

Chatham County Planning Department

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

Type of Review

Final

MAJOR SUBDIVISION APPLICATION

Name of Subdivision: US Steel Section 1B

Subdivision Applicant:

Subdivision Owner:

Name: Lee Bowman

Name: NNP Briar Chapel LLC

Address: 16 Windy Knoll Circle
Chapel Hill, NC 27516

Address: 16 Windy Knoll Circle
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:** R-1 Cons. Subd.

P. I. N. # J I I I H I E G G

Flood Map # 3710976500J **Zone:** X

Parcel # 2177 (AKPAR)

Watershed: WS-IV PA

Existing Access Road: S.R. # 1528/1526

S.R. road name Briar Chapel Parkway/Cliffdale Road

Total Acreage: 131.384

Total # of Lots: 127

Min. Lot Size: 5.006 ac

Ph. I Acreage 19.938

Ph. I # of lots 43

Max. Lot Size: 5.006 ac

Ph. II Acreage. 5.357 (Com. Area 3)

Ph. II # of lots 1

Avg. Lot Size: 8,198 sf

Ph. III Acreage 22.804 (USS 1B)

Ph. III # of lots 23

Type of new road: Private/ Length _____ Public/ Length 1,240 lf

Road Surface:

- paved
- gravel

Water System:

- individual wells
- community wells
- public system

name Chatham Co. Water Dept.

Sewer System:

- septic systems
- community system
- public system

name Old North State Water Co.

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

Signature of Applicant Date _____ *Signature of Owner* Date _____

For Office Use Only:

Notes: _____
Approved by County Commissioners: *First Plat* _____
Construction _____

Fee Paid: _____ Date: _____

Final _____

April 19, 2017

M&C 02735-0159

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

RE: Final Plat Submittal – US Steel Section 1B; 23 Lots

Ms. Richardson:

Enclosed please find our final plat submittal for the US Steel Section 1B. There are 23 lots within Section 1B of US Steel. The approved public street names within this phase are Whispering Wind Drive (extension of previously approved road) and Boone Street (extension of previously approved road). In addition to the lots, easements and right-of-way dedication, the map includes dedication of common area.

Enclosed in this submittal are the following:

- (6) 24" x 36" paper copies of the final plat (folded)
- Completed major subdivision application
- Completed major subdivision review checklist
- Total costs of improvements letter
- Emergency vehicle accessibility 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, RLA
Regional Manager

Venture IV Building

1730 Varsity Drive

Raleigh, NC 27606

919.233.8091

Fax 919.233.8031

cc: Mr. Lee Bowman
Mr. Nick Robinson

ADJOINING PROPERTY OWNERS FOR PARCEL 2177

Weekley Homes, LLC
15401 Weston Parkway, Suite 175
Cary, NC 27513
Attn: Jeff Akin

The Drees Home Company
7701 Six Forks Road, Suite 132
Raleigh, NC 27615
Attn: David Hausfeld

Briar Chapel Utilities, LLC
13777 Ballentyne Corporate Place, Suite 550
Charlotte, NC 28277
Attn: Bill Mumford

Briar Chapel Community Association, LLC
1600 Briar Chapel Parkway
Chapel Hill, NC 27516

NNP-Briar Chapel, LLC
16 Windy Knoll Circle
Chapel Hill, NC 27516

Wade Meacham
530 E Mass Avenue
Southern Pines, NC 28387-6140

Twin Lakes Golf Course, Inc.
c/o John K. Wilkins
305 Penney Circle
Chapel Hill, NC 27514-7804

Mr. Marvin Meacham
2915 Meacham Road
Chapel Hill, NC 27516

NNP-Briar Chapel, LLC
13777 Ballentyne Corporate Place, Suite 550
Charlotte, NC 28277
Attn: Bill Mumford

**CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST**

Subdivision Name US Steel Section 1B

Review For Final Plat

Attach all supporting documentation regarding these approvals.

	APPROVAL DATE

FINAL PLAT REVIEW	
<input checked="" type="checkbox"/> 6 copies of plat if staff reviewed (folded)
<input type="checkbox"/> 20 copies of plat if Board reviewed (folded)
<input checked="" type="checkbox"/> Major Subdivision Application	<u>4 / 7 / 2017</u>
<input checked="" type="checkbox"/> Chatham County Environmental Health approval of Soil Scientist report and map	___/___/___
<input type="checkbox"/>	___/___/___
<input type="checkbox"/>	___/___/___
<input type="checkbox"/>	___/___/___
<input checked="" type="checkbox"/> Road , Utilities, Erosion Control, and/or Stormwater Completion Certificates or engineers cost estimate and documentation for Financial Guarantee & Contract	<u>4 / 7 / 2017</u>
<input checked="" type="checkbox"/> 1 electronic copy of all items above	<u>4 / 7 / 2017</u>
<input type="checkbox"/>	___/___/___
<input type="checkbox"/> Draft copy of financial guarantee and draft copy of contract	___/___/___
<input type="checkbox"/> County attorney approval of financial guarantee and contract (staff info)	___/___/___
<input type="checkbox"/>	___/___/___
	___/___/___
Fees Paid:	___/___/___
Recreation Fee: _____	___/___/___
	___/___/___
Other:	

	___/___/___
	___/___/___
	___/___/___
	___/___/___

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



ENGINEERS

SURVEYORS

PLANNERS

April 7, 2017

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

RE: Briar Chapel Final Plat Submittal – US Steel Section 1B

Dear Ms. Richardson:

This letter is in reference to the condition of the roadways within the area to be platted as US Steel Section 1B. The roads have been paved and are passable by emergency vehicles.

Sincerely,

McKim & Creed, Inc.

A handwritten signature in black ink, appearing to read "Grant Livengood".

Grant Livengood, PE
Senior Vice President



Venture IV Building

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www.mckimcreed.com