



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 #:	2735-0165	TASK #:
RE:	Briar Chapel SD West Parcels 16-22	
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 West Parcels 16-22	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 West Parcels 16-22 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&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 16-22**

Ms. Richardson:

Enclosed please find our final plat submittal for Briar Chapel, SD West-Parcels 16-22. The EOC approved private right-of-way street name is Ballentrae Court. The first section of Ballentrae Court was platted earlier. The remaining section of Ballentrae Court private right-of-way is shown on 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 have been previously provided to Chatham County.
2. NNP and Chatham County 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) included 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 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.

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

Venture IV Building

1730 Varsity Drive

Raleigh, NC 27606

919.233.8091

Fax 919.233.8031

www.mckimcreed.com



ENGINEERS

SURVEYORS

PLANNERS

- 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, 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

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

[] Preliminary
[X] Final

**BRIAR CHAPEL
MAJOR SUBDIVISION APPLICATION**

Phase / Section : SD West-Parcels 16-22

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. # 9775-00-40-1922

Flood Map # 3710977500K Zone: X

Parcel # 86288 (AKPAR)

Watershed: WS-IV PA

Existing Access Road: S.R. #1529/15-501

S.R. road name Taylor Road / US 15-501

Total Project Acreage: 1,586.26 ac

Total # of Lots: Overall 2,500

Total Acreage of Phase/Section: 25.248 ac

Total # of Lots: 8 (7 non-residential lots &
1 common area lot)

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

Type of new road: [X] Private/ Length: 1,002 LF

[X] Public/ Length: 0 LF

Road Surface:

Water System:

Sewer System:

[X] paved

[X] Public System
Chatham County

[X] 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



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.

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. CAROLINA POWER & LIGHT CO & DBA DUKE ENERGY PROGRESS	10.
ATTN: LAND MANAGEMENT	
PO BOX 1551-PEB3A	
RALEIGH, NC 27602-1551	
2. CHATHAM COUNTY	11.
PO BOX 608	
PITTSBORO, NC 27312	
3. NORTON PAUL E & NORTON ANNA	12.
220 HUBERT HERNDON RD	
CHAPEL HILL, NC 27516	
4. WEST CYNTHIA H	13.
355 HUBERT HERNDON RD	
CHAPEL HILL, NC	
5. VOGL J JAMES & PATTON JOYCE L	14.
377 HUBERT HERNDON RD	
CHAPEL HILL , NC 27516	
6. HRYNEWYCH BOHDAN	15.
375 HUBERT HERNDON RD	
CHAPEL HILL, NC 27516	
7. REALCO ACQUISITION CO LLC	16.
100 EUROPA DR, STE 550	
CHAPEL HILL, NC 27517	
8. TWG HOLDINGS LLC	17.
303 W BARBEE CHAPEL ROAD	
CHAPEL HILL, NC 27517	
9.	18.

CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST – BRIAR CHAPEL

Phase: SD West

Section Parcels 16-22

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 * 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: _____