

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED _____
DISTRICT ENGINEER
DATE _____

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
I, VICKI McCONNELL, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
VICKI McCONNELL, REVIEW OFFICER _____ DATE _____
BY _____ TITLE: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(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 _____

CERTIFICATE OF THE APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE STREETS AND RELATED IMPROVEMENTS HAVE BEEN INSTALLED ACCORDING TO PLANS APPROVED BY THE DIVISION OF HIGHWAYS, EXCEPT AS NOTED HEREON; OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

2007

DISTRICT ENGINEER, N.C. DIVISION OF HIGHWAYS

CERTIFICATE OF THE APPROVAL OF UTILITIES
I HEREBY CERTIFY THAT _____ 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.

2007

SIGNATURE _____ 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 BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

2007

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

I, JOSEPH N. GRADY, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS _____ DAY OF _____ A.D. 20____

JOSEPH N. GRADY, JR. PLS L-4163

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (X(1)(c)). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

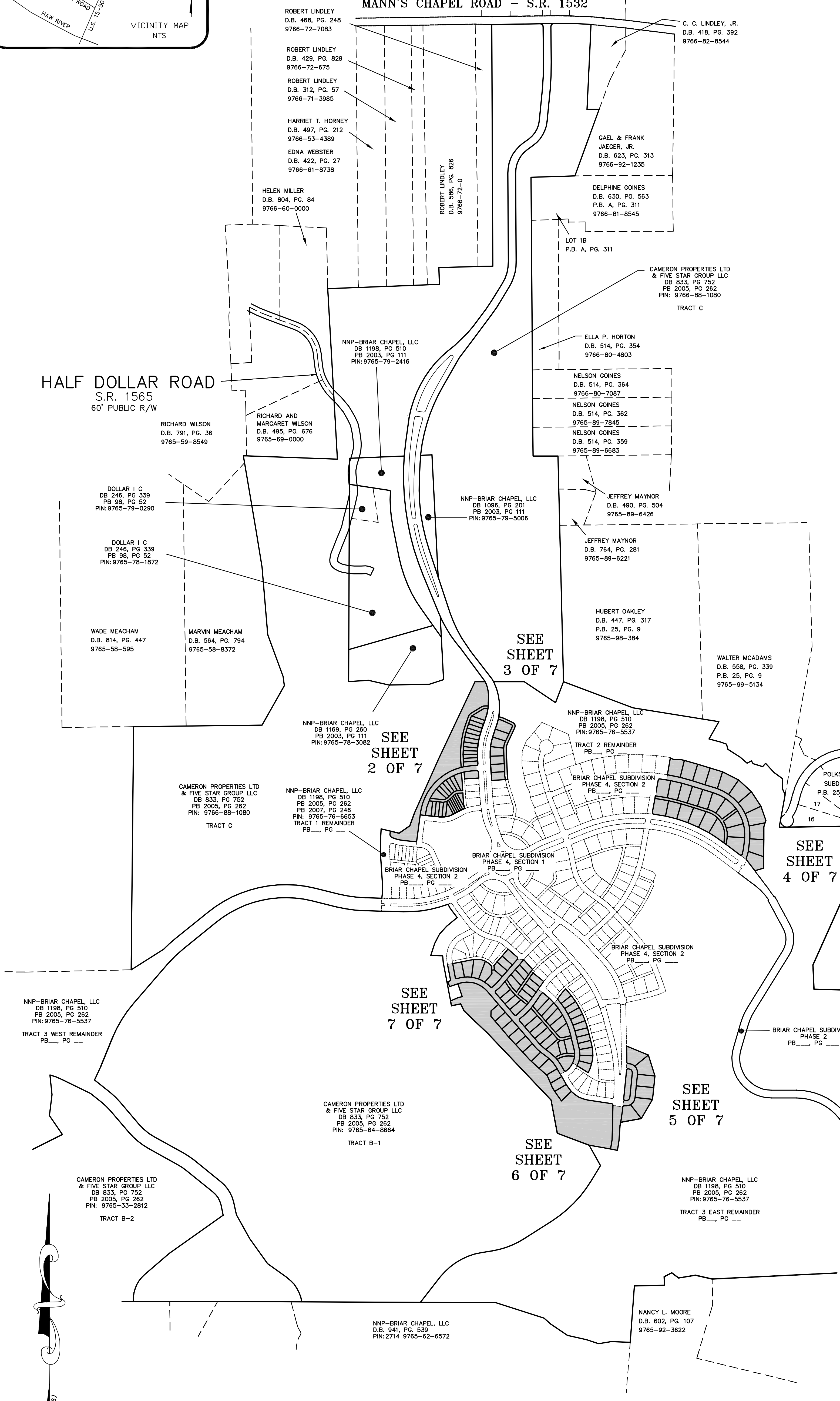
JOSEPH N. GRADY, JR. PLS L-4163

SITE DATA

TOTAL NUMBER OF LOTS:	129
LOT AREA:	986,200 SF. / 22.64 AC.
AREA IN PUBLIC R/W:	159,368 SF. / 3.65 AC.
AREA IN PRIVATE ACCESS AND UTILITY EASEMENTS:	105,368 SF. / 2.43 AC.
AREA IN COMMON AREAS (4):	26,380 SF. / 0.60 AC.
AREA IN OPEN SPACE(2):	419,750 SF. / 9.64 AC.
TOTAL AREA IN PHASE 4:	1,697,158 SF. / 38.96 AC.
SECTION 2:	3,860 LF LINEAR FEET OF PUBLIC ROAD; 4,313 LF LINEAR FEET OF PRIVATE ROAD; 15,52 AC. PROPOSED IMPERVIOUS SURFACE FOR THIS PLAT.

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS A RECOMBINATION, SUBDIVISION, RIGHT-OF-WAY AND EASEMENT DEDICATION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON N.C. GRID (NAD 83) N.C.G.S. MONUMENTS "MEACHAM" COORDINATES AS SHOWN ON SHEET 2 OF 6.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS STATED OTHERWISE.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- REFERENCES: D.B. 833, PG. 752 P.B. 2003, PG. 111 P.B. 2007, PG. 246 P.B. 2005, PG. 262 OF THE CHATHAM COUNTY REGISTRY. PIN: 9765-76-5537
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" AS SHOWN ON FEMA F.I.R.M. MAP # 3710977500J AND 3710976500J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007. THERE IS ALSO A CONDITIONAL LETTER OF MAP REVISION IN REVIEW WITH FEMA AS OF 4-9-2007 FOR FOKEBERRY CREEK, CASE #07-04-3196R.
- PUBLIC WATERLINE EASEMENT FOR FIRE HYDRANTS TO BE CENTERED UPON AS-BUILT LOCATION OF HYDRANT. SEE SHEET 2 OF 7 FOR DETAIL.
- PROJECT IS LOCATED IN THE CAPE FEAR RIVER BASIN.
- PERENNIAL STREAM LOCATIONS BASED ON DATA PROVIDED BY SOIL AND ENVIRONMENTAL CONSULTANTS.
- MAINTENANCE OF PUBLIC RIGHT OF WAYS SHOWN HEREON TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL HOA UNTIL SUCH TIME THAT THEY ARE ACCEPTED BY NCDOT.
- ALLEYS ALSO SHOWN HEREON AS PRIVATE A&U ARE PRIVATE. MAINTENANCE OF PRIVATE ACCESS AND UTILITY EASEMENTS TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL HOA.
- THE TRAIL SYSTEM WILL MEET THE REQUIREMENTS OF THE CCO REGARDING DISTANCES FROM EDGE OF THE STREAM AND OTHER REQUIREMENTS.
- LIGHTING WILL CONFORM TO THE DRAFT CHATHAM COUNTY LIGHTING ORDINANCE.
- ONCE THE PERIMETER BUFFER HAS BEEN DELINEATED, A DEED RESTRICTION SATISFACTORY TO THE COUNTY ATTORNEY SHALL BE FILED WITH THE CHATHAM COUNTY REGISTER OF DEEDS THAT PERMANENTLY PROTECTS THIS LAND AS A BUFFER AND IDENTIFIES THE MAINTENANCE RESPONSIBILITY THAT RESTS WITH THE HOMEOWNERS ASSOCIATION.
- CUL-DE-SAC RADIUS SHALL BE AS REQUIRED BY THE CHATHAM COUNTY SUBDIVISION REGULATIONS, SECTION 6.2 C(1) AND 6.2 D(3)(h).



OVERALL VIEW FOR ILLUSTRATIVE PURPOSES ONLY

PRELIMINARY

McADAMS
PROJECT NO. **NEW-05000**
PREPARED BY: **NEW-05000-F16**
DATE: **10/10/2007**
SCALE: **1"=300'**
BY: **EMW**
CHECKED BY: **JNG**
PROJECT NO. **NEW-05000**
BRIAR CHAPEL PHASE 4 SECTION 3
SUBDIVISION, RECOMBINATION, EASEMENT DEDICATION & RIGHT-OF-WAY DEDICATION PLAT
BALDWIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

SURVEY FOR:
NEWLAND COMMUNITIES
5850 FAYETTEVILLE ROAD
SUITE 201
DURHAM, NORTH CAROLINA 27713

REVISIONS:

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