

BRIAR CHAPEL

PHASE 13 SECTION 1 & 2

CONSTRUCTION DOCUMENTS

U.S. HWY 15-501 and MANN'S CHAPEL ROAD

CHATHAM COUNTY, NORTH CAROLINA

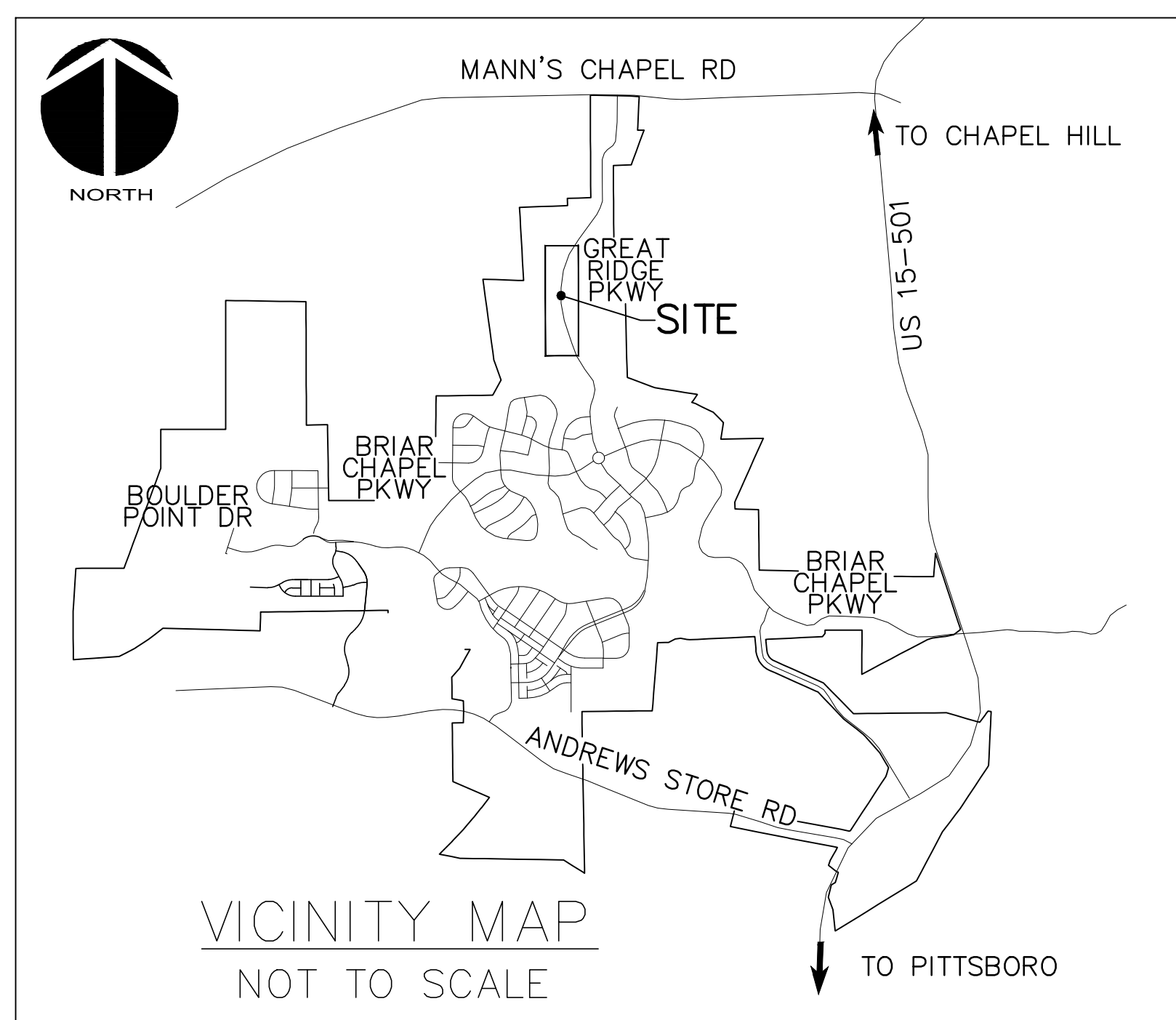
DATE: JULY 26, 2017
 REVISED: OCTOBER 9, 2017

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COUNTY AND AGENCY CONTACTS

- A. Chatham County
Planning Department
Dunlap Building
80 East Street
Pittsboro, NC 27312
(919) 542-8204 phone
Contact: Jason Sullivan
Email: jason.sullivan@chathamnc.org
- B. Chatham County
Environmental Services
Dunlap Building
80 East Street
Pittsboro, NC 27312
(919) 542-0945 phone
Contact: Brian Burkhart, PE
Email: brian.burkhart@chathamnc.org
- C. Chatham County
Soil Erosion and Sedimentation Control
Dunlap Building
80 East Street
Pittsboro, NC 27312
(919) 545-8339 phone
Contact: Rachael Thorn
Email: rachael.thorn@chathamnc.org
- D. Chatham County
Public Works
964 East Street, 2nd Floor, Suite 205
Pittsboro, NC 27312
(919) 545-8530 phone
Contact: Larry Bridges
Email: larry.bridges@chathamnc.org
- E. NCDOT
Division 8, District 1
300 DOT Drive
P.O. Box 1164
Asheboro, NC 27204
(336) 318-4000 phone
Contact: Marty Tillman, PE
Email: mtillman@ncdot.gov
- F. NCDENR
Division of Water Quality
512 N. Salisbury St
Archdale Building, 9th Floor
Raleigh, NC 27604
(919) 807-6373 phone
Contact: Karen Higgins
Email: karen.higgins@ncdenr.gov
- G. NCDENR
Division of Environmental Health
Public Water Supply Section
1634 Mail Service Center
Raleigh, NC 27699-1634
(919) 707-9064 phone
Contact: Shashi Bhatta
Email: shashi.bhatta@ncdenr.gov
- H. NCDENR
Division of Water Quality
Surface Water Protection
3800 Barrett Drive
Raleigh, NC 27609
(919) 791-4200 phone
Contact: Danny Smith
Email: danny.smith@ncdenr.gov



VICINITY MAP

NTS

PROJECT DATA

NAME OF PROJECT:
 PHASE 13 SECTION 1 & 2
 CHATHAM COUNTY, NORTH CAROLINA

OWNER:
 NNP BRIAR CHAPEL, LLC
 1342 BRIAR CHAPEL PARKWAY
 CHAPEL HILL, NC 27516
 PHONE: (919) 951-0700
 FAX: (919) 240-4963
 CONTACT: LEE BOWMAN
 EMAIL: lbowman@newlandco.com

PREPARED BY:
 McKIM & CREED
 1730 VARSITY DRIVE, SUITE 500
 RALEIGH, NORTH CAROLINA 27606
 PHONE: (919) 233-8091
 FAX: (919) 233-8031
 CONTACT: GARETH AVANT, PE
 EMAIL: gavant@mckimcreed.com

PROJECT AREA: 11.03 ACRES

These improvements shall be constructed in accordance with the following plans, and the Standard Specifications of NCDOT and Chatham County.



PRELIMINARY DRAWINGS
 FOR REVIEW PURPOSES ONLY

GENERAL NOTES:

- 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 - POD D 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
- THIS PROPERTY IS ZONED CC-CUP.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON NC GRID NAD83. THIS PROJECT IS LOCALIZED ABOUT NCGS MONUMENT "MEACHAM" HAVING NC GRID COORDINATES N: 786,395.12', E: 1,963,424.93' USING A COMBINED FACTOR OF 0.99990676.
- EXISTING TOPOGRAPHIC DATA IS BASED ON AERIAL MAPPING PERFORMED BY AVIOMAGE MAPPING SERVICES IN FEBRUARY 2010. ELEVATIONS ARE BASED ON NAVD 88 NCGS MONUMENT "F-92" WITH AN ELEVATION OF 476.06'.
- HORIZONTAL AND VERTICAL CONTROL FOR THIS SITE WAS INSTALLED BY GPA PROFESSIONAL LAND SURVEYORS OF NC.
- PROJECT IS LOCATED IN THE CAPE FEAR RIVER BASIN.
- STREAM AND WETLAND LOCATIONS ARE BASED ON INFORMATION PROVIDED BY HUYSMAN AND BANDY, INC. - CONTACT CHRIS HUYSMAN AR 336-306-0906.
- NO PORTION OF THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA "AE" AS SHOWN ON FEMA FIRM MAPS #371097650J & #371097660J, DATED FEBRUARY 2, 2007.

DEMOLITION NOTES:

- NO EARTH-DISTURBING ACTIVITIES SHALL COMMENCE UNTIL ALL PERIMETER EROSION CONTROL MEASURES ARE IN PLACE IN ACCORDANCE WITH THE EROSION CONTROL SEQUENCE SHOWN IN THESE PLANS.
- NO EARTH-DISTURBING ACTIVITY OR OTHER WORK SHALL TAKE PLACE WITHIN WETLAND AREAS NOTED ON SURVEY. CONTRACTOR SHALL FIELD VERIFY WETLAND LIMITS FLAGGING IS IN PLACE AND SHALL NOT ENTER WETLAND AREAS. IF WETLAND FLAGGING IS MISSING OR OTHERWISE DAMAGED, IT IS CONTRACTOR'S RESPONSIBILITY TO NOTE WETLAND LIMITS AND PREVENT DISTURBANCE OR OTHER ACTIVITY WITHIN WETLANDS.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL PROPERTY CORNER MONUMENTS, AND SHALL HAVE, AT HIS EXPENSE, ALL CORNER MONUMENTS REPLACED WHICH ARE DISTURBED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS, AT HIS EXPENSE, DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING CONSTRUCTION, WHICH INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS GOVERNING THE DEMOLITION, REMOVAL, TRANSPORTATION AND DISPOSAL OF ALL DEMOLITION DEBRIS.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
- CONTRACTOR SHALL TAKE SPECIAL CARE TO PROTECT ALL UTILITIES AND APPURTENANCES TO REMAIN.

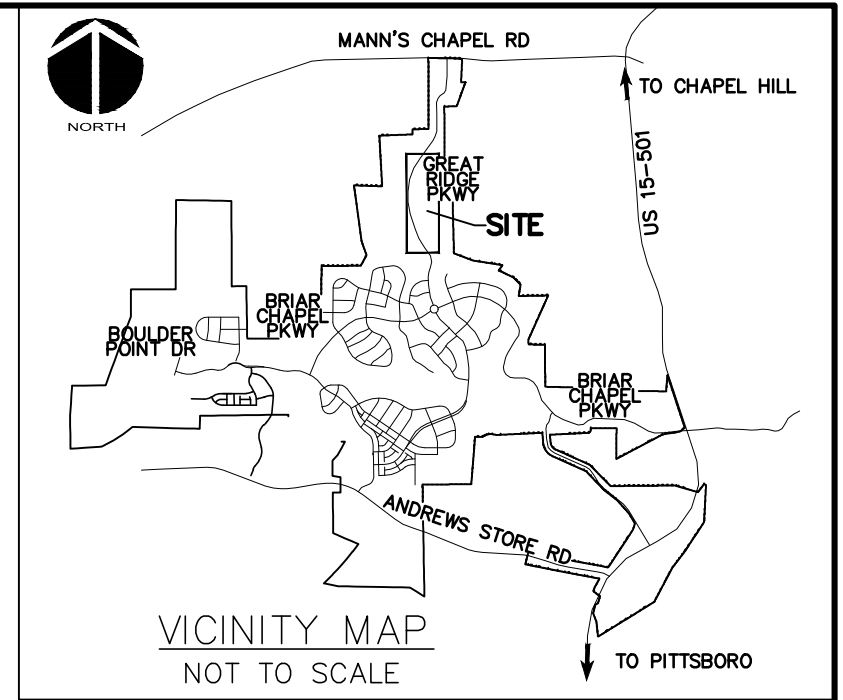
***** NOTICE TO CONTRACTOR *****

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL AND VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR.

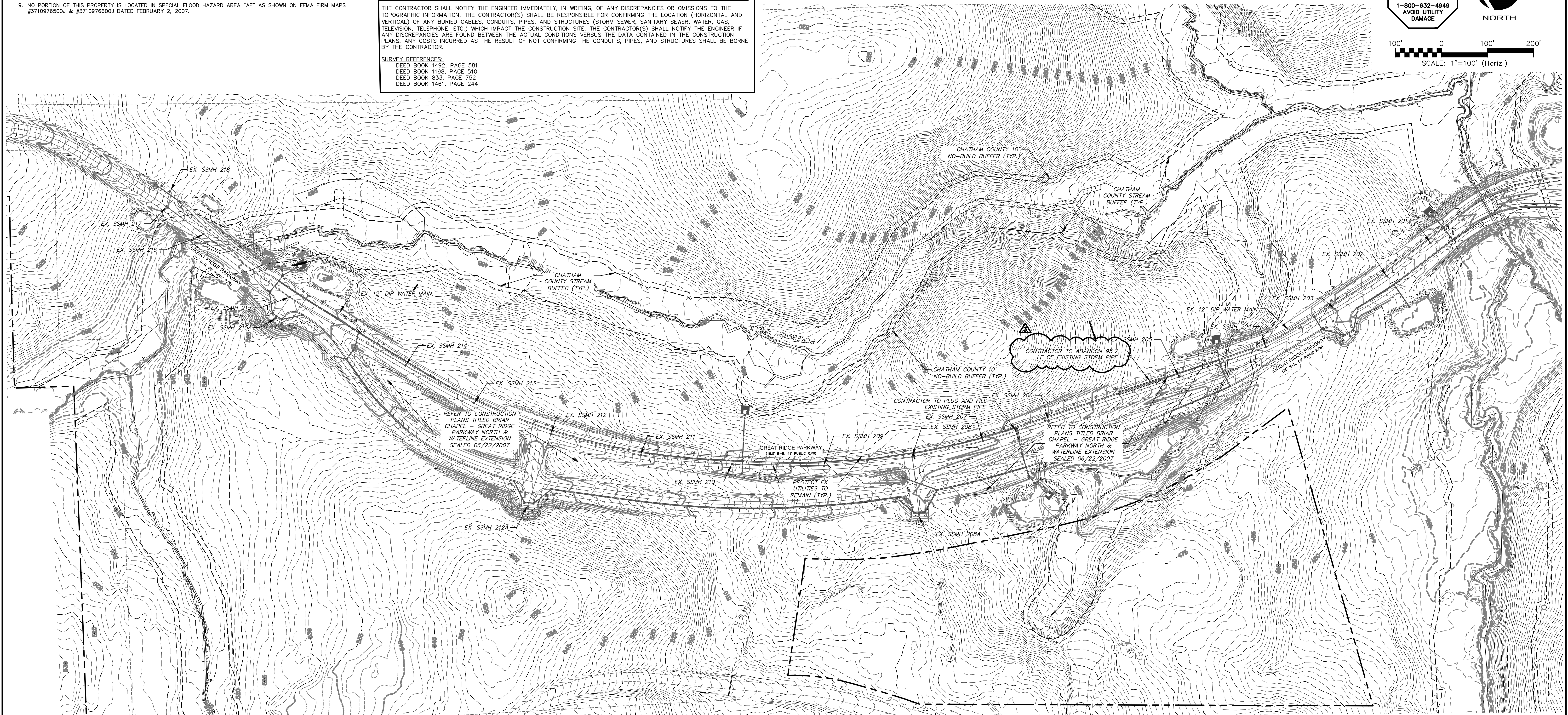
SURVEY REFERENCES:
 DEED BOOK 1492, PAGE 581
 DEED BOOK 1198, PAGE 510
 DEED BOOK 833, PAGE 752
 DEED BOOK 1461, PAGE 244

LEGEND:

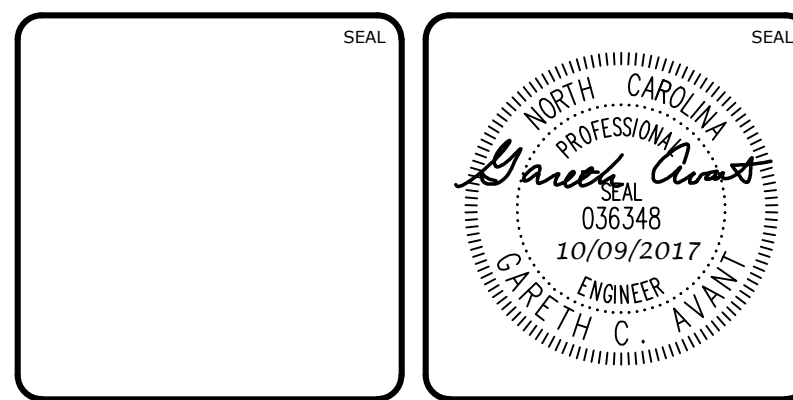
- 10' NO BUILD BUFFER LINE
- RIPARIAN BUFFER LINE
- 480' EX. CONTOUR
- EX. POWER LINE EASEMENT
- OE EX. OVERHEAD POWER LINE
- EX. FORCE MAIN EASEMENT
- FM EX. SANITARY SEWER FORCE MAIN
- IRR IRR EX. REUSE IRRIGATION MAIN
- W W EX. WATER MAIN
- EX. STORM DRAINAGE PIPE
- SS EX. SANITARY SEWER



SCALE: 1"=100' (Horiz.)



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
 EXISTING CONDITIONS/
 DEMOLITION PLAN**

DATE:	JULY 26, 2017	SCALE:	C0.2
MCE PROJ. #	02735-0198	HORIZONTAL:	AS NOTED
DRAWN:	BSS	VERTICAL:	C0.2
DESIGNED:	BSS		
CHECKED:	GCA		
PROJ. MGR.:	CHS		
STATUS:		FOR REVIEW PURPOSES ONLY	
		REVISION 3	

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:
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- STREAM AND WETLAND LOCATIONS ARE BASED ON INFORMATION PROVIDED BY HUYSMAN AND BANDY, INC. - CONTACT CHRIS HUYSMAN AR 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
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- BMP MAINTENANCE & ACCESS EASEMENT
- ROADWAY CENTERLINE

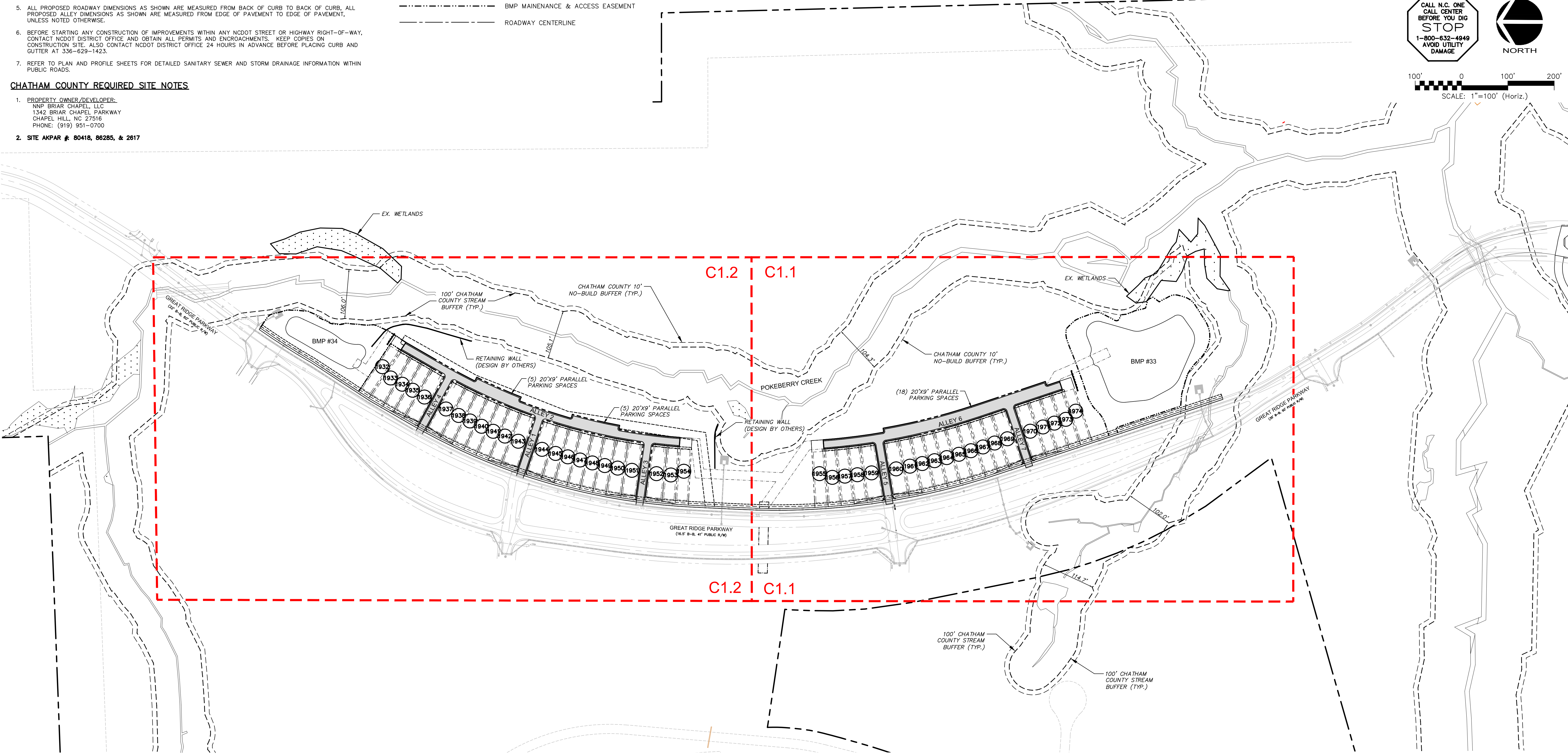
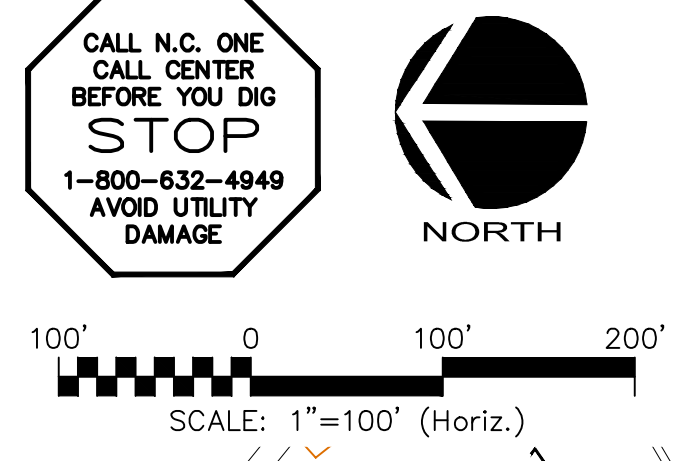
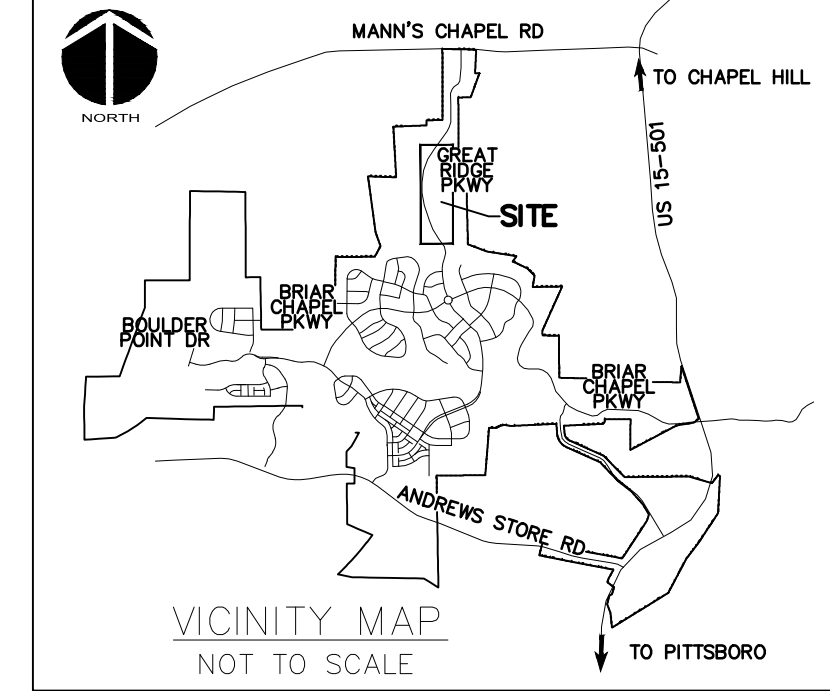
Lot Area Table		
Lot #	Area (SF)	Area (AC)
1932	3750.30	0.09
1933	3811.97	0.09
1934	3230.93	0.07
1935	3230.93	0.07
1936	4079.91	0.09
1937	4170.95	0.10
1938	3397.84	0.08
1939	3398.09	0.08
1940	3398.35	0.08

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

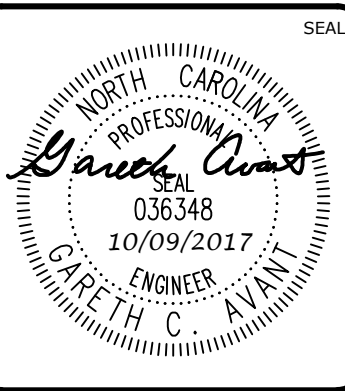
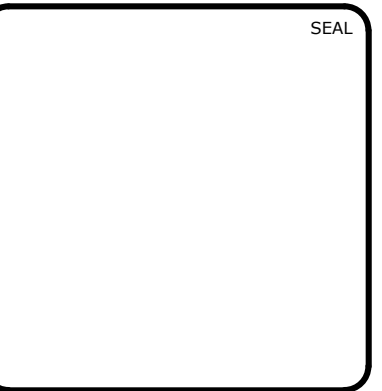
Lot Area Table		
Lot #	Area (SF)	Area (AC)
1950	3681.64	0.08
1951	4039.59	0.09
1952	4306.04	0.10
1953	3403.47	0.08
1954	3951.99	0.09
1955	3959.79	0.09
1956	3385.56	0.08
1957	3385.94	0.08
1958	3386.32	0.08

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



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BRIAR CHAPEL™
 by
Newland COMMUNITIES

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

OVERALL SITE PLAN

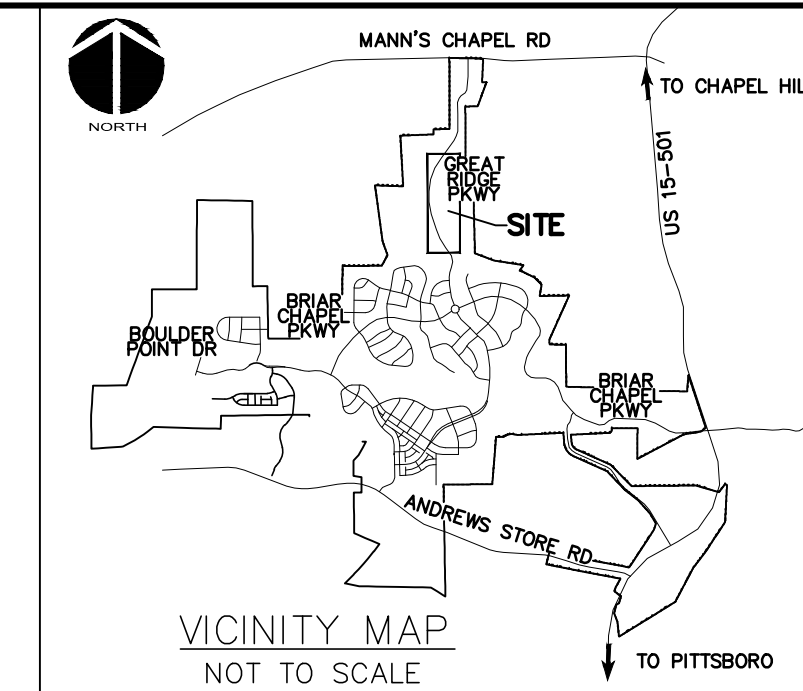
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DRAWN: BSS		
DESIGNED: BSS		
CHECKED: GCA		
PROJ. MGR.: CHS		
STATUS: FOR REVIEW PURPOSES ONLY	REVISION: 3	

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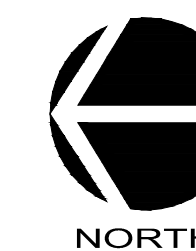
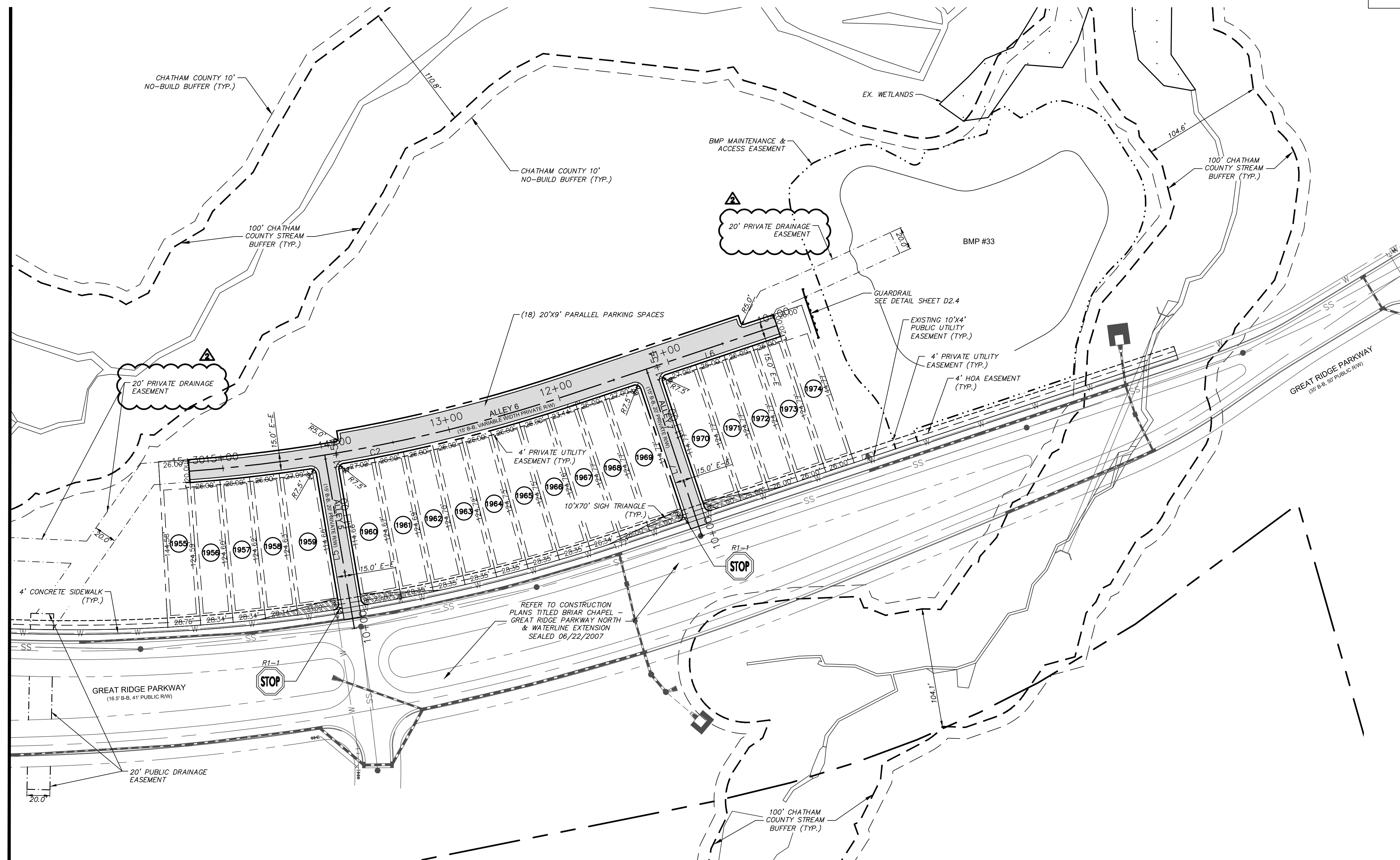
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- PUBLIC DRAINAGE EASEMENT
- EXISTING POWER LINE EASEMENT
- OVERHEAD POWER LINE
- 10' NO BUILD BUFFER LINE
- RIPARIAN BUFFER LINE
- BMP MAINTENANCE & ACCESS EASEMENT
- ROADWAY CENTERLINE

ALIGNMENT LINE DATA		
LINE #	LENGTH	BEARING
L1	153.50'	S71°33'10"E
L2	101.58'	N29°55'12"E
L3	153.50'	S82°02'53"E
L4	153.50'	S61°23'38"E
L5	153.50'	N80°18'59"E
L6	190.56'	N18°26'59"W
L7	153.50'	N71°33'01"E

ALIGNMENT CURVE DATA					
CURVE #	ARCH LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	562.09'	1197.00'	N16°28'03"E	556.94'	26°54'18"
C2	338.98'	1372.00'	N11°22'18"W	338.12'	14°09'21"

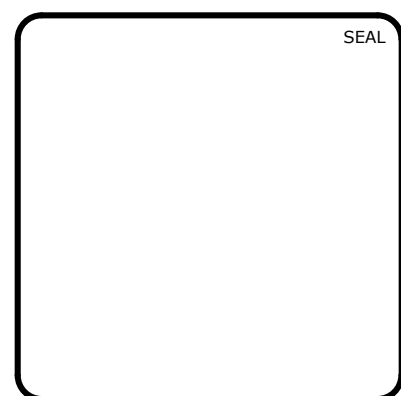


MATCHLINE - SEE SHEET C1.2



50' 0 50' 100'
SCALE: 1"=50' (Horiz.)

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3	REVISIONS PER COMMENTS RECEIVED FROM COUNTY EROSION CONTROL	2017.10.09
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 by
Newland COMMUNITIES

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

SITE PLAN

DATE:	JULY 26, 2017
MCE PROJ. #	02735-0198
DRAWN	BSS
DESIGNED	BSS
CHECKED	GCA
PROJ. MGR.	CHS

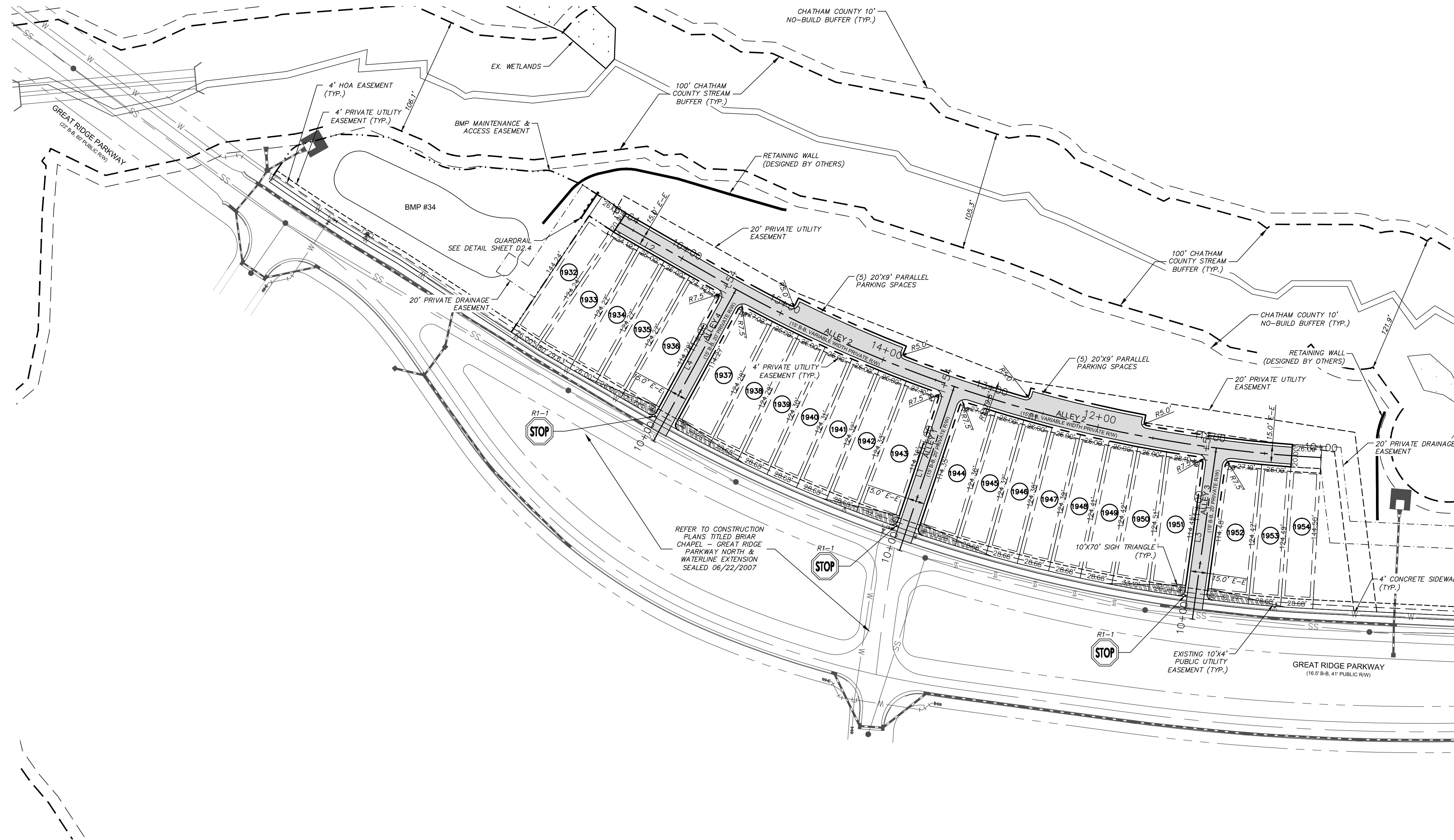
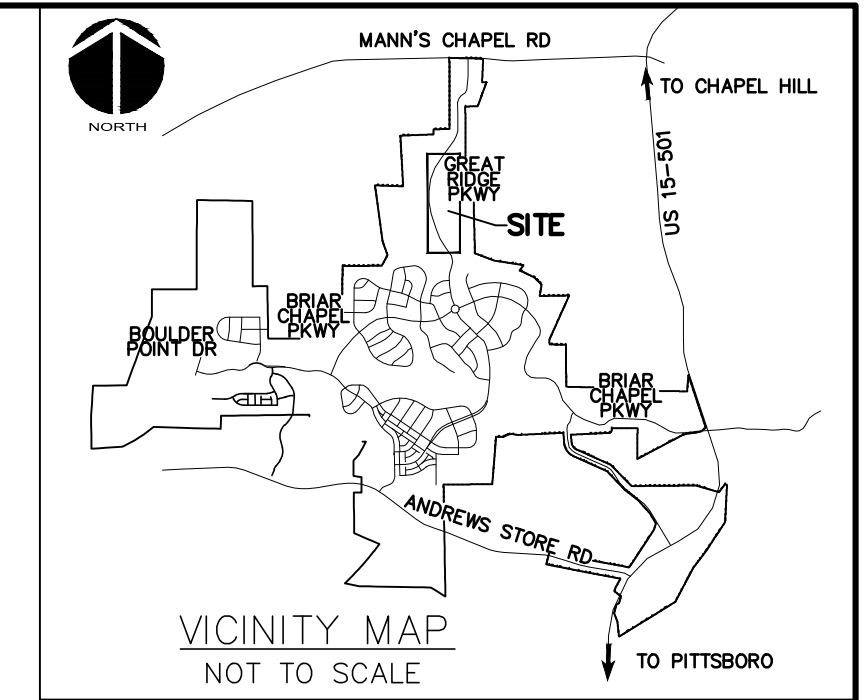
SCALE	1" = 50'
HORIZONTAL:	1" = 50'
VERTICAL:	N/A
MSC FILE NUMBER	C1.X
DRAWING NUMBER	C1.1
STATUS:	FOR REVIEW PURPOSES ONLY
REVISION	3

LEGEND:

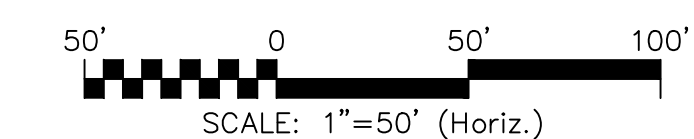
- R/W LINE
- FUTURE R/W LINE
- EXISTING R/W LINE
- HOA EASEMENT LINE
- PUBLIC UTILITY EASEMENT LINE
- PUBLIC DRAINAGE EASEMENT
- EXISTING POWER LINE EASEMENT
- OVERHEAD POWER LINE
- 10' NO BUILD BUFFER LINE
- RIPARIAN BUFFER LINE
- BMP MAINTENANCE & ACCESS EASEMENT
- ROADWAY CENTERLINE

ALIGNMENT LINE DATA		
LINE #	LENGTH	BEARING
L1	153.50'	S71°33'10"E
L2	101.58'	N29°55'12"E
L3	153.50'	S82°02'53"E
L4	153.50'	S61°23'38"E
L5	153.50'	N80°18'59"E
L6	190.56'	N18°26'59"W
L7	153.50'	N71°33'01"E

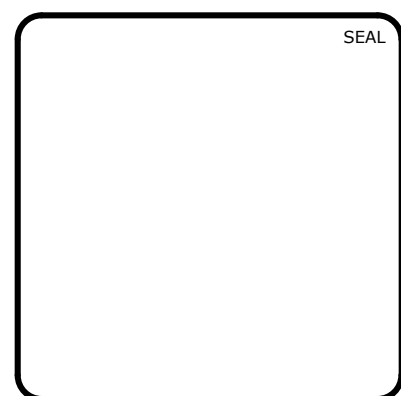
ALIGNMENT CURVE DATA					
CURVE #	ARCH LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	562.09'	1197.00'	N16°28'03"E	556.94'	26°54'18"
C2	338.98'	1372.00'	N11°22'18"W	338.12'	14°09'21"



MATCHLINE - SEE SHEET C1.1



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



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

SITE PLAN

DATE: JULY 26, 2017	SCALE: 1"=50'	MSC FILE NUMBER: C1.X
MCE PROJ. # 02735-0198	HORIZONTAL: 1"=50'	DRAWING NUMBER: C1.2
DRAWN: BSS	VERTICAL: N/A	
DESIGNED: BSS		
CHECKED: GCA		
PROJ. MGR.: CHS		
STATUS: FOR REVIEW PURPOSES ONLY		REVISION: 3