



ENGINEERS

SURVEYORS

PLANNERS

October 7, 2016

M&C 02735-0151

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

**RE: Briar Chapel Final Plat Submittal – Phase 10 Section 1; 41 Lots**

Ms. Richardson:

Enclosed please find our final plat submittal for Phase 10 Section 1 at Briar Chapel. The approved street names included in this phase are Cardinal Ridge Road (extension of previously approved road), Mallard Landing Drive (extension of previously approved road) and Quarter Gate Trace.

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

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, RLA  
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

**Chatham County Planning Department**

P.O. Box 54

Pittsboro, NC 27312

Tel: (919) 542-8204

Fax: (919) 542-2698

**Type of Review**☐ Preliminary☒ Final**BRIAR CHAPEL  
MAJOR SUBDIVISION APPLICATION****Phase / Section :** Phase 10 Section 1**Subdivision Applicant:****Subdivision Owner:**Name: Lee BowmanName: NNP Briar Chapel LLCAddress: 16 Windy Knoll Circle  
Chapel Hill, NC 27516Address: 16 Windy Knoll Circle  
Chapel Hill, NC 27516Phone:(W) (919) 951-0712Phone:(W) (919) 951-0712Phone:(H) \_\_\_\_\_ Fax: (919) 951-0701Phone:(H) \_\_\_\_\_ Fax: (919) 951-0701E-Mail lb Bowman@newlandco.comE-Mail lb Bowman@newlandco.comTownship: Baldwin Zoning: CUD-CCP. I. N. # 9765-82-4491Flood Map # 3710976500J Zone: XParcel # 2714 (AKPAR)Watershed: WS-IV PAExisting Access Road: S.R. #1528/1526S.R. road name Andrews Store / Parker HerndonTotal Project Acreage: 1,586.26 acTotal # of Lots: Overall 2,500Total Acreage of Phase/Section: 7.84 acTotal # of Lots: 41Name and date of contact with Chatham County Historical Association: 10/17/2013Type of new road: [N/A] Private/ Length: 527 LF [X] Public/ Length: 2,190 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:  
\_\_\_\_\_  
\_\_\_\_\_\_\_\_\_\_  
*Signature of Applicant* Date \_\_\_\_\_ *Signature of Owner* Date \_\_\_\_\_**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.NNP Briar Chapel LLC	11.
13777 Ballantyne Corp Pl, Suite 250	
Charlotte, NC 28277	
2. Garman Homes LLC	12.
3725 Stonegate Drive	
Durham, NC 27705	
3. Garman Homes LLC	13.
305 Harkness Circle	
Durham, NC 27705	
4. Moore Family Partnership	14.
409 Mountain Lane	
Pittsboro, NC 27312	
5. XDS Inc.	15.
800 Eastowne Drive, Suite 200	
Chapel Hill, NC 27514	
6. Durham TE Life Est Durham Clarence L	16.
470 Andrews Store Road	
Pittsboro, NC 27312	
7. Woods Charter School Co	17.
160 Woodland Grove Lane	
Chapel Hill, NC 27516	
8.	18.
9.	19.
10.	20.

FOR OFFICE USE ONLY

Date's Adjacent Owner Letters were mailed out

Preliminary	/ /	/ /
-------------	-----	-----

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

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

Phase: Phase 10 Section 1 Section N/A

Review For: ☒ **FINAL PLAT** Submittal Date: October 7, 2016

Attach all supporting documentation regarding these approvals.

<b>FINAL PLAT</b>	
<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	10/7/16
<input type="checkbox"/> Evidence of Compliance with Watershed Management Plan including impervious surface calculations	____/____/____
<input type="checkbox"/> Stormwater Management Plan * <b>Included in Total Cost of Improvements Letter</b>	____/____/____
<input type="checkbox"/> Stormwater Operations and Maintenance Plan * <b>Included in Total Cost of Improvements Letter</b>	____/____/____
<input type="checkbox"/> Stormwater Operations & Maintenance Agreement * <b>Included in Total Cost of Improvements Letter</b>	____/____/____
<input type="checkbox"/> Stormwater Control Designs (to Environmental Quality Department) * <b>Included in Total Cost of Improvements Letter</b>	____/____/____
(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)	10/7/16
	____/____/____
	____/____/____
	____/____/____
<input checked="" type="checkbox"/> Infrastructure Completion Certificates <b>or</b> engineers Total Cost of Improvements letter and documentation for Financial Guarantee & Contract	10/7/16
<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"> <li>Stormwater Plans only required if Stormwater Controls complete, if not, include cost to complete in Total Cost of Improvements letter.</li> </ul>	____/____/____ ____/____/____ ____/____/____ ____/____/____
Comments:	

Date Complete Application Rec'd: \_\_\_\_/\_\_\_\_/\_\_\_\_ By: \_\_\_\_\_



ENGINEERS

SURVEYORS

PLANNERS

October 7, 2016

2735-0151

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

**Re: Briar Chapel – Phase 10 Section 1  
in Chatham County, North Carolina**

Dear Ms. Richardson:

This letter is in reference to the condition of the existing roadway within the area to be platted as Phase 10 Section 1. Based on our observation, the roads are built to subgrade and is passable by emergency vehicles if necessary. As of the Board of Commissioners meeting scheduled for December 2016, we anticipate the roads will be paved and will be able to accept emergency vehicles. We will update this letter at the time of the Board of Commissioners meeting.

Sincerely,

McKIM & CREED, INC.

A handwritten signature in blue ink that reads "Grant Livengood".

Grant Livengood, PE  
Senior Vice President

Venture IV Building  
1730 Varsity Drive  
Raleigh, NC 27606

919.233.8091

Fax 919.233.8031

[www.mckimcreed.com](http://www.mckimcreed.com)



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.

OWNERS OR AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

I, \_\_\_\_\_, 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 \_\_\_\_\_ DATE \_\_\_\_\_

BY \_\_\_\_\_ 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 \_\_\_\_\_

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS \_\_\_\_\_

CERTIFICATION OF THE APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT THE \_\_\_\_\_ 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 \_\_\_\_\_

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_  
BY NNP-BRIAR CHAPEL, LLC

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED \_\_\_\_\_ DISTRICT ENGINEER

DATE \_\_\_\_\_

SURVEY NOTES:

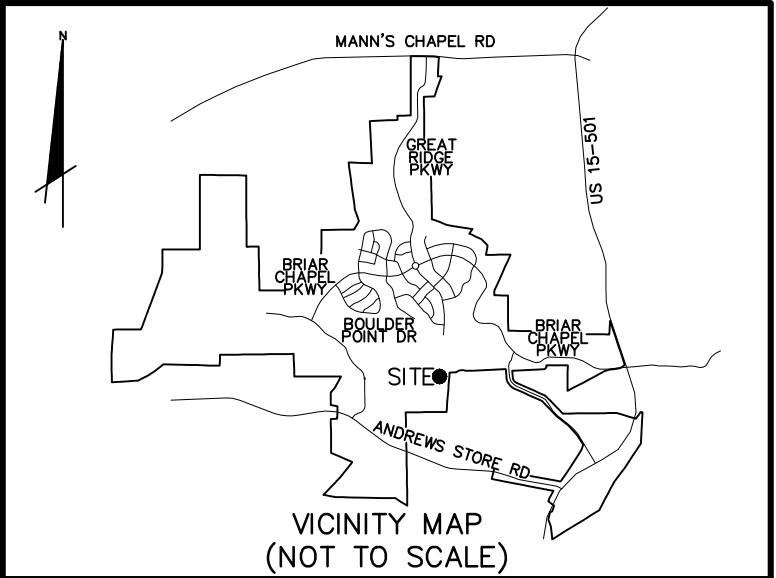
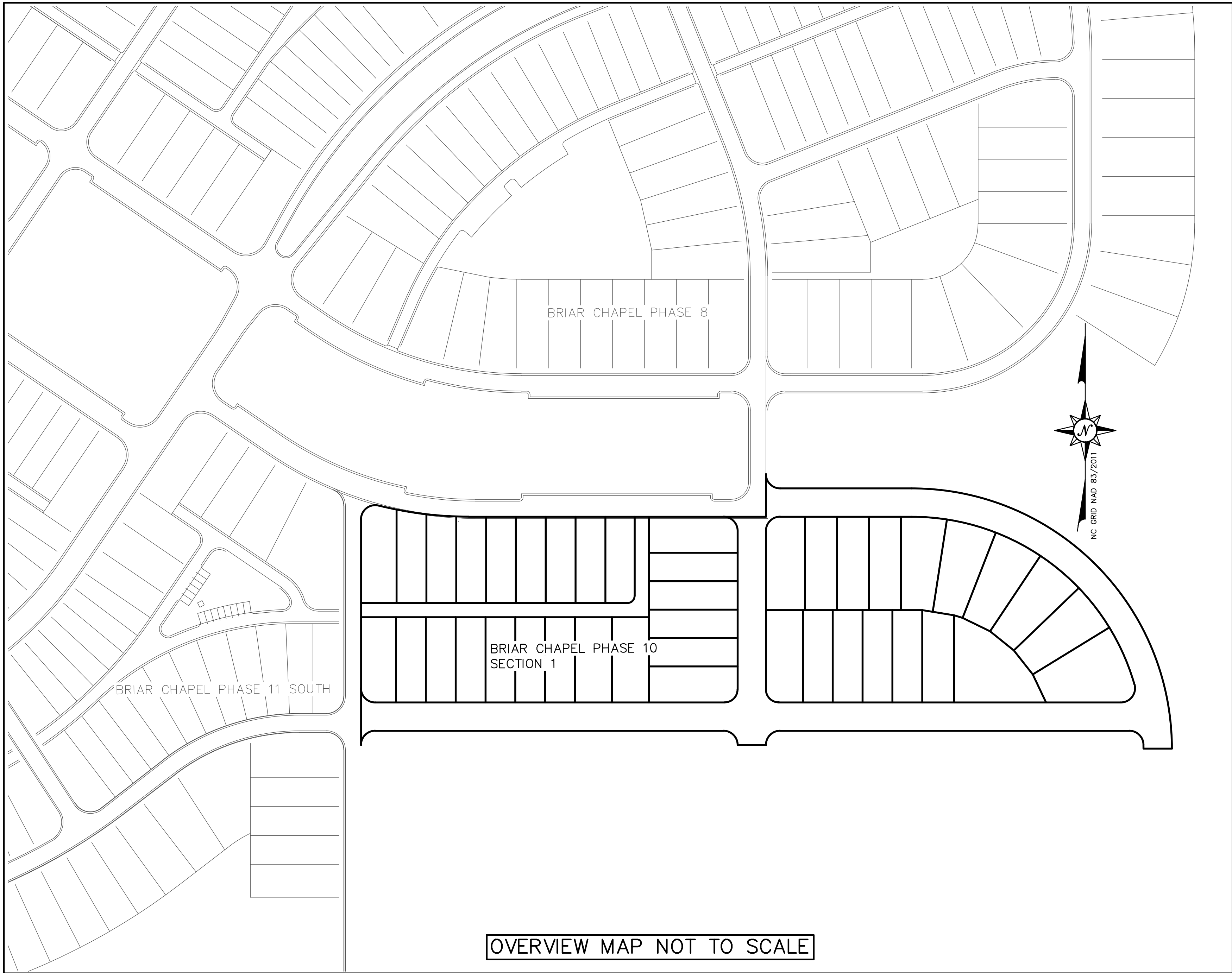
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (UNLESS OTHERWISE STATED).
- NO NC GRID MONUMENT IS WITHIN 2,000' OF SURVEYED TRACT.
- ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/NSRS 2007).
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT 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 #3710976500J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007.
- PROJECT AREA INCLUDES PORTIONS OF PARCEL AKPAR, 2714. A COMPLETE BOUNDARY SURVEY OF THIS PARCEL WAS NOT PERFORMED IN THE COURSE OF THIS SURVEY. AREA CALCULATIONS FOR THIS PARCEL IS BASED ON CHATHAM COUNTY GIS PARCEL DATA.
- TIE LINES SHOWN TO PUBLIC AND PRIVATE DRAINAGE EASEMENTS ARE CHORD DISTANCES.
- SIDEWALK EASEMENTS (SWE) SHOWN WILL BE BOUNDED BY PUBLIC RIGHT-OF-WAY AND BY LINES ONE FOOT BEYOND THE ACCESSIBLE RAMPS AS CONSTRUCTED.

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, RECORDED AT BOOK 1370, PAGE 1020, AND RE-RECORDED AT BOOK 1372, PAGE 884, 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 4' OR 5' PRIVATE HOA EASEMENTS SHOWN HEREON MAY BE EXERCISED BY NNP-BRIAR CHAPEL, LLC AND/OR BRIAR CHAPEL COMMUNITY ASSOCIATION, INC. FOR THE PURPOSE OF INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF STREET TREES AND LANDSCAPING AND FOR SUCH PURPOSES AS AUTHORIZED UNDER ARTICLE XI OF THE DECLARATION.
- IN ADDITION TO ANY AND ALL EASEMENTS RESERVED OR GRANTED IN THE DECLARATION, DECLARANT RESERVES FOR ITSELF AND GRANTS TO THE ASSOCIATION (AS DEFINED IN THE DECLARATION) AND ALL UTILITY PROVIDERS (AS DEFINED IN THE DECLARATION), PERPETUAL, NON-EXCLUSIVE 4', 5', 6', 8', 9' AND 10' EASEMENTS (AS APPLICABLE) FOR ALL UTILITIES PURPOSES INCLUDED IN THE DECLARATION, INCLUDING, WITHOUT RESERVATION, THE PURPOSES OF ACCESS AND INSTALLING, INSPECTING, MAINTAINING, REPAIRING AND REPLACING UTILITIES ALONG ALL LOT FRONTAGE ON PUBLIC AND PRIVATE RIGHTS-OF-WAY. SEE INSET.
- THE EASEMENTS DESCRIBED ON THIS PLAT ARE IN ADDITION TO AND NOT IN LIMITATION OF ANY EASEMENTS DESCRIBED IN THE DECLARATION.

RIGHT-OF-WAY MAINTENANCE RESPONSIBILITY NOTE:

- MAINTENANCE OF PUBLIC R/W TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMUNITY ASSOCIATION, INC. UNTIL SUCH TIME THAT THEY ARE ACCEPTED BY NCDOT.
- MAINTENANCE OF ALLEYS, SHOWN HEREON AS PRIVATE R/W, TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMUNITY ASSOCIATION, INC.



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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2016.

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 \_\_\_\_\_

PRELIMINARY PLAT  
NOT FOR RECORDATION, CONVEYANCE, OR SALES

SITE DATA

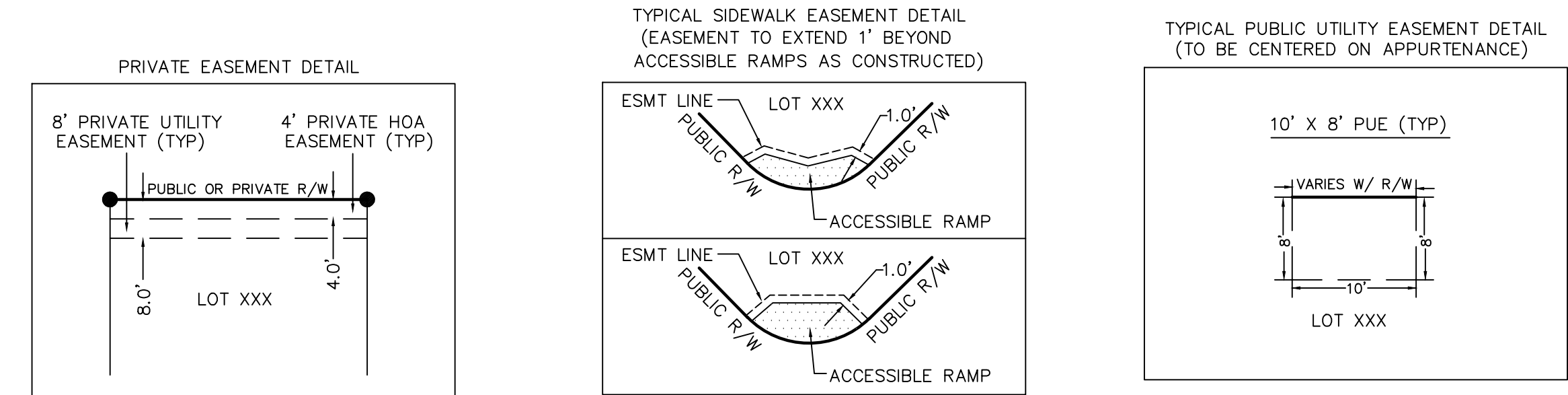
ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY  
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 2190 LF  
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: 527 LF  
TOTAL NUMBER OF LOTS: 41  
TOTAL AREA OF LOTS: 5,620 ACRES  
244,820 SQUARE FEET  
TOTAL PRIVATE RIGHT-OF-WAY: 0.242 ACRES  
10,556 SQUARE FEET  
TOTAL PUBLIC RIGHT-OF-WAY: 1.978 ACRES  
86,153 SQUARE FEET  
TOTAL COMMON AREAS: 0.0 ACRES  
0 SQUARE FEET  
TOTAL PROJECT AREA: 7.840 ACRES  
341,529 SQUARE FEET

LEGEND

- IRON ROD SET (UNLESS OTHERWISE STATED)
- EXISTING IRON ROD
- △ EASEMENT POINT
- (XXX) LOT NUMBER
- EX. EXISTING
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- HOA HOMEOWNERS ASSOCIATION
- PVTHOE PRIVATE HOA EASEMENT
- PVTUE PRIVATE UTILITY EASEMENT
- PVUDE PRIVATE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- SWE SIDEWALK EASEMENT
- MAE MAINTENANCE AND ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- sq. ft. SQUARE FEET
- CP COMPUTED POINT
- DESC BY CL DESCRIBED BY CENTERLINE

OWNER INFORMATION:

NNP-BRIAR CHAPEL, LLC  
16 WINDY KNOLL CIRCLE  
CHAPEL HILL, NC 27516  
PHONE: (919) 951-0700  
FAX: (919) 240-4963  
CONTACT: LAURIE FORD



DATE	REVISION	INITIAL



1730 Varsity Drive Suite 500  
Raleigh, North Carolina 27606  
Phone: (919)233-8091, Fax: (919)233-8031  
NC FIRM # F-1222

Internet Site: <http://www.mckimcreed.com>

DATE: \_\_\_\_\_

FINAL SUBDIVISION PLAT, EASEMENT AND RIGHT-OF-WAY DEDICATION  
OF

BRIAR CHAPEL DEVELOPMENT- PHASE 10, SECTION 1

FOR  
NNP-BRIAR CHAPEL, LLC

DATE: 10/03/2016 SCALE: NOT TO SCALE

BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT # : 02735-0151  
PROJ. SVYR : DSC  
DRAWN BY : JRC  
FIELD BK. :  
COMP. FILE : VB101-27350151.DWG  
SHEET # : 1 OF 2

DWG. # : R.1.4.1.487



