

PHILIP
POST
&
ASSOCIATES

March 4, 2007

Walter & Linda Durham
715 White Cross Road
Chapel Hill, N.C. 27516

Re: Proposed Terrell's Ridge Subdivision – Analysis of Site Plan

Dear Mr. & Mrs. Durham,

At your request I have reviewed the proposed sketch plan for the Terrell's Ridge Subdivision located on the north side of Jones Ferry Road in Chatham County. I understand that this proposal is to be reviewed by the Chatham County Planning Board at their meeting on March 6, 2007, and that this analysis will be presented to the board at the meeting.

In my review of the sketch plan prepared by the John R. McAdams Company, I have also taken into consideration the introduction and background information presented in the Planning & Zoning review notes. In this information the developer indicates "that he hopes to provide in the future an additional access off White Cross Road, SR-1541." This access would have to be provided by connection along the northern boundary line of Terrell's Ridge that adjoins your property, and ultimately through your property to White Cross Road. In response, your concerns regarding the location of this possible future access are a valid concern.

My review of this area of the sketch plan results in the following comments:

1. The location of the proposed future right-of-way dedication seems to be in a poor location with regard to topography. It connects to your property along the steep slopes of Terrell's Creek, and would seem difficult to construct. This location would also be difficult to continue a road into your property along these steep slopes. I would recommend a location further to the east away from the creek.
2. The proposed width of the right-of-way, (45 ft.) would be very minimal for a proposed future connector road. I would recommend the provision of a 60 ft. right-of-way for this future connection. This would also seem more reasonable given the slope conditions and grading that would be required for road construction.
3. The current proposed location of the future connection to Terrell's Ridge is in the location of a curve condition within the subdivision. While it is on the outside of the curve and site distance requirements will probably adequate, a location further to the east

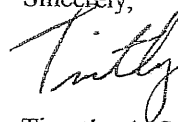
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as mentioned in comment #1 would allow a connection along a tangent or straight section of road.

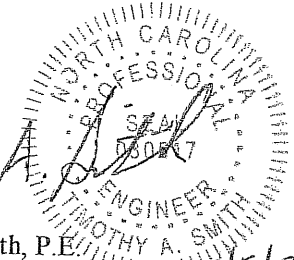
As a result of these conditions that I have cited, I would recommend a change in the location of this right-of-way location. One possible solution would be to swap the proposed open space adjacent to the water tank and make this the right-of-way. An access road could be built for the tank, and later converted to a connector road. I would be willing to provide other proposed options and discuss them together with you, the developer and the project engineer. I'm sure a reasonable solution can be achieved to meet the needs of this project and for the community as a whole in the future.

I regret that I was unable to attend the meeting in person, but welcome the opportunity to do so if needed in the future, and also to provide the Planning Board with any information that may be needed.

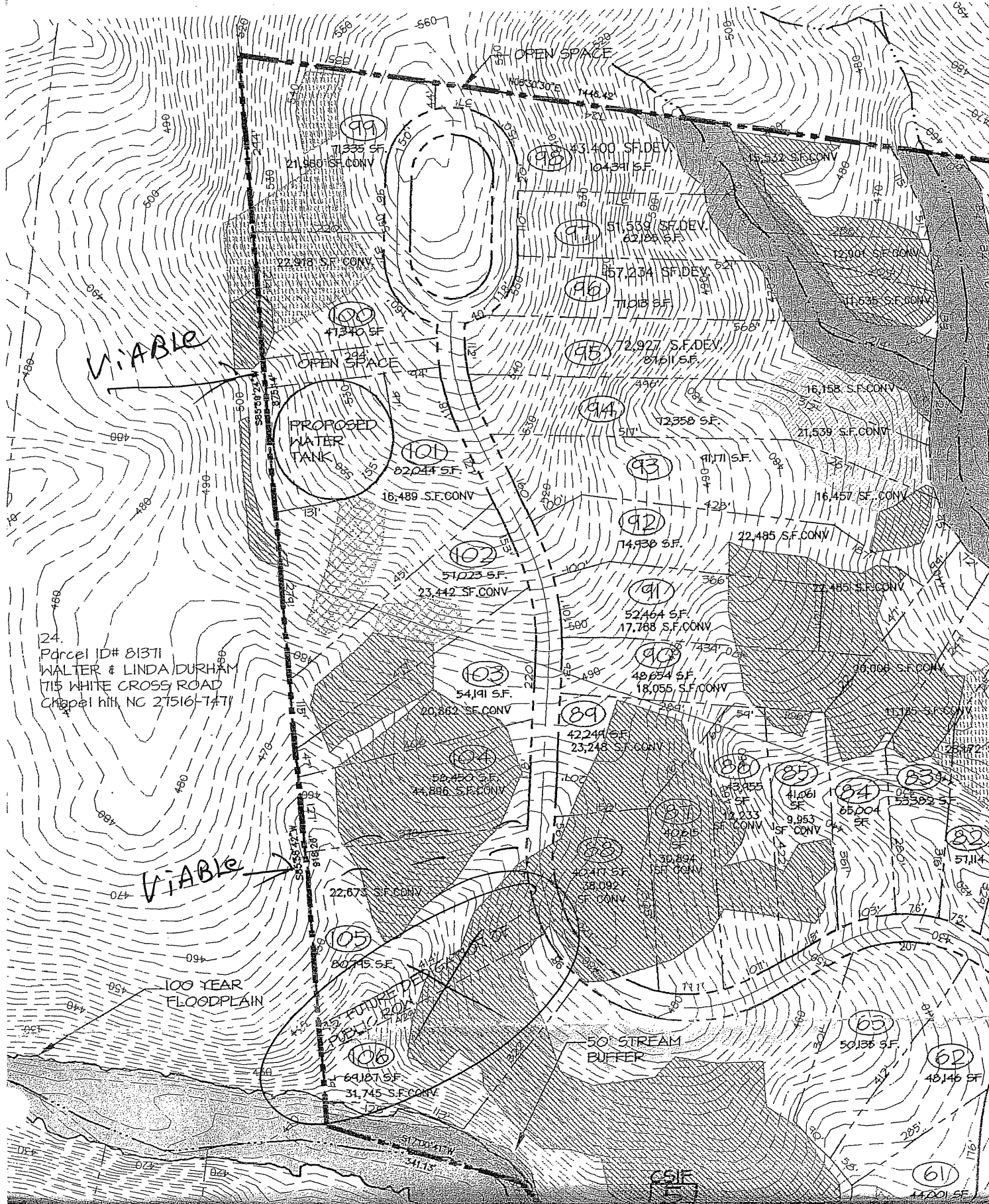
Sincerely,



Timothy A. Smith, P.E.
Philip Post & Associates, Inc.



3/5/07



24.
Parcel ID# 81371
WALTER & LINDA DURHAM
715 WHITE CROSS ROAD
Chapel Hill, NC 27516-7471

CSIF

Mr. Philbrook,

In response to the Phillip Post & Associates comments concerning the Terrells Ridge Subdivision Sketch Plan and the proposed connection to the Mr. and Mrs. Durham property, I have the following comments:

1. The location of the future right-of-way dedication connects to the Mr. and Mrs. Durham property at a location in which the road can be constructed generally parallel to the slope following the NCDOT Subdivision Roads Minimum Construction Standards. Using a centerline radius of 250' would keep the road extension at approximately 120 feet from the centerline of the stream and out of the flood plain.
2. The NCDOT Subdivision Roads Minimum Construction Standards call for a 45' right-of-way for local residential roads. The road, shoulder and ditch are required to be in the right-of-way but proposed grades can tie back to existing grades outside of the right-of-way.
3. The proposed future connection is on the outside of a curve and meets NCDOT Subdivision Roads Minimum Construction Standards for sight distance. And since it is on the outside of the curve, whether or not it occurs on a tangent would not improve the visibility based on the NCDOT 10'x70' sight distance triangle.

Thank you,

Kevin Hamak, ASLA RLA
Landscape Architect/Project Manager

THE JOHN R. McADAMS COMPANY, INC.
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Durham, NC 27713
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The John R. McAdams Company, Inc. provides a unique collection of land development design services including land planning, zoning administration and permitting, surveying, site engineering, contract administration, landscape architecture, stormwater management, and traffic engineering. McAdams has offices in Durham and Charlotte, North Carolina. For more information, visit www.johnrmcadams.com

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-----Original Message-----

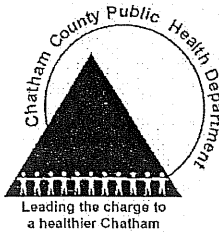
From: Philbrook, David [<mailto:102437.3407@compuserve.com>]

Sent: Friday, March 09, 2007 11:29 AM

To: Hamak Kevin

Subject: Letter from Walt Durham on Access to North

3/12/2007



CHATHAM COUNTY PUBLIC HEALTH DEPARTMENT

Division of Environmental Health

Memorandum

To: Lynn Richardson, Planning Department

From: Anne Lowry, Environmental Health Division

Date: March 15, 2007

Re: Residential Community Subsurface Septic Systems

I spoke with Trish Angoli, State Wastewater Engineer, about residential community subsurface systems. She is unaware if there are any of these types of systems currently in North Carolina, but says that community subsurface systems can be installed for use in residential applications as long as the suitable soils area is large enough. Ms. Angoli did state that Guilford County has started offering planning concessions for developers who install community subsurface systems.

The approval process for this type of system can take some time due to the number of people who are involved in the permitting process. First the property owner submits all required maps, soils reports, site plans, application, and fees to the Environmental Health Office. The staff soil scientist visits the property and approves or denies the soils. If the soils are approved the septic system plans are forwarded to the state wastewater engineer to be reviewed and approved. Prior to installing the system a joint meeting is held, typically on site, with the plan engineer, the soil scientist, the contractor, the certified subsurface operator, and a representative from the Environmental Health Office. Several site visits are made during the installation of the system to verify the work that is being done. Once all aspects of the installation are approved and have been tested successfully an Operation Permit is issued. Operation Permits for these types of systems will need to be renewed every five years.

Once the installation is approved the system will be required to have a private certified subsurface operator monitor and maintain the system, and will also be required to pay an annual monitoring fee to the county and have the county conduct an annual inspection of the system.

If you have any other questions please do not hesitate to contact me.

Lynn Richardson

From: J. Pyle [pyb@earthlink.net]
Sent: Monday, March 12, 2007 9:32 PM
To: Tom Dunnigan
Cc: Lynn Richardson; Jim and Bev Wiggins
Subject: Cemetery

Tom--

Thank you for escorting us to the cemetery that you identified last week with Mr. Mann. It is not one that had been reported to us earlier for inclusion in the Chatham County Cemetery Survey, and it will be added as we revise the list for the county and NC State Archives.

We are appreciative of your interest in preserving the cemetery and making it accessible in your design of Terrell's Ridge Subdivision. We hope to be able to learn more about the people who might be buried in this small family plot.

--Jane Pyle, Chatham County Historical Association