



ENGINEERS

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December 8, 2017

M&C 02735-0187

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

RE: **Briar Chapel Final Plat Submittal – SD East Parcels 7-9; 4 Lots**

Ms. Richardson:

Enclosed please find our final plat submittal for SD East Parcels 7-9 at Briar Chapel. The EOC approved private right-of-way street names are Market Chapel Road and Coharie Pines Drive. The first section of Market Chapel Road private right-of-way is part of this final plat.

The following preliminary plat approval conditions related to the final plat for SD East should be noted:

1. *The final plat shall include a note regarding cross parking easement for all parcels. The following note has been added to the map: "Pedestrian sidewalk access between separately developed parcels will be provided."*
2. *The final plat shall include the width of the riparian buffers and label the 10 foot no build area. The riparian buffers and their width are called out on the map as well as the 10 foot no build area. Stream buffers widths have also been shown on the map.*
3. *The final plat shall include the required stormwater note, approximate location of the stormwater BMP (using existing top of bank), label the stormwater easement "Private", and specify the entity responsible for maintenance. The required stormwater notes are shown on the final plat. The map shows the approximate location of the stormwater BMP based on the top of bank. The BMP and the maintenance easement are both called out as "Private".*
4. *The County Stormwater Administrator shall review and approve the stormwater management plan prior to construction or installation of infrastructure pursuant to condition #4 of the conditional use permit. Attached is the approval letter from the Chatham County Stormwater Administrator.*

Venture IV Building

1730 Varsity Drive

Raleigh, NC 27606

919.233.8091

Fax 919.233.8031

www.mckimcreed.com

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



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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

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Fax 919.233.8031

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BRIAN BURKHART, PE
ENVIRONMENTAL QUALITY DIRECTOR

964 East Street
P.O. Box 910
Pittsboro, NC 27312
PHONE: (919) 545-8531

STORMWATER LETTER OF APPROVAL

E-mail: brian.burkhart@chathamnc.org • Website: www.chathamnc.org

August 25, 2017

Mr. Gareth Avant, PE
McKim & Creed
1730 Varsity Drive
Raleigh, NC 27606

VIA EMAIL: GAvant@mckimcreed.com

Project Name: Briar Chapel – SD East

The Chatham County Stormwater Administrator has reviewed the revised stormwater plans and calculations dated August 15, 2017 for the Briar Chapel – SD East project pursuant to the Chatham County Compact Communities Ordinance and finds the plans acceptable.

If the approved plans are changed or modified in any way, a revised plan set and associated calculations shall be submitted to Chatham County for approval of the changes prior to constructing the modifications.

The Chatham County Environmental Quality Department shall be notified once the stormwater system and Stormwater Control Measures have been installed per the approved plan.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,

Brian Burkhardt, PE
Environmental Quality Director

C: Lynn Richardson, Subdivision Administrator, Planning Department
Rachael Thorn, Lead Sedimentation and Erosion Control Officer

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

Preliminary
 Final

BRIAR CHAPEL MAJOR SUBDIVISION APPLICATION

Phase / Section : SD East Parcels 7-9

Subdivision Applicant:

Subdivision Owner:

Name: Lee Bowman, Project Manager
Address: 1342 Briar Chapel Parkway
Chapel Hill, NC 27516
Phone:(W) (919) 951-0712
Phone:(H) _____ Fax: (919) 951-0701
E-Mail lb Bowman@newlandco.com

Name: NNP Briar Chapel LLC
Address: 1342 Briar Chapel Parkway
Chapel Hill, NC 27516
Phone:(W) (919) 951-0712
Phone:(H) _____ Fax: (919) 951-0701
E-Mail lb Bowman@newlandco.com

Township: Baldwin Zoning: CUD-CC
Flood Map # 3710977500J Zone: X
Watershed: WS-IV PA

P. I. N. # 9775-03-13-7548
Parcel # 18911 (AKPAR)
Existing Access Road: S.R. # US HWY15-501
S.R. road name US HWY 15-501

Total Project Acreage: 1,586.26 ac
Total Acreage of Phase/Section: 18.59 ac

Total # of Lots: Overall 2,500
Total # of Lots: 3

Name and date of contact with Chatham County Historical Association: 2/15/2017

Type of new road: Private/ Length: 558 LF Public/ Length: 0 LF

Road Surface: paved
Water System: Public System
Chatham County
Sewer System: Public Utility
On-Site WWTP

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

Lee Bowman Date 12-8-17 Lee Bowman Date 12-8-17
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