

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

M. Brini
OWNER OR AUTHORIZED AGENT
DATE 2/5/19

CERTIFICATION OF THE APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT THE WATER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CHATHAM COUNTY UTILITY POLICY AND/OR THE CHATHAM COUNTY SUBDIVISION REGULATIONS, EXCEPT AS NOTED HEREON, OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

DATE 2/5/19
M. Brini Vice President
SIGNATURE
BY NNP-BRIAR CHAPEL, LLC TITLE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY AS NOTED IN THE MINUTES OF THE BOARD OF COMMISSIONERS, AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE 2/18/19
J. Moore
CHATHAM COUNTY BOARD OF COMMISSIONERS
GAM SULLY, Planning Director 2/19/19

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
I, *Jack Jin*, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER *Jack Jin* DATE 2/20/19
BY *Amy Moore* TITLE *Mapper*

SURVEY NOTES:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (UNLESS OTHERWISE STATED).
- NO NC GRID MONUMENT IS WITHIN 2,000' OF SURVEYED TRACT.
- ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/NSRS 2007).
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X", AS SHOWN ON FEMA FIRM MAP PANEL #3710977500K WITH AN EFFECTIVE DATE OF 11/17/2017.
- TIE LINES SHOWN TO EASEMENTS ARE CHORD DISTANCES.
- THE PURPOSE OF THIS PLAT IS TO CREATE 8 NEW NON-RESIDENTIAL LOTS, AS WELL AS TO DEDICATE THE EASEMENTS AND RIGHTS-OF-WAYS SHOWN HEREON.
- BALLENTRAE COURT ALSO SERVES AS A PRIVATE UTILITY EASEMENT AND A PUBLIC WATER EASEMENT FOR THE CHATHAM COUNTY WATER SYSTEM. CHATHAM COUNTY WILL NOT BE RESPONSIBLE FOR RESTORING PRIVATE INFRASTRUCTURE (STREETS, SIDEWALKS, CURB AND GUTTER, LANDSCAPING, ETC.) IN THE COURSE OF REPAIRING THE PUBLIC WATER SYSTEM. CHATHAM COUNTY WILL RESTORE REPAIR AREA TO GRADE SUCH THAT NO SAFETY HAZARD IS CREATED.
- THE PRELIMINARY PLAT FOR SD-WEST - PARCELS 16-22 AND COMMERCIAL COMMON AREA #5 SHOWED A TEMPORARY UTILITY EASEMENT LOCATED ALONG THE FORMER US HWY 15-501 RIGHT-OF-WAY. AT THAT TIME THE UTILITIES PRESENT IN THE RIGHT-OF-WAY WERE IN THE PROCESS OF BEING RELOCATED ALONG OR WITHIN THE CURRENT US 15-501 RIGHT-OF-WAY. THE UTILITY RELOCATIONS HAVING BEEN FINALIZED, THE TEMPORARY UTILITY EASEMENT HAS BEEN REMOVED FROM THE FINAL PLAT.

ADDITIONAL NOTES:

- ALL LOTS SHOWN HEREON WILL BE CONVEYED SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AND PROVISIONS FOR SETBACKS, USE MAINTENANCE, EASEMENTS, ASSESSMENTS AND OTHER MATTERS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRIAR CHAPEL COMMERCIAL PROPERTIES, RECORDED AT BOOK 01833, PAGE 0001, AS AMENDED AND SUPPLEMENTED (THE "DECLARATION").
- THE DESIGNATIONS AND CONDITIONS OF USAGE OF COMMON AREA/OPEN SPACE ARE AS SET FORTH IN THE DECLARATION.
- MINIMUM SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE ESTABLISHED BY THE DECLARATION, THE DECLARANT (OR ITS DESIGNEE) UNDER THE DECLARATION, OR ANY DESIGN GUIDELINES ADOPTED PURSUANT TO THE DECLARATION.
- LIGHTING SHALL CONFORM WITH THE CHATHAM COUNTY LIGHTING ORDINANCE.
- THE EASEMENTS DESCRIBED ON THIS PLAT ARE IN ADDITION TO AND NOT IN LIMITATION OF ANY EASEMENTS DESCRIBED IN THE DECLARATION.
- ANY AREA DESIGNATED AS A "PERIMETER BUFFER" OR A "VIEWSHED BUFFER" ON THIS PLAT IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND CONDITIONS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS - PERIMETER BUFFERS AND VIEWSHED BUFFERS, DATED JUNE 25, 2013 AND RECORDED AT BOOK 1694, PAGE 604, CHATHAM COUNTY REGISTRY.

RIGHT-OF-WAY MAINTENANCE RESPONSIBILITY NOTE:

- MAINTENANCE OF PRIVATE R/W TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMERCIAL ASSOCIATION, INC.

STORMWATER NOTES:

- THIS PLAT CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT.
- MAINTENANCE OF THE PRIVATE STORMWATER AND ACCESS EASEMENT SHOWN HEREON TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMERCIAL ASSOCIATION, INC.

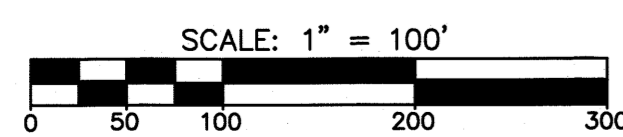
SITE INFORMATION

OWNER:
NNP-BRIAR CHAPEL, LLC
C/O NEWLAND COMMUNITIES
16 WINDY KNOLL CIRCLE
CHAPEL HILL, NC 27516

DEED BOOK 1082, PAGE 14
AKPAR: 86285
PIN: 9775 00 40 1922

SITE ADDRESS:
14 TAYLOR ROAD
CHAPEL HILL, NC

FILED Feb 20, 2019 09:22:12 am
PLAT SLIDE 02019 0030
INSTRUMENT 01559

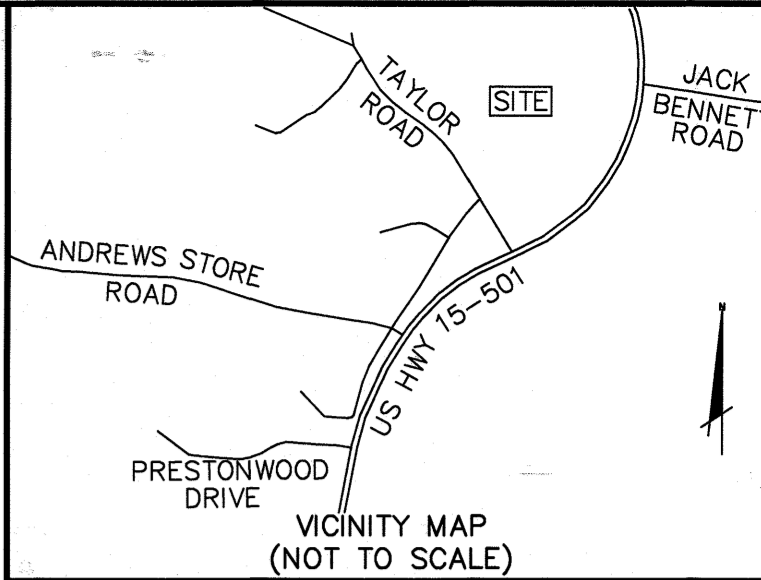


DATE	REVISION	INITIAL

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NC FIRM # F-1222
Internet Site: <http://www.mckimcreed.com>

FINAL SUBDIVISION, EASEMENT,
and PRIVATE RIGHT-OF-WAY DEDICATION PLAT OF
SD-WEST - PARCELS 16-22 and COMMERCIAL COMMON AREA #5
FOR
NNP-BRIAR CHAPEL, LLC
DATE: MARCH 09, 2018 SCALE: 1" = 100'
BALDWIN AND WILLIAMS TOWNSHIPS CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 2735-0165
PROJ. SVYR: DSC
DRAWN BY: JRC
FIELD BK.:
COMP. FILE: VB102-27350165.dwg
SHEET #: 1 OF 2
DWG. #:



I, DAVID S. CLARK, PLS. L-4729, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 31ST DAY OF JANUARY, A.D., 2019.

David S. Clark
DAVID S. CLARK L-4729
PROFESSIONAL LAND SURVEYOR

I, DAVID S. CLARK, PLS. L-4729, CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
DATE 01/31/19



LEGEND

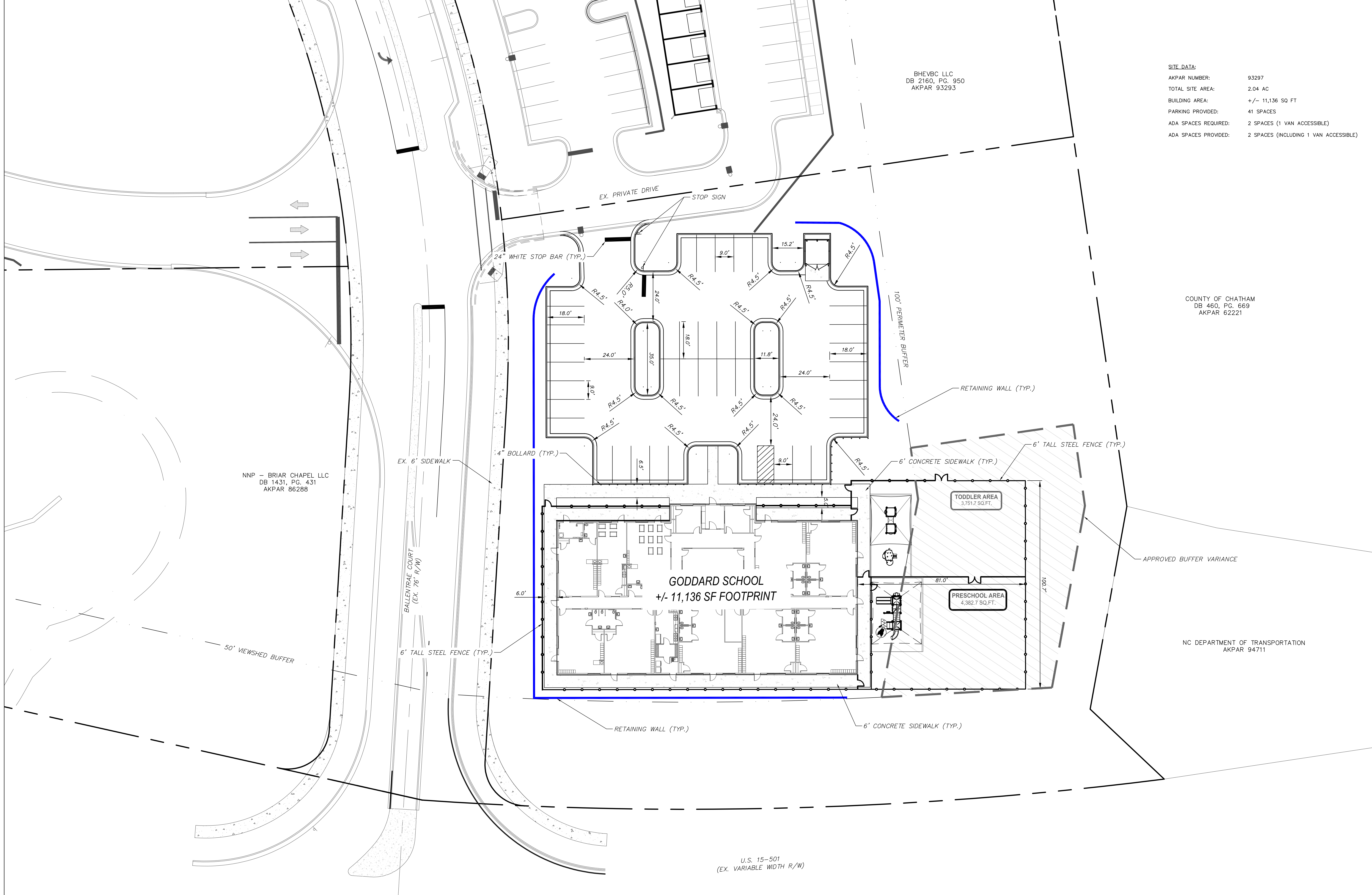
- COMPUTED POINT
- IRON ROD SET (UNLESS OTHERWISE STATED)
- △ EASEMENT POINT
- ⊗ LOT NUMBER
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- R/W RIGHT-OF-WAY
- RWMON RIGHT-OF-WAY MONUMENT
- SQ. FT. SQUARE FEET
- PVTUE PRIVATE UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- DESC. BY CL DESCRIBED BY CENTERLINE

SITE DATA

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 0 LF
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: 1002 LF
TOTAL NUMBER OF NEW NON-RESIDENTIAL LOTS: 8
TOTAL AREA OF LOTS: 25,248 ACRES
1,099,831 SQUARE FEET
(INCLUDING COMMERCIAL COMMON AREA #5)
TOTAL PRIVATE RIGHT-OF-WAY: 1.751 ACRES
76,253 SQUARE FEET
TOTAL PUBLIC RIGHT-OF-WAY: 0.000 ACRES
0 SQUARE FEET
TOTAL SITE: 26.999 ACRES
1,176,084 SQUARE FEET

SEE SHEET 2 FOR EASEMENT DETAILS AND LINE AND CURVE TABLES

2019-30 1 of 2



BHEVBC LLC
DB 2160, PG. 950
AKPAR 93293

SITE DATA:	
AKPAR NUMBER:	93297
TOTAL SITE AREA:	2.04 AC
BUILDING AREA:	+/- 11,136 SQ FT
PARKING PROVIDED:	41 SPACES
ADA SPACES REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
ADA SPACES PROVIDED:	2 SPACES (INCLUDING 1 VAN ACCESSIBLE)

COUNTY OF CHATHAM
DB 460, PG. 669
AKPAR 62221

NNP - BRIAR CHAPEL LLC
DB 1431, PG. 431
AKPAR 86288

NC DEPARTMENT OF TRANSPORTATION
AKPAR 94711

U.S. 15-501
(EX. VARIABLE WIDTH R/W)

Briar Chapel
 Chatham County, North Carolina

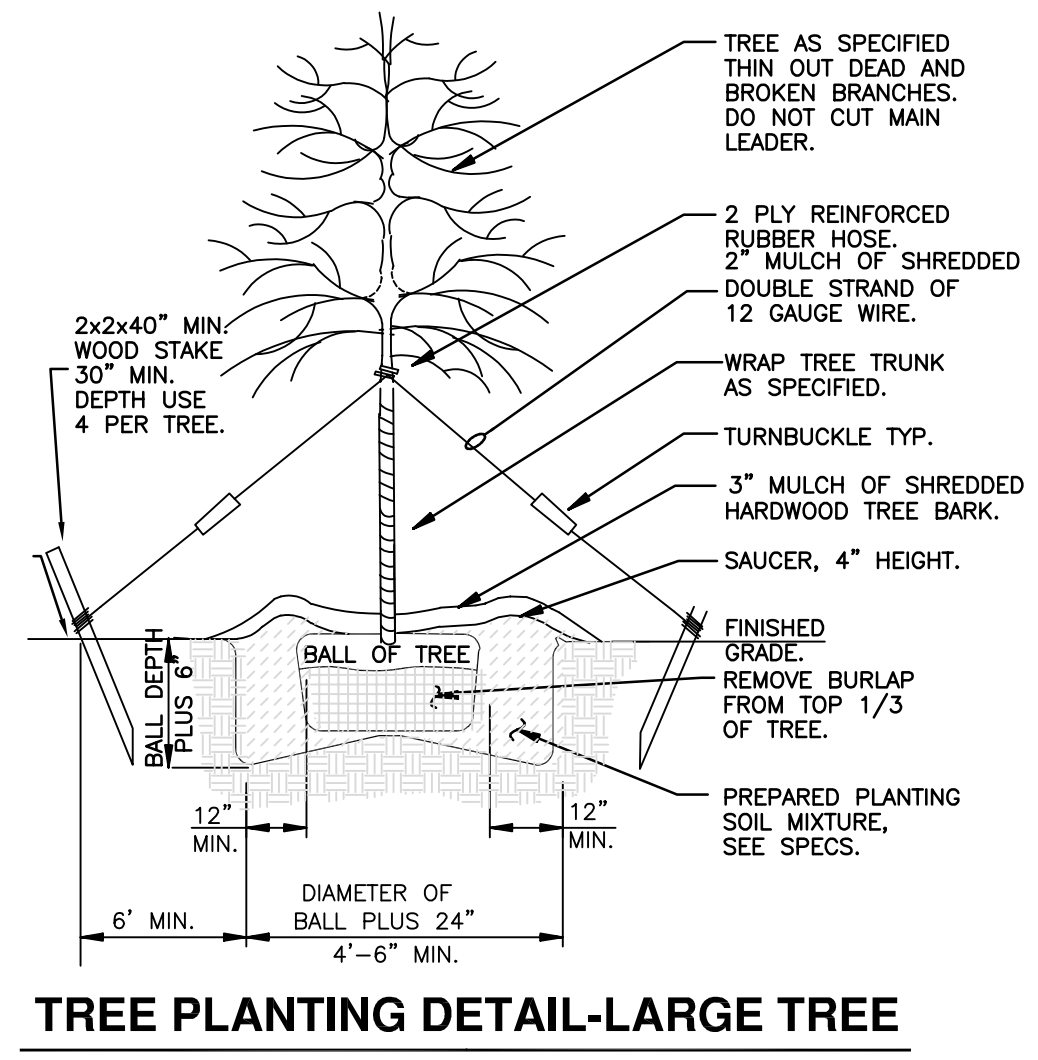
BRIAR CHAPEL GODDARD SCHOOL

SCALE: 1" = 20'
 DATE: 11.08.2022

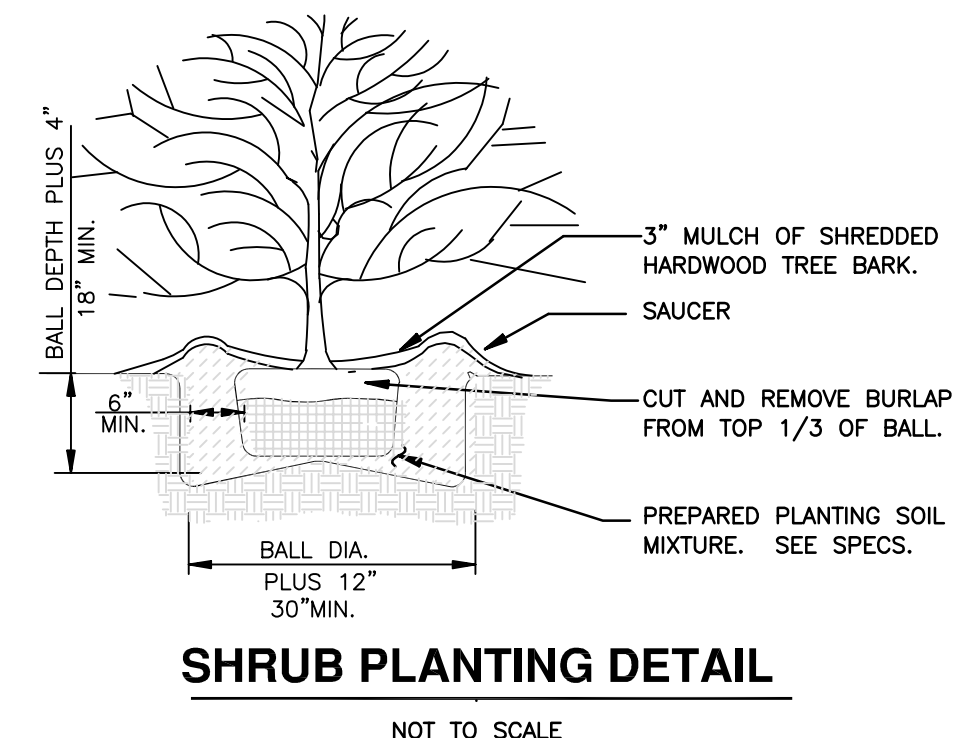
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Trees									
AR	Acer rubrum 'October Glory'	October Glory Red Maple	5	B&B	2.5"	12'	----	Strong central straight leader, evenly branched, limbed up to 6'	
AS	Acer saccharum 'GreenMountain'	Green Mountain Sugar Maple	3	B&B	2.5"	12'	----	Strong central straight leader, evenly branched, limbed up to 6'	
OV	Ostrya virginia	American Hophornbeam	2	B&B	2.5"	12'	----	Strong central straight leader, evenly branched, limbed up to 6'	
PM	Prunus mume	Flowering Apricot	5	B&B	1-1/2"	8-10'	----	Evenly branched, single stem	
PT	Pinus palustris	Longleaf Pine	3	B&B	----	8'	----	Full to ground	
QL	Quercus lyrata	Overcup Oak	2	B&B	2"	10-12'	----	Strong central straight leader, evenly branched, limbed up to 6'	
QN	Quercus nuttallii	Nuttall Oak	3	B&B	2"	10-12'	----	Strong central straight leader, evenly branched, limbed up to 6'	
QP	Quercus phellos 'Hightower'	Hightower Willow Oak	1	B&B	2"	10-12'	----	Strong central straight leader, evenly branched, limbed up to 6'	
UA	Ulmus americana 'Princeton'	Princeton American Elm	4	B&B	2"	10-12'	----	Strong central straight leader, evenly branched, limbed up to 6'	
Shrubs									
CJY	Cryptomeria japonica 'Yoshino'	Yoshino Japanese Cedar	13	cont.	----	4'-5'	3'	Full to ground	
DVJ	Distylium 'Vintage Jade'	Vintage Jade Distylium	60	cont.	----	18"	18"	Full to ground	
IVJ	Ilex verticillata 'Jim Dandy'	Jim Dandy	60	cont.	----	18"	18"	60" on center full, dense, mass in plant bed in 50' viewshed buffer	
IVR	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	60	cont.	----	18"	18"	60" on center full, dense, mass in plant bed in 50' viewshed buffer	
IVS	Itea virginica	Virginia Sweetpire	70	cont.	----	20"	18"	48" on center full, dense, mass in plant bed in 50' viewshed buffer	
MC	Muhlenbergia capillaris 'White Cloud'	White Muhly Grass	24	cont.	----	24"	18"	48" on center full, dense at walkways leading to entrances	
OF	Osmanthus fragrans	Sweet Osmanthus	17	cont.	----	42"	24"	60" on center full, dense, mass in plant bed in 50' viewshed buffer	
Ornamental Grasses									
AG	Andropogon gerardii 'Red October'	Big Blue Stem	90	plugs	----	----	15" - 18"	30" on center, mass in plant bed in 50' viewshed buffer	
MC	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	90	plugs	----	----	15" - 18"	30" on center, mass in plant bed in 50' viewshed buffer	
PV	Panicum virgatum 'Shenandoah'	Switch Grass	90	plugs	----	----	15" - 18"	30" on center, mass in plant bed in 50' viewshed buffer	
SN	Sorghastrum nutans 'Indian Steel'	Indian Grass	90	plugs	----	----	15" - 18"	30" on center, mass in plant bed in 50' viewshed buffer	



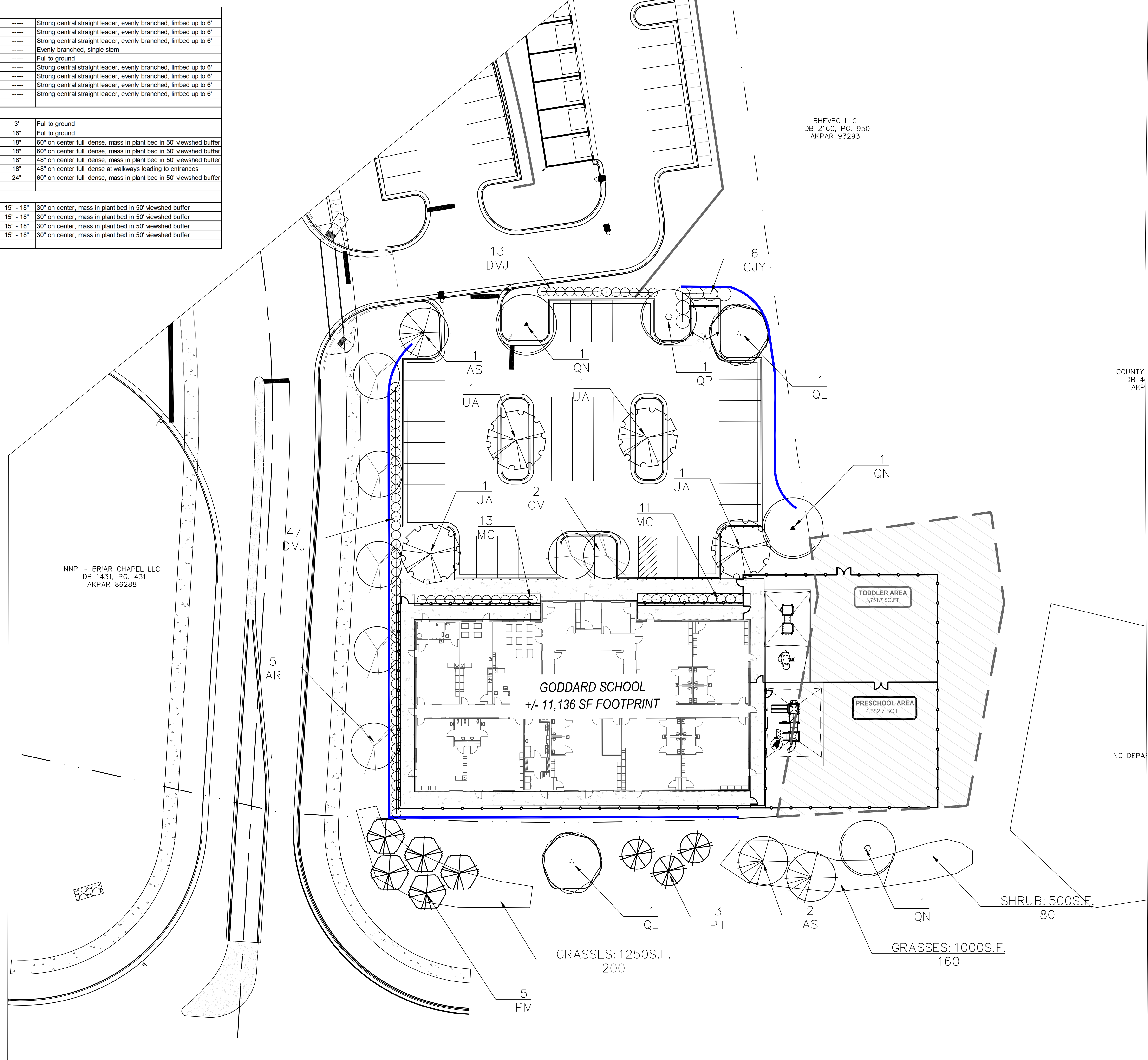
TREE PLANTING DETAIL-LARGE TREE
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

PLANTING NOTES:

- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.
- PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST QUANTITIES, THE PLAN SHALL TAKE PRECEDENCE.
- AFTER THE SITE IS STABILIZED AND FREE OF SEDIMENTATION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP AND TEMPORARY STONE STAGING AREAS FOR REPLACEMENT WITH PLANTING SOIL. PROVIDE PLANTING ACCORDING TO THE LANDSCAPE PLAN.
- TEMPORARY EROSION CONTROL SEED MUST BE FULLY REMOVED PRIOR TO PREPARATION OF PERMANENT SEED, SOD OR LANDSCAPE BEDS.
- UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL OBTAIN AND INSTALL ONLY PLANT MATERIAL THAT IS GROWN ON ITS OWN. ROOT-GRAFTED OR BUDDED PLANT MATERIAL WILL BE REJECTED.
- ALL TREES SHALL BE OBTAINED FROM THE NURSERY WITH EXPOSED ROOT CROWNS. BALLED AND BURLAPPED MATERIAL DELIVERED TO SITE WITH BURIED OR RECENTLY BURIED ROOT CROWNS WILL BE REJECTED.
- CONTRACTOR SHALL NOTIFY ENGINEER OR LANDSCAPE ARCHITECT OF PLANT SUBSTITUTIONS IN ANY MEASUREMENT OR SPECIES INDICATED FOR APPROVAL. SEE SPECIFICATIONS FOR FULL NOTIFICATION REQUIREMENTS.
- DO NOT PLANT IN STORM WATER CONVEYANCE SWALES OR PROVIDE FINE GRADING THAT DISRUPTS FLOW OR CHANGES LONGITUDINAL SLOPES.
- PLANT THE OUTER EDGES OF EACH PLANTING GROUP FOLLOWING THE BED OUTLINE ACCORDING TO THE PLAN. ONCE A SATISFACTORY MATCHED OUTER SHAPE IS OBTAINED FILL THE CENTER OF EACH AREA WITH PLANTS ACCORDING TO THE PLAN AND SPACING NOTES.
- THE PLANTING LAYOUT WITHIN PLANTING BEDS SHOULD BE SHIFTED TO MINIMIZE CONFLICTS WITH EXISTING TREE ROOTS.
- DISTURBED EARTH AREAS BEYOND PROJECT LIMITS THAT ARE DIRECTLY CAUSED BY CONTRACTOR MEANS AND METHODS SHALL BE RESTORED WITH TURF SOD, UNLESS OTHERWISE NOTED.
- PARKING LOT ISLANDS ARE MULCHED WITH 4" DEEP HARDWOOD MULCH.
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.



Briar Chapel
 Chatham County, North Carolina

BRIAR CHAPEL GODDARD SCHOOL

SCALE: 1" = 20'
 DATE: 11.01.2022

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