

# Major Subdivision Preliminary Plat Submittal Briar Chapel Great Ridge Parkway Extension

Date: March 6, 2013

#### Prepared for:

Chatham County Planning Department 80-A East Street Pittsboro, NC 27312

#### Prepared by:

McKim & Creed, Inc. 1730 Varsity Drive Suite 500 Raleigh, NC 27606

McKim & Creed Project #02735-0080

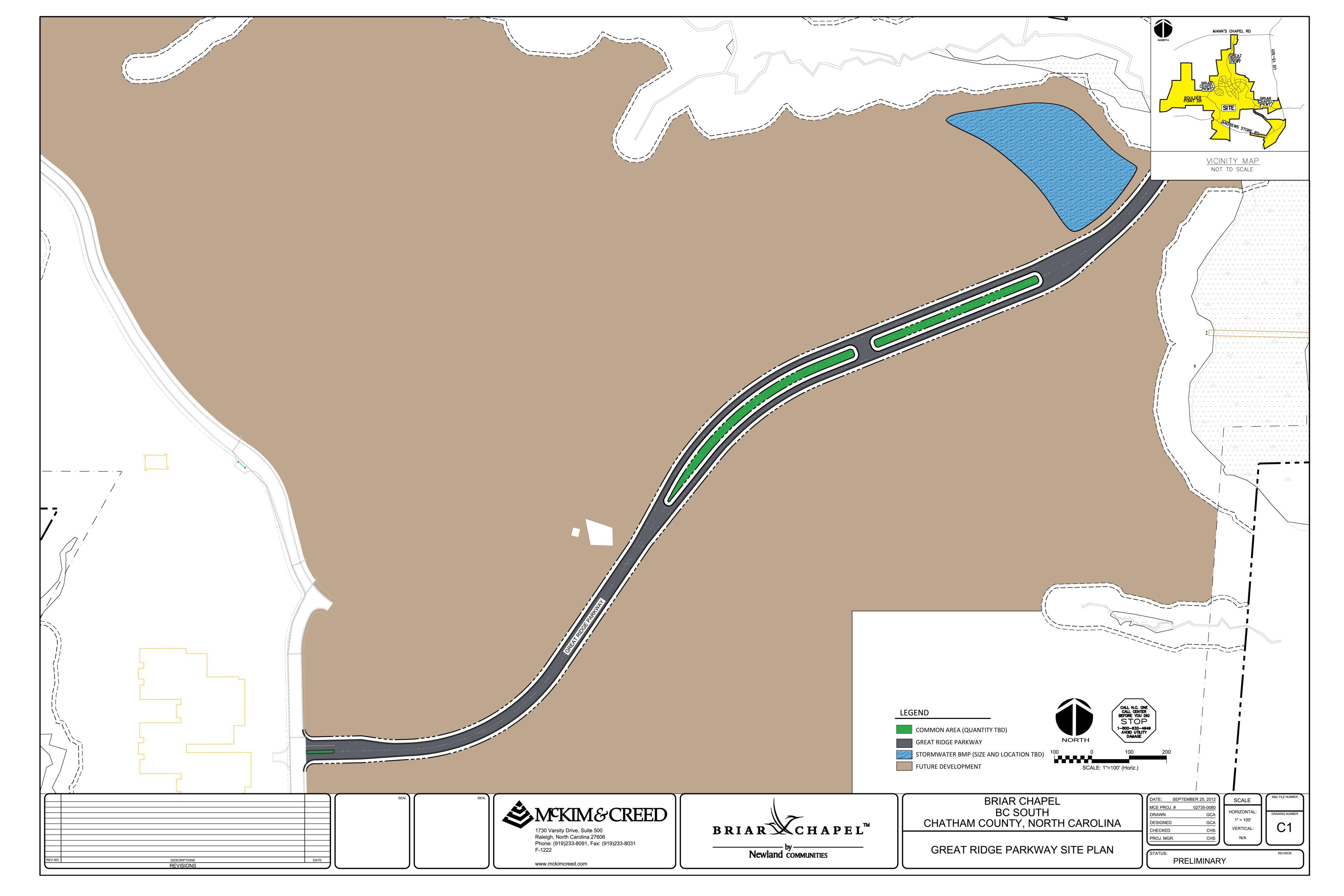


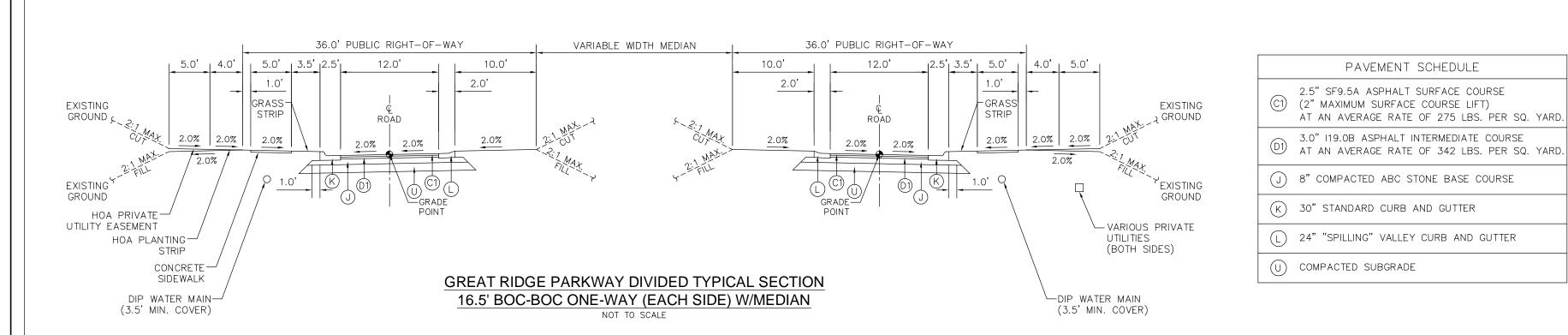
### Briar Chapel -Great Ridge Parkway Extension

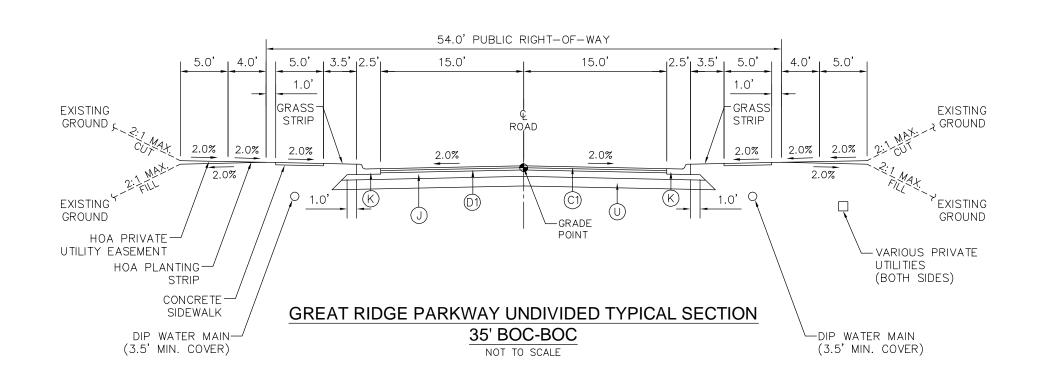
#### **Index to Documents**

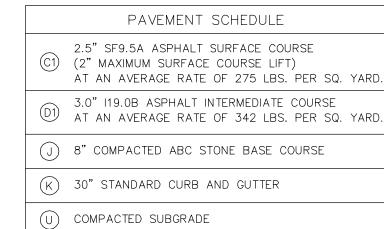
FRC Pre-Submittal Meeting Maps (10/17/2012)	1
Detailed Site Plan (Sheet C1.1 – Overall Site Plan)	2
Major Subdivision Preliminary Plat Checklist/Application/Adjacent Landowners	3
Road Name Approval Email (3/4/2013)	4
NCDOT Roadway Approval (3/4/2013)	5
Chatham County Erosion Control Approval (2/8/2013)	6
JSACOE 404 Permit (8/21/2009)	
NCDENR Water Quality 401 Permit	8
Historical Structures Statement (from CUP response letter)	9
NCDENR DWQ Wastewater Collection System Extension Permit (1/9/2013)	10
NCDENR DWQ Wastewater Treatment/Reclaimed Water/Spray Irrigation Permit (5/18/2009)	11
Chatham County Public Works Water Plan Approval (2/7/2013)	12
NCDENR Water Main Extension Permit (3/1/2013)	13
NCDENR Authorization to Construct/Water System Permit (3/4/2013)	
mpervious Surface Summary (3/5/2013)	
Conditional Use Permit Stipulation Response Letter (3/5/2013)	16
Stormwater Management Plan/Calculations	17
Stormwater Management Plan Approval (1/14/2013)	18

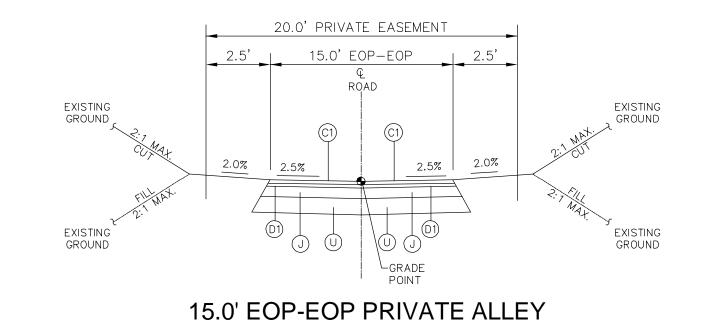






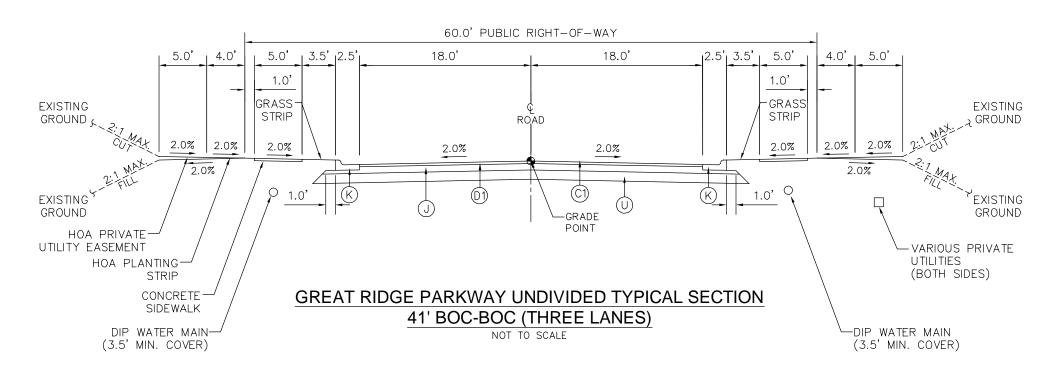






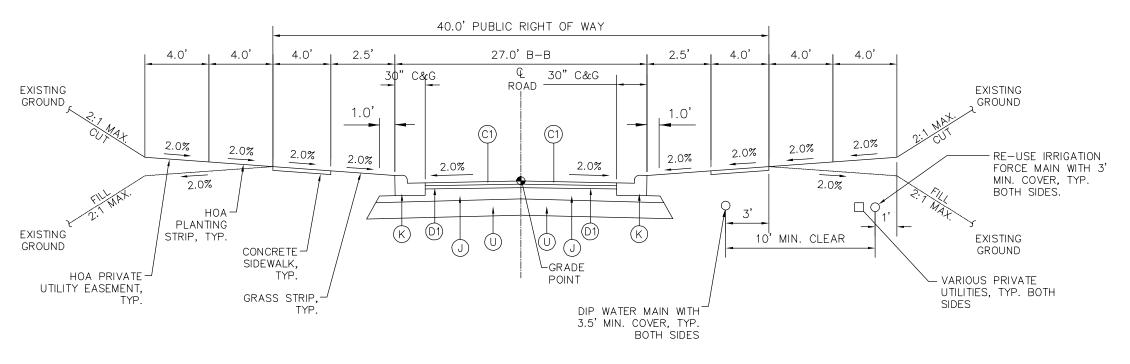
NOT TO SCALE

	PAVEMENT SCHEDULE
(C1)	1.0" SF9.5A ASPHALT SURFACE COURSE AT AN AVERAGE RATE OF 110 LBS. PER SQ. YARD.
(D1)	2.0" S9.5B ASPHALT SURFACE COURSE AT AN AVERAGE RATE OF 224 LBS. PER SQ. YARD.
J	8" COMPACTED ABC STONE BASE COURSE
U	COMPACTED SUBGRADE



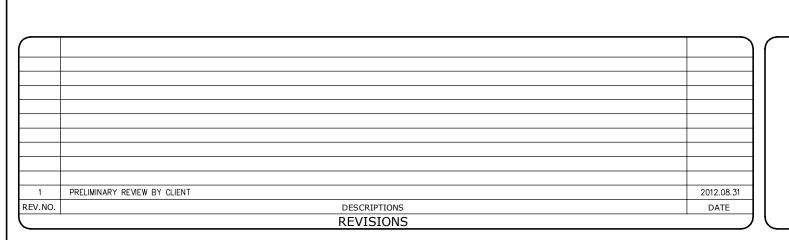
©1)	2.5" SF9.5A ASPHALT SURFACE COURSE (2" MAXIMUM SURFACE COURSE LIFT) AT AN AVERAGE RATE OF 275 LBS. PER SQ. YARD.
(D1)	3.0" 119.0B ASPHALT INTERMEDIATE COURSE AT AN AVERAGE RATE OF 342 LBS. PER SQ. YARD.
J	8" COMPACTED ABC STONE BASE COURSE
K	30" STANDARD CURB AND GUTTER
U	COMPACTED SUBGRADE

PAVEMENT SCHEDULE



27.0' B-B RESIDENTIAL STREET NOT TO SCALE

	PAVEMENT SCHEDULE
(C1)	1.0" SF9.5A ASPHALT SURFACE COURSE AT AN AVERAGE RATE OF 110 LBS. PER SQ. YARD.
(D1)	2.0" S9.5B ASPHALT SURFACE COURSE AT AN AVERAGE RATE OF 224 LBS. PER SQ. YARD.
J	8" COMPACTED ABC STONE BASE COURSE
K	30" CURB AND GUTTER
U	COMPACTED SUBGRADE









1730 Varsity Drive, Suite 500 Raleigh, North Carolina 27606 Phone: (919)233-8091, Fax: (919)233-8031

www.mckimcreed.com



BRIAR CHAPEL GREAT RIDGE PARKWAY EXTENSION CHATHAM COUNTY, NORTH CAROLINA

ONS	

MCE PROJ. #

DRAWN

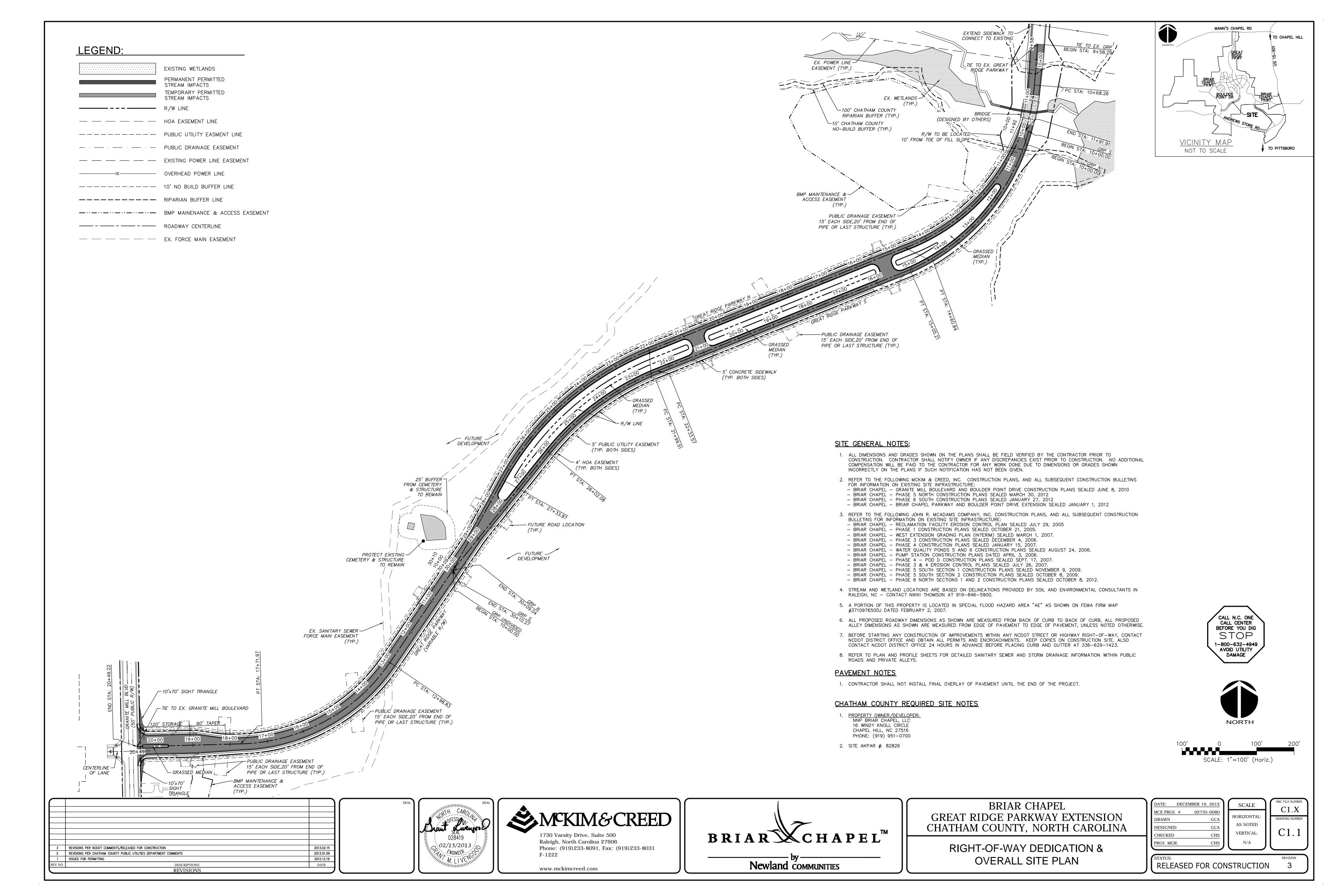
DESIGNED

CHECKED PROJ. MGR.

SCALE	M&C FILE NUMBER
HORIZONTAL:	DRAWING NUMBER
N/A VERTICAL:	D2.2
N/A	

ROADWAY TYPICAL SECTION

FOR PERMIT ONLY



## CHATHAM COUNTY MAJOR SUBDIVISION DEVIEW CHECKLIST BI

Phase: <u>Great Ridge Parkway Extension</u>

Review For: [ X ]Preliminary Plat

Section:\_\_\_\_\_Submittal Date: 3/8/2013

#### **REVIEW CHECKLIST – BRIAR CHAPEL**

Attach all supporting documentation regarding these approvals.

#	PRELIMINARY PLAT	APPROVAL DATE
1	[X] Date of TRC Pre-Submittal Meeting (Per Condition 18 of 2012 CUP Revision)	10/17/2012
2	[X] 20 Copies of Plat/Detailed Site Plan (folded) Sheet C1.1-Overall Site Plan	
3	[X] Application	
4	[X] Road name approval(s)	2/27/2013
5	[ X ] NCDOT Road Plan approval (if public roads)	3/4/2013
	[N/A] NCDOT Commercial Driveway Permit (if applicable)	
6	[ X ] Erosion Control Plan approval	2/8/2013
7	[ X ] U. S. Army Corps of Engineers 404 Permit (if applicable)	8/21/2009
8	[ X ] NCDENR Water Quality 401 Permit (if applicable)	8/31/2009
9	[ X ] Statement regarding historical structures and/or features See CUP Response letter, item 16.	3/5/2013
10	[ X ] NCDENR DWQ Wastewater Collection System Extension	1/9/2013
11	[ X ] NCDENR DWQ Wastewater Treatment/Reclaimed Water/Spray Irrigation Permit	5/18/2009
12	[ X ] Chatham County Water Plan Approval & Fees Paid per Condition 13A of 2012 CUP Revision. (N/A on fee for zero residential lot phase)	2/7/2013
13	[X] NCDENR Water Main Extension	3/1/2013
14	[ X ] NCDENR Authorization to Construct / Water System	3/4/2013
15	[ X ] Updated impervious surface calculations sheet for phase of development	3/5/2013
16	[X] Conditional Use Permit Stipulations Response & Master Plan updates:	
	Per Condition 18 of 2012 CUP revision: (1 electronic copy and 1 hard copy of each)  [N/A] Updated T-zone tracking table  [ X ] Grading Plan (See construction drawing set included with submittal)  [ X ] Utility Plan in compliance with Condition #7 of 2012 CUP Revision (See construction drawing set included with submittal)	
17	[ X ] Stormwater Management Plan with detailed Hydraulic calculations and final construction drawings per Condition 4 and 18 (See construction drawing set and calculations included with submittal)	
18	[ X ] Any other permits or approval letters necessary to obtain Prelim Plat approval Approval of Stormwater Management Plan (1/14/2013) [N/A] Preliminary plat fees (\$45.00 per residential lot) Paid Date	
	{ X } 1 electronic copy of all items above (see Digital Document Requirements)	
	Comments:	

Date Complete Application Rec'd:	/	/ By:	

Chatham County Planning Department P.O. Box 54	Type of Review			
Pittsboro, NC 27312 Tel: (919) 542-8204	[X] Preliminary [ ] Final			
Fax: (919) 542-2698 BRIAR CHA				
Phase / Section: Great Ridge Parkway Extension				
Subdivision Applicant:	Subdivision Owner:			
Name: Kevin Graham, Vice President, Operations	Name: <u>NNP Briar Chapel LLC</u>			
Address: 16 Windy Knoll Circle Chapel Hill, NC 27516	Address: 16 Windy Knoll Circle Chapel Hill, NC 27516			
Phone:(W) (919) 951-0709	Phone:(W) (919) 951-0709			
Phone:(H) Fax: (919) 951-0701 E-Mail kgraham@newlandco.com	Phone:(H) Fax: (919) 951-0701 E-Mail kgraham@newlandco.com			
Township: <u>Baldwin</u> Zoning: <u>CUD-CC</u> Flood Map # 3710976500J Zone: <u>AE</u> Watershed: <u>WS-IV PA</u>	P. I. N. # 9765-94-8261.000 & 9765-72-8431.000 Parcel # 2611 & 2714 (AKPAR) Existing Access Road: S.R. #1528/1526 S.R. road name Andrews Store / Parker Herndon			
Total Project Acreage: <u>1,586.26 ac</u> Total Acreage of Phase/Section: <u>14.44 ac</u>	Total # of Lots: Overall 2,389 Total # of Lots: 0			
Name and date of contact with Chatham County His	storical Association: <u>10/17/2013</u>			
Type of new road: [ ] Private/ Length				
<b>List other facilities in Phase/Section</b> : commercia or square footage:	l, recreation, etc., and the approximate acreage			
Signature of Applicant  For Office Use Only: Notes:	Date 2/28/13 Signature of Owner			
	ommissioners: CUP/Sketc Feb. 15, 2005			

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_

Preliminary Plan

Final Plat

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.	MOORE FAMILY PARTNERSHIP	11.
	409 MOUNTAIN LANE	
	PITTSBORO, NC 27312	
2.	XDS INC	12.
	800 EASTOWNE DRIVE SUITE 200	
	CHAPEL HILL, NC 27514	
3.	DURHAM T E LIFE EST & CLARENCE L DURHAM	13.
	470 ANDREWS STORE ROAD	
	PITTSBORO, NC 27312	
4.	WOODS CHARTER SCHOOL CO	14.
	P.O. BOX 5008	
	CHAPEL HILL, NC 27517	
5.	SANDRA TRIPP	15.
	1180 ANDREWS STORE ROAD	
	PITTSBORO, NC 27312	
6.	COUNTY OF CHATHAM	16.
	P.O. BOX 1809	
	PITTSBORO, NC 27312	
7.	BRIAR CHAPEL COMMUNITY ASSOC INC.	17.
	50101 GOVERNORS DRIVE, SUITE 100	
	CHAPEL HILL, NC 27517	
8.	SEAN MICHAEL PAUL	18.
	77 TURTLE POINT BEND	
	CHAPEL HILL, NC 27516	
9.		19.
10.		20.

#### FOR OFFICE USE ONLY

#### Date's Adjacent Owner Letters were mailed out

Preliminary / /	/ /
-----------------	-----

#### **Dates and Actions of Planning Board Meetings**

Preliminary	/ /	[] Appv'd	[] Denied	[] Tabled
Final	/ /	[] Appv'd	[] Denied	[] Tabled

#### **Dates and Actions of Board of Commissioners Meetings**

CC/CUP/ Sketch	2 /15 05/	[X] Appv'd	[] Denied	[] Tabled
Preliminary	/ /	[] Appv'd	[] Denied	[] Tabled
Final	/ /	[] Appv'd	[] Denied	[] Tabled

 ${\bf Conditions\ stipulated\ by\ Planning\ Board\ or\ Board\ of\ Commissioners\ (label\ as\ sketch,\ preliminary\ or\ final):}$ 

(if applicable):			
//_			
	(if applicable):	 	

Planning Department

Date

#### **Chris Seamster**

From: Denise Suits <denise.suits@chathamnc.org>
Sent: Wednesday, February 27, 2013 4:26 PM

To: Chris Seamster
Cc: Lynn Richardson

**Subject:** RE: Briar Chapel - Great Ridge Parkway

Chris,

Continuing Great Ridge Parkway and ending it at Granite Mill Boulevard is fine with this office. We prefer not to name any more roads than we have to so when we can extend one it is great.

Thanks, Denise

**From:** Chris Seamster [mailto:cseamster@mckimcreed.com]

Sent: Wednesday, February 27, 2013 3:43 PM

To: Denise Suits

Subject: Briar Chapel - Great Ridge Parkway

Denise,

We are preparing our submittal to Chatham County Planning for the Great Ridge Parkway roadway extension preliminary plat. This project is just the extension of Great Ridge Parkway from its current stopping point to Granite Mill Boulevard in the Briar Chapel community. Part of the Planning Department's submittal checklist requires us to get road name approval. My assumption is this road will be named Great Ridge Parkway. Planning wanted me to verify with you that the road name will not change. Can you let me know if you agree or if there would be any change?

Thank you.

#### Chris Seamster, PLA | Project Manager/Landscape Architect

Tel 919.233.5261 x190 | Cell 919.539.5464 1730 Varsity Drive, Suite 500 | Raleigh, NC 27606 cseamster@mckimcreed.com | http://www.mckimcreed.com



On February 1, 2013, McKim & Creed, Inc. expanded our water resources services in Georgia with the addition of key staff from Atlanta-based Infratec Consultants, Inc. On January 1, 2013, we acquired United Engineering Group, Inc., adding mechanical, electrical, plumbing and fire protection services to our suite of engineering services. Combining the strengths of these award-winning firms with McKim & Creed's experience and expertise enhances our ability to provide you with sustainable, cost-effective, and practical solutions.

Follow us on: YouTube | twitter | facebook | LinkedIn

To send me a file larger than 10MB please click here

Information from ESET NOD32 Antivirus, version of virus signature database 8058 (20130227)
The message was checked by ESET NOD32 Antivirus.
http://www.eset.com This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error please notify the system manager. Please note that any views or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of the company. Finally, the recipient should check this e-mail and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this e-mail.
Information from ESET NOD32 Antivirus, version of virus signature database 8058 (20130227)
The message was checked by ESET NOD32 Antivirus.

http://www.eset.com