



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:	Kimberly Tyson Chatham County Planning Department

DATE:	August 7, 2020	
PROJECT #:	2735-0248	TASK #:
RE:	Briar Chapel Phase 14	
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 14	G
1			Cover Letter	G
1			Application	G
1			Checklist	G
1			Draft 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:

Kimberly,

Enclosed please find the above referenced documents related to Phase 14 Final Plat 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

August 7, 2020

M&C 02735-0248

Kimberly Tyson
Chatham County Planning
80-A East Street
Pittsboro, NC 27312-0130

RE: **Briar Chapel Final Plat Submittal – Phase 14; 89 Lots**

Ms. Tyson:

Enclosed please find our final plat submittal for Phase 14 at Briar Chapel. The approved public street names in this phase are **Deardom Way** and **Balfour Run**.

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
- Draft 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: Ms. Tanya Matzen
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
[X] Final

**BRIAR CHAPEL
MAJOR SUBDIVISION APPLICATION**

Phase / Section: Phase 14

Subdivision Applicant:

Subdivision Owner:

Name: Tanya Matzen, Vice President
Address: 4020 Westchase Bld., Suite 150
Raleigh, NC 27607
Phone:(W) (919) 951-0718
Phone:(H) _____ Fax: (919) 951-0701
E-Mail TMatzen@newlandco.com

Name: NNP Briar Chapel LLC
Address: 4020 Westchase Bld., Suite 150
Raleigh, NC 27607
Phone:(W) (919) 951-0708
Phone:(H) _____ Fax: (919) 951-0701
E-Mail TMatzen@newlandco.com

Township: Baldwin Zoning: CUD-CC
Flood Map # 3710976500K & 3710977500K, Zone: X & AE
Watershed: WS-IV PA

P.I.N. # 9765-03-03-4675
Parcel # 0089624
Existing Access Road: Catullo Run
S.R. road name SR# not yet established

Total Project Acreage: 1,578.14 ac
Total Acreage of Phase/Section: 31.45 ac

Total # of Lots: Overall 2,650
Total # of Lots: 89

Name and date of contact with Chatham County Historical Association: 03/13/2019

Type of new road: [] Private/ Length: 0 LF [X] Public/ Length: 2,111 LF

Road Surface:
[X] paved

Water System:
[X] Public System
Chatham County

Sewer System:
[X] Private Utility
On-Site WWTP

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

Tanya Matzen Date 8/6/2020 Tanya Matzen Date 8/6/2020
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 _____

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. BRIAR CHAPEL COMMUNITY ASSN INC.	
801 BRIAR CHAPEL PKWY	
CHAPEL HILL, NC 27516	
2. MOORE FAMILY PARTNERSHIP	
409 MOUNTAIN LANE	
PITTSBORO, NC 27312	
3. TELFORD RICHARD D & TELFORD ANNE MARIE	
108 VESCOVA LANE	
MORRISVILLE, NC 27560	
4. HINN ALBERT	
357 HUBERT HERNDON ROAD	
CHAPEL HILL, NC 27516	
5.	
6.	
7.	
8.	
9.	
10.	

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

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

Phase: Phase 14

Review For: FINAL PLAT

Submittal Date: August 7, 2020

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	*To be provided near time of BOC meeting
<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)	7/10/20
	____/____/____
	____/____/____
	____/____/____
<input checked="" type="checkbox"/> Infrastructure Completion Certificates or engineers Total Cost of Improvements letter and documentation for Financial Guarantee & Contract	*To be provided near time of BOC meeting
<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: _____



ENGINEERS

SURVEYORS

PLANNERS

August 7, 2020

M&C 02735-0248

Ms. Kimberly Tyson
Chatham County Planning Department
Post Office Box 54
80-A East Street
Pittsboro, North Carolina 27213-0054

RE: **Briar Chapel Final Plat Submittal – Phase 14; 89 Lots
Financial Guarantee of Completion**

Dear Ms. Tyson:

This letter is to provide information on the total cost of improvements and the current percentage of completion for the work in Briar Chapel Phase 14.

The total cost for the improvements in this phase is \$2,415,233. As of July 30, 2020 the improvements are 40% complete. The items remaining will be provided and updated in the final bond letter to be provided to Chatham County at the time of the Board of Commissioners meeting. The remaining improvements will be installed in accordance with the standard specifications and design guidelines of NCDOT, NCDENR and Chatham County.

If you have any question, 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

Venture IV Building

1730 Varsity Drive

Raleigh, NC 27606

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