

June 14, 2012

M&C 02735-0073

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

RE: Briar Chapel – Phase 6 South
Final Plat Submittal

Ms. Richardson:

Enclosed please find our Briar Chapel Phase 6 South final plat submittal.

Enclosed in this submittal are the following:

- (20) 24" x 36" paper copies of the plat plans
- 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.



Chris Seamster, RLA
Project Manager/Landscape Architect

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

Venture IV Building

1730 Varsity Drive

Raleigh, NC 27606

919.233.8091

Fax 919.233.8031

www.mckimcreed.com

June 14, 2012

M&C 02735-0073

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

RE: Briar Chapel – Phase 6 South
Subdivision Plat Submittal
Financial Guarantee of Completion

Ms. Richardson:

This letter is to provide information regarding the total cost of improvements for submission of Financial Guarantee of Completion for the work related to **Phase 6 South**

The opinion of probable cost covers site improvements for the following: staking, clearing and grubbing, erosion control, grading, water and sewer utilities, storm drainage, water quality ponds, curb and gutter, paving, sidewalk, retaining walls and conduit. The total cost for the improvements is \$4,122,404. As of May 29, 2012, these improvements are approximately 54% complete.

The above improvements will be installed in accordance with the standard specifications and design guidelines of NCDOT and Chatham County.

The amount of incomplete work is \$1,886,946 and the amount of the bond required will be \$2,641,724. This bond amount includes the 40% increase as required by Chatham County.

The undersigned certifies that the information provided herein is true and accurate to the best of his knowledge.

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Chatham County Planning Department

P.O. Box 54

Pittsboro, NC 27312

Tel: (919) 542-8204

Fax: (919) 542-2698

MAJOR SUBDIVISION APPLICATION**Type of Review**☐ Sketch☐ Preliminary☒ Final**Name of Subdivision:** Briar Chapel – Phase 6 South**Subdivision Applicant:****Subdivision Owner:**Name: Bill Mumford, Assistant Vice PresidentName: NNP Briar Chapel LLCAddress: 16 Windy Knoll CircleChapel Hill, NC 27516

Phone:(W) (919) 951-0713

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

E-Mail bmumford@newlandco.com**Township:** Baldwin**Zoning:** CUD-CC**Flood Map #** 3710976500J**Zone:** X**Watershed:** WS-IV NSWAddress: 16 Windy Knoll CircleChapel Hill, NC 27516

Phone:(W) (919) 951-0713

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

E-Mail bmumford@newlandco.com**P. I. N. #** 9765-65-5317.000**Parcel #** 82826**Existing Access Road:** S.R. #1528/1526**S.R. road name** Andrews Store / Parker Herndon**Total Acreage:** Overall: 1586.26 acPh. 6 South: 51.25 ac**Total # of Lots:** Overall: 2,389Ph. 6 South # of lots 138**Min. Lot Size:** N/A per CCO approval**Max. Lot Size:** N/A

Ph. II Acreage: _____

Ph. II # of lots _____

Avg. Lot Size: N/A

Ph. III Acreage: _____

Ph. III # of lots _____

Name and date of contact with Chatham County Historical Association: Jane Pyle – 4/9/2003**Type of new road:** ☒ Private/ Length 730 LF☐ Public/ Length ~~6,330~~ ^{7,416} LF**Road Surface:**☒ paved☐ gravel**Water System:**☐ individual wells☐ community wells☒ public systemname Chatham County**Sewer System:**☐ septic systems☐ community system☒ public systemname Provided by on-site facility**List other facilities:** commercial, recreation, etc., and the approximate acreage or square footage: _____Wendy Pyle
Signature of ApplicantDate 6-13-12Wendy Pyle
Signature of OwnerDate 6-13-12**For Office Use Only:**

Notes: _____

Approved by County Commissioners: SketchPreliminaryFinal

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

CHATHAM COUNTY MAJOR SUBDIVISION REVIEW CHECKLIST

Subdivision Name Briar Chapel – Phase 6 South

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"/> ²⁰ 25 Copies of Plat	
<input checked="" type="checkbox"/> Application	
<input checked="" type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	<u>6 / 14 / 12</u>
<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	<u>6 / 14 / 12</u>
<input checked="" type="checkbox"/> Utilities Completion Cert. or Financial Guarantee	<u>6 / 14 / 12</u>

Comment _____

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

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. Cameron Properties LTD & Five Star Group LLC	11.
P.O. Box 3649	
Wilmington, NC 28406	
2. M/I Homes of Raleigh LLC	12.
1511 Sunday Drive, Suite 100	
Raleigh, NC 27607	
3. Gary Hardesty	13.
50 Serenity Hill Circle	
Chapel Hill, NC 27516	
4. Jan McCormick	14.
84 Serenity Hill Circle	
Chapel Hill, NC 27516	
5. Robert Fleishman	15.
116 Serenity Hill Circle	
Chapel Hill, NC 27516	
6. Kevin Szogas	16.
124 Serenity Hill Circle	
Chapel Hill, NC 27516	
7. Richard Sessoms	17.
136 Serenity Hill Circle	
Chapel Hill, NC 27516	
8. James McGivney	18.
146 Serenity Hill Circle	
Chapel Hill, NC 27516	
9.	19.
10.	20.