



1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606  
 TEL (919) 233-8091 • FAX (919) 233-8031

LETTER OF TRANSMITTAL

ADDRESS: 80-A East Street  
 Pittsboro, NC 27312-0130

ATTENTION: Lynn Richardson  
 Chatham County Planning

DATE: March 9, 2018

PROJECT #: 2735-0187      TASK #:

RE: Briar Chapel SD East Parcels 10-15

TRANSMITTAL #:      PAGE 1 OF 1

WE ARE SENDING:     Originals       Prints       Shop Drawings       Samples  
                            Specifications     Calculations     Other -

Quantity	Drawing No.	Rev.	Description	Status
20			Final Plat- SD East Parcels 10-15	G
1			Cover Letter	G
1			Final Plat Application	G
1			Bond Letter	G
1			CD with digital submittal	G

Issue Status Code:    A. Preliminary      B. Fabrication Only      C. For Information      D. Bid  
                               E. Construction      F. For Review & Comments      G. For Approval      H. See Remarks

Action Status Code:    1. No Exceptions Taken      2. Make Corrections Noted      3. Other  
                                   4. Amend & Resubmit      5. Rejected - See Remarks

REMARKS:

Lynn,  
 Enclosed please find the above referenced documents related to SD East Parcels 10-15 at Briar Chapel.  
 Please let me know if you have any questions. Thank you.

CC:

McKIM & CREED, INC.

Signed   
 Chris Seamster, PLA

March 9, 2018

M&amp;C 02735-0187

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

RE: **Briar Chapel Final Plat Submittal – SD East Parcels 10-15**

Ms. Richardson:

Enclosed please find our final plat submittal for SD East Parcels 10-15 at Briar Chapel. The EOC approved private right-of-way street names are Market Chapel Road. The remaining section of Market Chapel Road private right-of-way is shown on this final plat.

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

1. *The final plat shall include a note regarding cross parking easement for all parcels.* During the review and approval process for the final plat for SD East Parcels 7-9, it was reviewed and agreed by the County that this condition was intended to require pedestrian cross access easements, not cross parking easements. As approved in the prior SD West final plat, the following note has been added to the map: "Pedestrian sidewalk access between separately developed parcels will be provided."
2. *The final plat shall include the width of the riparian buffers and label the 10 foot no build area.* The riparian buffers and their width are called out on the map as well as the 10 foot no build area. Stream buffers widths have also been shown on the map.
3. *The final plat shall include the required stormwater note, approximate location of the stormwater BMP (using existing top of bank), label the stormwater easement "Private", and specify the entity responsible for maintenance.* The required stormwater notes are shown on the final plat. The map shows the approximate location of the stormwater BMP based on the top of bank. The BMP and the maintenance easement are both called out as "Private".
4. *The County Stormwater Administrator shall review and approve the stormwater management plan prior to construction or installation of infrastructure pursuant to condition #4 of the conditional use permit.* Attached is the approval letter from the Chatham County Stormwater Administrator.

Venture IV Building

1730 Varsity Drive

Raleigh, NC 27606

919.233.8091

Fax 919.233.8031

www.mckimcreed.com

Enclosed in this submittal are the following:

- (20) 24" x 36" folded paper copies of the final plat
- Completed major subdivision application



ENGINEERS

SURVEYORS

PLANNERS

- Completed major subdivision 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, PLA  
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)

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

Preliminary  
 Final

**BRIAR CHAPEL  
MAJOR SUBDIVISION APPLICATION**

**Phase / Section :** SD East Parcels 10-15

**Subdivision Applicant:**

**Subdivision Owner:**

Name: Lee Bowman, Project Manager

Name: NNP Briar Chapel LLC

Address: 1342 Briar Chapel Parkway  
Chapel Hill, NC 27516

Address: 1342 Briar Chapel Parkway  
Chapel Hill, NC 27516

Phone:(W) (919) 951-0712

Phone:(W) (919) 951-0712

Phone:(H) \_\_\_\_\_ Fax: (919) 951-0701

Phone:(H) \_\_\_\_\_ Fax: (919) 951-0701

E-Mail lbowman@newlandco.com

E-Mail lbowman@newlandco.com

Township: Baldwin Zoning: CUD-CC

P. I. N. # 9775-03-13-7548

Flood Map # 3710977400J & 3710977500K Zone: X

Parcel # 18911 (AKPAR)

Watershed: WS-IV PA

Existing Access Road: S.R. # US HWY15-501

S.R. road name US HWY 15-501

Total Project Acreage: 1,586.26 ac

Total # of Lots: Overall 2,500

Total Acreage of Phase/Section: 35.528 ac

Total # of Lots: 7 (6 non-residential lots &  
1 common area lot)

Name and date of contact with Chatham County Historical Association: 2/15/2017

Type of new road:  Private/ Length: 1,770 LF

Public/ Length: 0 LF

**Road Surface:**

**Water System:**

**Sewer System:**

paved

Public System

Private Utility

Chatham County

On-Site WWTP

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



Date 3/9/18



Date 3/9/18

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 \_\_\_\_\_

FOR OFFICE USE ONLY

Date's Adjacent Owner Letters were mailed out

Preliminary	/ /	/ /
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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.

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Financial Guarantee (if applicable):

Submitted by: \_\_\_\_\_  
 Guarantee Type: \_\_\_\_\_  
 Amount: \$ \_\_\_\_\_  
 Acceptance Date: \_\_\_/\_\_\_/\_\_\_  
 Expiration Date: \_\_\_/\_\_\_/\_\_\_  
 Release Date: \_\_\_/\_\_\_/\_\_\_  
 Release Payable to: \_\_\_\_\_

\_\_\_\_\_ / /  
*Planning Department*

*Date*

**CHATHAM COUNTY**  
**MAJOR SUBDIVISION**  
**REVIEW CHECKLIST – BRIAR CHAPEL**

Phase: SD East

Section Parcels 10-15

Review For:  **FINAL PLAT**

Submittal Date: March 9, 2018

Attach all supporting documentation regarding these approvals.

FINAL PLAT	
<input checked="" type="checkbox"/> 20 Copies of Plat (folded)	.....
<input checked="" type="checkbox"/> Application	.....
<input checked="" type="checkbox"/> Engineers certification regarding emergency vehicle access across roadways, if applicable	N/A <small>(to be submitted at BOC meeting)</small>
<input type="checkbox"/> Evidence of Compliance with Watershed Management Plan including impervious surface calculations	____/____/____
<input type="checkbox"/> Stormwater Management Plan * <b>Included in Total Cost of Improvements Letter</b>	____/____/____
<input type="checkbox"/> Stormwater Operations and Maintenance Plan * <b>Included in Total Cost of Improvements Letter</b>	____/____/____
<input type="checkbox"/> Stormwater Operations & Maintenance Agreement * <b>Included in Total Cost of Improvements Letter</b>	____/____/____
<input type="checkbox"/> Stormwater Control Designs (to Environmental Quality Department) * <b>Included in Total Cost of Improvements Letter</b>	____/____/____
(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)	3/9/18
	____/____/____
	____/____/____
	____/____/____
<input checked="" type="checkbox"/> Infrastructure Completion Certificates <b>or</b> engineers Total Cost of Improvements letter and documentation for Financial Guarantee & Contract	3/9/18
<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"> <li>Stormwater Plans only required if Stormwater Controls complete, if not, include cost to complete in Total Cost of Improvements letter.</li> </ul>	____/____/____  ____/____/____  ____/____/____  ____/____/____
Comments:	

Date Complete Application Rec'd: \_\_\_\_/\_\_\_\_/\_\_\_\_ By: \_\_\_\_\_