

**CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST**

Subdivision Name: Preliminary Plat for Granite Mill Boulevard Revision

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 checked="" type="checkbox"/> 20 Copies of Plat along with one (1) 8-1/2 x 11 copy
<input checked="" 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 checked="" type="checkbox"/> NCDOT Approval (if public roads) See attached letter/email	___/___/___
<input type="checkbox"/> DOT Comm. Driveway Permit	___/___/___
<input checked="" type="checkbox"/> Erosion Control Plan Approval (if new roads or one acre disturbed) See email	06 /06/2014
<input type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl)	___/___/___
<input type="checkbox"/> Road Name Request Form	___/___/___
<input checked="" type="checkbox"/> County Public Water Approval (if applicable) See email from Leonard McBryde	___/___/___
<input type="checkbox"/> State Public Water Approval (if applicable)	___/___/___
<input checked="" type="checkbox"/> Chatham Co. Schools' Road Comments (if new roads) See attached letter/email	___/___/___
<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 type="checkbox"/> 20 Copies of Plat	-----
<input type="checkbox"/> Application
<input 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 type="checkbox"/> Road Completion Certificate or Financial Guarantee Update the 1/6/11 letter	___/___/___
<input 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 Granite Mill Boulevard Revision

Subdivision Applicant:

Subdivision Owner:

Name: NNP-Briar Chapel, LLC _____

Name: _NNP-Briar Chapel, LLC _____

Address: 16 Windy Knoll Circle _____

Address: Same _____

Chapel Hill, NC 27516 _____

Phone:(W)(919) 951-0712 _____

Phone:(W) _____

Phone:(H) _____ Fax: _____

Phone:(H) _____ Fax: _____

E-Mail lbowman@newlandco.com _____

E-Mail _____

Township:Baldwin _____ **Zoning:**CUD-CC/R-1_ _____

P. I. N. # _____

Flood Map # _____ **Zone:** _____

Parcel # 87469 and 2714 _____

Watershed: WS-IV-PA _____

Existing Access Road: S.R. # _____

S.R. road name Granite Mill Boulevard _____

Total Acreage: _____

Total # of Lots: _____

Min. Lot Size: _____

Ph. I Acreage _____

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: N/A _____

Type of new road: Private/ Length _____ **Public/ Length:** As depicted on attached map

Road Surface:

paved

gravel

Water System:

individual wells

community wells

public system

name _____

Sewer System:

septic systems

community system

public system

name _____

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

This application for preliminary plat is submitted in order to approve a slight roadway and intersection realignment previously shown on PS 2011-47.

SIGNATURE OF APPLICANT

NNP-BRIAR CHAPEL, LLC

[Signature] Date 6/6/14

SIGNATURE OF OWNERS

NNP-BRIAR CHAPEL, LLC

[Signature] Date 6/6/14
Signature of Owner

COUNTY OF CHATHAM

_____ Date _____

For Office Use Only:

Notes: _____

Approved by County Commissioners: Sketch _____
Preliminary _____
Final _____

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

SIGNATURE OF APPLICANT

NNP-BRIAR CHAPEL, LLC

_____ Date

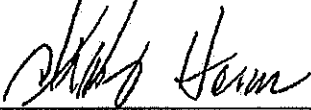
SIGNATURE OF OWNERS

NNP-BRIAR CHAPEL, LLC

_____ Date _____
Signature of Owner

t

COUNTY OF CHATHAM



_____ Date 6/5/14

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. County of Chatham	11.
P.O. Box 1809	
Pittsboro, NC 27312 - 1797	
2. NNP-Bria Chapel, LLC	12.
13777 Ballantyne Corporate Pl., Suite 550	
Charlotte NC 28277	
3. NNP-Briar Chapel, LLC	13.
16 Windy Knoll Circle	
Chapel Hill, NC 27516	
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: ___/___/___

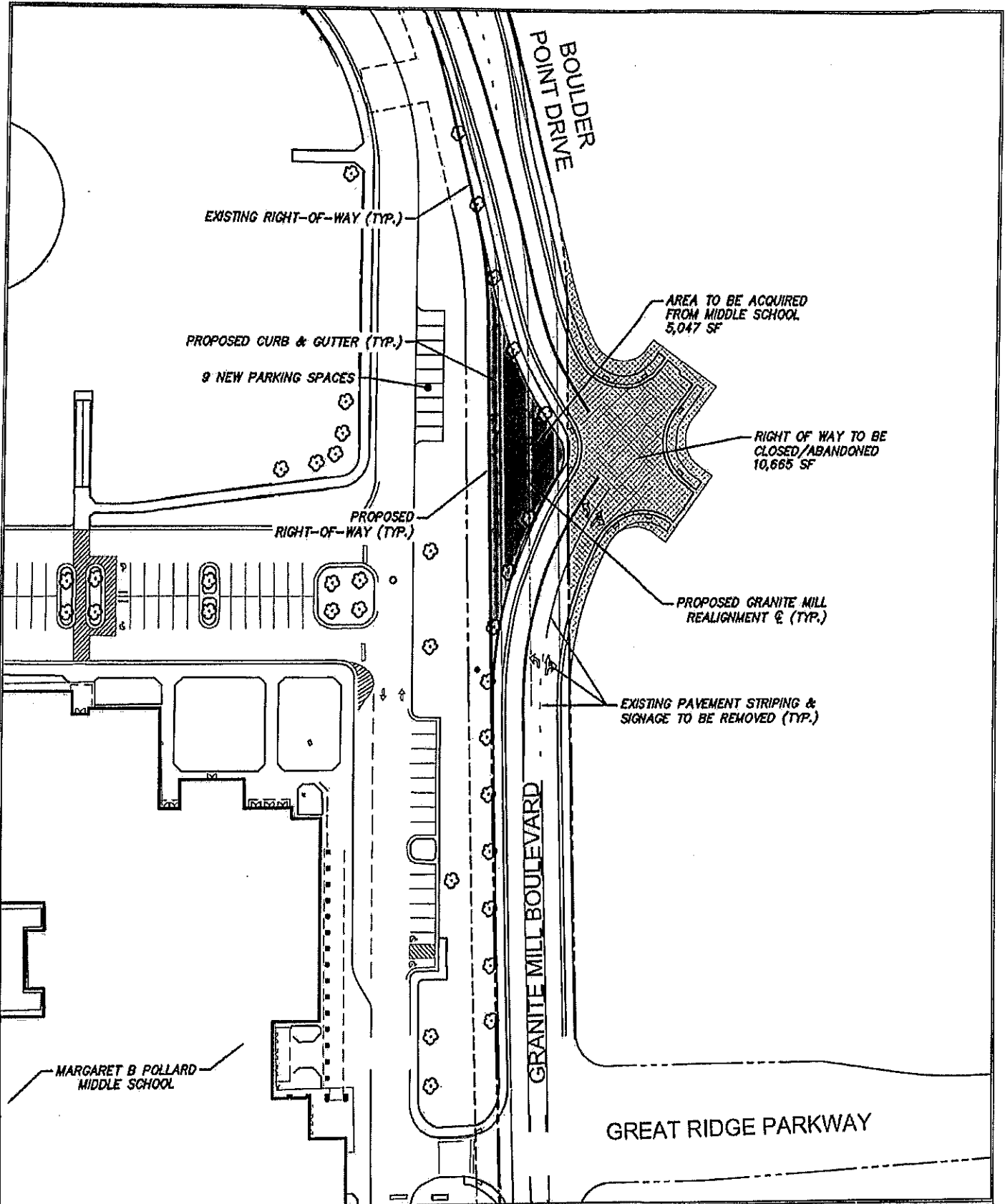
Expiration Date: ___/___/___


Release Date: ___/___/___

Release Payable to: _____

_____ / ___ / ___
 Planning Department

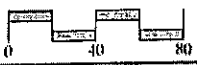
Date

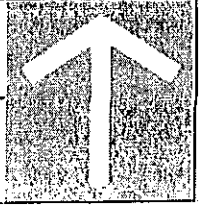



MCKIM & CREED
 1730 Varsity Drive, Suite 500
 Raleigh, North Carolina 27606
 O: 919.233.8091 F: 919.233.8031

Granite Mill Boulevard/
 Boulder Point Drive Realignment

Briar Chapel

Scale: 1"=80'

 Date:
 April 28, 2014



RE: RE: Boulder Point/Granite Mill intersection

NCDOT Email

Subject: RE: RE: Boulder Point/Granite Mill intersection
From: Lynn Richardson <lynn.richardson@chathamnc.org>
Date: 6/3/2014 4:58 PM
To: Nick Robinson <robinson@bradshawrobinson.com>
CC: Chris Seamster <cseamster@mckimcreed.com>, Lee Bowman <lbowman@newlandco.com>

I spoke with Justin a few minutes ago and he confirmed that no permit will be required and asked that I sent him an e-mail in the morning and he will confirm for me.

From: Nick Robinson [mailto:robinson@bradshawrobinson.com]
Sent: Tuesday, June 03, 2014 4:22 PM
To: Lynn Richardson
Cc: Chris Seamster; Lee Bowman
Subject: Fwd: RE: Boulder Point/Granite Mill intersection

Lynn,

Will this email from DoT be sufficient? Chris says that is all we will likely be able to get by Friday. No official "permit" is necessary.

Nick

----- Original Message -----

Subject: RE: Boulder Point/Granite Mill intersection
Date: Tue, 3 Jun 2014 12:14:14 +0000
From: Richardson, Justin T <jtrichardson@ncdot.gov>
To: Chris Seamster <cseamster@mckimcreed.com>
CC: Lee Bowman (lbowman@newlandco.com) <lbowman@newlandco.com>, Julie Daniel (JDaniel@newlandco.com) <JDaniel@newlandco.com>

Chris,

The revised plans for Boulder Point Drive have been reviewed and at this time the proposed roadway realignment is acceptable by NCDOT. Of you have any further questions, please let me know.

Thanks

From: Chris Seamster [mailto:cseamster@mckimcreed.com]
Sent: Monday, June 02, 2014 5:33 PM
To: Richardson, Justin T
Cc: Lee Bowman (lbowman@newlandco.com); Julie Daniel (JDaniel@newlandco.com)
Subject: RE: Boulder Point/Granite Mill intersection

Justin,

Hope things are going well. I sent you a sketch of the Boulder Point/Granite Mill intersection changes back in April. After looking at it, you left me a voicemail saying you didn't see any reason why that wouldn't work from NCDOT's perspective. It took us a bit longer to finalize the construction drawings for the changes. They

RE: RE: Boulder Point/Granite Mill intersection

are attached for your review. Would it be possible to get a letter or email back in the next few days for acceptance of these plans? The County is requiring us to submit this through their plat process. Since NCDOT doesn't maintain this roadway yet, you said we wouldn't have to go through the abandonment process. Let me know if you have any questions or concerns. Thanks for your help!

Chris

From: Chris Seamster
Sent: Tuesday, April 15, 2014 4:47 PM
To: Justin Richardson
Subject: Boulder Point/Granite Mill intersection

Justin,

Per the message I just left you, attached is the sketch we've done for the intersection of Boulder Point Drive and Granite Mill Boulevard at Briar Chapel. This sketch shows deleting the small corner that is there and merging the two roads together to form a continuous single roadway. As you have probably experienced, people drive through that intersection now like it is continuous anyways. The grey area in the sketch is the amount of land that would be needed from the school for new ROW. It is just over 5,000 square feet. We would then need to give up some ROW on the other side of the intersection. We think this roadway configuration works better in practical terms as well as with the future planned improvements.

Let me know what you think and what you would need to review on this. Thanks!

Chris Seamster, RLA | Project Manager
Tel 919.233.5261 ext 190 | Cell 919.539.5464
1730 Varsity Drive, Suite 500 | Raleigh, NC 27606
cseamster@mckimcreed.com | <http://www.mckimcreed.com>

 McKim & Creed

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To send me a file larger than 10MB [please click here](#)

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Subject: FW: Briar Chapel road re-alignment
From: Lynn Richardson <lynn.richardson@chathamnc.org>
Date: 6/6/2014 2:33 PM
To: Nick Robinson <robinson@bradshawrobinson.com>

From: Rachael Thorn
Sent: Friday, June 06, 2014 1:13 PM
To: Lynn Richardson
Cc: Jason Sullivan; Hillary Pace
Subject: Briar Chapel road re-alignment

Lynn,

This email is to confirm that plans and permit are in order for erosion control for the road realignment in BC adjacent to Margaret Pollard Middle School.

Thanks!

Rachael Thorn, CPESC
Lead Erosion Control Officer
Chatham County
Phone (919) 545-8343

In keeping with the NC Public Records Law, e-mails, including attachments, may be released to others upon request for inspection and copying.

_____ Information from ESET NOD32 Antivirus, version of virus signature database 9904
(20140606) _____

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

RE: Granite Mill Intersection

County Water

Subject: RE: Granite Mill Intersection
From: Leonard McBryde <leonard.mcbyrde@chathamnc.org>
Date: 6/8/2014 9:13 AM
To: Nick Robinson <robinson@bradshawrobinson.com>, Chris Seamster <cseamster@mckimcreed.com>
CC: Lynn Richardson <lynn.richardson@chathamnc.org>, "Lee Bowman (lbowman@newlandco.com)" <lbowman@newlandco.com>, Grant Livengood <glivengood@mckimcreed.com>

As long as the water main is inside a recorded R/W or easement, it will work with for me.

Looking Forward to Serving You!
Sincerely,



Leonard McBryde III, P.E.
Public Utilities Director
Chatham County Utilities & Water Division
964 East Street, Suite 205, P.O. Box 910, Pittsboro, NC 27312
☎ 919-542-8238 ~ 📠 919-542-8282 ~ 📠 919-548-4847
✉ leonard.mcbyrde@chathamnc.org ~ 🌐 www.chathamnc.org

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*Some say the glass is half full, some say the glass is half empty. I say "Are you gonna drink that?"
Never judge someone until you walk a mile in their shoes. By that time, they'll be a mile away and barefoot.
Blessed are the flexible, for they shall not be bent out of shape.
Some of us learn from other people's mistakes and the rest of us have to be other people.*

From: Nick Robinson [mailto:robinson@bradshawrobinson.com]
Sent: Friday, June 06, 2014 9:11 AM
To: Chris Seamster; Leonard McBryde
Cc: Lynn Richardson; Lee Bowman (lbowman@newlandco.com); Grant Livengood
Subject: Re: Granite Mill Intersection

I think the following proposal might be the easiest and most practical, meeting the Water Department's needs and the School's needs:

Right now the water line is within the existing right of way. We don't have to abandon the existing right of way until we record the plat for the new right of way. So, we can do it in the following order:

1. Leave the water line where it is (within the current right of way);
2. Get Leonard's and the State's approval to move it;
3. Then move the water line into the new right of way
4. Record the final plat

That would meet Leonard's requirement and also keep the hope alive of getting the construction done while school is out of session for the summer (a big consideration).

Leonard, I assume that will work. Can you confirm, please?

Thanks all.

Nick
On 6/6/2014 8:58 AM, Chris Seamster wrote:

Another idea is we put the waterline in a temporary easement until the phase 11 map is recorded. Would that work?

Thanks.
Chris

From: Chris Seamster
Sent: Friday, June 06, 2014 8:54 AM
To: Leonard McBryde
Cc: Lynn Richardson; Nick Robinson (robinson@bradshawrobinson.com); Lee Bowman (lbowman@newlandco.com); Grant Livengood
Subject: RE: Granite Mill Intersection

Leonard,

Understood. It isn't a big deal to move it, but I'll need to get your okay as well as the State's. Can we proceed with submitting the preliminary plat and just have this done before we record the final plat? They want to be able to do this work while the school is out for the summer.

Thanks.
Chris

From: Leonard McBryde [mailto:leonard.mcbyrde@chathamnc.org]
Sent: Friday, June 06, 2014 8:52 AM
To: Chris Seamster
Cc: Lynn Richardson; Nick Robinson (robinson@bradshawrobinson.com); Lee Bowman (lbowman@newlandco.com)
Subject: RE: Granite Mill Intersection

The water main cannot be outside the RAW or easement. If the RAW moves, then the water main will need to move with it. You need to show relocating the water main with the road.

Thanks

Looking Forward to Serving You!
Sincerely,



Leonard McBryde III, P. E.
Public Utilities Director
Chatham County Utilities & Water Division
964 East Street, Suite 205, P.O. Box 910, Pittsboro, NC 27312
919-542-8238 ~ 919-542-8282 ~ 919-548-4847
leonard.mcbride@chathamnc.org ~ www.chathamnc.org

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Some say the glass is half full, some say the glass is half empty. I say "Are you gonna drink that?"
Never judge someone until you walk a mile in their shoes. By that time, they'll be a mile away and barefoot.
Blessed are the flexible, for they shall not be bent out of shape.
Some of us learn from other people's mistakes and the rest of us have to be other people.

From: Chris Seamster [mailto:cseamster@mckimcreed.com]
Sent: Thursday, June 05, 2014 12:09 PM
To: Leonard McBryde
Cc: Lynn Richardson; Nick Robinson (robinson@bradshawrobinson.com); Lee Bowman (lbowman@newlandco.com)
Subject: Granite Mill Intersection

Leonard,

We are submitting a preliminary plat to Planning to shift/delete the intersection between Granite Mill Boulevard and Boulder Point Drive at Briar Chapel (see attached). Folks generally treat this intersection as a free flowing movement anyways. Our changes will allow the continuous movement there and will help our overall/future land plan for this area. There is an existing waterline on the opposite side of the road from the school. We are not relocating the existing waterline at this time. We will show that when we develop the phase 11 lots (which we are working on the design plans now). Also there are no sewer lines under the road in this area.

Can you reply all and let me know if this is acceptable? Thanks.

Chris Seamster, RLA | Project Manager
Tel 919.233.5261 ext 190 | Cell 919.539.5464
1730 Varsity Drive, Suite 500 | Raleigh, NC 27608
cseamster@mckimcreed.com | http://www.mckimcreed.com



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Nicolas P. Robinson
Bradshaw & Robinson, LLP
128 Hillsboro St.
P.O. Box 607
Pittsboro, NC 27312
(919) 542-2400
(f) (919) 542-1219

RE: Granite Mill/Boulder Point Prelim/Final Plat

From: Lee Bowman
Sent: Wednesday, April 09, 2014 8:48 AM
To: 'Randy Drumheller'
Cc: Julie Daniel
Subject: RE: Briar Chapel Update


Thanks for the quick follow-up Randy.

Attached is an updated schematic with the additional parking that we discussed. We were able to get about nine (9) additional parking space with minimal impacts to existing infrastructure.

Give us a week or so to follow-up with our attorney, DOT and the County to get a better idea as to the process to get this in motion and we'll be in touch.

Appreciate it.

From: Randy Drumheller [<mailto:randyd@chatham.k12.nc.us>]
Sent: Tuesday, April 08, 2014 6:20 PM
To: Lee Bowman
Cc: Julie Daniel
Subject: Re: Briar Chapel Update

Schools
Approval


Lee,
School administration is ok with your roadway request with the parking as we discussed. Please send me the paperwork at your convenience.

Thanks, Randy

Sent from my iPhone

On Apr 2, 2014, at 2:51 PM, "Lee Bowman" <lbowman@newlandco.com> wrote:

That'll work. See you then.

From: Randy Drumheller [<mailto:randyd@chatham.k12.nc.us>]
Sent: Wednesday, April 02, 2014 2:50 PM
To: Lee Bowman
Cc: Julie Daniel
Subject: Re: Briar Chapel Update

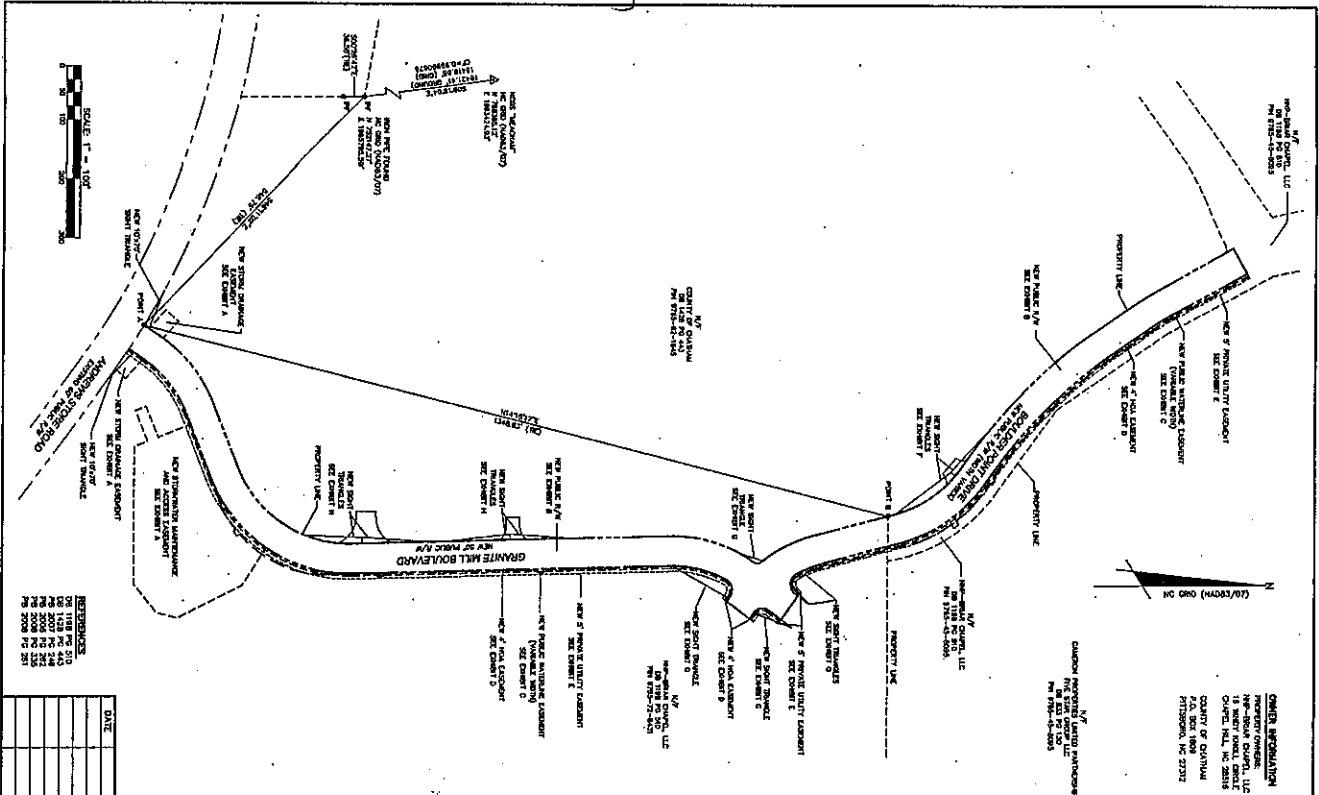
Let's meet at your place.

Sent from my iPhone

On Apr 2, 2014, at 2:47 PM, "Lee Bowman" <lbowman@newlandco.com> wrote:

Super, we'll see you at 10am tomorrow—at the school, I presume? Or we'd be glad to meet you at our office at the Information Center by the circle.

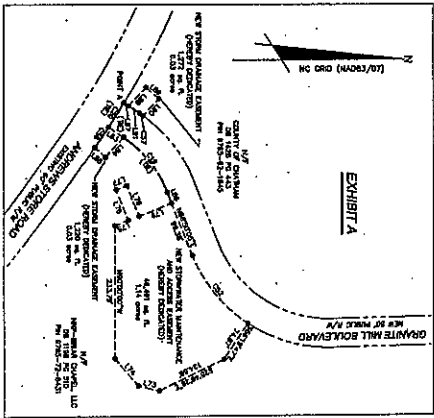
Existing Plat



SCALE 1" = 100'
 0 100 200 300
 FEET

RECORDS

1109	1109
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GRANITE MILL BOULEVARD AND BOLDER POINT DRIVE
 100' WIDE EASEMENT
 100' WIDE EASEMENT

CONVEYANCE AND ASSIGNMENT OF INTEREST IN
 C. L. GILMAN & SONS, INC. (AS Lessor) TO THE PROPERTY GROUP AND RESERVATION GROUP,
 INC. (As Grantee) ALL RIGHTS OF THE LESSOR SHALL BE RESERVED TO THE LESSOR AND THE LESSOR
 SHALL BE RESPONSIBLE FOR ALL COSTS OF RECORDING THIS INSTRUMENT.

[Signatures]



1. C. L. Gilman & Sons, Inc. hereby grants, conveys and assigns to the Property Group and Reservation Group, Inc. (the Grantee) all rights of the lessor in and to the premises shown as Lot 1 on the attached plat...



DATE

GRANITE MILL BOULEVARD AND BOLDER POINT DRIVE

NNP-BEAR CHAPEL, LLC

DATE DECEMBER 6, 2011

SCALE 1" = 100'

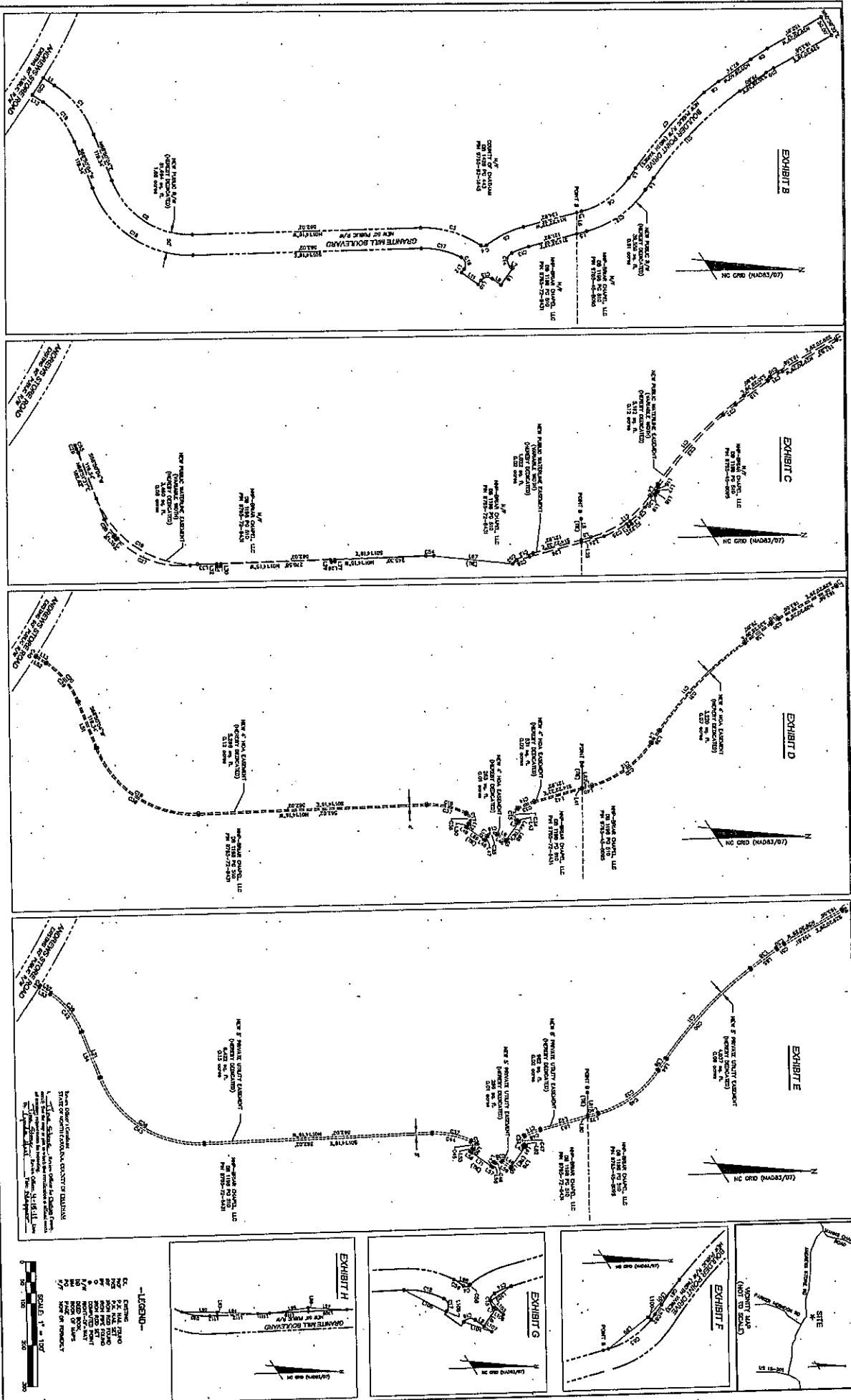
PROJECT: 1109-1110
 DRAWN BY: J. [Name]
 CHECKED BY: J. [Name]
 DATE: 11/17/12

LEGEND

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99. EASEMENT	100. EASEMENT

2011-47

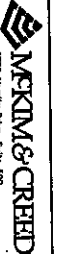
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100	123456	1412.34



THIS SHEET IS PART OF A SET OF PLANS FOR THE CONSTRUCTION OF THE TRAIL

DATE: APRIL 2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

DATE	REVISION	INITIALS



MEKUM & CREHD
 1700 WEST DRUM, SUITE 200
 BOULDER, COLORADO 80502
 PHONE: (303) 440-2200, FAX: (303) 440-2201
 WWW.MEKUMANDCREHD.COM



GRANITE MILL BOULEVARD AND BOULDER POINT DRIVE
 PREPARED FOR:
 NNP-BRYAN CHAPEL, LLC
 DATE: DECEMBER 5, 2010
 SCALE: 1" = 100'
 BALDWIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

PROJECT #: 220-008
 DRAWING NO.: 220-008-01
 SHEET # 1 OF 2

-LEGEND-

- PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- EXISTING ROAD
- PROPOSED ROAD
- PROPERTY LINE
- EASEMENT LINE
- CONSTRUCTION LIMIT
- RIGHT-OF-WAY
- UTILITY
- FENCE
- TREE
- ROCK
- SPOT ELEVATION
- ELEVATION
- CORNER
- MONUMENT
- SURVEY POINT
- ADJACENT PROPERTY

SCALE: 1" = 100'

