

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

800-733-5646 919-361-5000 919-361-2269 Fax

North Carolina, 27709

2905 Meridian Parkway Durham, North Carolina 27713

Research Triangle Park, NC Post Office Box 14005 Research Triangle Park

Charlotte, NC

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

Chatham County Planning Department Type of Review Sketch Post Office Box 54 Pittsboro, NC 27312 Preliminary Tel: (919) 542-8204 Final Fax: (919) 542-2698 MAJOR SUBDIVISION APPLICATION Name of Subdivision: Briar Chapel - Phase 5 South, Section 2 Subdivision Owner Subdivision Applicant NNP Briar Chapel, LLC Bill Mumford, Sr. Project Manager Name: Name: Address: 16 Windy Knoll Circle Address: 16-Windy-Knoll-Circle Chapel Hill, North Carolina 27516 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 P.I.N. # 9765-74-8968.000 Baldwin Zoning CUD-CC Township Parcel # 87852 3710976500J Zone: X Flood Map# Existing Access Road: S.R.# 1528/1526 Watershed: WS-IV PA S.R. Road Name Andrews Store Rd./Parker Min. Lot Size: N/A Per CCO 1583.26 Total # of Lots: Overall 2,389 Total Acreage: approval *Ph. 5 acreage of lots affected 6.72 Ph. 5# of lots to be added 32 Max. Lot Size N/A Ph. I Acreage: N/A Avg. Lot Size: Phase II # of Lots: Ph. Il Acreage N/A Phase III # of Lots: Phase III Acreage 763 LF □ Public/Length □ Type of New Road: Private/Length Name and date of contact with Chatham County Historical Association: Jane Pyle - 4/9/2003 Sewer System: Water System: Road Surface: Septic Systems Individual Wells X Paved Community Systems Community Wells Gravel Public System N Public System Name Provided by on-site facility Name Chatham County List other facilities: commercial, recreation, etc., and the approximate acreage or square footage: Berge Date: 5-6-10 Burge Date: 5-6-10 Signature of Applicant Account For Signature of Owner apply - Oc. Ar chaper, LLC For Office Use Only: Notes: Approved by County commissioners: Sketch Preliminary Final Payment Date / / Amount: \$

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 25th, 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 25th, 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 2905 Memoran Parkway Durham, North Carolina 27713 800-733-9646 919-361-6000 919-361-2260 Fax

Charlotte, NC

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



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

SEAL UNIVERSITY P SALIM

Description Scheduled Value Period Period Amount Total To Date Construction Staking \$ 12,000.00 0.40 \$4,800.00 \$0.00 \$6,000.00 Sile Clearing & Sile Clearing & A5,517.50 \$ 45,517.50 0.00 \$0.00 \$45,517.50 Grading \$ 77,760.00 0.40 \$29,342.42 \$14.671.21 \$51.349.24 Storm Dram System \$ 77,760.00 0.40 \$52,862.00 \$7.76.00 \$38.880.00 Sewer System \$ 132,165.00 0.00 \$13,104.00 \$7.76.00 \$7.88.80 Water System \$ 24,192.00 0.00 \$0.00 \$7.76.00 \$7.00 Pawing \$ 43,686.50 0.00 \$0.00 \$0.00 \$0.00 Pawing \$ 76,410.00 0.00 \$0.00 \$0.748.30 \$7.7986.40 Retaining Walls \$ 76,410.00 0.00 \$0.00 \$0.00 \$0.00 Subtotal \$ 642,720.05 \$177,523.22 \$177,523.22 \$343.118.14		posenti i i dicina di cina di	Š			% Tris	Amount This	Previous		29
Parks 2, Phase 21430 Construction Staking \$ 12,000.00 0.40 \$4,800.00 \$6,000.00 \$6,000.00 36050 Sile Clearing & Sacrating \$ 45,517.50 0.40 \$29,342.42 \$14,671.21 \$51,349.24 40400 Store Deading \$ 73,356.05 0.40 \$29,342.42 \$14,671.21 \$51,349.24 40200 Sewer System \$ 77,760.00 0.40 \$52,342.42 \$14,671.21 \$51,349.24 40200 Sewer System \$ 73,750.00 0.40 \$52,862.00 \$13,215.50 \$50.00	Description	# 49 9		•	Scheduled Value	Period Sign	Period	Amount	Total To Date	Complete
1695012 21430 Construction Staking S 12,000.00 0.40 \$4,800.00 \$6,000 \$6,000 \$0.00 \$6,000 \$0.00 \$6,000 \$0.00 \$6,000 \$0.00 \$6,000 \$0.00 \$0	Family/Parks 2, Phase			The state of the s			\$ 1			
36050 Sile Clearing & Start 517 50 \$6050 \$45,517 50 \$600 \$45,517 50 \$45,517 50 \$45,517 50 \$45,517 50 \$45,517 50 \$45,517 50 \$45,517 50 \$45,517 50 \$45,517 50 \$40,517 21 \$51,4457 12	, 1 5000	سمنددد	21430	Construction Stakin		040	\$4,800.00	\$0.00		<u>ي</u>
Grading \$ 73.56 05 0.40 \$29,342.42 \$14,671.21 \$51.349.24 Scorm Drain System \$ 77.760.00 0.40 \$31.104.00 \$7.776.00 \$38,880.00 Sewer System \$ 132,155.00 0.40 \$52,862.00 \$7.776.00 \$58,077.50 Water System \$ 24,192.00 0.00 \$0.00 \$13,215.50 \$68,077.50 Curb & Gutter \$ 24,192.00 0.00 \$0.00 \$0.00 \$0.00 Evosion Control \$ 97,483.00 0.10 \$97,48.30 \$77,986.40 Retaining Walks \$ 76,410.00 0.00 \$0.00 \$0.00 \$57,307.50 Conduit \$ Use of the state of	The second secon	Marie and the second of the se	36050	Sile Clearing &	Ψ.	20	S0.00	\$45,517.50	845 01 P. C.	35
Storm Drain System 5 77,760.00 0.40 \$31,104.00 \$13,215.50 \$56,077.50 Sewer System 5 132,155.00 0.00 \$62,00 \$66,077.50 \$66,077.50 Water System 5 24,192.00 0.00 \$0.00 \$0.00 \$0.00 \$0.00 Curb & Gutter 5 24,192.00 0.00 \$0.00 <td< td=""><td></td><td></td><td>38200</td><td>Grading</td><td></td><td>040</td><td>\$29.342.42</td><td>\$14,671.23</td><td>851 349 24</td><td>Ē</td></td<>			38200	Grading		040	\$29.342.42	\$14,671.23	851 349 24	Ē
Sewer System S 132,155.00 0.40 \$62,862.00 \$13,215.50 \$66,077.50 Water System \$ 59,200.00 0.00 \$0.00 <t< td=""><td>000000</td><td></td><td></td><td>Storm Oram System</td><td></td><td>040</td><td>\$31,104.00</td><td>\$7,776.00</td><td>\$38,880 (2)</td><td>ွှင့</td></t<>	000000			Storm Oram System		040	\$31,104.00	\$7,776.00	\$38,880 (2)	ွှင့
Water System \$ 59,200.00 \$0.00 \$0.00 \$0.00 Curb & Gutter \$ 24,192.00 0.00 \$0.00 \$0.00 \$0.00 Pswing \$ 43,686.50 0.00 \$0.00 \$0.00 \$0.00 Erosion Control \$ 97,483.00 0.10 \$9,748.30 \$77,986.40 Setaining Walls \$ 76,483.00 \$57,986.40 \$0.00 Sonduit \$ 966.00 \$0.00 \$0.00 \$50.00 Subtotal \$ 642,720.05 \$177,523.22 \$343,118.14 ANGE ORDER TOTAL \$ 887,013.35 \$210,586.31 \$479,197.53	245/422			Sewer System		0	\$52,862.00	\$13,215.50	368,077,50	20
Curr & Gutter \$ 24,192.00 \$ 0.00	2000			Water System		80	\$0.00	20 00		0
Pewing \$ 43,686.50 \$ 0.00 \$	and the second			Curo & Cutter		80	\$0.00	\$0.00		0
Erosion Control \$ 97.483.00 \$ 97.7,986.40 Retaining Walls \$ 76,410.00 0.65 \$ 49.666.50 \$ 77.641.00 \$ 57.307.50 Conduit \$ 960.00 0.00 \$ 0.00 \$ 0.00 \$ 50.00 \$ 50.00 Subjects \$ 642,720.05 \$ 177,523.22 \$ 3343,118.14 IANGE ORDER TOTAL \$ 887,013.35 \$ 2210,586.31 \$ 3479,197.53	Normal Section 1		500MO	Paving		900	\$0.00	S0.00	:	Ο,
Retaining Walls 3 76,410.00 0.65 \$49,666.50 \$7,641.00 \$57,307.50 Conduit \$ 960.00 0.00 \$0.00 \$0.00 \$0.00 Subjected \$ 642,720.05 \$177,523.22 \$343,118.14 IANGE ORDER TOTAL \$ 887,013.35 \$210,586.31 \$479,197.53	<i>Managarita</i>		36710	Erosian Control		0.0	\$9,748.30	\$9.748.30	e	္တ
Conduit Subtotal \$ 960 00 0 00 \$177,523.22 \$0.00	***************************************		36230	Petairno Walls			\$40,666.50	\$7,641.00	\$57,307 50	년) F-
Subicial S 642,720.05 \$177,523.22 \$343,118.14 ANGE ORDER TOTAL \$ 887,013.35 \$210,586.31 \$479,197.53	************		40810	Conduit		000	\$0.00	\$0.00		
ANGE ORDER TOTAL \$ 887,013.35 \$210,586.31 \$	222004-1288			***************************************	///masks	N. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	\$177,523.22		\$343,118.14	
ANGE ORDER TOTAL \$ 887,013.35 \$210,586.31 \$,						
IANGE ORDER TOTAL \$ 887,013,35 \$210,586,31	ANADA NOROBOTA ORBOTA CORREST AND A TOTAL ORBITA		A CONTRACTOR OF THE PARTY OF TH		MOSCOMBONIAN MANAGEMENT CONTRACTOR CONTRACTO					
	Sign of Text and a second of the second		0 7	FAGE OROUN TO			5210,586,31		54.79.497.43 1.10.107.034	

CHATHAM COUNTY MAJOR SUBDIVISION REVIEW CHECKLIST

Subdivision Name	Briar Chapel (Phase	5 South, Section 2)	
Review For:	[] Sketch	[] Prelim	[X] Final

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

SKETCH DESIGN REVIEW	APPROVAL DATE
[] 25 Copies of Plat with topo along with one (1) 8-1/2 x 11 copy	
[] Application w/Complete Adjacent Owner Addresses	
[] Soil Scientist Report and soil map	
[] Confirmation from Chatham County Historical Association/Jane Pyle/542-3603	
[] 1 electronic copy of all items above (see Digital Document Requirements)	
PRELIMINARY PLAT REVIEW	
[] 25 Copies of Plat along with one (1) 8-1/2 x 11 copy	
[] Application w/ Complete Adjacent Owner Addresses	.,,
[] Detailed Soils Map and Letter of explanation or D.E.M. approval	
{see Requirements for soil scientist report)	
[] NCDOT Approval (if public roads)	
[] DOT Comm. Driveway Permit	
[] Erosion Control Plan Approval (if new roads or one acre disturbed)	
[] U.S. Army Corps of Engineers Permit (if appl)	
[] Road Name Request Form	
[] County Public Water Approval (if applicable)	
[] State Public Water Approval (if applicable)	
[] Chatham Co. Schools' Road Comments (if new roads)	
[] Stormwater Management Plan Approval (if appl)	
[] Economic & Environmental Impact Study (if appl)	
[] Water / Sewer Impact Statement (if appl)	/
{ } 1 electronic copy of all items above (see Digital Document Requirements)	
FINAL PLAT REVIEW	
[X] 25 Copies of Plat	05 /_05 /_2010
[X] Application	
(X) 1 electronic copy of all items above (see Digital Document Requirements)	05 /_05 /_2010
[] Chatham County Environmental Health Division septic improvement permits or NCDWQ septic permits for each lot. – N/A	
[X] Road Completion Certificate or Financial Guarantee	05 / 05 / 2010
[X] Utilities Completion Cert. or Financial Guarantee	05 / 05 / 2010
Comment	