

**BRADSHAW & ROBINSON, LLP**

ATTORNEYS AND COUNSELORS AT LAW

HALL-LONDON HOUSE

128 HILLSBORO STREET

POST OFFICE BOX 607

PITTSBORO, NORTH CAROLINA 27312

PATRICK E. BRADSHAW  
NICOLAS P. ROBINSON  
COURTNEY A. BOWEN  
ANDREW T. SLAWTER

(919) 542-2400

FAX 542-0496

robinson@bradshawrobinson.com

October 16, 2006

Ms. Lynn Richardson  
Chatham County Planning Department  
P. O. Box 54  
Pittsboro, North Carolina 27312

VIA HAND DELIVERY

RE: Preliminary Plat Application for The Bluffs Subdivision

Dear Lynn:

Enclosed please find all of the materials necessary for filing for approval of a preliminary plat for The Bluffs Subdivision. The enclosed checklist itemizes each of the required submittals. As you can see from the enclosures, we are awaiting issuance of the permit for the sanitary sewer system, which permit was applied for over 60 days ago on August 9, 2006. We are also awaiting the County public water approval (submitted on August 15, 2006) and the U.S. Army Corps of Engineers permit (submitted to the U.S. Army Corps of Engineers on September 7, 2006).

All of the road names have been submitted to and approved by the Chatham County Emergency Operations Center.

In addition to the checklist submitted, we enclose a letter from Heater Utilities, Inc. regarding water and wastewater.

When The Bluffs was approved by the Chatham County Board of Commissioners, it was approved with six conditions. The status of those six conditions is as follows:

(1) The first condition regarding the possibility of dedication of a private right-of-way to the adjoining Mitchum tract will be evaluated prior to submittal of the preliminary plat relating to the portion of The Bluffs that actually adjoins the Mitchum tract. The portion submitted with this application does not adjoin the Mitchum tract;

(2) This application does not relate to the lots that have access to areas along the river. The question of the possibility of additional pedestrian access to the park areas along the river will be addressed when the preliminary plat is submitted for those lots. We have clarified with you that the private access referred to in this condition will be a private access for residents of the subdivision only;

Letter to Ms. Lynn Richardson  
October 16, 2006  
Page Two

(3) With regard to any access issue relating to the Allen E. and Susan W. Spalt property, attached hereto is a right-of-way agreement between Chatham Partners LLC and Polk-Sullivan LLC and Allen E. Spalt and Susan W. Spalt. This right-of-way agreement is recorded at Book 1275, Page 784, Chatham County Registry;

(4) With regard to this water line review condition, that requirement has been eliminated pursuant to the amendment to the Chatham County water policy adopted on August 7, 2006 and retroactive to November 1, 2002;

(5) This information was submitted to Planning Staff by Mike Zaccardo of CE Group, Inc. on October 12, 2006; and

(6) No environmental monitoring reports have been required and we request that this condition be removed for clarity in the future.

Also enclosed is a letter from Aqua North Carolina, Inc. evidencing that they will be providing potable water and wastewater collection and treatment for the subdivision.

As an additional matter we request that the projected development schedule for The Bluffs be modified as set forth below.

	<u>Submit Preliminary Plat</u>	<u>Complete Infrastructure</u>	<u>Submit Final Plat</u>
Phase 1: (35 lots)	2/28/07 (unchanged)	10/31/09	12/31/09
Phase 2: (47 lots)	10/31/09	10/31/11	12/31/11
Phase 3: (30 lots)	10/31/11	10/31/13	12/31/13

If you have any questions regarding the above, please let me know.

Very truly yours,



Nicolas P. Robinson

NPR;jbs

Enclosures

C: Kathy Smith  
Mike Zaccardo



Michael J. Myers, Manager  
Engineering and Compliance  
Post Office Drawer 4889  
Cary, North Carolina 27519

April 10, 2006

Mr. Kenneth Megginson, Planning Director  
Chatham County Planning Department  
Post Office Box 54  
Pittsboro, North Carolina 27312

Re: The Bluffs Subdivision, Chatham County

Dear Mr. Megginson:

This letter serves as notification that our utility will serve the above mentioned project consisting of 112 single family residential lots.

Potable water will be distributed by our company to homeowners from the Town of Pittsboro Water system. Wastewater will be collected, treated and reused at our Buck Mountain Water Reclamation Facility. All improvements will meet and exceed NCDENR Public Water Supply Section regulations.

Please contact me should you have any questions and thank you for your attention to this notification.

Sincerely,

Michael J. Myers  
Manager, Engineering and Compliance  
Aqua North Carolina, Inc.

FILED  
 CHATHAM COUNTY  
 REBA G. THOMAS  
 REGISTER OF DEEDS

FILED Aug 03, 2006  
 AT 09:14:12 am  
 BOOK 01275  
 START PAGE 0784  
 END PAGE 0790  
 INSTRUMENT # 10198

BOOK 1275 PAGE 784

Prepared by and Return to: Samuel T. Oliver, Jr.  
 Manning, Fulton & Skinner, P.A.  
 P. O. Box 20389  
 Raleigh, NC 27619-0389

NORTH CAROLINA :

**FIRST AMENDMENT TO  
 RIGHT OF WAY AGREEMENT**

CHATHAM COUNTY :

**THIS FIRST AMENDMENT TO RIGHT OF WAY AGREEMENT** ("First Amendment") made and entered into this the 13 day of June, 2006 by and between **CHATHAM PARTNERS LLC** ("Chatham Partners") and **POLK-SULLIVAN LLC** ("Polk-Sullivan"), and **ALLEN E. SPALT** and wife, **SUSAN WILLEY SPALT** (the "Spalts").

RECITALS

Federal Paperboard Company, Inc., Robert H. Wagner and Jean M. Wagner, Kenneth E. Mitchum and wife, Jean A. Mitchum, and the Spalts were the parties to that certain Right Of Way Agreement dated January 26, 1979 recorded in Book 422, Page 347, Chatham County Registry (the "Right of Way Agreement").

The Right of Way Agreement established a 30' wide right of way along an existing soil road as more particularly described in the Right of Way Agreement and shown on **Exhibit A** attached hereto as Existing Easement (the "Existing Easement") for the benefit of and as a burden on certain properties belonging to the parties as more particularly described in the Right of Way Agreement.

Chatham Partners and Polk-Sullivan are the current owners of (i) most of the properties described in the Right of Way Agreement that previously belonged to Federal Paperboard Company, Inc., (ii) all of that portion of the properties formerly belonging to Robert H. Wagner and wife, Jean M. Wagner, and (iii) all of that portion of the properties formerly belonging to

BOOK 1275 PAGE 785

Kenneth E. Mitchum and wife, Jean A. Mitchum that were subject to the Right of Way Agreement.

The Spalts are now the owners of a portion of the property formerly belonging to Federal Paperboard Company, Inc. that surrounds their properties and that was subject to the Right of Way Agreement and continue to own their properties described in the Right of Way Agreement (the "Spalts Property").

Chatham Partners, Polk-Sullivan, and the Spalts desire to amend the Right of Way Agreement to provide for the relocation of the right of way, to provide for certain improvements to be made to the right of way and to provide for the termination of the Right of Way Agreement to the extent that it encroaches upon the property now belonging to the Spalts as more particularly set forth herein.

### AGREEMENT

NOW, THEREFORE, in consideration of the sum of \$10.00 paid by Chatham Partners and Polk-Sullivan to the Spalts, the mutual covenants and promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Chatham Partners, Polk-Sullivan and the Spalts hereby agree to amend the Right of Way Agreement as follows:

1. The recitals set forth above are hereby incorporated herein by reference.
2. Chatham Partners and Polk-Sullivan may construct a road within that area shown as "± 400' WIDE CORRIDOR TO BUILD PAVED ROAD AND RELOCATE ACCESS EASEMENT" on **Exhibit A** attached hereto (the "Corridor"), such road to be constructed in accordance with all applicable requirements for publicly maintained roads and providing access to the Spalts Property substantially as shown on **Exhibit A** attached hereto (the "New Road"). The New Road may be either a private road or a road dedicated for public use, and the Spalts shall have a perpetual non-exclusive right of way and easement appurtenant to the Spalts Property over and across the New Road as constructed. Chatham Partners and Polk-Sullivan agree that they will provide the Spalts with continuous vehicular access from State Road 1547 to the Spalts Property during the construction of the New Road. Other than the Driveway, as hereinafter defined, Chatham Partners and Polk-Sullivan agree that no roadways shall be located within twenty-five (25') feet of the existing boundary of the Spalts Property and that no construction shall occur on the Spalts Property. This restriction shall be perpetual and run with the lands of Chatham Partners and Polk-Sullivan and shall be binding on their successors and assigns.
3. In addition to the New Road, Chatham Partners and Polk-Sullivan may also construct a 12' wide gravel driveway (the "Driveway") within the Corridor from the New Road connecting to the Spalts existing driveway at the western line of the Spalts Property.
4. If Chatham Partners and Polk-Sullivan elect to construct the New Road and the Driveway, they shall also: (a) cause the relocation of the Spalts existing underground electrical service and cablevision service from within the Existing Easement to within the New Easement

(as hereinafter defined) from Rock Rest Road to the Spalts Property and (b) install "stubbed out" water and sewer connections to the Spalts Property connecting to the water and sewer system serving the property belonging to Chatham Partners and Polk-Sullivan (the relocation of the electrical service, cablevision lines and the installation of such water and sewer connections shall be hereinafter referred to as the "Infrastructure"). The Spalts acknowledge and agree that the presence of such water and sewer connections do not convey any right for the Spalts to connect to such systems.

5. Upon completion of the New Road and the Driveway, as evidenced by certification from licensed civil engineer that the New Road has been constructed in accordance with all applicable physical requirements for a publicly maintained road and that the Driveway has been constructed to a standard at least equaling the standard of the existing driveway and upon completion of the Infrastructure the following shall occur:

- (a) Chatham Partners and Polk-Sullivan shall cause a survey to be made of the New Road and the Driveway, which survey shall show a sixty (60') foot wide easement, of the New Road from Rock Rest Road (SR 1547) to the point of connection to the Driveway and sixty (60') feet wide from the point of connection of the Driveway at the New Road to the point where the Driveway connects to the Spalts Property (such 60' wide area from Rock Rest Road to the Spalts Property line being hereinafter referred to as the "New Easement").
- (b) Chatham Partners and Polk-Sullivan shall grant the Spalts a perpetual non-exclusive easement over, across and under the New Easement appurtenant to the Spalts Property for ingress, egress and regress and for the installation and maintenance of underground utilities (the "New Easement Agreement").
- (c) Simultaneously with the execution and recording of the New Easement Agreement, Chatham Partners and Polk-Sullivan and the Spalts shall execute and record a termination of the Right of Way Agreement.
- (d) The New Easement Agreement shall provide that the Spalts have no obligation for the maintenance of the New Road except for damages caused to the New Road by the misuse or neglect of the Spalts, their successors and assigns, their contractors, agents, invitees, guests and/or licensees and that Chatham Partners and Polk-Sullivan shall have no responsibility for the maintenance of the Driveway except for damages caused to the Driveway by the misuse or neglect of Chatham Partners, Polk-Sullivan, their successors and assigns and/or their contractors, agents, invitees, guests and/or licensees.

6. Until such time as the New Road, Driveway and Infrastructure are completed, each party shall retain all of their rights and obligations to the Existing Right of Way as described in the Right of Way Agreement.

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7. The parties hereto hereby agree to execute such other and future documents as may be necessary to confirm the completion of the road and the relocation of the easement as set forth herein.

8. This First Amendment shall be binding on the parties hereto, their successors and assigns and their successors in title.

9. In the event of a breach of this First Amendment, the non-breaching party shall be entitled to any and all available remedies at law or in equity including the right of specific performance.

10. In the event either party shall seek to enforce its rights under this First Amendment, the prevailing party shall be entitled, in addition to such other relief as it may be entitled, to recover its attorneys fees and cost incurred in this enforcement of this First Amendment.

BOOK 1275 PAGE 788

11. IN WITNESS WHEREOF, Chatham Partners, Polk-Sullivan and the Spalts have caused this First Amendment to be executed as of the day and year first above written.

CHATHAM PARTNERS LLC

By: Thomas L. Fonville  
Thomas L. Fonville, Manager

POLK-SULLIVAN LLC

By: Robert D. Swain  
Robert D. Swain, Manager

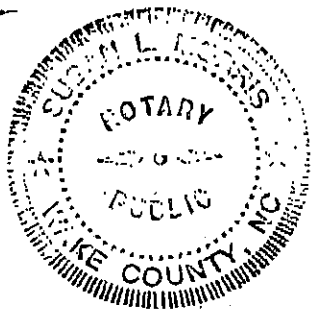
Allen E. Spalt  
Allen E. Spalt

Susan Willey Spalt  
Susan Willey Spalt

NORTH CAROLINA :  
COUNTY OF WAKE :

I, the undersigned Notary Public, certify that **Thomas L. Fonville** personally came before me this day and acknowledged that he is manager of Chatham Partners LLC, a North Carolina limited liability company and that by authority duly given and as the act of the limited liability company, the foregoing instrument was signed for the purposes therein expressed.

Witness my hand and Notarial Stamp/Seal this 13<sup>th</sup> day of July 2006.



Susan L. Morris  
Notary  
Type/Print Name SUSAN L. MORRIS  
My Commission Expires: 7-29-2009



BOOK 1275 PAGE 789

NORTH CAROLINA :

COUNTY OF WAKE :

I, the undersigned Notary Public, certify that Robert D. Swain personally came before me this day and acknowledged that he is manager of Polk-Sullivan LLC, a North Carolina limited liability company and that by authority duly given and as the act of the limited liability company, the foregoing instrument was signed for the purposes therein expressed.

Witness my hand and Notarial Stamp/Seal this 18th day of July 2006.



Kathryn A. Smith

Notary

Type/Print Name Kathryn A. Smith

My Commission Expires: 7/27/10

STATE OF NORTH CAROLINA :

COUNTY OF Orange :

I, the undersigned Notary Public, certify that Allen E. Spalt and wife, Susan Willey Spalt personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial Stamp/Seal this 3 day of July 2006.

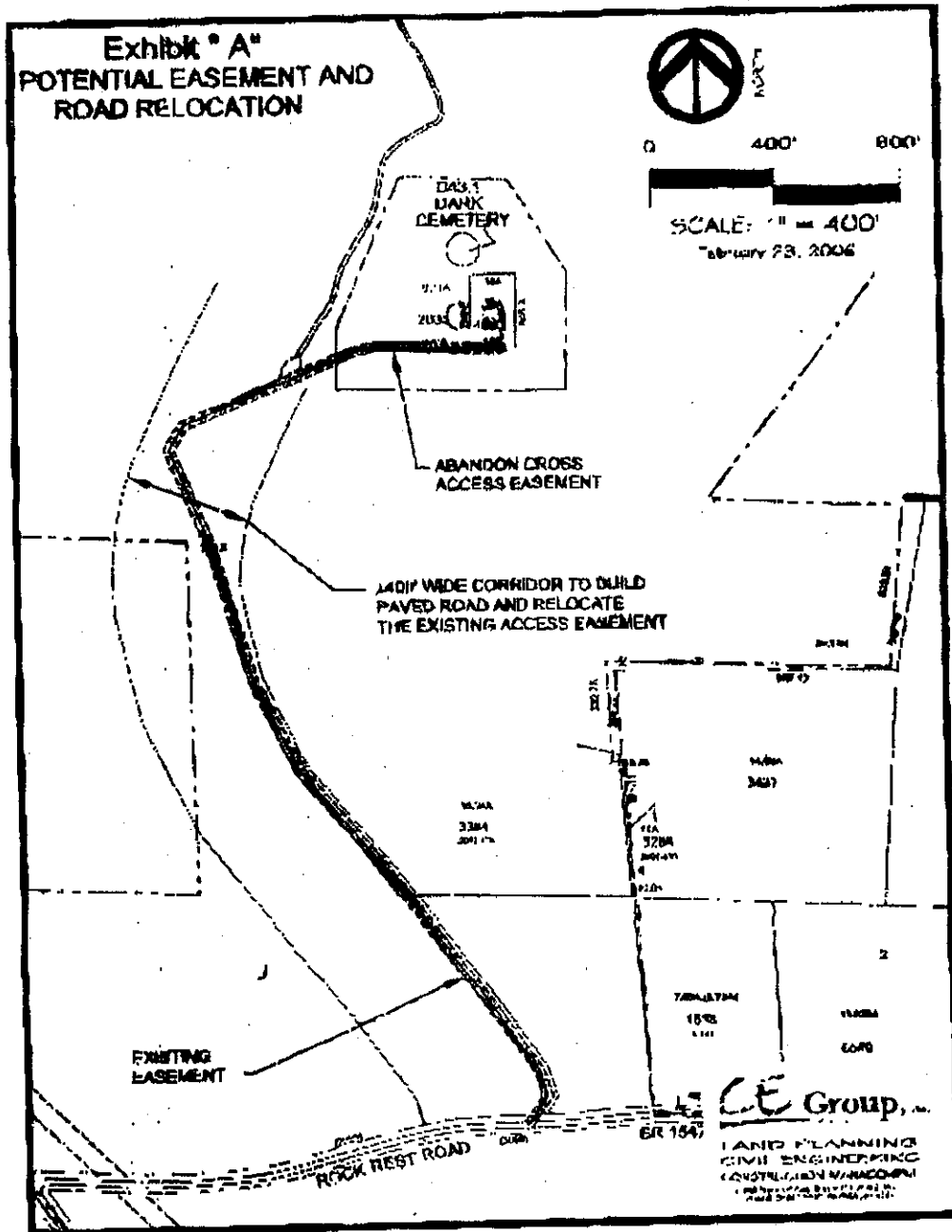


William Michael Long

Notary Public

Type/Print Name: William Michael Long

My Commission Expires: Feb 10 2007



'THIS MAP IS NOT A CERTIFIED SURVEY  
 AND HAS NOT BEEN REVIEWED BY A  
 LOCAL GOVERNMENT AGENCY FOR  
 COMPLIANCE WITH ANY APPLICABLE LAND  
 DEVELOPMENT REGULATIONS.'

**CHATHAM COUNTY  
MAJOR SUBDIVISION  
REVIEW CHECKLIST**

Subdivision Name: **The Bluffs (Preliminary Only)**  
 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	_____
<b>{ } 1 electronic copy of all items above (see Digital Document Requirements)</b>	
PRELIMINARY PLAT REVIEW	
<input checked="" type="checkbox"/> 25 Copies of Plat along with one (1) 8-1/2 x 11 copy	.....
<input checked="" type="checkbox"/> Application w/ Complete Adjacent Owner Addresses	.....
<input checked="" type="checkbox"/> Detailed Soils Map and Letter of explanation or D.E.M. approval {see Requirements for soil scientist report}                   CE Group submitted 8/9/06	____/____/____
<input type="checkbox"/> NCDOT Approval (if public roads)                   N/A	____/____/____
<input checked="" type="checkbox"/> DOT Comm. Driveway Permit	__09__/__21__/__06__
<input checked="" type="checkbox"/> Erosion Control Plan Approval (if new roads or one acre disturbed) Submitted 7/19/06	____/____/____
<input checked="" type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl)                   Submitted 9/7/06	____/____/____
<input checked="" type="checkbox"/> Road Name Request Form                   Submitted 10/11/06 and approved	____/____/____
<input checked="" type="checkbox"/> County Public Water Approval (if applicable)                   Submitted 8/15/06	__10__/__13__/__06__
<input checked="" type="checkbox"/> State Public Water Approval (if applicable)	__09__/__11__/__06__
<input checked="" type="checkbox"/> Chatham Co. Schools' Road Comments (if new roads)	__10__/__10__/__06__
<input type="checkbox"/> Stormwater Management Plan Approval (if appl)                   N/A	____/____/____
<input type="checkbox"/> Economic & Environmental Impact Study (if appl)                   N/A	____/____/____
<input type="checkbox"/> Water / Sewer Impact Statement (if appl)                   N/A	____/____/____
<b>{ X } 1 electronic copy of all items above (see Digital Document Requirements)</b>	
FINAL PLAT REVIEW	
<input type="checkbox"/> 25 Copies of Plat	_____
<input type="checkbox"/> Application	.....
<b>{ } 1 electronic copy of all items above (see Digital Document Requirements)</b>	____/____/____
<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	____/____/____
<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: The Bluffs  
Subdivision Applicant:

Subdivision Owner:

Name: Roanoke Investments, LLC

Name: Chatham Partners LLC and Polk-Sullivan LLC

Address: P.O Box 5684  
Cary, NC 27512

Address: See attached.

Phone:(W) (919) 469-8674

Phone:(W) \_\_\_\_\_

Phone:(H) \_\_\_\_\_ Fax: (919) 469-4778

Phone:(H) \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail \_\_\_\_\_

E-Mail \_\_\_\_\_

Township: Hadley Zoning: RA-5

P. I. N. # \_\_\_\_\_

Flood Map # See attached Zone: See attached

Parcel # 10919

Watershed: WS-IV PA/ River Corridor

Existing Access Road: S.R. # 1520 and 547

S.R. road name: Old Graham Road and Rock Rest Road

Total Acreage: Approx. 180.19

Total # of Lots: 36

Min. Lot Size: 2.99 ac.

Ph. I Acreage \_\_\_\_\_

Ph. I # of lots \_\_\_\_\_

Max. Lot Size: 10.01 ac.

Ph. II Acreage. \_\_\_\_\_

Ph. II # of lots \_\_\_\_\_

Avg. Lot Size: 4.62 ac.

Ph. III Acreage \_\_\_\_\_

Ph. III # of lots \_\_\_\_\_

Name and date of contact with Chatham County Historical Association:

Type of new road:  Private/ Length +/-7,936 l.f.  Public/ Length \_\_\_\_\_

Road Surface:

paved

gravel

Water System:

individual wells

community wells

public system

name Heater Utilities, Inc.

Sewer System:

septic systems

community system

public system

name Heater Utilities, Inc.

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

---

[Signature] Date [Signature] Date 10/13/06  
Signature of Applicant Signature of Owner  
Roanoke Investments LLC Polk Sullivan LLC  
Date \_\_\_\_\_  
Signature of Owner

**For Office Use Only:**  
Notes:

Approved by County Commissioners: Sketch \_\_\_\_\_  
Preliminary \_\_\_\_\_  
Final \_\_\_\_\_  
Payment: Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Amount: \$ \_\_\_\_\_

Date

*Thomas J. Hill*

Date

10/12/06

Signature of Applicant

Signature of Owner

CHATHAM PARTNERS

For Office Use Only:  
Notes:

Approved by County Commissioners:

Sketch

Preliminary

Final

Payment: Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Amount: \$ \_\_\_\_\_

## LANDOWNER INFORMATION

Chatham Partners LLC  
1000 St. Albans Drive  
Suite 400  
Raleigh, NC 27609  
Phone: 919-785-4413  
Fax: 919-

Polk-Sullivan LLC  
P. O. Box 5689  
Cary, NC 27512  
Phone: 919-469-8674  
Fax: 919-

THE BLUFFS ADJOINERS LIST

Ray H. King  
Gayle M. King  
1955 River Road  
Pittsboro, NC 27312

William Todd Daniel  
Cynthia Marie Daniel  
1745 River Road  
Pittsboro, NC 27312

W. E. O'Daniel  
1019 Damascus Church Road  
Chapel Hill, NC 27516

Marjorie Pickard  
1499 River Road  
Pittsboro, NC 27312

Hazel and Jessica P. Allen  
c/o G. Keith Allen  
6203 Mill House Place  
Chapel Hill, NC 27514

G. Keith Allen  
1487 River Road  
Pittsboro, NC 27312

Thomas Robert Marriott  
Alice Banks  
633 Rock Rest Road  
Pittsboro, NC 27312

John A. Wagner  
Anita J. Sarbo  
180 Providence Rd., Suite 9  
Chapel Hill, NC 27514

Timothy B. Morgan  
403 Rock Rest Road  
Pittsboro, NC 27312

Patricia Kenlan  
994 Rock Rest Road  
Pittsboro, NC 27312

Jerry L. Markatos  
Cathy Markatos  
800 Rock Rest Road  
Pittsboro, NC 27312



Chatham Partners LLC  
Polk Sullivan LLC  
1000 St. Albans Drive  
Raleigh, NC 27609

Allen E. Spalt  
Susan W. Spalt  
300 James Street  
Carrboro, NC 27510

Jean A. Mitchum  
8034 Old Graham Road  
Pittsboro, NC 27312

William N. Patterson  
496 Fearington Post  
Pittsboro, NC 27312

Marty Lee McBane  
7555 Old Graham Road  
Pittsboro, NC 27312

Mark A. King  
Donna L. King  
1953 River Road  
Pittsboro, NC 27312

Colonels Country Inc.  
c/o Nini Sieck  
1137 Miller Lane  
Nissua, MN 56468





LAND PLANNING  
 CIVIL ENGINEERING  
 CONSTRUCTION MANAGEMENT

## Transmittal

TO: NC DENR, Division of Water Quality
<b>Hand Delivery</b>
512 North Salisbury St., Suite 925 Z
Raleigh, NC 27604
ATTENTION Room 925Z (Deborah Gore)

DATE: 08/09/06
PROJECT NO: 120-15
Re: The Bluffs - Phase 1
Pump Station and Low Pressure Sewer System Submittal

Quantity	Drawing No.	Description
2 each	Dated 8/9/06	PSSA 10/99 Application
2 each	Sealed 8/9/06	The Bluffs - Phase 1 Subdivision Construction Drawings
2 each	Sealed 8/9/06	Technical Specifications for Sanitary Sewerage Collection Systems
2 each	Sealed 8/9/06	Project Summary & Design Calculations for The Bluffs - Phase 1 Subdivision
2 each	Dated 11/29/04	NC DENR Flow Reduction approval for Buck Mountain Waste Water system
2 each	Dated 7/31/06	WSCA Form executed
2 each	Dated 7/28/06	Heater's Public Utilities Commission letter
2 each	Sealed 8/9/06	Fema Flood Plain Certification
1 each	Dated 8/9/06	Application Fee, \$400

REMARKS Please process for review. Thank you

CC: Mike Myers- Heater Utilities

CE Group, inc.

Signed \_\_\_\_\_  
 Mike Zaccardo, P.E.

11000 Regency Parkway, Suite 410 Cary, N.C. 27511-2 voice (919) 367-8790- fax (919) 367-8791





STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY,  
GOVERNOR

LYNDO TIPPETT  
SECRETARY

September 21, 2006

Chatham County

County Driveway Permit File Number 19-683  
(The Bluffs Subdivision - Phase I)

Subject: Commercial Driveway Permit Application with Entrance on SR 1520

Mr. R. Steven Rambeau  
CE Group, Inc.  
11000 Regency Parkway  
Cary, NC 27518

Dear Mr. Rambeau:

Personnel assigned to this office have conducted a review of the permit Application and approval is granted subject to the following stipulations:

1. The entrances onto SR 1520 is to be constructed in accordance with the attached detail sheet.
2. The entrances onto SR 1520 shall be paved for at least 50' along the centerline of the entrance.
3. The entrances onto SR 1520 shall require radii on each side of the driveways as shown on the attached drawing.
4. No parking or outdoor advertising (signs) shall be allowed inside the right of way of SR 1520.
5. Any areas inside the right of way disturbed during construction shall be seeded and mulched immediately upon completion of construction.
6. This driveway permit accompanies DW permit # 19-684 and Enc. # 19-3321.

Attached to this correspondence please find an approved copy of TEB Form 65-04 (Driveway Permit Application - N. C. Department of Transportation). Upon completion of the driveway entrance construction please notify the Chatham County Maintenance Department (Phone 919-742-3431) so a final inspection of the entrance can be made.

Yours very truly,

*R.E. Blakley* (202)  
R. E. Blakley, P.E.  
District Engineer

REB/jek  
Attachments

cc: Mr. Timothy Johnson P.E., Division Engineer  
Mr. B.F. Sloan, County Maintenance Engineer

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. <u>19-683</u>	Date of Application <u>9-21-06</u>	
County: <u>Chatham</u>		
Development Name: <u>The Bluffs - Phase 1</u>		

**LOCATION OF PROPERTY**

Route/Road: SR 1520, Old Graham Road

Exact Distance 1,980       Miles       Feet      N   S   E   W  
        

From the Intersection of Route No. SR 1520 and Route No. SR 1547 Toward US 64

Property Will Be Used For:  Residential /Subdivision    Commercial    Educational Facilities    TND    Emergency Services    Other

Property:       is       is not      within any      City Zoning Area.

**AGREEMENT**

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

**RECEIVED**

AUG 17 2006

DIVISION OF HIGHWAYS  
DEPT. OF TRANSPORTATION

**SIGNATURES OF APPLICANT**

PROPERTY OWNER (APPLICANT)  
 COMPANY Chatham Partners LLC & Polk Sullivan, LLC  
 SIGNATURE [Signature]  
 ADDRESS 1000 Saint Albans Drive, Suite 400, Raleigh  
NC, 27609 Phone No. 9194698674

WITNESS  
 NAME R. Stephen Rambeau, Jr.  
 SIGNATURE [Signature]  
 ADDRESS 11000 Regency Parkway  
Cary, NC 27518

AUTHORIZED AGENT  
 COMPANY CE Group, Inc. / Michael J. Artale  
 SIGNATURE [Signature]  
 ADDRESS 11000 Regency Parkway  
Cary, NC 27518 Phone No. 9193678790

WITNESS  
 NAME R. Stephen Rambeau, Jr.  
 SIGNATURE [Signature]  
 ADDRESS 11000 Regency Parkway  
Cary, NC 27518

**APPROVALS**

APPLICATION RECEIVED BY DISTRICT ENGINEER  
[Signature]  
R.E. Blakley  
 SIGNATURE

8-17-06  
 DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE

TITLE

DATE

APPLICATION APPROVED BY DISTRICT ENGINEER  
[Signature]  
R.E. Blakley  
 SIGNATURE

9-21-06  
 DATE

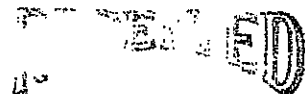
INSPECTION BY NCDOT

SIGNATURE

TITLE

DATE

COMMENTS:



AUG 17 2006

DIVISION 6 DISTRICT 1  
 DEPT. OF TRANSPORTATION



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY,  
GOVERNOR

LYNDO TIPPETT  
SECRETARY

September 21, 2006

Chatham County

County Driveway Permit File Number 19-684  
(The Bluffs Subdivision - Phase 1)

Subject: Commercial Driveway Permit Application with Entrance on SR 1547

Mr. R. Steven Rambeau  
CE Group, Inc.  
11000 Regency Parkway  
Cary, NC 27518

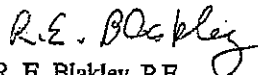
Dear Mr. Rambeau:

Personnel assigned to this office have conducted a review of the permit Application and approval is granted subject to the following stipulations:

1. The entrances onto SR 1547 is to be constructed in accordance with the attached detail sheet.
2. The entrances onto SR 1547 shall be paved for at least 50' along the centerline of the entrance.
3. The entrances onto SR 1547 shall require radii on each side of the driveways as shown on the attached drawing.
4. No parking or outdoor advertising (signs) shall be allowed inside the right of way of SR 1547.
5. Any areas inside the right of way disturbed during construction shall be seeded and mulched immediately upon completion of construction.
6. This driveway permit accompanies DW permit # 19-683 and Enc. # 19-3321.

Attached to this correspondence please find an approved copy of TEB Form 65-04 (Driveway Permit Application - N. C. Department of Transportation). Upon completion of the driveway entrance construction please notify the Chatham County Maintenance Department (Phone 919-742-3431) so a final inspection of the entrance can be made.

Yours very truly,

  
R. E. Blakley, P.E.  
District Engineer

REB/jek  
Attachments

cc: Mr. Timothy Johnson P.E., Division Engineer  
Mr. B.F. Sloan, County Maintenance Engineer



APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application <u>9-21-06</u>	
County: <u>Chatham</u>		
Development Name: <u>The Bluffs - Phase 1</u>		

**LOCATION OF PROPERTY**

Route/Road: SR 1547, Rock Rest Road

Exact Distance 2,715       Miles       Feet      N  S  E  W

From the Intersection of Route No. SR 1520 and Route No. SR 1547 Toward Haw River

Property Will Be Used For:  Residential /Subdivision     Commercial     Educational Facilities     TND     Emergency Services     Other

Property:  is     is not    within any    City Zoning Area.

**AGREEMENT**

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

**RECEIVED**  
AUG 17 2006

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)  
COMPANY Chatham Partners LLC & Polk Sullivan, LLC  
SIGNATURE [Signature]  
ADDRESS 1000 Saint Albans Drive, Suite 400, Raleigh  
NC, 27609 Phone No. 9194698674

WITNESS  
NAME R. Stephen Rameaux, Jr.  
SIGNATURE [Signature]  
ADDRESS 11000 Regency Parkway  
Cary, NC 27518

AUTHORIZED AGENT  
COMPANY CE Group, Inc. - Michael V. Carraro  
SIGNATURE [Signature]  
ADDRESS 11000 Regency Parkway  
Cary, NC 27518 Phone No. 9193678790

WITNESS  
NAME R. Stephen Rameaux, Jr.  
SIGNATURE [Signature]  
ADDRESS 11000 Regency Parkway  
Cary, NC 27518

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

[Signature] R.E. Blockley (RED)  
SIGNATURE

8-17-06  
DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE

TITLE

DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

[Signature] R.E. Blockley (RED)  
SIGNATURE

9-21-06  
DATE

INSPECTION BY NCDOT

SIGNATURE

TITLE

DATE

COMMENTS:

Private roadway entrance for 36 Lot Single Family Subdivision

RECEIVED  
AUG 17 2006  
DISTRICT 1  
DEPT. OF TRANSPORTATION





LAND PLANNING  
 CIVIL ENGINEERING  
 CONSTRUCTION MANAGEMENT

## Transmittal

TO:	Chatham County Erosion Control
	P.O. Box 130, 80 East St.
	Pittsboro, NC 27312-0130
	(919) 545-8343
ATTENTION:	<b>Kelly Brown</b>

DATE:	07/19/2006
PROJECT NO:	120-17
RE:	The Bluffs – Phase 1
	Chatham County, N.C.

Quantity	Drawing No.	Description
3	Dated 7/19/06	Checklist
3	Dated 7/19/06	Financial Responsibility/Ownership Forms
3	Dated 7/19/06	Land-Disturbing Permit Application
1	Dated 7/19/06	Check for \$3,500 (Plan Review Fee ) (13.7 acres)
3	Sealed 7/19/06	Erosion Control / Drainage Calculations
3	Sealed 7/19/06	The Bluffs – Phase 1 Plans

REMARKS Kelly, we are submitting these plans for your review and approval.

Please call should you have any questions or require additional information. Thanks

CC:

Signed  R. Stephen Rambeau, Jr.  
 CE Group, inc.

11000 Regency Parkway, Suite 410, Cary, N.C. 27511 voice (919) 367-8790 fax (919) 367-8791





# Soil & Environmental Consultants, PA

11010 Raven Ridge Road • Raleigh, North Carolina 27614 • Phone: (919) 846-5900 • Fax: (919) 846-9467  
www.SandEC.com

September 7, 2006  
S&EC Project # 7185.W4

To: US Army Corps of Engineers  
Raleigh Regulatory Field Office  
Attn: Todd Tugwell/Monte Matthews  
6508 Falls of Neuse Rd, Suite 120  
Raleigh, N.C. 27615

From: Debbie Edwards  
Soil & Environmental Consultants, P.A.  
11010 Raven Ridge Road  
Raleigh, NC 27614

Re: **The Bluffs-Phase I**  
Pittsboro, Chatham County, NC

On behalf of the owners, Roanoke Investments, LLC (Attn: Robert Swain), please find attached a complete application and supplemental information requesting written concurrence from the U.S. Army Corps of Engineers (USACE) that the activities proposed below may precede utilizing Nationwide Permits 12. Please contact me at (919) 846-5900 if you have any questions or require additional information.

## PROJECT SUMMARY

Project Name	The Bluffs-Phase I
Project Type	Residential Development
Owner / Applicant	Roanoke Investments LLC
County	Chatham
Nearest Town	Pittsboro
Waterbody Name	Dry Creek
Basin / Sub-basin	03-06-04
Index Number	16-34-(0.7)
Class	WS-IV; NSW

## IMPACT SUMMARY

Stream Impact (acres):	0.006
Wetland Impact (acres):	0
Open Water Impact (acres):	0
Total Impact to Waters of the U.S. (acres):	0.006
Total Stream Impact (linear feet):	20

### Attachments:

Pre-construction Notification (PCN) Application Form  
Agent Authorization  
USGS Vicinity Map  
Wake County Soil Survey  
Impact Map  
Overall Site Plan

### Charlotte Office:

236 LePhillip Court, Suite C  
Concord, NC 28025  
Phone: (704) 720-9405  
Fax: (704) 720-9406

### Greensboro Office:

3817-E Lawndale Drive  
Greensboro, NC 27455  
Phone: (336) 540-8234  
Fax: (336) 540-8235



**SUBDIVISION:** The Bluffs

**DIRECTIONS:** At the Intersection of Rock Rest Road SR 1547  
and Old Graham Road SR 1520

**DEVELOPER:** Roanoke Investments LLC **PHONE NUMBER:** 919-469-8674

**Major Development:**   X   **Minor Development:**             
**Development with acreage of 10 acreage of 10 acres or more:**           

Proposed road names	OK to submit	DUPLICATED Do not Submit
<u>Ridgebrook Drive</u>	<u>                  </u>	<u>                  </u>
<u>Bluffside Court</u>	<u>                  </u>	<u>                  </u>
<u>Hamilton Cove</u>	<u>                  </u>	<u>                  </u>
<u>Blufftonwood Drive</u>	<u>                  </u>	<u>                  </u>
<u>                  </u>	<u>                  </u>	<u>                  </u>
<u>                  </u>	<u>                  </u>	<u>                  </u>
<u>                  </u>	<u>                  </u>	<u>                  </u>

**DATE SUBMITTED TO EOC:** October 11, 2006

**SUBMITTED BY:** CE Group, Inc.

**EOC OFFICER:**                   

**DATE ROADS APPROVED:**                   

**DATE FINAL PLAT RECEIVED:**                   

**DATE GIVEN TO 911:**                   

**DATE CONTACT MADE WITH NUMBERS:**                   

**SURROUNDING COUNTY CONTACTED:**                   

**PERSON SPOKEN WITH:**                   

**COMMENTS:**                     
                    
                  

                   revised 4/19/02







October 13, 2006

Mr. Mike Zaccardo, PE  
CE Group, Inc  
11000 Regency Parkway, Suite 410  
Cary, NC 27511

***Re: Approval for  
The Legacy Phase 2 & 3 and  
Booth Mountain Phase 1A, 1B & 1C***

Dear Mr. Zaccardo:

This letter is to confirm that we have received the Authorization to Construct from NCDEH regarding the Legacy and Booth Mountain, and that the plans have been approved by Chatham County Water Department. Before the projects begin, you will need to contact Michelle Ballard to schedule a pre-construction meeting.

The hydraulics for the Parks at Meadowview, Creekside and The Bluffs has been approved by Chatham County Water Department as well. You can proceed for submittals to planning. Please contact Thomas Bender, Chatham County Fire Marshall regarding the approval of the hydrant locations.

Also, please submit to our office the original mark-ups for both projects. If I can be of further assistance, please contact me at 919-542-8238.

Sincerely,

COUNTY OF CHATHAM

Roy Lowder  
Utilities Director

# CE Group, inc.

LAND PLANNING  
CIVIL ENGINEERING  
CONSTRUCTION MANAGEMENT

## Transmittal

TO: Chatham County Public Works
P.O.Box 87
Pittsboro, NC 27312
ATTENTION: Roy Lowder

DATE: August 15, 2006
PROJECT NO: 120-15
The Bluffs – Phase 1
Submitted for Fire Hydrant and Hydraulic Review

Quantity	Drawing No.	Description
3 sets	Sealed 8/9/06	The Bluffs Phase 1 Construction Plans
3 copies	Sealed 8/9/06	The Bluffs Phase 1 Technical Specifications
3 copies	Sealed 8/9/06	The Bluffs Phase 1 Engineering Report for Water Distribution System

REMARKS Roy, we are submitting these plans for your review and approval of fire hydrant locations and hydraulic pressure. Please give me a call if you need anything else. Thanks

CC:

Signed  CE Group, inc.  
Mike Zaccardo, P.E.

11000 Regency Parkway, Suite 410 Cary, N.C. 27511 919-367-8790 voice 919-367-8791 fax

TOWN OF

BOARD OF COMMISSIONERS

RANDOLPH VOLLER  
Mayor

SAMUEL W. MISENHEIMER  
Town Manager

PAUL S. MESSICK, JR.  
Town Attorney

P.O. Box 759 - 635 East Street  
PITTSBORO, N.C. 27312



GENE BROOKS  
MAX G. COTTEN  
PAMELA BALDWIN  
CHRIS WALKER  
CLINTON E. BRYAN, JR

TELEPHONE  
(919) 542-4621  
FAX (919) 542-7109

Keith Megginson  
Planning Director  
Chatham County Planning Department  
P.O. Box 54  
Pittsboro, NC 27312

13 October 2006

RE: Water Agreement between the Town of Pittsboro and Chatham Partners LLC and Polk-Sullivan LLC.

Keith:

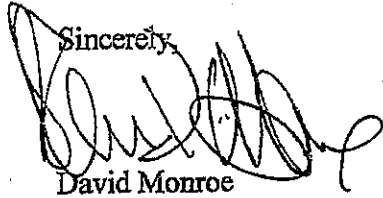
This letter serves as notification that the Town of Pittsboro will supply Heater Utilities Inc. with water to serve a maximum of 2110 dwelling units and other named uses per the Water Agreement dated October 14, 2002 and subsequently amended December 8, 2003, June 28, 2004 and January 9, 2006. To date, water units have been allocated to the following projects:

Chapel Ridge	700 units
Meadowview	739 units
Woodlands	173 units (fka Page, Grantham and Womble)
Creekside	31 units (fka Womble)
The Bluffs	112 units
McBane	109 units
Mountainview	4 units
Shively	16 units
New Salem Baptist Church	1 unit
Banner	<u>36 units</u>
Total allocated	1921 units
Total available	2110
Balance Remaining	189 units

Per the Water Agreement, the waterline on Russell Chapel Road from Hwy 15-501 to the pumping station on Old Graham Road was designed and constructed according to the Town of Pittsboro specifications. The waterline has been accepted by the Town of Pittsboro.

Please contact me should you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Monroe', written in a cursive style.

David Monroe  
Town Planner





**Division of Environmental Health**

Terry L. Pierce, Director

State of North Carolina  
Michael F. Easley, Governor

**Public Water Supply Section**

Jessica G. Miles, Section Chief

Department of Environment and  
Natural Resources  
William G. Ross, Secretary

September 11, 2006

MICHAEL J MYERS  
202 MACKENAN COURT  
CARY, NC 27511

Re: **Authorization to Construct  
THE BLUFFS S/D, PHASE 1  
PLAN REVIEW TEMP PWSID  
CHATHAM COUNTY NC0000001**

Dear Applicant:

This letter is to confirm that a complete Engineer's Report and a Water System Management Plan have been received, and that engineering plans and specifications have been approved by the Department for **THE BLUFFS S/D, PHASE 1, DEH Serial No. 06-01401**.

The Authorization to Construct is valid for 24 months from the date of this letter. Authorization to Construct may be extended if the Rules Governing Public Water Supplies and site conditions have not changed. The Authorization to Construct and the engineering plans and specifications approval letter, shall be posted at the primary entrance of the job site before and during construction.

Approval must be secured from the Department before any construction or installation if:

- Deviation from the approved engineering plans and specifications is necessary; or
- There are changes in site conditions affecting capacity, hydraulic conditions, operating units, the function of water treatment processes, the quality of water to be delivered, or conditions imposed by the Department in any approval letters.

Upon completion of the construction or modification and in accordance with Rule .0303, the applicant shall submit a certification statement directly to HENRI OU of this office. This statement must be signed and sealed by a registered professional engineer stating that construction was completed in accordance with approved engineering plans and specifications, including any provisions stipulated in the Department's engineering plan and specification approval letter. Prior to Final Approval, the applicant shall submit a signed certification stating that the requirements in 15A NCAC 18C .0307 (d) and (e) have been satisfied and if applicable, a completed application for an Operating Permit and fee. Once the certification statements and operating permit application and fee, if applicable, are received and determined adequate, the Department will grant Final Approval in accordance with Rule .0309 (a). Therefore, no construction, alteration, or expansion of a water system shall be placed into service until Final Approval has been issued by the Department.

If we can be of further assistance, please call (919) 733-2321.

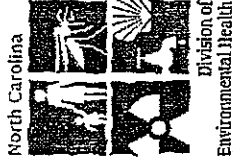
Sincerely,

A handwritten signature in black ink, appearing to read "Tony C. Chen".

Tony C. Chen, P.E.  
Technical Services Branch  
Public Water Supply Section

TCC:HSO

cc: MICHAEL L. DOUGLAS, P.E., REGIONAL ENGINEER  
C E GROUP INC



State of North Carolina  
Department of Environment and Natural Resources  
Division of Environmental Health

Public Water System Authorization to Construct

Public Water System Name  
and PWSID No. (if available):

PLAN REVIEW TEMP PWSID  
NC0000001

Project Name:

THE BLUFFS S/D, PHASE 1

Serial No.

06-01401

Issue Date:

9/8/2006

Expiration Date:

24 months after Issue Date

In accordance with NCAC 18C .0305, this Authorization to Construct must be posted for inspection at the primary entrance to the job site during construction.





**Division of Environmental Health**  
Terry L. Pierce, Director

State of North Carolina  
Michael F. Easley, Governor

**Public Water Supply Section**  
Jessica G. Miles, Section Chief

Department of Environment  
and Natural Resources  
William G. Ross, Secretary

September 15, 2006

Mr. Michael J. Myers, Manager  
Heater Utilities, Inc.  
Post Office Drawer 4889  
Cary, North Carolina 27519

Re: Engineering Plans and Specifications Approval  
Water Main Extension  
Buck Mountain Water System to serve  
The Bluffs Subdivision, Phase I  
Chatham County  
I.D. #40-19-009

**This is not an Authorization to Construct**

Dear Mr. Myers:

Enclosed please find one copy of the "Application for Approval..." together with one copy of the referenced engineering plans and specifications bearing the Division of Environmental Health stamp of approval for the referenced project. These engineering plans and specifications are approved under Division of Environmental Health serial number 06-01401, dated September 8, 2006.

Engineering plans and specifications prepared by Michael V. Zaccardo, P.E., call for the installation of approximately 3,998 feet of 12-inch, 5,066 feet of 8-inch, 488 feet of 4-inch and 1,057 feet of 2-inch water mains, valves, hydrants and other related appurtenances along Rock Rest Road, Old Graham Road (S.R. 1520), Road A, Road B and Road C to serve The Bluffs Subdivision, Phase 1 with 36 lots located off Old Graham Road (S.R. 1520). The water will be provided by town of Pittsboro through bulk purchase and agreement with Heater Utilities, Inc. to serve this development.

Please note that an "Authorization to Construct" requires both this approval of Engineering Plans and Specifications and submittal of a complete Water System Management Plan. No construction shall be undertaken, and no contract for construction, alteration, or installation shall be entered into until the Department issues an Authorization to Construct letter in accordance with 15A NCAC 18C .0305(a).

These plans and specifications cited in the foregoing application are approved insofar as the protection of public health is concerned as provided in the rules, standards and criteria adopted under the authority of Chapter 130A-317 of the General Statutes. This approval does not constitute a warranty of the design, construction or future operation of the water system.

One copy of each enclosed document is being forwarded to our Raleigh Regional Office. The third copy is being retained in our permanent files.

If we can be of further service, please call on us at (919) 733-2321.

Sincerely,

Tony C. Chen, P.E.  
Lead Engineer, Plan Review  
Technical Services Branch

TCC/HSO/db

Enclosures: Approval Documents  
cc: Michael Douglas, P.E., Regional Engineer  
Chatham County Health Department  
CE Group, Inc.  
Utilities Commission-Water Division  
Town of Pittsboro

1634 Mail Service Center, Raleigh, North Carolina 27699-1634  
Telephone 919-733-2321 ▲ Fax 919-715-4374 ▲ Lab Form Fax 919-715-6637  
<http://ncdrinkingwater.state.nc.us/>

An Equal Opportunity / Affirmative Action Employer

One  
North Carolina  
*Naturally*

CE GROUP INC  
11000 REGENCY PKWY  
STE 410  
CARY, NC 27518



BRADSHAW & ROBINSON, LLP

ATTORNEYS AND COUNSELORS AT LAW

HALL-LONDON HOUSE

128 HILLSBORO STREET

POST OFFICE BOX 607

PITTSBORO, NORTH CAROLINA 27312

PATRICK E. BRADSHAW  
NICOLAS P. ROBINSON  
COURTNEY A. BOWEN  
ANDREW T. SLAWTER

(919) 542-2400

FAX 542-0496

robinson@bradshawrobinson.com

October 10, 2006

Dr. Ann Y. Hart  
Chatham County Schools  
Post Office Box 128  
Pittsboro, North Carolina 27312

RE: Roadways in Subdivisions

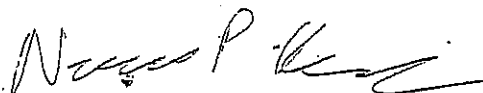
Dear Dr. Hart:

Enclosed are certain site plans enumerated below for comments by the Chatham County School system, if any, with regard to the roadways. The proposed plats submitted are for the following subdivisions:

1. The Parks at Meadowview, Phase 1B ( 72 lots);
2. Creekside Subdivision (30 lots);
3. The Bluffs Subdivision (Phase 1, 36 lots);
4. Booth Mountain, Phases 1A, 1B and 1C (94 lots).

Please let us know if you have any comments or concerns regarding the roadways shown on the enclosed proposed plats. We will be filing for plat approvals on October 16, 2006.

Very truly yours,



Nicolas P. Robinson

NPR:jbs

Enclosures

c: Keith Megginson