Lane
2. Covil Trace



From: Denise Suits [<mailto:denise.suits@chathamnc.org>]
Sent: Monday, October 09, 2017 1:43 PM
To: Chris Seamster
Subject: RE: Briar Chapel Road Names

Hey Chris,

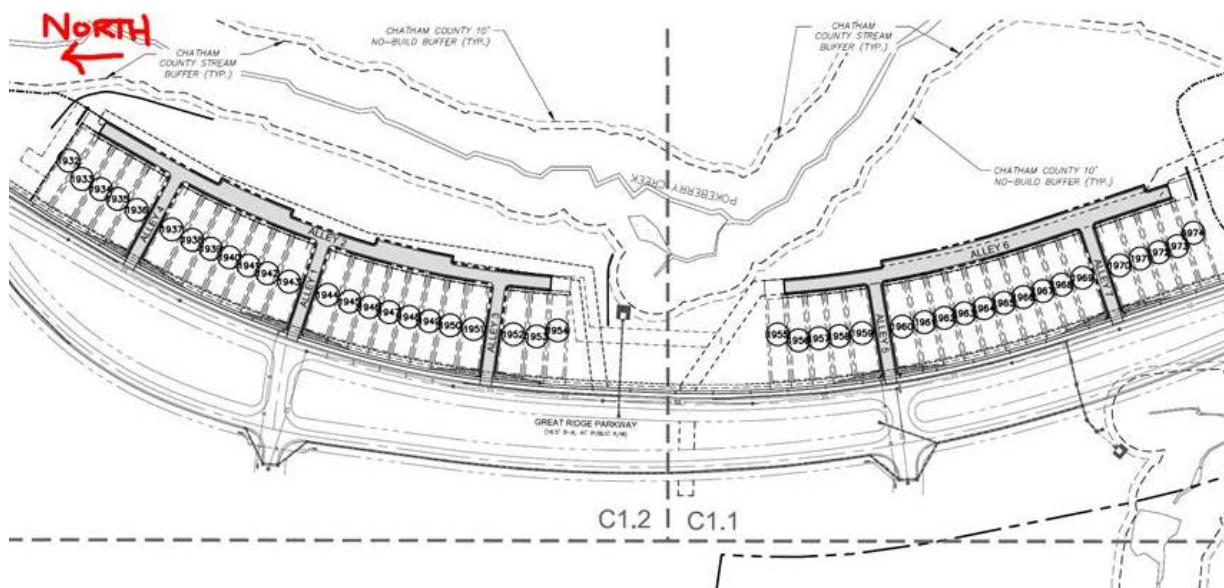
I don't see any reason to name all of them. Are these town homes or homes? Where will the driveway come off? I would name the two in the back and not the ones between the homes.

Denise

From: Chris Seamster [<mailto:cseamster@mckimcreed.com>]
Sent: Monday, October 09, 2017 11:18 AM
To: Denise Suits
Subject: Briar Chapel Road Names

Hi Denise,

We are submitting phase 13, section 1 and 2 to the Planning Department this Friday. This phase is kind of unique in that the units will just front onto the future section of Great Ridge Parkway and therefore (I assume) will have addresses on Great Ridge Parkway. We do, however, have rear alleys behind the units and there are a few short sections of alley that run between the units. I'm wondering if it would be best to just have two alley names, or do we have to have names for all the alley sections separately? If so, there would need to be 7 names. See below and see attached. Let me know if you think we need 2 or if we need 7 alley names. Thanks!



Chris Seamster, PLA | Regional Manager-PDNR
T 919.233.8091 | C 919.539.5464
1730 Varsity Drive, Suite 500 | Raleigh, NC 27606
cseamster@mckimcreed.com | www.mckimcreed.com

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SUBDIVISION: BRIAR CHAPEL-PHASE 13 SECTION 1 & 2

DIRECTIONS: NORTH ON US 15-501 FROM PITTSBORO. TURN LEFT ONTO
BRIAR CHAPEL PARKWAY. AT CIRCLE TAKE RIGHT ONTO GREAT
RIDGE PARKWAY. PHASE 13 IS 2500 FEET ON RIGHT.

DEVELOPER: NNP BRIAR CHAPEL LLC **PHONE NUMBER:** 919-951-0712

Major Development: X **Minor Development:** _____
Development with acreage of 10 acreage of 10 acres or more: _____

Proposed road names	OK to submit	DUPLICATED Do not Submit
<u>CRESTRIDGE LANE</u>	_____	_____
<u>COVIL TRACE</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

DATE SUBMITTED TO EOC: 10/09/17

SUBMITTED BY: CHRIS SEAMSTER/MCKIM & CREED, INC.

EOC OFFICER: _____

DATE ROADS APPROVED: _____

DATE FINAL PLAT RECEIVED: _____

DATE GIVEN TO 911: _____

DATE CONTACT MADE WITH NUMBERS: _____

SURROUNDING COUNTY CONTACTED: _____

PERSON SPOKEN WITH: _____

COMMENTS: _____