

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

(919) 542-2400

FAX 542-1319

robinson@bradshawrobinson.com

August 14, 2006

Mrs. Lynn Richardson
Chatham County Planning Department
Post Office Box 54
Pittsboro, NC 27312

VIA HAND DELIVERY

Re: Final Plat Application for Chapel Ridge Phase 3 (formerly known as The Woodlands)

Applicants: Jordan Lake Preserve Corporation and Darden Development, LLC

Dear Lynn:

Enclosed please find a final plat application for Chapel Ridge Phase 3 (formerly known as The Woodlands). Absolute Land Surveying and Mapping, P.C. will file the copies of the proposed final plat today. Enclosed is a copy of the wastewater treatment permit. The first page of the permit reflects that the permit covers The Woodlands subdivision. We have previously submitted to you the road completion and utilities completion financial guarantees. You previously advised that those have been approved by the County Attorney. Also enclosed is the receipt from the Department of Housing and Urban Development regarding the HUD registration statement.

Because Jordan Lake Preserve Corporation is acquiring The Woodlands, please allow this to also constitute a request to modify the Chapel Ridge planned unit development to incorporate The Woodlands as part of the PUD. The land plan for The Woodlands will not change except that a connector road has been added to connect The Woodlands to Chapel Ridge. That road connection is shown on the included plat.

Also enclosed is a transmittal showing that we submitted the proposed erosion control plan relating specifically to the connector road to Chatham County Erosion Control Officer on July 14, 2006. I am also enclosing copies of documents that reflect the revised overall impervious surface calculations for the Chapel Ridge PUD including The Woodlands. Also enclosed for informational purposes is a revised net land area computation for the combined PUD (including The Woodlands).

Letter to Lynn Richardson
August 14, 2006
Page Two

Finally, we have enclosed a typical 20-foot roadway cross section (edge to edge) of the roadways to be constructed in Chapel Ridge Phase 3. Please let us know if you have any questions regarding the above.

Very truly yours,



Nicolas P. Robinson

NPR:jbs

Enclosures

c: Kathy Smith
Fred Ward
Mike Zaccardo

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

(919) 542-2400
FAX 542-0496
robinson@bradshawrobinson.com

August 22, 2006

Ms. Lynn Richardson
Chatham County Planning Department
Post Office Box 54
Pittsboro, North Carolina 27312

VIA HAND DELIVERY

RE: Chapel Ridge Phase Three

Dear Lynn:

This letter is following up on our phone conversation of August 17, 2006 wherein you requested clarification regarding the private roadways proposed for Chapel Ridge Phase Three, a letter from Heater Utilities, Inc. ("Heater") regarding water and sewer capacity, and a \$500.00 fee for the name change from "The Woodlands" to "Chapel Ridge Phase Three."

With regard to the roads, the developer requests to make the roads inside Chapel Ridge Phase Three be private roads for a number of reasons. First, because of the topography, even as private roads, they are to be constructed to the N.C. DOT standards for hilly roads. This will also allow the developer to construct the roads in a manner that will minimize cuts and fills within the roadway corridor, thereby preserving the natural environment to a much greater degree. Further the width of clearing and grading will also be minimized, therefore reducing the amount of area disturbed. This approach will enable less ground disturbance and allow for earlier ground stabilization. Finally, because all of the other roads in Chapel Ridge are private roads as well, and because this subdivision is being added to the Chapel Ridge PUD, it stands to reason that these roads will be private as well. This will minimize the necessity to have two different maintenance protocols for the different sets of roads within the neighborhood.

With regard to the letter from Heater, I understand that letter has been previously forwarded to you under separate cover by Heater.

Letter to Ms. Lynn Richardson
August 22, 2006
Page Two

You also advised that because the subdivision is undergoing a name change, there is a \$500.00 fee payable to the Chatham County Planning Department. Enclosed please find our firm check in the amount of \$500.00 with respect to that fee. Please let me know if there is anything further that you need with respect to this proposed final plat.

Very truly yours,



Nicolas P. Robinson

NPR:jbs

Enclosure

c: Fred Ward
Kathy Smith
R. Thomas Powers