

BRADSHAW & ROBINSON, LLP

ATTORNEYS AND COUNSELORS AT LAW

HALL-LONDON HOUSE

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POST OFFICE BOX 607

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robinson@bradshawrobinson.com

September 7, 2007

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

VIA HAND DELIVERY

RE: Final Plat Application for The Estates at Laurel Ridge
(f/k/a Creekside Subdivision)

Dear Mrs. Richardson:

Enclosed please find the final plat application for the Creekside Subdivision, now known as "The Estates at Laurel Ridge." As a condition of preliminary plat approval, a requirement was imposed that the name be changed from "Creekside" to another name. The second condition of the preliminary plat approval was that the pump station lot should be numbered and labeled as to its intended use on the final plat. That condition has been met as well.

As you may recall, Aqua North Carolina, Inc. is providing wastewater treatment for this subdivision. I have attached a copy of the DWQ Permit regarding the pressure sewer extension for this subdivision (this permit was previously supplied during the preliminary plat application stage). Also attached is a copy of the project engineer's certification that more than forty percent of the roads and utilities have been completed as well as his cost to complete estimate. A letter of credit form from Branch Banking and Trust Company has been supplied to the developer in blank. BB&T will issue the letter of credit in final form once the final plat has been approved. Absolute Land Surveys will provide you with twenty-five copies of the plat today, as well as an electronic copy of the plat. All of the materials that I have supplied today I will forward in electronic format today as well. Please let me know if you have any questions regarding the above.

Very truly yours,



Nicolas P. Robinson

NPR:amm

Enclosures

c: Cheryl Everett
Sue Morris

CHATHAM COUNTY MAJOR SUBDIVISION REVIEW CHECKLIST

Subdivision Name: **The Estates at Laurel Ridge (fka "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 checked="" type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	
PRELIMINARY PLAT REVIEW	
<input type="checkbox"/> 25 Copies of Plat along with one (1) 8-1/2 x 11 copy
<input type="checkbox"/> Application w/ Complete Adjacent Owner Addresses
<input type="checkbox"/> Detailed Soils Map and Letter of explanation or D.E.M. approval {see Requirements for soil scientist report}	
<input type="checkbox"/> NCDOT Approval (if public roads)	
<input type="checkbox"/> DOT Comm. Driveway Permit	
<input type="checkbox"/> Erosion Control Plan Approval (if new roads or one acre disturbed)	
<input type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl)	
<input type="checkbox"/> Road Name Request Form	
<input type="checkbox"/> County Public Water Approval (if applicable)	
<input type="checkbox"/> State Public Water Approval (if applicable)	
<input type="checkbox"/> Chatham Co. Schools' Road Comments (if new roads)	
<input type="checkbox"/> Stormwater Management Plan Approval (if appl)	
<input type="checkbox"/> Economic & Environmental Impact Study (if appl)	
<input type="checkbox"/> Water / Sewer Impact Statement (if appl)	
<input checked="" type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	
FINAL PLAT REVIEW	
<input checked="" type="checkbox"/> 25 Copies of Plat	-----
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	___/___/___
<input checked="" type="checkbox"/> Chatham County Environmental Health Division septic improvement permits or NCDWQ septic permits for each lot.	See attached DWQ Permit
<input checked="" type="checkbox"/> Road Completion Certificate or Financial Guarantee	___/___/___
<input checked="" 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 Phase 1A

MAJOR SUBDIVISION APPLICATION

Name of Subdivision: The Estates at Laurel Ridge (fka Creekside Subdivision)

Subdivision Applicant:

Subdivision Owner:

Name: Community Properties Inc.

Name: Chatham Partners, LLC and
Roanoke Investments, LLC

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

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

Phone: (W) (919) 785-4413

Phone: (W) (919) 785-4413

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

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

E-Mail _____

E-Mail _____

Township: Hadley Zoning: RA-5

P. I. N. 9734-86-3795/9744-06-8854

Flood Map # 3710973400J/3710974400J Zone: AE and X Parcel # 82017 and 82018

Watershed: WS-IV PA/ River Corridor

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 Approx. 94.19 ac.

Ph. I A# of lots 18

Max. Lot Size: 9.23 ac.

Ph. II Acreage _____

Ph. II # of lots _____

Avg. Lot Size: 4.91 ac.

Overall: Min. = 3.11; Max = 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 _____
(phase).

Public/ Length +/-3,023 l.f (this

Road Surface:

paved

gravel

Water System:

individual wells

community wells

public system

Sewer System:

septic systems

community system

public system

Name: Aqua North Carolina Name: Aqua North Carolina

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

Thomas L. Zivill
Signature of Applicant
COMMUNITY PROPERTIES, INC.
PRESIDENT

Date 9/6/07

Thomas L. Zivill
Signature of Owner
CHATHAM PARTNERS LLC
MEMBER

Date 9/6/07

ROANOKE INVESTMENTS LLC

For Office Use Only:

Notes: _____

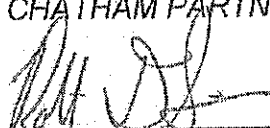
Approved by County Commissioners: _____

Sketch _____
Preliminary _____
Final _____

Payment: Date ____/____/____

Amount: \$ _____

Signature of Applicant
COMMUNITY PROPERTIES, INC. _____
Date _____

Signature of Owner
CHATHAM PARTNERS LLC

Date 9/6/07
ROANOKE INVESTMENTS LLC

For Office Use Only:
Notes: _____

Approved by County Commissioners: Sketch _____
Preliminary _____
Final _____

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

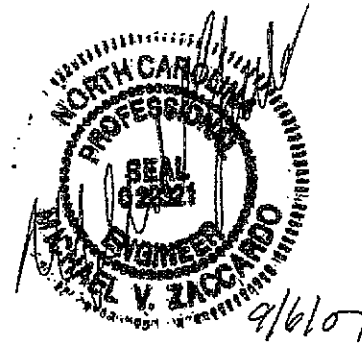
CE Group, inc.

LAND PLANNING
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT

September 6, 2007

Ms. Lynn Richardson c/o
Chatham County Planning Department
P.O. Box 87
Pittsboro, NC 27312

RE: **Creekside Subdivision Phase 1A**
Final Plat Infrastructure Costs
Chatham County, NC



Dear Ms. Richardson:

Below is a list of the Construction Contract values, Costs to date, Remaining Costs, and Letter of Credit Amounts required for the Phase 1A improvements for Creekside Subdivision. This Final Plat submittal is for Phase 1A which consists of 18 residential lots.

A 40% contingency has been added to each item per County requirements.

<u>TYPE OF IMPROVEMENT</u>	<u>CONTRACT</u>	<u>COMPLETED TO DATE</u>	<u>REMAINING AMT.</u>	<u>LOC AMOUNT</u>
Clearing/Grubbing	\$238,242	\$214,418	\$23,824	\$33,354
Street Grading	\$189,728	\$175,241	\$14,487	\$20,282
Sanitary Sewer (on-site)	\$60,256	\$54,230	\$6,026	\$8,436
Sanitary Sewer (off-site)	\$341,778	\$69,995	\$271,783	\$380,496
Water (on-site)	\$115,787	\$104,208	\$11,579	\$16,211
Storm Drainage	\$186,576	\$183,656	\$2,920	\$4,088
Street Construction	\$149,593	\$0	\$149,593	\$209,430
Old Graham Rd Turn Lanes	\$62,800	\$0	\$62,800	\$87,920
Total =	\$1,344,760	\$801,748 (60%)	\$543,012	\$760,217

Total Letter of Credit Value: \$760,217

All roadway construction within Creekside will be built to NCDOT construction standards. The roads will be turned over to NCDOT once completed. The Water system construction shall meet all Heater Utilities Inc. Water System standards and specifications as well as the State Public Water Supply Standards. The Sanitary Sewerage system for the project will be handled by low pressure sewers in accordance with Heater Utility, Inc. and NCDENR standards and specifications.

I would anticipate that these costs will be valid for 1 year from this date.

Please contact us if you have any questions for need any additional information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael V. Zaccardo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael V. Zaccardo, PE
CE Group, Inc.

BENEFICIARY'S DRAWS UNDER THIS LETTER OF CREDIT:

<u>DATE</u>	<u>AMOUNT</u>	<u>SIGNATURE OF BANK OFFICER APPROVING DRAW</u>
_____	_____	_____
_____	_____	_____
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Michael F. Easley, Governor

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

Alan W. Klimck, P.E., Director
Division of Water Quality

October 26, 2006

Michael J. Myers
Manager, Engineering and Compliance
Heater Utilities, Inc.
202 Mackenan Court
Cary, NC 27511

Subject: Permit No. WQ0030650
Creekside Subdivision
Pressure Sewer Extension
Chatham County

Dear Mr. Myers:

In accordance with your permit application received August 8, 2006, and subsequent additional information received October 24, 2006, we are forwarding herewith Permit No. WQ0030650 dated October 26, 2006, to Heater Utilities, Inc. for the construction and continued operation of the subject wastewater collection extension. This permit shall be effective from the date of issuance until rescinded, and shall be subject to the conditions and limitations as specified therein.

Please pay particular attention to Permit Condition 3, which requires that the wastewater collection facilities be properly operated and maintained in accordance with 15A NCAC 2H .0227 or any individual system-wide collection system permit issued to the Permittee.

Permitting of this project does not constitute an acceptance of any part of the project that does not meet 15A NCAC 2H .0200; the Division of Water Quality's (Division) Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; and the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable, unless specifically mentioned herein. Division approval is based on acceptance of the certification provided by a North Carolina-licensed Professional Engineer in the application. It shall be the Permittee's responsibility to ensure that the as-constructed project meets the appropriate design criteria and rules. Failure to comply may result in penalties in accordance with North Carolina General Statute §143-215.6A through §143-215.6C, construction of additional or replacement wastewater collection facilities, and/or referral of the North Carolina-licensed Professional Engineer to the licensing board.

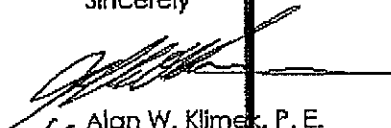
If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing upon written request within 30 days following receipt of this permit. This request must be in the form of a written petition, conforming to Chapter 150B of North Carolina General Statutes, and filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714. Unless such demands are made this permit shall be final and binding.

Note that the Division was reorganized in 2004. All sewer related matters are handled through the Pretreatment, Emergency Response and Collection Systems Unit under the Point Source Branch EXCEPT FOR FAST-TRACK SEWER PERMITTING WHICH CONTINUES TO BE ADMINISTERED THROUGH OUR REGIONAL OFFICES. The Unit is located on the 13th floor of the Archdale building in downtown Raleigh. Please ensure the letterhead information is used for all correspondence to ensure timely delivery.

Michael J. Myers
October 26, 2006
Page 2

One set of approved plans and specifications is being forwarded to you. If you need additional information concerning this matter, please contact Deborah Gore at (919) 733-5083 extension 593.

Sincerely



for Alan W. Klimek, P. E.

cc: Chatham County Health Department
Raleigh Regional Office, Water Quality Section (Permit WQ0022870)
Mike Zaccardo, P.E., CE Group, 11000 Regency Parkway, Suite 410, Cary, NC, 27511
Water Quality Central Files
PERCS Files

NORTH CAROLINA
ENVIRONMENTAL MANAGEMENT COMMISSION
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
RALEIGH
WASTEWATER COLLECTION PERMIT

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations

PERMISSION IS HEREBY GRANTED TO

HEATER UTILITIES, INC.
CHATHAM COUNTY

FOR THE

construction and continued operation of approximately 35 linear feet of 8-inch gravity sewer, a pressure sewer collection system consisting of 7 - 2.4 HP pump stations with simplex pumps, 9 - 3.5 HP pump stations with simplex pumps, 9 - 6.7 HP pump stations with simplex pumps, 5 - 10.7 HP pump stations with simplex pumps on-site audible and visual high water alarms and approximately 4,029 linear feet of 2-inch pressure sewer, 1,596 linear feet of 3-inch pressure sewer, 811 linear feet of 8-inch pressure sewer, and a 40 HP pump station with duplex pumps and on-site audible and visual high water alarms and approximately 223 linear feet of 6-inch force main to serve Creekside Subdivision, and the discharge of 7,500 GPD of collected wastewater into the Buck Mountain Reclaimed WWTF's existing sewerage system, pursuant to the application received August 8, 2006, and subsequent additional information received by the Division, and in conformity with the project plans, specifications, and other supporting data subsequently filed and approved by the Department of Environment and Natural Resources and considered a part of this permit.

This permit shall be effective from the date of issuance until rescinded, and shall be subject to the following specified conditions and limitations:

1. This permit shall become revocable unless the wastewater collection facilities are constructed in accordance with the conditions of this permit; 15A NCAC 2H .0200; the Division of Water Quality's (Division) Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable; and other supporting materials unless specifically mentioned herein.
2. This permit is effective only with respect to the nature and volume of wastes described in the application and other supporting data.
3. The wastewater collection facilities shall be properly maintained and operated at all times. The Permittee shall maintain compliance with an individual system-wide collection system permit for the operation and maintenance of these facilities as required by 15A NCAC 2H .0227. If an individual permit is not required, the following performance criteria shall be met as provided in 15A NCAC 2H .0227:

- a. The sewer system shall be effectively maintained and operated at all times to prevent discharge to land or surface waters, and any contravention of the groundwater standards in 15A NCAC 2L .0200 or the surface water standards in 15A NCAC 2B .0200.
 - b. A map of the sewer system shall be developed and shall be actively maintained.
 - c. An operation and maintenance plan shall be developed and implemented.
 - d. Pump stations that are not connected to a telemetry system shall be inspected every day (i.e. 365 days per year). Pump stations that are connected to a telemetry system shall be inspected at least once per week. This requirement does not apply to pump stations serving a single building associated with a properly permitted pressure sewer system.
 - e. High-priority sewer lines shall be inspected at least once per every six-month period of time.
 - f. A general observation of the entire sewer system shall be conducted at least once per year.
 - g. Inspection and maintenance records shall be maintained for a period of at least three years.
 - h. Overflows and bypasses shall be reported to the appropriate Division regional office in accordance with 15A NCAC 2B .0506(a), and public notice shall be provided as required by North Carolina General Statute §143-215.1C.
4. The sewage and wastewater collected by this system shall be treated in the Buck Mountain Reclaimed WWTF Wastewater Treatment Facility (Non-Discharge Permit No. WQ0022870) prior to being land applied by spray irrigation.
 5. This permit is not transferable. In the event there is a desire for the facilities to change ownership, or there is a name change of the Permittee, a formal permit request must be submitted to the Division of Water Quality (Division) accompanied by documentation from the parties involved and other supporting materials as may be appropriate. The approval of this request will be considered on its merits and may or may not be approved.
 6. Construction of the sewers, pump station(s) and force main shall be scheduled so as not to interrupt service by the existing utilities nor result in an overflow or bypass discharge of wastewater to the surface waters of the State.
 7. Per 15A NCAC 2H .0220, upon completion of construction and prior to operation of these permitted facilities, the completed Engineering Certification form attached to this permit shall be submitted with the required supporting documents to the address provided on the form. A complete certification is one where the form is fully executed and the supporting documents are provided as applicable.
 8. A copy of the approved plans and specifications shall be maintained on file by the Permittee for the life of the wastewater collection facilities.
 9. Failure to abide by the conditions and limitations contained in this permit; 15A NCAC 2H .0200; the Division's Gravity Sewer Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Station and Force Mains adopted June 1, 2000 as applicable; and other supporting materials may subject the Permittee to an enforcement action by the Division, in accordance with North Carolina General Statutes §143-215.6A through §143-215.6C.
 10. The issuance of this permit does not exempt the Permittee from complying with any and all statutes, rules, regulations, or ordinances that may be imposed by other government agencies (i.e., local, state, and federal) having jurisdiction, including but not limited to applicable river buffer rules in 15A NCAC 2B .0200, soil erosion and sedimentation control requirements in 15A NCAC Chapter 4 and under the Division's General Permit NCG010000, and any requirements pertaining to wetlands under 15A NCAC 2B .0200 and 15A NCAC 2H .0500.

11. The Permittee shall provide the following items for the pressure sewer system:

- a. Pump on/off elevations located so that 2-8 pumping cycles may be achieved per hour in any centralized pump station serving more than one building.
- b. At least 24 hours of storage capacity above the pump-on activation level for any simplex pump station serving a single family residence.
- c. An air relief valve located at all high points along the force main.
- d. A screened vent for the wet well.
- e. Fillets located in the wet well(s) at the intersection of the flooring and side walls.
- f. Three feet of cover (minimum) over the force main or the use of ferrous material where three feet cannot be maintained.
- g. Sufficient devices, which will protect the pump station from vandals.
- h. Flood protection if the pump station is located below the 100-year flood elevation.
- i. Adherence with the following minimum separations:
 - (i) Storm sewers (vertical) 12 inches
 - (ii) Water mains (vertical-water over sewer) 18 inches or (horizontal) 10 feet
 - (iii) In benched trenches (vertical) 18 inches
 - (iv) Any private or public water supply source, including any WS-I waters or Class I or Class II impounded reservoirs used as a source of drinking water 100 feet
 - (v) Waters classified WS (other than WS-I), B, SA, ORW, HQW or SB [from normal high water (or tide elevation)] 50 feet
 - (vi) Any other stream, lake or impoundment 10 feet
 - (vii) Any building foundation 5 feet
 - (viii) Any basement 10 feet
 - (ix) Top slope of embankment or cuts of 2 feet or more vertical height 10 feet
 - (x) Drainage systems
 - (i) Interceptor drains 5 feet
 - (ii) Ground water lowering and surface drainage ditches 10 feet
 - (xi) Any swimming pool 10 feet
 - (xii) Ferrous sewer pipe with joints equivalent to water main standards shall be used where these minimum separations cannot be maintained. The minimum separation shall however not be less than 25 feet from a private well or 50 feet from a public water supply well;

12. In the event that the facilities fail to perform satisfactorily, including the creation of nuisance conditions, the Permittee shall take immediate corrective actions including those that may be required by this Division, such as the construction of additional or replacement wastewater collection facilities.

13. **Noncompliance Notification:**

The Permittee shall verbally report to a water quality staff member at the Raleigh Regional Office, telephone number (919) 791-4200, as soon as possible, but in no case more than 24 hours or on the next working day following the occurrence or first knowledge of the occurrence of either of the following:

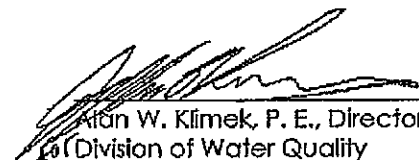
- a. Any process unit failure, due to known or unknown reasons, that render the facility incapable of adequate wastewater transport such as mechanical or electrical failures of pumps, line blockage or breakage, etc.
- b. Any failure of a pumping station or sewer line resulting in a by-pass directly to receiving waters without treatment of all or any portion of the influent to such station or facility.

Voice mail messages or faxed information is permissible but this shall not be considered as the initial verbal report. Overflows and spills occurring outside normal business hours may also be reported to the Division of Emergency Management at telephone number (800) 858-0368 or (919) 733-3300. Persons reporting any of the above occurrences shall file a spill report by completing Part I of Form CS-SSO (or the most current Division approved form), within five days following first knowledge of the occurrence. This report shall outline the actions taken or proposed to ensure that the problem does not recur. Per Condition I(2), Part II of Form CS-SSO (or the most current Division approved form) can also be completed to show that the SSO was beyond control.

14. The Permittee shall maintain on hand for immediate installation a supply of spare, fully operational pump units of each type used in the pressure sewer system. The number of pumps on hand shall not be less than 10 percent of the number of installed units or one unit, whichever is greater.
15. Each pump station shall be clearly and conspicuously posted with the telephone number of the owner/operator of the pressure sewer system and instructions to call the number in the event of high water alarm activation.

Permit issued this the 26th day of October 2006

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



Alan W. Klimek, P. E., Director
of Division of Water Quality
By Authority of the Environmental Management Commission

Permit Number WQ0030650