



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 #:	2735-0178	TASK #:
RE:	Briar Chapel Phase 15S Section 2	
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-Briar Chapel Phase 15S Section 2	G
1			Cover Letter	G
1			Bond Letter	G
1			CD with digital submittal	

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 Phase 15S Section 2 at Briar Chapel.
 Please let me know if you have any questions. Thank you.

CC:

McKIM & CREED, INC.

Signed 
 Chris Seamster, PLA



ENGINEERS

SURVEYORS

PLANNERS

March 9, 2018

M&C 02735-0178

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

RE: Briar Chapel Final Plat Submittal – Phase 15 South Section 2; 39 Lots

Ms. Richardson:

Enclosed please find our final plat submittal for Phase 15 South Section 2 at Briar Chapel. The approved public street names in this phase are BIRCH HOLLOW ROAD and CROWFOOT COURT. There are 6 on-street parking spaces located within the public right-of-way of Birch Hollow Road, which will be maintained by NCDOT.

Enclosed in this submittal are the following:

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

Chris Seamster, PLA
Regional Manager

Venture IV Building
1730 Varsity Drive
Raleigh, NC 27606

cc: Mr. Lee Bowman
Mr. Nick Robinson

919.233.8091

Fax 919.233.8031

www.mckimcreed.com

Chatham County Planning Department

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

Type of Review

Preliminary
 Final

**BRIAR CHAPEL
MAJOR SUBDIVISION APPLICATION**

Phase / Section : Phase 15 South – Section 2

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. # 9765-00-24-0589

Flood Map # 3710976500K Zone: X

Parcel # 82828 (AKPAR)

Watershed: WS-IV PA

Existing Access Road: Boulder Point Drive
S.R. road name SR# not yet established

Total Project Acreage: 1,589.36 ac
Total Acreage of Phase/Section: 6.112 ac

Total # of Lots: Overall 2,500
Total # of Lots: 39

Name and date of contact with Chatham County Historical Association: 10/17/2013

Type of new road: Private/ Length: 0 LF

Public/ Length: 1,565 LF

Road Surface:

paved

Water System:

Public System
Chatham County

Sewer System:

Private Utility
On-Site WWTP

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



Date 3/9/18

Signature of Applicant



Date 3/9/18

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.

Financial Guarantee (if applicable):

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

_____ / /
Planning Department

Date

ADJACENT LAND OWNERS (Property owners across a road, easement, or waterway are considered adjacent land owners):

Legal notices are mailed to these owners, please **type or write neatly, and include zip codes.**

1. THOMAS CHARLES SLEDD	11. RICHARDSON DAVID H
220 ROACK RIDGE ROAD	791 REDGATE ROAD
PITTSBORO, NC 27312	PITTSBORO, NC 27312
2. EDWARD MARCUS FREDRICK JR.	12. MANN LEON
1884 ANDREWS STORE ROAD	1809 MANNS CHAPEL ROAD
PITTSBORO, NC 27312	PITTSBORO, NC 27312
3. NIPPER RUSSELL GREY	13. RYAN LARRY W
184 STONE GATE DR.	2094 MANNS CHAPEL ROAD
PITTSBORO, NC 27312	PITTSBORO, NC 27312
4. LAWRENCE COURTNEY SCOTT	
6112 GRAY STONE DR.	
CHAPEL HILL, NC 27514	
5. MANN LEON	
1809 MANNS CHAPEL ROAD	
PITTSBORO, NC 27312	
6. DUNPHY FRANK R II	
4432 ANDRES STORE ROAD	
PITTSBORO, NC 27312	
7. CIMARRON CAPITAL INC	
2330 OPERATIONS DRIVE	
DURHAM, NC 27705	
8. DUNN LEE ALLEN	
220 VALLEY VIEW LN	
PITTSBORO, NC 27312	
9. TICON PROPERTIES LLC	
5836 FAYETTEVILLE ROAD, SUITE 203	
DURHAM, NC 27713	
10. MILLS JAYE E	
288 BLAKES DRIVE	
PITTSBORO, NC 27312	

04-CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST – BRIAR CHAPEL

Phase: Phase 15 South, Section 2

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	3/9/18
<input type="checkbox"/> Evidence of Compliance with Watershed Management Plan including impervious surface calculations	___/___/___
<input type="checkbox"/> Stormwater Management Plan * Included in Total Cost of Improvements Letter	___/___/___
<input type="checkbox"/> Stormwater Operations and Maintenance Plan * Included in Total Cost of Improvements Letter	___/___/___
<input type="checkbox"/> Stormwater Operations & Maintenance Agreement * Included in Total Cost of Improvements Letter	___/___/___
<input type="checkbox"/> Stormwater Control Designs (to Environmental Quality Department) * Included in Total Cost of Improvements Letter	___/___/___
(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 or 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"> Stormwater Plans only required if Stormwater Controls complete, if not, include cost to complete in Total Cost of Improvements letter. 	___/___/___ ___/___/___ ___/___/___ ___/___/___
Comments:	

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