

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
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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: Creekside Subdivision (the portion of the subdivision formerly known as "Womble" that is located on the eastern side of Old Graham Road); Preliminary Plat Application

Dear Lynn:

Enclosed please find the preliminary plat application for Creekside Subdivision. The attached checklist addresses all of the matters with respect to the required submissions. At this point, all approvals have been received except the sanitary sewer permit from NCDENR, which was applied for more than 60 days ago on August 7, 2006. It is our anticipation that this permit will be issued prior to the Planning Board meeting in November.

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

When the sketch design for Creekside was approved on December 13, 2004 (then known as the "Womble Subdivision"), three conditions were attached. With regard to the first condition regarding detailed flood information, that information is included on the plat submitted herewith. With regard to the second 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. With regard to the third condition, that condition has been met as evidenced by the e-mail from Keith Megginson to Kathy Smith dated April 5, 2005 (attached).

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 well as a letter from The Town of Pittsboro regarding water allocation.

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

This is also to request a modification of the development schedule such that the infrastructure improvements will be completed prior to October 31, 2009 and the final plat will be submitted prior to December 31, 2009.

A digital copy of all of the application papers is also submitted. Please let me know if you have any questions or concerns regarding the above.

Very truly yours,

A handwritten signature in black ink, appearing to read "Nicolas P. Robinson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicolas P. Robinson

NPR:jbs
Enclosures
C: Kathy Smith
Mike Zaccardo

**CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST**

Subdivision Name: **Creekside Subdivision**

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"/> 1 electronic copy of all items above (see Digital Document Requirements)	
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 –Submitted 8/7/06 {see Requirements for soil scientist report}	___/___/___
<input checked="" type="checkbox"/> NCDOT Approval (if public roads) Submitted 8/16/06	__09 / 28 / 06__
<input checked="" type="checkbox"/> DOT Comm. Driveway Permit Submitted 8/18/06	__09 / 21 / 06__
<input checked="" type="checkbox"/> Erosion Control Plan Approval (if new roads or one acre disturbed)	__08 / 23 / 06__
<input checked="" type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl) – 404 & 401 Submitted 9/01/06	___/___/___
<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	___/___/___
<input checked="" type="checkbox"/> State Public Water Approval (if applicable)	__09 / 05 / 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	___/___/___
<input type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	
FINAL PLAT REVIEW	
<input type="checkbox"/> 25 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	___/___/___
<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: Creekside Subdivision
Subdivision Applicant:

Name: Community Properties Inc.

Address: 1000 St. Albans Drive, Suite 400
Raleigh, NC 27609

Phone: (W) (919) 785-4413

Phone: (H) _____ Fax: (919) 785-4401

E-Mail _____

Township: Hadley **Zoning:** RA-5

Flood Map # See attached **Zone:** See attached

Watershed: WS-IV PA/ River Corridor

Subdivision Owner:

Name: Chatham Partners, LLC and
Roanoke Investments, LLC

Address: 1000 St. Albans Drive, Suite 400
Raleigh, NC 27609

Phone: (W) (919) 785-4413

Phone: (H) _____ Fax: (919) 785-4401

E-Mail _____

P. I. N. # _____

Parcel # 82017 and 82018

Existing Access Road: S.R. #1520

S.R. road name: Old Graham Road

Total Acreage: Approx. 161.84

Total # of Lots: 30

Min. Lot Size: 3.11 ac.

Ph. I Acreage _____

Ph. I # of lots _____

Max. Lot Size: 9.23 ac.

Ph. II Acreage. _____

Ph. II # of lots _____

Avg. Lot Size: 5.00 ac.

Ph. III Acreage _____

Ph. III # of lots _____

Name and date of contact with Chatham County Historical Association:

Type of new road: Private/ Length _____

Public/ Length +/-5,266 l.f.

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:

Thomas L. Tonillo
Signature of Applicant
COMMUNITY PROPERTIES, INC.

Date 10/12/06

Thomas L. Tonillo
Signature of Owner
CHATHAM PARTNERS

Date 10/12/06

For Office Use Only:
Notes:

Approved by County Commissioners:

Sketch _____
Preliminary _____
Final _____

Payment: Date / / Amount: \$

Signature of Applicant

Date



Date

10/13/06

Signature of Owner

Roanoke Investments LLC

Date

Signature of Owner

For Office Use Only:

Notes:

Approved by County Commissioners:

Sketch

Preliminary

Final

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

LANDOWNER INFORMATION

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

Roanoke Investments, LLC
P. O. Box 5689
Cary, NC 27512
Phone: 919-469-8674

CREEKSIDE ADJOINING LANDOWNERS

1. Jerry L. Markatos
Cathy Markatos
800 Rock Rest Road
Pittsboro, NC 27312
Parcel #10956
2. Frederick Dail Dixon
Artemis M. Dixon
202 Hillcrest Road
Chapel Hill, NC 27514
Parcels #10962
3. Stephen B. Lowe
Naila Lowe
454 Westover Avenue
Winston-Salem, NC 27104
Parcel #10958
4. Ruby Hunt Merritt
208 Simpson Street
Carrboro, NC 27510
Parcel #10945
5. Virginia M. Grantham
Benjamin Grantham
405 Lindsay Street
Carrboro, NC 27510
Parcel #66108
6. Chatham Partners LLC
Roanoke Investments LLC
1000 St. Albans Drive, Suite 400
Raleigh, NC 27609
Parcel #66107
7. Hilda McBane
7395 Old Graham Road
Pittsboro, NC 27312
Parcel #10917
8. Chatham Partners LLC
Polk-Sullivan LLC
1000 St. Albans Drive, Suite 400
Raleigh, NC 27609
Parcel #10919
9. Sheila J. Hughes
John P. Cavaroc
2833 Gross Avenue
Wake Forest, NC 27587
Parcel #79771

AQUA

Aqua North Carolina, Inc.
202 MacKenan Court
Cary, NC 27511

T: 919.467.8712
F: 919.460.1788
www.aquanorthcarolina.com

October 11, 2006

Keith McGginson, Planning Director
Chatham County Planning Department
PO Box 54
Pittsboro, NC 27312

Re: Creekside Subdivision – 30 Lots

Dear Mr. Megginson:

This letter serves as notification that our utility will serve the above mentioned project consisting of 30 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.



LAND PLANNING
 CIVIL ENGINEERING
 CONSTRUCTION MANAGEMENT

Transmittal

TO: NC DENR, Division of Water Quality
Hand Delivery
512 North Salisbury St., Suite 925 Z
Raleigh, NC 27604
ATTENTION Permit Review – Room 925Z

DATE: 08/07/06
PROJECT NO: 120-15
Re: Creekside Subdivision
Pump Station and Low Pressure Sewer System Submittal

Quantity	Drawing No.	Description
2 each	Dated 8/4/06	PSSA 10/99 Application
2 each	Dated 8/4/06	PSFMGSA 10/99 Application
2 each	Sealed 8/4/06	Creekside Subdivision Construction Drawings
2 each	Sealed 8/6/06	Technical Specifications for Sanitary Sewerage Collection Systems
2 each	Dated 7/28/06	Heater's Public Utilities Commission letter
2 each	Sealed 8/6/06	Fema Flood Plain Certification
2 each	Sealed 8/6/06	Project Summary & Design Calculations for Creekside Subdivision
2 each	Dated 7/31/06	WSCA Form executed
1 each	Dated 8/7/06	Application Fee, \$400
2 each	Dated 11/29/04	NC DENR Flow Reduction approval for Buck Mountain Waste Water system

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. 275112- 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 28, 2006

Chatham County

Subject: Subdivision - Plan Review - Creekside Subdivision off of SR 1520

Mike Zaccardo
CE Group
11000 Regency Parkway, Suite 410
Cary, NC 27511

Dear Mr. Zaccardo:

The N. C. Department of Transportation, Division of Highways has reviewed the construction plans as submitted to this office and approval is granted subject to the following stipulations and recommendations:

1. All Construction is to be in accordance with the details and changes in red as shown on the plans. Please note that some items have approved variances.
2. The 6' x 6' box culvert as shown on the revised plans must be approved prior to construction, or a pre-approved precast structure must be utilized
3. The entire 60' right of way is to be cleared and grubbed throughout the whole phase of the project. Please be aware that the areas within the sight distance quadrants are to be treated as right of way.
4. All soil areas within the proposed right of way and any other soil areas disturbed during construction shall be seeded and mulched immediately upon completion of roadway construction. The seeding shall be done as outlined in the seeding specification attachment.
5. There was crossline drainage proposed on the construction plans.. If, however field conditions dictate any changes these shall be made. If any of the property owners desire to pipe their ditches within the proposed N C DOT right of way, please advise them that this work should conform to NC DOT specifications for this type of work (see attached). If any ditches are piped and not done to the NC DOT specifications, this could result in the road not being accepted for addition to the state maintained system of roads. Any ditches piped prior to addition to the state maintained system are subject to an encroachment agreement, as are utility companies, when the road is added.
6. The typicals as shown in the plans, are approved.
7. The Division of Highways will only allow mailboxes, with non-rigid type post, such as 4" x 4" wooden or small diameter metal type on new additions. Brick columns or mailboxes on rigid stands such as block;

P.O. Box 1164, Asheboro, North Carolina 27204
Phone (336) 629-1423 Fax (336) 629-7228

stone or any other type felt to be a traffic hazard will not be allowed within the right of way. This policy applies to all roads being considered for addition to the State Maintained System.

8. An erosion control plan shall require approval from the Department of Natural Resources and Community Development. The developer should forward this plan to Mr. John Holley, P.E., Department of Natural Resources and Community Development, P.O. Box 27687, Raleigh, N.C. 27611, phone (919) 571-4718 for his review and approval.
9. As this subdivision is proposed to be public and is likely to be requested to be added to the state maintained system of roads, the developer will be responsible for providing a PE Certification, (See Attached) and testing results for base and asphalt density stating that the streets have been built in accordance with the most current "Subdivision Roads: Minimum Construction Standards" manual and with the attached approved plans. Please be advised that this PE Certification does not approve the road for addition to the State Highway System for maintenance. When the proper home density is achieved and roads have been satisfactorily maintained, the developer or property owners must submit Form SR-1, Petition for Road Addition (copy attached to this correspondence), and four (4) copies of the recorded plat to request that the road or roads be added to the State Highway system. Any maintenance problems found when the road is requested to be added must be repaired by the developer prior to the road becoming state maintained. As stated in GS 136-102.6, final acceptance by the Division of Highways of the public streets and placing them on the State highway system for maintenance shall be conclusive proof that the streets have been constructed according to the minimum standards of the board of Transportation.
10. The developer shall comply with all applicable local, state, and federal environmental regulations, and shall obtain all necessary local, state, and federal environmental permits, including, but not limited to, those related to sediment control, stormwater, wetlands, streams, endangered species, and historical sites.
11. A properly completed Verification of Compliance with the Department of Environment and Natural Resources (DENR)(page 35, attached) must be submitted prior to the road(s) being considered for addition to the NCDOT System.
12. In preparing the final plat for certification by this office and subsequent recording, the following information will be incorporated
 - A. The sight distance quadrants at the intersections shall be shown either as an easement or as the property line.
 - B. Easements for drainage throughout the development.
 - C. All roads shall be shown as public and the right of way width shown.

If you have any further questions regarding this matter, please do not hesitate to call this office at (336) 629-1423.

Yours truly,



Reuben Blakley, PE
District Engineer

REB/saw
Attachments

cc: Mr. Tim Johnson, PE, Division Engineer
File

P.O. Box 1164, Asheboro, North Carolina 27204
Phone (336) 629-1423 Fax (336) 629-7228



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY,
GOVERNOR

LYNDO TIPPETT
SECRETARY

PROFESSIONAL ENGINEER CERTIFICATION
SUBDIVISIONS AND COMMERCIAL DRIVEWAYS
DIVISION 8, DISTRICT 1

DATE: _____

COUNTY: _____

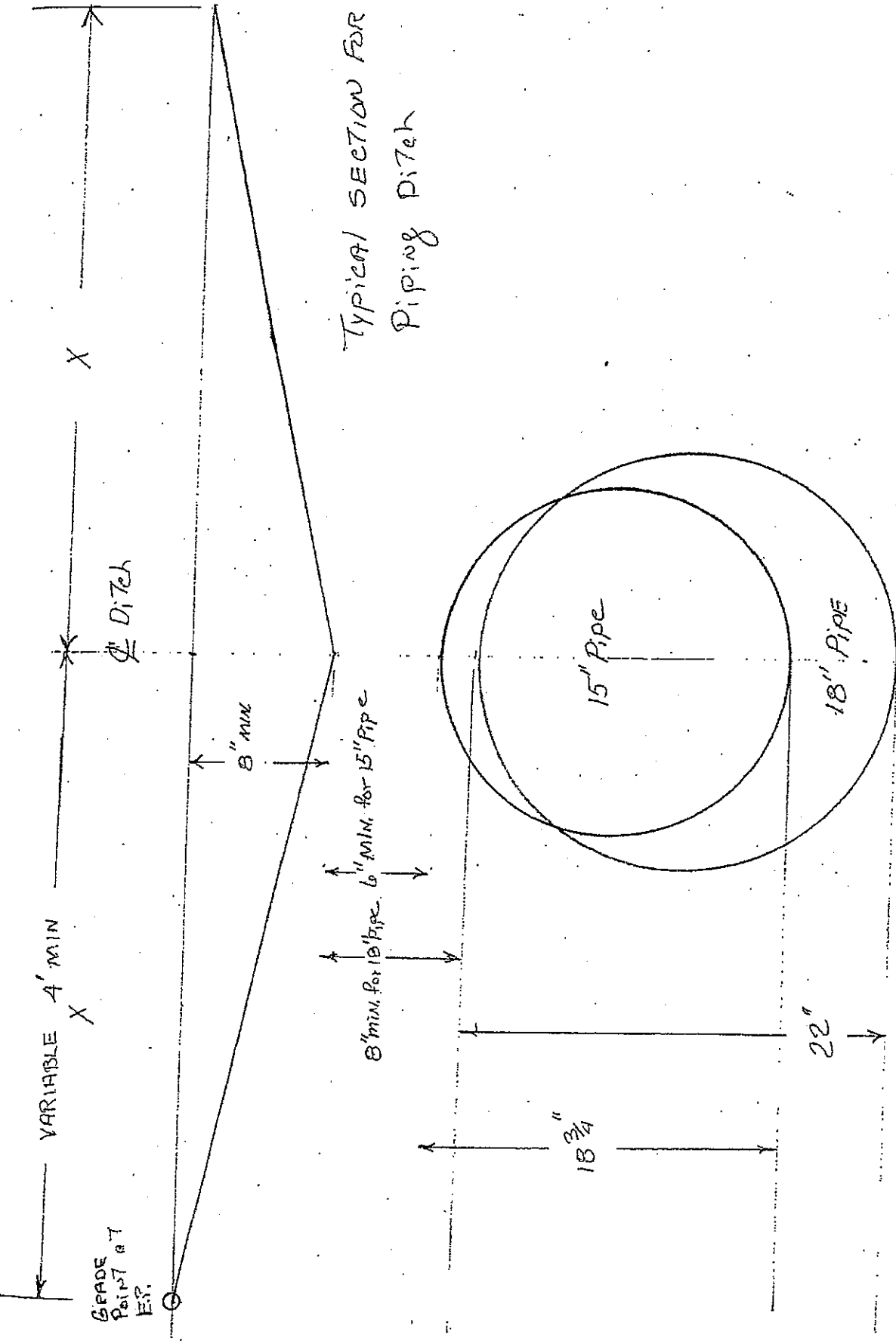
SUBDIVISION NAME: _____

STREET NAMES From Sta. No. To Sta. No.

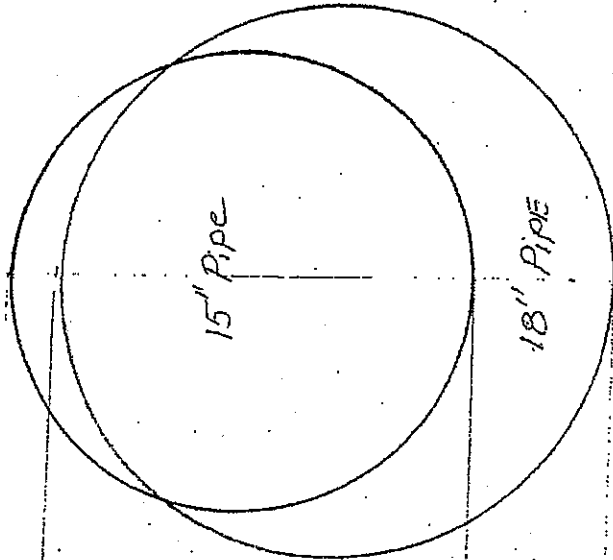
This is to certify that the above listed roads have been constructed in accordance with the approved plans and all aspects of the most current Subdivision Roads: Minimum Construction Standards manual.

NAME: _____
SIGNATURE: _____
NC PE LICENSE #: _____

Professional Engineer Seal



TYPICAL SECTION FOR
Piping Pitch



ATTACHMENT "A"

Seeding and mulching shall be in accordance with Section 880 of the North Carolina Standard Specifications for Roads and Structures, except that Articles 880-8(B) shall not apply. Final determination of soil type shall be made by the Engineer. The following rates in pounds per acre shall apply:

SANDY SOIL

50# - KY 31 Tall Fescue or
Alta Tall Fescue

5# - Centipede

50# - Pensacola Bahiagrass

500# - Fertilizer

4000# - Limestone

CLAY SOIL

100# - KY 31 Tall Fescue or
Alta Tall Fescue

15# - Kenblue Bluegrass

500# - Fertilizer

4000# - Limestone

Add 10# Kobe or Korean Lespedeza and 10# Millet to the above mixture from May 1 to August 31.

On cut and fill slopes 2:1 or steeper, add 30# Sericea Lespedeza from January 1 to December 31.

Fertilizer shall be 10-20-20 analysis. Upon written approval of the Engineer, a different analysis of fertilizer may be used provided the 1-2-2 ratio is maintained and the rate of application adjusted to provide the same amount of plant food as a 10-20-20 analysis.

VERIFICATION OF COMPLIANCE WITH
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (DENR)

(Check Appropriate Box)

The required permits from the Department of Environment and Natural Resources is not required for this project; however, the current EPA guidelines will be followed during our construction operations.

The required permits from the Department of Environment and Natural Resources has been filed for this project and a copy of the Approval is attached.

The required permits from the Department of Environment and Natural Resources has been filed for this project and a copy of the Approval will be forwarded to the North Carolina Department of Transportation upon receipt.

Project Name: _____

Township: _____

County: _____

Project Engineer: _____

Phone No.: _____

Project Contact: _____

Phone No.: _____

Applicants Name: _____

Date Submitted : _____

(Reference Page 11, Item 10)



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 19-682

Subject: Commercial Driveway Permit Application with Entrance onto SR 1520
(Creekside Subdivision)

R. Steven Rambeau Jr.
CE Group, Inc.
Creekside Subdivision
11000 Regency Parkway
Cary, NC 27518

Pump Station

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 entrance onto SR 1520 is to be constructed in accordance with the attached detail sheet.
2. The entrance onto SR 1520 shall be paved from the edge of pavement along the centerline of the entrance to the end of the radii.
3. The entrance onto SR 1520 shall require radii on each side of the driveway 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 Enc. # 19-3318.

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
R. E. Blakley, PE
District Engineer

REB

REB/jek

Attachments

Cc: Mr. Timothy Johnson, PE, Division Engineer
Mr. B.F. Sloan, County Maintenance Engineer, Chatham County
File

P.O. BOX 1164, ASHEBORO, NORTH CAROLINA 27204
PHONE (336) 629-1423 FAX (336) 629-7228

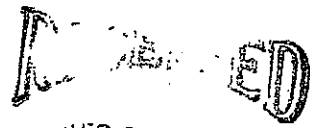
APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. <u>14-682</u>	Date of Application <u>9-21-06</u>	
County: <u>Chatham</u>		
Development Name: <u>Creekside</u>		

LOCATION OF PROPERTY	
Route/Road: <u>SR 1520, Old Graham Road</u>	
Exact Distance <u>4,500</u>	<input type="checkbox"/> Miles <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> Feet <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
From the Intersection of Route No. <u>SR 1520</u>	and Route No. <u>SR 1547</u> Toward <u>US 64</u>

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.**


SEP 06 2006
 DIVISION 6 DISTRICT 1
 DEPT. OF TRANSPORTATION

SIGNATURES OF APPLICANT

	PROPERTY OWNER (APPLICANT)		WITNESS
COMPANY	Chatham Partners LLC & Roanoke Investments, LLC	NAME	R. Stephen Rambeau, Jr.
SIGNATURE	<i>[Signature]</i>	SIGNATURE	<i>[Signature]</i>
ADDRESS	1000 Saint Albans Drive, Suite 400 Raleigh, NC 27609 Phone No. 9194698674	ADDRESS	11000 Regency Parkway Cary, NC 27518

	AUTHORIZED AGENT		WITNESS
COMPANY	CE Group, Inc - Michael V. Zaccardo	NAME	R. Stephen Rambeau, Jr.
SIGNATURE	<i>[Signature]</i>	SIGNATURE	<i>[Signature]</i>
ADDRESS	11000 Regency Parkway Cary, NC 27518 Phone No. 9193678790	ADDRESS	11000 Regency Parkway Cary, NC 27518

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER *[Signature]*

[Signature] SIGNATURE *9-6-06* DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE TITLE DATE

APPLICATION APPROVED BY DISTRICT ENGINEER *[Signature]*

[Signature] SIGNATURE *9-21-06* DATE

INSPECTION BY NCDOT

SIGNATURE TITLE DATE

COMMENTS:
Driveway for Sanitary Sewer Pump Station No. 5

RECEIVED
SEP 06 2006
DIVISION 8 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 19-681

Subject: Commercial Driveway Permit Application with Entrance onto SR 1520
(Creekside Subdivision)

R. Steven Rambeau Jr.
CE Group, Inc.
Creekside Subdivision
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 entrance onto SR 1520 is to be constructed in accordance with the attached detail sheet.
2. The entrance onto SR 1520 shall be paved from the edge of pavement along the centerline of the entrance to the end of the radii.
3. The entrance onto SR 1520 shall require radii on each side of the driveway 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 Enc. # 19-3317.

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
R. E. Blakley, PE
District Engineer

REB/jek

Attachments

Cc: Mr. Timothy Johnson, PE, Division Engineer
Mr. B.F. Sloan, County Maintenance Engineer, Chatham County
File

P.O. BOX 1164, ASHEBORO, NORTH CAROLINA 27204
PHONE (336) 629-1423 FAX (336)629-7228

APPLICATION IDENTIFICATION

N.C. DEPARTMENT OF TRANSPORTATION

Driveway Permit No. 19-681 Date of Application 9-21-06STREET AND DRIVEWAY ACCESS
PERMIT APPLICATIONCounty: ChathamDevelopment Name: Creekside

LOCATION OF PROPERTY

Route/Road: SR 1520, Old Graham RoadExact Distance 3,880 Miles Feet
N S E W
 From the Intersection of Route No. SR 1520 and Route No. SR 1547 Toward US 64Property 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 1 8 2006

DIVISION 8 DISTRICT 1
DEPT. OF TRANSPORTATION

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	Chatham Partners LLC & Roanoke Investments, LLC	NAME	R. Stephen Rambeau, Jr.
SIGNATURE		SIGNATURE	
ADDRESS	1000 Saint Albans Drive, Suite 400 Raleigh, NC 27609 Phone No. 9194698674	ADDRESS	11000 Regency Parkway Cary, NC 27518

AUTHORIZED AGENT		WITNESS	
COMPANY	CE Group, Inc - Michael V. Zaccardo	NAME	R. Stephen Rambeau, Jr.
SIGNATURE		SIGNATURE	
ADDRESS	11000 Regency Parkway Cary, NC 27518 Phone No. 9193678790	ADDRESS	11000 Regency Parkway Cary, NC 27518

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

⁶⁰²
SIGNATURE

8-18-06
DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE

TITLE

DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

SIGNATURE

9-21-06
DATE

INSPECTION BY NCDOT

SIGNATURE

TITLE

DATE

COMMENTS:

Public roadway entrance for 30 Lot Single Family Subdivision

RECEIVED

AUG 18 2006

DIVISION 8 DISTRICT 1
DEPT. OF TRANSPORTATION



CHATHAM COUNTY PUBLIC HEALTH DEPARTMENT
Division of Environmental Health
Soil Erosion and Sedimentation Control

August 23, 2006

LETTER OF APPROVAL

Chatham Partners, LLC and
Roanoke Investments LLC
Attn: Robert D. Swain
1000 Saint Albans Drive, Suite 400
Raleigh, NC 27609

RE: Project Name: Creekside Subdivision
Acres approved: 13.8
Total Acres: 13.8
Permit Number: 2006-013
Submitted By: CE Group, Mike Zaccardo
Date Received: 8-14-06

Dear Sir or Madam:

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. The enclosed Certificate of Approval must be posted at the job site. This plan approval shall expire two (2) years following the date of approval, if no land-disturbing activity has been undertaken.

Section 6 (l) of the Chatham County Sedimentation and Erosion Control Ordinance requires that a copy of the approved erosion control plan be on file at the job site. Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to insure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Chatham County Sedimentation and Erosion Control

Ordinance, this office may require revisions to the plan and implementation of the revisions to insure compliance with the Act.


Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please be aware that your project will be covered by the enclosed NPDES General Stormwater Permit NCGO1000 (Construction Activities). You should first become familiar with all of the requirements for compliance with the enclosed general permit.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form, which you provided. You are requested to file an amended form if there is any change in the information included on the form. Please notify us when you would like to schedule a preconstruction conference. Notification shall be given at least 7 days prior to initiation of activity.

Your cooperation is appreciated.

Sincerely,



Jim Willis, Erosion Control Officer
Environmental Health - SESC

Enclosures: Certificate of Approval
NPDES Permit



Soil & Environmental Consultants, PA

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

September 1, 2006
S&EC Project # 8341.W2

To: US Army Corps of Engineers
Raleigh Regulatory Field Office
Attn: Todd Tugwell
6508 Falls of the Neuse Road, Suite 120
Raleigh, NC 27614

N.C. Division of Water Quality
401 Oversight and Express Permits Unit
Attn: Cyndi Karoly
2321 Crabtree Boulevard, Suite 250
Raleigh, NC 27604-2260

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

Re: Creekside, Chatham County, NC

On behalf of the owners, Roanoke Investments, LLC and Chatham Properties, please find attached a complete application and supplemental information requesting written concurrence from the U.S. Army Corps of Engineers (USACE) and the N.C. Division of Water Quality (DWQ) that the activities proposed below may precede under Nationwide Permits 12 and 39 and General Water Quality Certifications 3374 and 3402. Please contact me at (919) 846-5900 if you have any questions or require additional information.

PROJECT SUMMARY

Project Name	Creekside
Project Type	Residential Subdivision and Utilities
Owner / Applicant	Roanoke Investments, LLC & Chatham Properties
County	Chatham
Nearest Town	Pittsboro
Waterbody Name	UT's to Dry Creek
Basin / Sub-basin	03-06-04
Index Number	16-34-(0.7)
Class	WS-IV;NSW
USGS Cataloging Unit	03030002

IMPACT SUMMARY

Stream Impact (acres):	0.025 (NWP39) / 0.0025 (NWP12)
Wetland Impact (acres):	0
Open Water Impact (acres):	0
Total Impact to Waters of the U.S. (acres)	0.025 (NWP39) / 0.0025 (NWP12)
Total Stream Impact (linear feet):	248 Perm. (NWP39) / 26 Temp. (NWP12)

* Of the 275 linear feet of impact, only 138 linear feet is permanent impact to a Perennial/Important channel.*

Attachments:

- Pre-construction Notification (PCN) Application Form
- NRCS Soil Survey Map
- USGS Topographic Map
- Agent Authorization Forms
- Overall Impact Map
- Impact Map Crossing A
- Impact Map Crossing B
- Impact Map Crossing C
- Wetland and Stream Survey Maps
- Intermittent and Perennial Determination Letter from NC DWQ and Supplemental Maps
- Impervious Calculations
- \$475 Application Fee to DWQ

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: Creekside

DIRECTIONS: ± 4,100 If south of Rock Rest Road SR 1547 and Old Graham Road SR 1520 intersection

DEVELOPER: Community Properties **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
Brook Green Lane	_____	_____
Clear Springs Court	_____	_____
Ridgeline Court	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

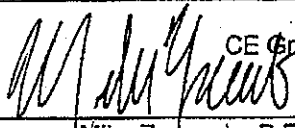
TO: Chatham County Public Works
P.O.Box 87
Pittsboro, NC 27312
ATTENTION: Roy Lowder

DATE: August 15, 2006
PROJECT NO: 120-15
Creekside Subdivision
Submitted for Fire Hydrant and Hydraulic Review

Quantity	Drawing No.	Description
3 sets	Sealed 8/4/06	Creekside Subdivision Construction Plans
3 copies	Sealed 8/6/06	Creekside Technical Specifications
3 copies	Sealed 8/6/06	Creekside 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

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



BOARD OF COMMISSIONERS

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:

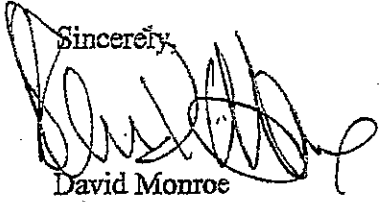
This letter serves as notification that the Town of Pittsboro will supply Heater Utilities Inc. with water to serve a maximum of 2110 dwelling units and other named uses per the Water Agreement dated October 14, 2002 and subsequently amended December 8, 2003, June 28, 2004 and January 9, 2006. To date,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

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 5, 2006

MICHAEL J MYERS
202 MACKENAN COURT
CARY, NC 27511

Re: **Authorization to Construct**
CREEKSIDE S/D
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 **CREEKSIDE S/D, DEH Serial No. 06-01390.**

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,

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:

CREEKSIDE S/D

Serial No.

06-01390

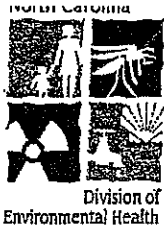
Issue Date:

9/1/2006

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 8, 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
Creekside Subdivision
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 06-01390, dated September 1, 2006.

Engineering plans and specifications prepared by Michael V. Zaccardo, P.E., call for the installation of approximately 4,185 feet of 8-inch, 531 feet of 4-inch and 1,599 feet of 2-inch water mains, valves, hydrants, a USC approved pressure backflow preventer on the 2-inch pump station # 5 water service line and other related appurtenances along Road A, Road B and Road C to serve Creekside Subdivision with 30 lots located off S.R. 1520 (Old Graham Road). Water will be provided by Town of Pittsboro through the master meter and service agreement with Heater Utilities, Inc. to Chapel Ridge/Buck Mountain water system.

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

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

C E 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

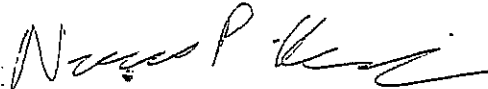
Dear Dr. Hart:

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