



Since 1979

THE JOHN R. McADAMS COMPANY, INC.

May 5, 2010

Ms. Lynn Richardson  
Chatham County Planning Department  
Post Office Box 54  
80-A East Street  
Pittsboro, North Carolina 27312-0054

Re: **Briar Chapel, Phase 5 South, Sections 2  
NEW-09007**

Dear Ms. Richardson:

Please find enclosed our submittal for the Briar Chapel, Phase 5, Section 2 final plat.

Enclosed in this submittal are the following:

- (A) (25) paper copies of the 3 sheet final plat
- (B) Completed application
- (C) Total costs of improvements letter
- (D) Major Subdivision Review checklist
- (E) CD with digital copy of Items A, B, C, D listed above

If you have any questions please call at your earliest convenience.

Sincerely

**THE JOHN R. McADAMS COMPANY, INC.**

Jonathan S. Butters, PE  
Executive Vice President/COO

JSB/djh

cc: Mr. Lee Bowman  
Mr. Bill Mumford, PE

Research Triangle Park, NC  
Post Office Box 14005  
Research Triangle Park  
North Carolina, 27709  
2905 Meridian Parkway  
Durham, North Carolina 27713  
800-733-5646  
919-361-5000  
919-361-2269 Fax

Charlotte, NC  
6701 Carmel Road  
Suite 205  
Charlotte North Carolina 28226  
800-733-5646  
704-527-0800  
704-527-2003 Fax

www.johrmcadams.com

Design Services Focused On Client Success

Chatham County Planning Department  
 Post Office Box 54  
 Pittsboro, NC 27312  
 Tel: (919) 542-8204  
 Fax: (919) 542-2698

Type of Review  
 Sketch  
 Preliminary  
 Final

MAJOR SUBDIVISION APPLICATION

Name of Subdivision: Briar Chapel - Phase 5 South, Section 2

Subdivision Applicant

Subdivision Owner

Name: Bill Mumford, Sr. Project Manager

Name: NNP Briar Chapel, LLC

Address: 16 Windy Knoll Circle  
Chapel Hill, North Carolina 27516

Address: 16 Windy Knoll Circle  
Chapel Hill, North Carolina 27516

Phone (W): (919) 951-0713

Phone (W): (919) 951-0713

Phone (H): \_\_\_\_\_ Fax: (919) 951-0711

Phone (H): \_\_\_\_\_ Fax: (919) 951-0711

E-Mail: bmumford@newlandcommunities.com

E-Mail: bmumford@newlandcommunities.com

Township Baldwin Zoning CUD-CC

P.I.N. # 9765-74-8968.000

Flood Map # 3710976500J Zone: X

Parcel # 87852

Watershed: WS-IV PA

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

S.R. Road Name Andrews Store Rd./Parker

Total Acreage: 1583.26 Total # of Lots: Overall 2,389 Min. Lot Size: N/A Per CCO

\*Ph. 5 acreage of lots affected 6.72 Ph. 5# of lots to be added 32 approval

Ph. I Acreage: \_\_\_\_\_ Max. Lot Size N/A

Ph. II Acreage \_\_\_\_\_ Phase II # of Lots: \_\_\_\_\_ Avg. Lot Size: N/A

Phase III Acreage \_\_\_\_\_ Phase III # of Lots: \_\_\_\_\_ N/A

Type of New Road:  Private/Length \_\_\_\_\_  Public/Length 763 LF

Name and date of contact with Chatham County Historical Association: Jane Pyle - 4/9/2003

Road Surface:

Water System:

Sewer System:

Paved

Individual Wells

Septic Systems

Gravel

Community Wells

Community Systems

Public System

Public System

Name Chatham County

Name Provided by on-site facility

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

B. Mumford Date: 5-6-10 B. Mumford Date: 5-6-10

Signature of Applicant AGENT FOR Signature of Owner  
NNP - BRIAR CHAPEL, LLC

For Office Use Only:

Notes: \_\_\_\_\_ Approved by County commissioners: \_\_\_\_\_

Sketch \_\_\_\_\_  
 Preliminary \_\_\_\_\_  
 Final \_\_\_\_\_

Payment Date     /     /     Amount: \$



Since 1979

THE JOHN R. McADAMS COMPANY, INC.

April 27, 2010

Lynn Richardson  
Chatham County Planning  
Post Office Box 54  
Pittsboro, North Carolina 27313-0054

Re: **Briar Chapel Development**  
**Subdivision Plat Submittal for Phase 5 South – Section 2**  
**Chatham County, NC**  
**NEW-09007**

Dear Ms. Richardson:

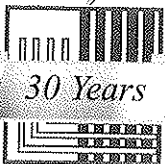
This letter is to provide information concerning **Total Cost of Improvements** as required for submission of Financial Guarantee of completion for the work related to the Referenced Plat. Exhibit A, attached to this letter, also provides a summary of the calculations.

1. Estimate of total cost of improvements is \$642,720.05. As of April 25<sup>th</sup>, 2010, these improvements are approximately 53.4% complete. (See Exhibit A).
2. The name of engineer verifying the estimate is Gregory P. Sallee, P.E.
3. The license number of the engineer verifying the estimate is NC PE #31557.
4. Date of estimate – April 25<sup>th</sup>, 2010
5. The description of various improvements this estimate covers is described as all improvements related to:
  - a. Public/private roadway construction, clearing/grubbing, grading, retaining wall construction, erosion control, paving, curb/gutter, storm drainage, sanitary sewer, water distribution, striping, signage, sidewalk, seeding and final clean-up.
6. Improvements will be installed in accordance with NC DOT Roadway and Chatham County Water System Standards.
7. The undersigned certifies that the information provided herein is true and accurate to the best of his knowledge.

Research Triangle Park, NC  
Post Office Box 14005  
Research Triangle Park,  
North Carolina 27709  
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6701 Camel Road  
Suite 205  
Charlotte, North Carolina 28226  
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704-527-0800  
704-527-2003 Fax

*Celebrating*



1979 - 2009

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Ms. Lynn Richardson  
April 27, 2010  
Phase 5 South – Section 2  
Page 2 of 2

The amount of incomplete work is \$299,601.91 and the amount of the bond required will be \$419,442.68. This bond amount includes the 40% increase as required by Chatham County.

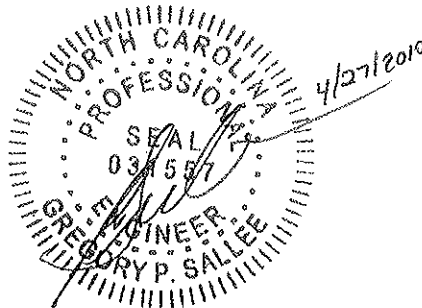
If you should have any questions, please do not hesitate to contact our office at (919) 361-5000.

Sincerely,

**THE JOHN R. McADAMS COMPANY, INC.**

Gregory P. Sallee, PE  
Director, Construction Services

GPS/gps



**CHANGE ORDER #3 Phase 5 South Section 2**

| Description                   | Job #    | Cost Code | Description             | Scheduled Value | % This Period | Amount This Period | Previous Amount | Total To Date | % Complete |
|-------------------------------|----------|-----------|-------------------------|-----------------|---------------|--------------------|-----------------|---------------|------------|
| Family/Parks 2, Phase 5 South | 11695012 | 21430     | Construction Staking    | \$ 12,000.00    | 0.40          | \$4,800.00         | \$0.00          | \$6,000.00    | 50         |
|                               |          | 36050     | Site Clearing & Grading | \$ 45,517.50    | 0.00          | \$0.00             | \$45,517.50     | \$45,517.50   | 100        |
|                               |          | 36200     | Grading                 | \$ 73,356.05    | 0.40          | \$29,342.42        | \$14,671.21     | \$51,349.24   | 70         |
|                               |          | 40400     | Storm Drain System      | \$ 77,760.00    | 0.40          | \$31,104.00        | \$7,776.00      | \$38,880.00   | 50         |
|                               |          | 40200     | Sewer System            | \$ 132,155.00   | 0.40          | \$52,862.00        | \$13,215.50     | \$66,077.50   | 50         |
|                               |          | 40600     | Water System            | \$ 59,200.00    | 0.00          | \$0.00             | \$0.00          | \$0.00        | 0          |
|                               |          | 50030     | Curb & Gutter           | \$ 24,192.00    | 0.00          | \$0.00             | \$0.00          | \$0.00        | 0          |
|                               |          | 50040     | Paving                  | \$ 43,666.50    | 0.00          | \$0.00             | \$0.00          | \$0.00        | 0          |
|                               |          | 36710     | Erosion Control         | \$ 97,483.00    | 0.10          | \$9,748.30         | \$9,748.30      | \$77,986.40   | 80         |
|                               |          | 36230     | Retaining Walls         | \$ 76,410.00    | 0.65          | \$49,666.50        | \$7,641.00      | \$57,307.50   | 75         |
|                               |          | 40810     | Conduit                 | \$ 960.00       | 0.00          | \$0.00             | \$0.00          | \$0.00        | 0          |
|                               |          |           | Subtotal                | \$ 642,720.05   |               | \$177,523.22       |                 | \$343,118.14  |            |

PHASE 5 SOUTH A PAY APPLICATION#-10.XIS

**CHANGE ORDER TOTAL \$ 887,013.35**  
April 10

**\$479,197.53**  
4/23/2010 11:14 AM

**\$210,586.31**

**CHATHAM COUNTY  
MAJOR SUBDIVISION  
REVIEW CHECKLIST**

Subdivision Name Briar Chapel (Phase 5 South, Section 2)

Review For:      Sketch                    Prelim                    Final

Attach all supporting documentation regarding these approvals. If approvals are still pending, attach applications for approval.

| SKETCH DESIGN REVIEW   | APPROVAL DATE  |
|--|----------------|
| <input type="checkbox"/> 25 Copies of Plat with topo along with one (1) 8-1/2 x 11 copy  | -----          |
| <input type="checkbox"/> Application w/Complete Adjacent Owner Addresses   | -----          |
| <input type="checkbox"/> Soil Scientist Report and soil map  | -----          |
| <input type="checkbox"/> Confirmation from Chatham County Historical Association/Jane Pyle/542-3603  |                |
| <input checked="" type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>  |                |
| PRELIMINARY PLAT REVIEW  |                |
| <input type="checkbox"/> 25 Copies of Plat along with one (1) 8-1/2 x 11 copy  | .....          |
| <input type="checkbox"/> Application w/ Complete Adjacent Owner Addresses  | .....          |
| <input type="checkbox"/> Detailed Soils Map and Letter of explanation or D.E.M. approval   | ___/___/___    |
| (see Requirements for soil scientist report)   |                |
| <input type="checkbox"/> NCDOT Approval (if public roads)  | ___/___/___    |
| <input type="checkbox"/> DOT Comm. Driveway Permit   | ___/___/___    |
| <input type="checkbox"/> Erosion Control Plan Approval (if new roads or one acre disturbed)  | ___/___/___    |
| <input type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl)   | ___/___/___    |
| <input type="checkbox"/> Road Name Request Form  | ___/___/___    |
| <input type="checkbox"/> County Public Water Approval (if applicable)  | ___/___/___    |
| <input type="checkbox"/> State Public Water Approval (if applicable)   | ___/___/___    |
| <input type="checkbox"/> Chatham Co. Schools' Road Comments (if new roads)   | ___/___/___    |
| <input type="checkbox"/> Stormwater Management Plan Approval (if appl)   | ___/___/___    |
| <input type="checkbox"/> Economic & Environmental Impact Study (if appl)   | ___/___/___    |
| <input type="checkbox"/> Water / Sewer Impact Statement (if appl)  | ___/___/___    |
| <input checked="" type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>  |                |
| FINAL PLAT REVIEW  |                |
| <input checked="" type="checkbox"/> 25 Copies of Plat  | 05 / 05 / 2010 |
| <input checked="" type="checkbox"/> Application  | .....          |
| <input checked="" type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>  | 05 / 05 / 2010 |
| <input type="checkbox"/> <b>Chatham County Environmental Health Division</b> septic improvement permits or NCDWQ septic permits for each lot. – <b>N/A</b> | ___/___/___    |
| <input checked="" type="checkbox"/> Road Completion Certificate or Financial Guarantee   | 05 / 05 / 2010 |
| <input checked="" type="checkbox"/> Utilities Completion Cert. or Financial Guarantee  | 05 / 05 / 2010 |

Comment \_\_\_\_\_

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