



Chatham County Planning Department
80-A East Street
P.O. Box 54, Pittsboro, NC 27312-0054
Phone: 919-542-8204

First Plat Review Fee: \$250.00 + \$50.00 per Lot

MAJOR SUBDIVISION – FIRST PLAT REVIEW APPLICATION

Proposed Subdivision Name: Briar Chapel Phase 6 North

Property Owner/Applicant:

Representative (Surveyor, Engineer, Etc.):

Name: NNP Briar Chapel LLC
Address: 16 Windy Knoll Circle
Chapel Hill, North Carolina 27516
Phone: (W) (919) 951-0713
(H)
(C) (704) 363-7195
Fax: (919) 951-0711
Email: bmumford@newlandco.com

Name: Eric Manturuk, PLS
Company Name: John R. McAdams Co
Address: 2905 Meridian Pkwy
Durham, NC 27713
Phone: (W) (919) 287-0879
(C) (919) 616-5583
Fax: (919) 361-2269
Email: manturuk@johnrmcadams.com

Who should staff contact (circle one)? Property Owner/Applicant Consultant

PROPOSAL

Parcel # (AKPAR): 87809 P.I.N. # 9765-56-8732.0000 Zoning District: CUD-CC
Flood Map # 3710977500/6500 J Zone: x Watershed District: WS-IVPA
Existing Access Road (S. R. # and name): Andrews Store SR 1528/ Parker Herndon SR1526
Total Acreage 36.58 Total # of Lots 119 Min. Lot Size (Acres) 0.08
Max. Lot Size 2.23 Avg. Lot Size 0.15 # Exempt Lots (over 10 ac.) 0
Phased Development/Development Schedule? YES [x] NO [ ] How Many Phases? 1

If Subdivision will be Phased or Developed under a Development Schedule, Please attached a DETAILED Phasing Schedule or Development Schedule (for subdivisions consisting of 50 Lots or More).

Mixed-Use YES [ ] NO [x] Multi-Family (Townhomes, Apts., etc.) YES [ ] NO [x]

Proposed Number of Lots: Residential 119 Commercial Other 8

If Other, Specify (i.e. recreation) Common area

Wastewater Disposal: Individual Septic [ ] Community Septic [ ] Public System [x]

Water System: Individual Well [ ] Community Well(s) [ ] Public System [x]

Public Water System Name:

Public Wastewater System Name (ex. Aqua NC):

Will New Road(s) be constructed? YES  NO  Internal  External/Access

Type of Road: Private  Length (mi.): 904 Public  Length (mi.): 4,604

Road Surface: Paved  Gravel  Width of Road Surface (feet) 27'B/B (public), 15' (private)

Will this be a Conservation Subdivision (See Section 7.7 of Subdivision Ordinance) YES  NO

Type and Acreage of Other Facilities (ex. Recreation, Mixed-Use, Commercial, etc.):

\_\_\_\_\_  
\_\_\_\_\_

Date of Community Meeting: \_\_\_\_\_ Location: \_\_\_\_\_

Provide At Least two (2) separate dates for County Staff and Board (Volunteer Advisory and Elected) site visits – Please provide at least one date when site will be available between 8am and 5pm, and one date when site will be available after 5pm

<u>DATE</u>	<u>TIME(S)</u>
April 15	8am-5pm
April 15	after 5pm
_____	_____
_____	_____

**Please See Attached for Submittal Requirements**

 \_\_\_\_\_ 4-8-13  
Signature of Property Owner/Applicant Date

<i>For Staff Use Only</i>	
Date Received _____	By _____
Date Fee Paid _____	Received By _____
Date Review Completed _____	Date Applicant Contacted _____



**First Plat Submission Checklist**

**Subdivision Name:** \_\_\_\_\_

**Submit the following with this application:**

- \_\_\_\_\_ 20 paper copies (folded) of the Plat showing proposed subdivision (minimum size 18” x 24”) *See Section 6.1 of Subdivision Regulation for information required to be on Plat*
- \_\_\_\_\_ 1 digital copy of all documents conforming to Digital Document Submission Guideline
- \_\_\_\_\_ 1 Reduced copy of plat (8.5” x 11”)
- \_\_\_\_\_ List (1 copy) of adjoining property owners with mailing addresses. List must include all adjoining property owners within 400 feet of property boundaries. A Microsoft Excel spreadsheet listing the names and addresses shall be submitted with the digital submission.

**Submit two (2) paper copies and one (1) digital copy of the following:**

- \_\_\_\_\_ Utility Plan (proposed layouts for sewer and water where applicable, showing feasible connections to the existing utility system, or any proposed utility system).

**Submit 20 bound packets of the following information:**

- \_\_\_\_\_ Completed First Plat Review Application (2 Pages)
- \_\_\_\_\_ Location Map (with Aerial Photo) from County GIS System (8.5” x 11”)
- \_\_\_\_\_ Topographic Map (contours at vertical intervals of not more than five [5] feet, at the same scale as the First Plat), if required by staff.
- \_\_\_\_\_ Comments from Chatham County Historical Association from Concept Review (If any)
- \_\_\_\_\_ Comments from Chatham County Schools from Concept Review (If any)
- \_\_\_\_\_ Copy of Environmental Documentation or Environmental Impact Assessment and report from Environmental Quality Department.
- \_\_\_\_\_ Community Meeting Report Form
- \_\_\_\_\_ Recommendation(s) from Technical Review Committee Meeting at Concept (If any)
- \_\_\_\_\_ Detailed Soil Scientist Report and Soils Map
- \_\_\_\_\_ Road name submittal form from Chatham County Emergency Operations office
- \_\_\_\_\_ Copy of Riparian Buffer Review
- \_\_\_\_\_ Army Corps of Engineers Permit, if required
- \_\_\_\_\_ NC Division of Water Quality Permit, if required

***If submitting a Conservation Subdivision, must also submit the following documentation along with 15 paper copies (bound in a 3 ring binder) and 1 digital copy:***

- \_\_\_\_\_ Documentation (i.e. deed, easement document) of Ownership of Conservation Space
- \_\_\_\_\_ Conservation Space Management Plan (See Section 7.7 [G])
- \_\_\_\_\_ Legal Instrument for Permanent Protection (See Section 7.7 [H])



**CHATHAM COUNTY  
PLANNING DEPARTMENT**

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**DIGITAL DOCUMENT SUBMISSION GUIDELINES**

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Chatham County, in the interest of record automation, requires that all subdivision and re-zoning applications and supporting documents, including plats/maps, be submitted to the Planning Department in digital and hardcopy formats. The primary function of this document is to provide digital submission standards, procedures, and requirements. Failure to comply with these requirements will delay the processing of your application.

**ELECTRONIC PLAN AND APPLICATION SUBMITTAL**

- ALL DIGITAL FILES MUST BE PC COMPATIBLE. All digital documents must be submitted in Portable Document Format (.pdf). A digital copy of all hardcopy documents must be provided with the application submittal.
- All related digital files should be located in a single directory or folder in the media and named accordingly. Acceptable media includes CD-ROM's. Discs and disc sleeves/cases should be labeled with the contact name, phone number, project name and phase. Revisions to previous submittals should be labeled as such. Digital files may be transmitted via email if approved by the Planning Division.
- Multiple pages of a document shall be combined into a single document when document size permits. Ideally, files should not be larger than 5 megabytes (MB) in size. Files should not be submitted in a compressed format (i.e. WinZip or PkZip).
- PDF documents produced by scanning paper documents should be scanned at resolutions that will ensure pages are legible both on the computer screen and when printed. Therefore, we recommend scanning documents at 300 dots per inch (dpi) to balance legibility and file size. All documents should be properly oriented to the top of the page.
- When submitting numerous digital documents you must provide an ASCII text file named "Submittal.txt" that contains a listing of the documents in the order of the packet submission.

Note: Staff may request digital files compatible with ESRI ArcView GIS software (i.e. AutoCAD .dwg or .dxf files) depending on the size and scope of the project.

If you have any questions regarding the submission of digital documents please contact Jason Sullivan with the Planning Department at 919/542-8233 or [jason.sullivan@chathamnc.org](mailto:jason.sullivan@chathamnc.org).

**For Questions, Contact Lynn Richardson, Subdivision Administrator ([lynn.richardson@chathamnc.org](mailto:lynn.richardson@chathamnc.org)) or (919) 542-8207**

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. TC&I Timber Company LLC	11.
350 Park Avenue, 17 <sup>th</sup> Floor	
New York, New York 10022	
2.Meacham Wade Rook etal	12.
530 E. Massachusetts Avenue	
Southern Pines, North Carolina 28387	
3.Meacham Marvin	13.
2915 Meacham Road	
Chapel Hill, North Carolina 27516	
4.NNP Briar Chapel, LLC	14.
13777 Ballantyne Corp Pl, Suite 550	
Charlotte, North Carolina 28277	
5.Homes By Dickerson Inc.	15.
2301 Stonehenge Drive, Suite 103	
Raleigh, North Carolina 27615	
6.Carolina Cottage Homes LLC	16.
c/o Saussy Burbank LLC, 3730 Glen Lake Drive	
Suite 125, Charlotte, North Carolina 28208	
7.	17.
8.	18.
9.	19.
10.	20.

FOR OFFICE USE ONLY

Date's Adjacent Owner Letters were mailed out

Preliminary	/ /	/ /
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Dates and Actions of Planning Board Meetings

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

CC/CUP/ Sketch	2 /15 /05	<input checked="" type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
CUP/Sketch Revision	5 / 21 / 12	<input checked="" 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):

*\_See A RESOLUTION APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR A REQUEST BY MITCH BARRON ON BEHALF OF NEWLAND COMMUNITIES FOR BRIAR CHAPEL PLANNED RESIDENTIAL DEVEOPMENT dated February 15, 2005 for list of Conditional Use Permit and subdivision sketch design stipulations and conditions.*

See Also: A RESOLUTION APPROVING A REVISION TO A CONDITIONAL USE PERMIT REQUEST BY NNP-Briar Chapel, LLC adopted May 21, 2012 and signed June 4, 2012 for list of Conditional Use Permit conditions

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Financial Guarantee (if applicable):

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

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
 Planning Department

Date