

19 October 2005

To: Chatham County Planning Department
Attn: Keith Megginson
Lynn Richardson
Re: Williams Corner Development
Additional Information Requested

The additional information or corrections requested are discussed below and in addition the discussion refers to the attachments provided.

1. Roads need to be clearly labeled Public and Private. **Item 1**
 - a. This has been done on the revised sketch plan.
 - b. Electronic copy attached and 28 copies of full size plans will be provided.
2. Letter from DOT concerning the approval of the planned entries. **Item 2**
 - a. The letter is attached and it was emailed to your Department on 10/14/2005.
3. An acknowledgement from the State that the construction plans for the Spicewood property would replace the remediation plan (attached) for the "borrow pit" used for the 15-501 road construction. **Item 3, Item 4, Item 5 and Item 6**
 - a. Marty Tillman responded on 10/14/2005 and indicated he would send a letter accepting the change during a phone conversation the same day. I have sent him a reminder since I did not receive the confirmation, although he may have sent it directly to your office. His email supporting this discussion is also attached.
4. The Stormwater Runoff Report has some labeling that says Durham County instead of Chatham.
 - a. These have been changed and an updated report is attached. **Item 7**
5. Wastewater review contracted support professionals.
 - a. A more detailed overview of the system is attached and will be reviewed at the Planning Board Meeting on 11/1/2005. **Item 8 and Item 9**
 - i. Note that the evaporative cooling component comes online when the medical buildings are built, but are not required to meet capacity requirements.
 - ii. Note the capacity is extremely conservative since it does not include the 18 acres of the "borrow pit" which will be landscaped and part of the irrigation system.
 - iii. Note that the 130 retention indicated in the hydrologist preliminary report does not consider the 18 acres of the "borrow pit" or the evaporative cooling which operated year round.
 - b. A letter from the project's wastewater engineer, Michael Wicker, P.E. is attached. **Item 10**
 - c. A letter for the hydrologist, Eric Lappala with the preliminary load capacity is attached. **Item 11**

6. Statements from UNC concerning commitments and needs.
 - a. A letter from Glen Wright is attached committing to the space. **Item 12**
 - b. A letter from Dr. Kurz stating the dire need for the enlarged space. **Item 13**
7. Remove parking along the Public road at the main entry and indicate the number of parking spaces.
 - a. This has been done on the revised plans. **Item 1**
8. Clearly label where underground parking is to be constructed. **Item 1**
9. Status of the alignment of the Lystra Road entry and the Chatham Downs entry.
 - a. A drawing is attached. **Item 14**
 - b. Chatham Downs is submitting a permit to the USACE for the installation of a culvert that will serve our proposed drive and satisfies the grade requirement of DOT. **Item 15**
 - i. The culvert will be a 36" round pipe not three sided as indicated on the drawing.
10. 28 sets of full size drawings.
 - a. These will be delivered to your office on Thursday 10/20/2005.
11. Community Review of changes. **Item 16**
 - a. Attached are comments from the Polks Landing homeowners and the CCEC who attended a meeting to review changes made to the entrances as requested at the Public Hearing.
 - b. The owner of the property across from Williams Corner on the Polks Landing side, HBA Properties, has agreed to move the Polks landing entry to line up with the middle entry of Williams Corner. This will take place when this property is developed. This will come before the County before the end of the year.