



Since 1979

THE JOHN R. McADAMS COMPANY, INC.

January 12, 2012

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

Re: **Briar Chapel –Phase 4 and Phase 5-Conversion of Lots to Common Area
Chatham County, North Carolina
NEW-11040**

Dear Ms. Richardson:

This letter and the attached documents are submitted in accordance with your recent discussions with Newland Communities and with me regarding the conversion of three (3) single family lots to common area for parking. The conversion of these lots to parking areas is needed because NC DOT will not allow for on-street parking on Briar Chapel Parkway and Great Ridge Parkway and NNP-Briar Chapel has developed a plan to provide for guest and service vehicle parking for those homes that front these roads. Therefore, the proposed plan includes converting three residential lots to common space which will ultimately be owned and maintained by the Briar Chapel Community Association in order to provide for this parking. Two of the lots are located in Briar Chapel Phase 4 (Platted Lots Nos. 246 and 446) and one of the lots is located in Briar Chapel Phase 5 North (Platted Lot No. 480). This modification is to be processed by the County as a revision to final plat.

The following summary addresses those topics that you requested be addressed in regard to the proposed modifications:

Affordable Housing

Prior to the proposed modification of the three lots to parking areas, there were 19 affordable housing units (AFUs) out of 627 platted lots. Therefore, with the reduction of the total platted lots by three, there will still be 19 AFUs but only 624 platted lots. This results in an AHU percentage of 3.04%, which is well above the 2.5% minimum required by the Conditional Use Permit (CUP) conditions. With the reduction of platted lots, NNP-Briar Chapel requests a refund for the AFU fees previously paid for these three lots (\$460.44/lot) prior to final plat recordation for these lots.

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



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Lot Conversion to Common Area
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Recreation Fees

With the reduction of platted lots, NNP-Briar Chapel requests a refund for the recreation fees previously paid for these three lots (\$926/lot).

Water Availability Fees

With the reduction of platted lots, NNP-Briar Chapel requests a refund for the water availability fees previously paid for these three lots (\$3,500/lot).

Impervious Areas

The proposed parking area within each of the three lots to be converted to parking will not exceed the permitted impervious area for each lot, which are currently as follows:

- Lot 246 – Permitted Impervious Area = 3,400 sf
- Lot 446 – Permitted Impervious Area = 3,700 sf
- Lot 480 – Permitted Impervious Area = 2,900 sf

Financial Guarantees

The previous financial guarantees for the lots affected by this change are still in place and those guarantees will remain in place and be sufficient for the proposed change to parking area.

If you have any questions, please contact me at your convenience.

Sincerely,

THE JOHN R. McADAMS COMPANY, INC.

Mike Sanchez, P.E., LEED® AP
Land Development

CHATHAM COUNTY MAJOR SUBDIVISION REVIEW CHECKLIST

Subdivision Name Briar Chapel - Phase 4 & Phase 5 North

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 type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	
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 type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	
FINAL PLAT REVIEW	
<input checked="" type="checkbox"/> 25 Copies of Plat	-----
<input checked="" type="checkbox"/> Application	-----
<input checked="" type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	____/____/____
<input type="checkbox"/> Chatham County Environmental Health Division septic improvement permits or NCDWQ septic permits for each lot.	____/____/____
<input checked="" type="checkbox"/> Road Completion Certificate or Financial Guarantee	____/____/____
<input checked="" type="checkbox"/> Utilities Completion Cert. or Financial Guarantee	____/____/____

Comment _____

Date Complete Application Rec'd: ____/____/____ By: _____

Chatham County Planning Department

P.O. 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 4 & Phase 5 North**Subdivision Applicant:****Subdivision Owner:**

Name: Bill Mumford, Sr. Project Manager

Name: NNP Briar Chapel, LLC

Address: 16 Windy Knoll Circle
Chapel Hill, North Carolina 27516Address: 13777 Ballantyne Corporate Place
Charlotte, North Carolina 28227

Phone:(W) (919) 951-0713

Phone:(W) (704) 887-5946

Phone:(H) _____ Fax: (919) 951-0711

Phone:(H) _____ Fax: _____

E-Mail bmumford@newlandco.com

E-Mail bmumford@newlandco.com

Township: Baldwin**Zoning:** CUD-CC**P. I. N. #** 9765-84-7888-000; 9765-94-1521.000; 9765-66-8350**Flood Map #** 3710976500J**Zone:** X**Parcel #** 86776, 88511, 89036**Watershed:** WS-IV PA**Existing Access Road: S.R. #** S.R. 1528 / 1526**S.R. road name** _____**Total Acreage:** 1583.26**Total # of Lots:** _____ **Min. Lot Size:** _____**Ph. I Acreage** Not Applicable**Ph. I # of lots** _____ **Max. Lot Size:** _____**Ph. II Acreage.** _____**Ph. II # of lots** _____ **Avg. Lot Size:** _____**Ph. III Acreage** _____**Ph. III # of lots** _____**Name and date of contact with Chatham County Historical Association:** _____**Type of new road:** ☐ Private/ Length N/A ☐ Public/ Length N/A**Road Surface:**☒ paved☐ gravel**Water System:**☐ individual wells☐ community wells☒ public system

name Chatham County

Sewer System:☐ septic systems☐ community system☒ public system

name Provided by on-site facility

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

This application is for the purpose of a revised final plat. See cover letter for more detailed explanation.


Signature of Applicant

Date 1-12-12


Signature of Owner

Date 1-12-12

For Office Use Only:

Notes: _____

Approved by County Commissioners: Sketch

Preliminary

Final

Payment: Date ____/____/____ Amount: \$_____

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	11.
13777 Ballantyne Corporate Place	
Charlotte, North Carolina 28277	
2. Briar Chapel Community Association	12.
50101 Governors Drive, Suite 100	
Chapel Hill, North Carolina 27517	
3.	13.
4.	14.
5.	15.
6.	16.
7.	17.
8.	18.
9.	19.
10.	20.

FOR OFFICE USE ONLY

Date's Adjacent Owner Letters were mailed out

Sketch	/ /	/ /
Preliminary	/ /	/ /

Dates and Actions of Planning Board Meetings

Sketch	/ /	<input 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

Dates and Actions of Board of Commissioners Meetings

Sketch	/ /	<input 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

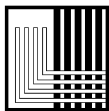
Conditions stipulated by Planning Board or Board of Commissioners (label as sketch, preliminary or final):

Financial Guarantee (if applicable):

Submitted by: _____
 Guarantee Type: _____
 Amount: \$ _____
 Acceptance Date: ____/____/____
 Expiration Date: ____/____/____
 Release Date: ____/____/____
 Release Payable to: _____

_____/____/____
 Planning Department

Date



THE JOHN R. McADAMS COMPANY, INC.

LETTER OF TRANSMITTAL

To: Ms. Lynn Richardson
Chatham County Planning Department
80-A East Street
Pittsboro, North Carolina 27312-0054

Date: January 13, 2012

**** HAND DELIVER ****

Re: Revised Final Plat for Lots 246, 446, and 480
in Briar Chapel Phases 4 and 5

Job No.: NEW-11040

I am sending you the following item(s):

COPIES	DATE	NO.	DESCRIPTION
1	1/12/12		Cover Letter and Application
17	1/13/12	1 sheet	Revised Plat for Lots 246 and 446 in Phase 4
17	01/13/12	1 sheet	Revised Plat for Lot 480 in Phase 5
1			Completion / Financial Guarantee Letters
1			CD with electronic files of all submittal items.

These are transmitted as checked below:

☐ As requested

☐ For your use

☒ For approval

☐ _____

☒ For review and comment

☐ _____

Remarks: Lynn

Per our discussion, this submittal contains the elements required for the conversio of Lots 246 and 446 in
Phase 4 and Lot 480 in Phase 5 North to Common Areas.

Thanks for your help. - Mike

Copy to: _____

Signed: Mike Sanchez
Mike Sanchez, P.E., LEED AP
Land Development

FOR INTERNAL USE ONLY

☐ Copy Letter of Transmittal **Only** to File

☐ Copy **Entire** Document to File

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