

Pickett-Sprouse

REAL ESTATE

E. JUDSON PICKETT, MAI (CONSULTANT) • ROBERT M. SPROUSE, MAI • JOHN T. KEPLEY • W. VERNON AVERETT, CCIM • JERRY L. GAMBILL, MAI
MARK E. MICOL • MARK N. O'NEAL, CCIM • BRIAN D. HILL • GREGORY T. PAYNE • AMY C. SEARS • SUNNY S. YU

February 8, 2008

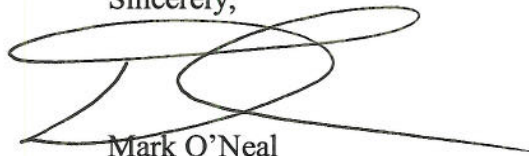
Ms. Lynn Richardson
Chatham County Planning Department
P.O. Box 54
Pittsboro, NC 27312-0054

Dear Ms. Richardson:

The following items are enclosed for the Valley View Subdivision final plat approval by Chatham County.

1. Final Major Subdivision Application.
2. Park land payment in lieu for \$20,372.
3. Estimate for final touch-up seeding for \$3,000.
4. Check for \$4,200 representing 140% of the seeding estimate.
5. Letter from the North Carolina Department of Transportation stating that the road was built to DOT standards.
6. Letter from Michael Neal, PE stating that the streets and water system have been installed in a workman-like manner, the seeding estimate is adequate to complete the job, and that he inspected the ductile iron pipe creek crossing.
7. A CD containing copies of the above, final plat, and copies of the septic permits all in PDF format.

Sincerely,



Mark O'Neal

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: Valley View

Subdivision Applicant:

Subdivision Owner:

Name: Ticon Properties, LLC
c/o Pickett-Sprouse Real Estate
Address: P.O. Box 52118
Durham, NC 27717

Phone:(W) 919-493-0395
Phone:(H) _____ Fax: 919-493-1523
E-Mail robert@pickett-sprouse.com

Township: Baldwin Zoning: CUP-RA-40
Flood Map # 3710975500J Zone: XA-7/13/05
Watershed: WS-IVPA

Name: Ticon Properties, LLC
5836 Fayetteville Road
Address: Suite 201
Durham, NC 27713

Phone:(W) 919-484-1060
Phone:(H) _____ Fax: 919-484-1996
E-Mail jack@ticonproperties.com

P. I. N. # 9755-73-7372 & 9755-64-7093
Parcel # 1669 & 1670
Existing Access Road: S.R. # 1526
S.R. road name Andrews Store Road

Total Acreage: 47.3

Total # of Lots: 22

Min. Lot Size: 41,335 SF

Ph. I Acreage _____

Ph. I # of lots 22

Max. Lot Size: 106,670 SF

Ph. II Acreage _____

Ph. II # of lots _____

Avg. Lot Size: 52,935 SF

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 1600 ft.

Road Surface:

paved

gravel

Water System:

individual wells

community wells

public system

name Chatham

Sewer System:

septic systems

community system

public system

name _____

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

[Signature] Date 1-22-08
Signature of Applicant

[Signature] Date 1-22-08
Signature of Owner

For Office Use Only:

Notes: _____

Approved by County Commissioners: Sketch _____
Preliminary _____
Final _____

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

This check has a blue background on white paper and some of the security features on this document include: a Watermark, MicroPrint signature line, and a holographic foil stamp; absence of these features will indicate a copy.



Official Check

64-79/611

4033033965

Purchaser

Ticon Properties LLC

Date

Initials (type)

Center

145413 8000114

PAY

Feb. 1, 2008

\$ [Redacted]

To the Order of

****\$20,372.00****

20,372.00

Chatham County

SunTrust Banks, Inc. by its Authorized Agent
SunTrust Bank



Akaster
Authorized Signature

Payable at SunTrust Bank

MP

⑈4033033965⑈ ⑆061100790⑆ 7019019996⑈

This check has a blue background on white paper and some of the security features on this document include: a Watermark, MicroPrint signature line, and a holographic foil stamp; absence of these features will indicate a copy.



Official Check

64-79/611

4033034109

Purchaser

Ticon Properties, LLC

Date

Initials (type)

Center

118582 8000114

PAY

Feb. 4, 2008

\$ [Redacted]

To the Order of

****\$4,200.00****

4,200.00

Chatham County

SunTrust Banks, Inc. by its Authorized Agent
SunTrust Bank



Garnette
Authorized Signature

Payable at SunTrust Bank

MP

⑈4033034109⑈ ⑆061100790⑆ 7019019996⑈



GRADING & LANDSCAPING
 2621 OLD NC 10
 HILLSBOROUGH, NC 27275

PHONE
 (919) 383-9849

FAX
 (919) 382-6360

Estimate

| Name / Address |
|--|
| Ticon Properties, LLC 5850 Fayetteville Road Suite 202 Durham, NC 27713 |

| Date | Project |
|----------|-------------|
| 2/1/2008 | Valley View |

| Description | Qty | Rate | Total |
|---|-----|--------------|------------|
| Cleaning up remaining erosion control and seed and mat bare areas | | 3,000.00 | 3,000.00 |
| We look forward to working with you! | | Total | \$3,000.00 |

Signature _____



GRADING & LANDSCAPING
2621 Old NC 10
HILLSBOROUGH, NC 27215

PHONE
(919) 383-9849

FAX
(919) 382-6360

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| Name / Address |
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| We look forward to working with you! | | | Total | \$3,000.00 |

Signature _____

140% = \$4200

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SUNTRUST

Official Check

4033034109

Purchaser

Ticon Properties, LLC

Date

Feb. 4, 2008

Initials (type)

118582 8000114

Center

PAY

****\$4,200.00****

***4,200.00**

To the Order of

Chatham County

SunTrust Banks, Inc. by its Authorized Agent
SunTrust Bank

Garnette Avey
Authorized Signature

Payable at SunTrust Bank

⑈4033034109⑈ ⑆061100790⑆ 7019019996⑈



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY
GOVERNOR

LYNDO TIPPETT
SECRETARY

January 7, 2008

Chatham County

**SUBJECT: Subdivision – Phoebe Lane and Valley View Lane in the Valley View
Subdivision off of SR 1526**

Pickett-Sprouse Real Estate, Inc.
c/o Mark O'Neal
3805-A University Drive
Durham, N.C. 27717

Dear Mr. O'Neal,

This is to acknowledge that Phoebe Lane (sta.10+00 to sta.14+09) and Valley View Lane (sta.10+00 to sta. 20+29.40) in the Valley View Subdivision has been constructed in accordance with the manual, "Subdivision Roads – Minimum Construction Standards", revised January 2000, per certification by Michael A. Neal, P.E.

This letter does not add the above road to the state system for maintenance. Upon satisfactory maintenance and establishing minimum home density, you will need to contact this office for an onsite investigation to be completed by personnel from this office. This investigation will be needed to determine the suitability of this road to be added to the State Maintenance System.

Should you have any questions or need additional information please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink that reads "Justin Bullock".

Justin Bullock, E.I.
Assistant District Engineer

cc: Timothy Johnson, P.E., Division Engineer
Benny Sloan, County Maintenance Engineer
Lynn Richardson, Chatham Co. Planning Dept.
Michael A. Neal, P.E.
File



Received

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

DEC 31 2007

MICHAEL F. EASLEY,
GOVERNOR

LYNDO TIPPETT
SECRETARY

DIVISION 8 DISTRICT 1
DEPT. OF TRANSPORTATION

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

DATE: 12-28-07

COUNTY: CHATHAM

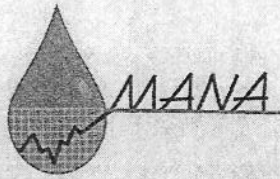
SUBDIVISION NAME: VALLEY VIEW

| STREET NAMES | From Sta. No. | To Sta. No. |
|------------------|---------------|-------------|
| PHOEBE LANE | 10+00.00 | 14+09.00 |
| VALLEY VIEW LANE | 10+00.00 | 20+29.40 |
| | | |
| | | |
| | | |
| | | |
| | | |

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: MICHAEL A. NORTON
SIGNATURE: [Signature]
NC PE LICENSE #: 26396





MICHAEL A. NEAL & ASSOCIATES, PLLC
ENGINEERS, SURVEYORS, AND PLANNERS
105 West Corbin Street, Suite 201
Hillsborough, North Carolina 27278
(919) 644-1277 mneal-mana@intrex.net

Lynn Richardson
Chatham County Planning Department
P. O. Box 54
Pittsboro, N. C. 27312-0054

Dear Ms. Richards:

As engineer for the Valley View development on Andrews Store Road in Chatham County, I have reviewed and inspected the plans and construction of the two streets, the construction of the water system, and reviewed the utility as built for the water system. I found the work to be completed and constructed in a workman like manner. A copy of the NCDOT letter acknowledging that the streets have been constructed to the NCDOT standards is attached. A letter from the Chatham County Water Department has been forwarded to you from Michelle Ballard for your files acknowledging satisfactory completion of the water system.

Also attached is a \$3,000 proposal from C. J. McGhee Grading and Landscaping to complete the touch up seeding and repairs identified by Jim Willis, Erosion Control. This amount should adequately complete those tasks.

In addition, I inspected the ductile iron pipe creek crossing used to sleeve the individual septic lines for the off site septic systems. It was installed 50 feet on each side of the water hazard. The installation was workman like.

Thank you for your consideration. Valley View is a quality addition to Chatham County.

Sincerely,

Michael A. Neal, PE

Cc
Mark O'Neal



Received

DEC 31 2007

MICHAEL F. EASLEY,
GOVERNOR

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

LYNDO TIPPETT
SECRETARY

DIVISION 8 DISTRICT 1
DEPT. OF TRANSPORTATION

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

DATE: 12-28-07

COUNTY: CHATHAM

SUBDIVISION NAME: VALLEY VIEW

| STREET NAMES | From Sta. No. | To Sta. No. |
|------------------|---------------|-------------|
| PHOEBE LANE | 10+00.00 | 14+09.00 |
| VALLEY VIEW LANE | 10+00.00 | 20+29.40 |
| | | |
| | | |
| | | |
| | | |
| | | |

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: MICHAEL A. NORTON
SIGNATURE: [Signature]
NC PE LICENSE #: 26396





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY
GOVERNOR

LYNDO TIPPETT
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January 7, 2008

Chatham County

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Sincerely,

A handwritten signature in cursive script that reads "Justin Bullock".

Justin Bullock, E.I.
Assistant District Engineer

cc: Timothy Johnson, P.E., Division Engineer
Benny Sloan, County Maintenance Engineer
Lynn Richardson, Chatham Co. Planning Dept.
Michael A. Neal, P.E.
File

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

Rec
1/14/08