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## MEMORANDUM

**TO:** Lynn Richardson  
Chatham County Planning Dept.  
80-A East Street  
Pittsboro, NC 27312

**FROM:** Robbie Oldham, PE

**DATE:** June 13, 2008

**PROJECT:** The Glens Phase I – Major Subdivision Final Plat  
Chatham County, NC  
W&R Project No. 02060411.0

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### FINAL PLAT SUBMITTAL:

Attached please find one application package submitted for Final Plat approval. Included in this package are the following items:

- 1 Major Subdivision Review Checklist with supporting documentation;
- 1 Major Subdivision Application;
- 1 list of adjacent property owner information for notification mailings;
- 25 copies of the Final Plat (under separate cover via Infinite Land Design);
- 1 Letter from Aqua North Carolina referencing water and sewer service;
- 1 Engineer's Bond Estimate for remaining roadway and utility construction;
- 1 Letter from US Department of Housing and Urban Development;
- 1 compact disk with digital pdf copies of submittal documents.

**CHATHAM COUNTY  
MAJOR SUBDIVISION  
REVIEW CHECKLIST**

Subdivision Name The Glens – Phase I

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"/> Confirmation from Chatham County Historical Association/Jane Pyle/542-3603	
<input type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	
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"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	
FINAL PLAT REVIEW	
<input checked="" type="checkbox"/> 25 Copies of Plat	-----
<input checked="" type="checkbox"/> Application	.....
<input checked="" type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	06 / 13 / 08
<input checked="" type="checkbox"/> <b>Chatham County Environmental Health Division</b> septic improvement permits or NCDWQ septic permits for each lot. Aqua Letter Provided	06 / 11 / 08
<input checked="" type="checkbox"/> Road Completion Certificate or Financial Guarantee     Bond Estimate Provided	06 / 13 / 08
<input checked="" type="checkbox"/> Utilities Completion Cert. or Financial Guarantee     Bond Estimate Provided	06 / 13 / 08

Comment \_\_\_\_\_

**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:** The Glens (fka McBane Property Subdivision) – Phase I

**Subdivision Applicant:**

**Subdivision Owner:**

Name: Polk-Sullivan, LLC

Name: Polk-Sullivan, LLC

Address: 1000 St. Alban's Drive, Suite 400  
Raleigh, NC 27609

Address: 1000 St. Alban's Drive, Suite 400  
Raleigh, NC 27609

Phone:(W) (919) 785-4413

Phone:(W) (919) 785-4413

Phone:(H) \_\_\_\_\_ Fax: (919) 784-4401

Phone:(H) \_\_\_\_\_ Fax: (919) 784-4401

E-Mail cheryleverette@swainco.com

E-Mail cheryleverette@swainco.com

**Township:** Hadley **Zoning:** RA-40 (Unzoned @ Time of Approval) **P. I. N. #** 9734-49-8086

**Flood Map #** 3710973400J **Zone:** X and AE **Parcel #** 85448  
3710923500J

**Existing Access Road:** S.R. # 1520

**Watershed** WS-IV PA

**S.R. road name** Old Graham Road

**Total Acreage:** +/-158.87

**Total # of Lots:** 109

**Min. Lot Size:** 0.92 (Ph I)

Ph. I Acreage 14.93

Ph. I # of lots 9

**Max. Lot Size:** 2.99 (Ph I)

Ph. II Acreage. N/A

Ph. II # of lots N/A

**Avg. Lot Size:** 1.42 (Ph I)

Ph. III Acreage N/A

Ph. III # of lots N/A

**Name and date of contact with Chatham County Historical Association:** Jane Pyle Jan 18, 2007

**Type of new road:**  Private/ Length \_\_\_\_\_

Public/ Length 1,360 LF

**Road Surface:**

- paved
- gravel

**Water System:**

- individual wells
- community wells
- public system

Name Aqua North Carolina

**Sewer System:**

- septic systems
- community system
- public system

Name Aqua North Carolina

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

Polk Sullivan LLC  
[Signature]  
Signature of Applicant

06/13/08  
Date [Signature]  
Signature of Owner

Date 06/13/08

**For Office Use Only:**

Notes: \_\_\_\_\_

Approved by County Commissioners: Sketch  
Preliminary  
Final

Payment: Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Amount: \$ \_\_\_\_\_

## Adjoining Property Owners

Patricia Weldon Feigley  
Charles Eugene Feigley  
2538 Wheat Street  
Columbia, SC 29205  
Parcel 66671

Chatham Partners LLC  
Polk-Sullivan LLC  
1000 St Albans Drive, Suite 400  
Raleigh, NC 27609  
Parcel 10919

Winfred Lynn Cheek  
Sharon C. Holland  
6935 Old Graham Road  
Pittsboro, NC 27312  
Parcel 10944

Kenneth Crossen  
Cynthia Crossen  
1116 Marshall Road  
Pittsboro, NC 27312  
Parcel 10910

Hilda McBane  
7395 Old Graham Road  
Pittsboro, NC 27312  
Parcel 10917

Jordan Lake Preserve Corporation  
660 Rockbridge Road  
Pittsboro, NC 27312  
Parcels 84655, 84656, 84657, 84658,  
84666, 84667, 84668, 84669, 84670,  
84671, 84740, 84741

Laurel Ridge Development Inc.  
1000 St Albans Drive, Suite 400  
Raleigh, NC 27609  
Parcel 86199

FOR OFFICE USE ONLY

Date's Adjacent Owner Letters were mailed out

Sketch	/ /	/ /
Preliminary	/ /	/ /

Dates and Actions of Planning Board Meetings

Sketch	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Preliminary	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Final	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled

Dates and Actions of Board of Commissioners Meetings

Sketch	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Preliminary	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Final	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled

Conditions stipulated by Planning Board or Board of Commissioners (label as sketch, preliminary or final):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Financial Guarantee (if applicable):

Submitted by: \_\_\_\_\_

Guarantee Type: \_\_\_\_\_

Amount: \$ \_\_\_\_\_

Acceptance Date: \_\_\_/\_\_\_/\_\_\_

Expiration Date: \_\_\_/\_\_\_/\_\_\_

Release Date: \_\_\_/\_\_\_/\_\_\_

Release Payable to: \_\_\_\_\_

\_\_\_\_\_ / /  
*Planning Department*

*Date*



202 MacKenan Court P: 919-653-6963  
Cary, NC 27511 F: 919-460-1788  
psdodge@aquaamerica.com

June 11, 2008

Ms. Lynn Richardson  
Chatham County Planning Department  
80-A East Street  
Pittsboro, NC 27312

Re: The Glens Subdivision  
formerly called the McBane Project  
Water and Sewer System  
Chatham County

Dear Cheryl:

This is to confirm that Heater Utilities, Inc. d/b/a Aqua North Carolina (Aqua) is the owner and operator of the water and sewer systems serving The Glens Subdivision (Subdivision), formerly called the McBane Project, located in Chatham County. Aqua has sufficient water and sewer available to serve the Subdivision which is anticipated to have approximately 109 water and sewer connections. The Glens, Phase 1 will only consist of 9 of the 109 lots being served. Aqua will provide water and sewer service to the Subdivision under the rules and regulations of the North Carolina Utilities Commission, Division of Water Quality, and the Department of Environmental and Natural Resources – Public Water Supply Division. The water system will be tested at required intervals to ensure compliance with all applicable standards.

If you have any questions, please contact me at 919-653-6963.

Sincerely,

A handwritten signature in black ink that reads "Peggy Sue Dodge". The signature is written in a cursive, flowing style.

Peggy-Sue Dodge  
Sr. New Business Coordinator

/psd

June 13, 2008

Ms. Lynn Richardson  
Subdivision Administrator  
Chatham County Planning Department  
Post Office Box 54  
80-A East Street  
Pittsboro, NC 27312

RE: The Glens Subdivision (formerly McBane Subdivison)  
Phase 1 Completion Bond Estimate  
W&R Project No. 02060411.0

Dear Ms. Richardson,

On behalf of Polk-Sullivan, LLC and in support of the Phase 1 final plat package, we are providing this letter stating that as of June 13, 2008, approximately 15% of the improvements for Phase 1 are complete. This includes the Old Graham Road improvements associated with the southern entrance of the Glens. Please note that credit was only taken for the improvements along the western side of Old Graham Road and not the eastern side which is associated with the Bluffs subdivision.

A completion bond/letter of credit will be provided to Chatham County for the remaining improvements in the amount of 140% of the estimated construction costs. Our estimate is \$386,580.00 with a 1.40 multiplier equaling \$541,212.00. Please find attached a detailed cost estimate.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

**WITHERS & RAVENEL, INC.**

Robbie Oldham, PE



Attachment: Completion Bond Estimate

# The Glens Subdivision (formerly McBane)

## Construction Cost Estimate for Phase 1

13-Jun-08

Item	Description	Estimated Quantity	Unit	Unit Price	Total Cost
<b>Clearing &amp; Grubbing/Erosion Control</b>					
1	Clearing (Burn Debris)	4.5	AC	\$ 3,200.00	\$ 14,400.00
2	Temporary Silt Fence	1,050	LF	\$ 2.50	\$ 2,625.00
3	Temporary Filter Basins	3	EA	\$ 5,000.00	\$ 15,000.00
4	Construction Entrance	1	EA	\$ 1,500.00	\$ 1,500.00
5	Temporary Diversion Ditch	1,320	LF	\$ 1.00	\$ 1,320.00
6	Rock Check Dams	12	EA	\$ 175.00	\$ 2,100.00
7	Erosion Control Matting (NAG C125)	3,380	SY	\$ 3.50	\$ 11,830.00
8	Erosion Control Matting (Enkamat 7020)	960	SY	\$ 3.50	\$ 3,360.00
9	Temporary Seeding & Mulching	3.5	AC	\$ 1,100.00	\$ 3,850.00
10	Permanent Seeding	3.5	AC	\$ 1,700.00	\$ 5,950.00
11	Erosion Control Maintenance	1.0	LS	\$ 2,500.00	\$ 2,500.00
12	Tail Ditch	550	LF	\$ 5.00	\$ 2,750.00
13	Class B Rip Rap Energy Dissipator Pads including Fabric	40	TN	\$ 55.00	\$ 2,200.00
14	Class 1 Rip Rap Energy Dissipator Pads including Fabric	360	TN	\$ 60.00	\$ 21,600.00
15	Plunge Pools (Grading)	2	EA	\$ 1,500.00	\$ 3,000.00
<b>Subtotal-Clearing &amp; Grubbing/Erosion Control</b>					<b>\$ 93,985.00</b>
<b>Street System Grading</b>					
1	Strip Topsoil (9" Strip Layer) & Stockpile	3,990	CY	\$ 3.25	\$ 12,967.50
2	Common Excavation & Place	2,380	CY	\$ 3.50	\$ 8,330.00
3	Borrow from Site (No Topsoil Reuse)	7,390	CY	\$ 3.50	\$ 25,865.00
4	Fine Grade Street System (EOP+1')	4,970	SY	\$ 1.15	\$ 5,715.50
5	Fine Grade Area Outside Pavement (EOP+1')	16,810	SY	\$ 0.25	\$ 4,202.50
<b>Subtotal-Street System Grading</b>					<b>\$ 57,080.50</b>
<b>Sanitary Sewer System</b>					
1	2" PVC Force Main SDR-21, CL 200	190	LF	\$ 11.00	\$ 2,090.00
2	3" PVC Force Main SDR-21, CL 200	910	LF	\$ 11.50	\$ 10,465.00
3	4" PVC Force Main SDR-21, CL 200	25	LF	\$ 13.00	\$ 325.00
4	6" PVC Force Main SDR-21, CL 200	500	LF	\$ 18.00	\$ 9,000.00
5	2" Cleanout	1	EA	\$ 1,000.00	\$ 1,000.00
6	3" Cleanout	2	EA	\$ 1,000.00	\$ 2,000.00
7	6" Cleanout	1	EA	\$ 1,000.00	\$ 1,000.00
8	Location Tape	1,625	LF	\$ 0.05	\$ 81.25
9	Tracer Wire	1,625	LF	\$ 0.25	\$ 406.25
10	Fittings, Tees, Elbows, etc.	1	LS	\$ 2,500.00	\$ 2,500.00
11	3" Gate Valves	1	EA	\$ 405.00	\$ 405.00
12	4" Gate Valves	1	EA	\$ 450.00	\$ 450.00
13	6" Gate Valves	1	EA	\$ 550.00	\$ 550.00
14	2" Force Main Sewer Services	9	EA	\$ 1,035.00	\$ 9,315.00
<b>Subtotal-Sanitary Sewer System</b>					<b>\$ 39,587.50</b>
<b>Water System</b>					
1	4" DIP Pressure Class 350	350	LF	\$ 20.25	\$ 7,087.50
2	8" DIP Pressure Class 350	1,155	LF	\$ 27.60	\$ 31,878.00
3	4" Gate Valves	1	EA	\$ 750.00	\$ 750.00
4	8" Gate Valves	3	EA	\$ 835.00	\$ 2,505.00
5	Fittings, Tess, Reducers, etc.	1	LS	\$ 1,500.00	\$ 1,500.00
6	Fire Hydrant Assembly	2	EA	\$ 2,600.00	\$ 5,200.00
7	4" Blowoff Assembly	1	EA	\$ 1,200.00	\$ 1,200.00
8	8" Blowoff Assembly	1	EA	\$ 2,000.00	\$ 2,000.00
9	Location Tape	1,505	LF	\$ 0.05	\$ 75.25
10	Tracer Wire	1,505	LF	\$ 0.25	\$ 376.25
11	1" Water Services	9	EA	\$ 650.00	\$ 5,850.00
<b>Subtotal-Water System</b>					<b>\$ 58,422.00</b>



Item	Description	Estimated Quantity	Unit	Unit Price	Total Cost
<b>Storm Drainage</b>					
1	18" Class IV RCP	76	LF	\$ 50.00	\$ 3,775.00
2	42" RCP	60	LF	\$ 83.00	\$ 4,980.00
3	48" RCP	68	LF	\$ 95.00	\$ 6,460.00
4	54" RCP	56	LF	\$ 100.00	\$ 5,600.00
5	18" FES	2	EA	\$ 600.00	\$ 1,200.00
6	42" Headwall	123	SF	\$ 30.00	\$ 3,690.00
7	48" Headwall	126	SF	\$ 30.00	\$ 3,780.00
8	54" Headwall	200	SF	\$ 30.00	\$ 6,000.00
<b>Subtotal-Storm Drainage</b>					\$ 35,485.00
<b>Street System Paving</b>					
1	8" ABC Stone	4,550	SY	\$ 9.00	\$ 40,950.00
2	2.5" Type SF 9.5A Asphalt Pavement (2-1.25" Lifts)	4,190	SY	\$ 13.00	\$ 54,470.00
3	Median Curb & Gutter	300	LF	\$ 22.00	\$ 6,600.00
<b>Subtotal-Street System Paving</b>					\$ 102,020.00
<b>Total</b>					\$ 386,580.00

Prepared by Withers & Ravenel, Inc.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, D.C. 20410-8000

OFFICE OF HOUSING

January 17, 2008

Nina Shor  
Charlotte Raleigh Research Triangle Park Rock Hill  
Hearst Tower, 47th Floor, 214 North Tyron Street  
Charlotte, NC 28202

Subject: ILS Number: 32249; Bynum Ridge, LLC; The Glens ; Initial Filing  
Received 01/17/2008

Dear Nina Shor:

Thank you for filing an initial registration under the Interstate Land Sales Full Disclosure Act. HUD appreciates your efforts to comply with this important consumer protection law.

HUD received your material on 01/17/2008. You should have also sent a payment, payable to the "Treasurer of the United States," to HUD's College Park address: U.S. Department of HUD/100655 Office of Interstate Land Sales 1075 Loop Road College Park, GA 30337. If you have paid us and we do not respond within thirty days from your initial filing date, your Statement of Record will become effective automatically.

Please make a note of your ILS number: 32249. Use this number whenever you contact HUD concerning this particular filing. In addition, please note the ILS number on the face of any future payments. We will send all correspondence to you by U.S. mail. You may, however, request that HUD send correspondence to a particular e-mail address or facsimile number, and we will try to honor that request.

You may send e-mail inquiries to HUD at the following address: [hsg-respa@hud.gov](mailto:hsg-respa@hud.gov). The Interstate Land Sales web site is located at:  
<http://www.hud.gov/offices/hsg/sfh/ils/ilshome.cfm>.

Mattie M. Akins will be reviewing your material. Should you have any questions relating to this filing, please feel free to telephone Mattie M. Akins at 202-708-0502.

Thank you again for your efforts at complying with the Interstate Land Sales Full Disclosure Act. Should you have any suggestions as to how we may be able to provide better service to you in this process, please feel free to call me.

Sincerely,



Mattie M. Akins  
Office of RESPA and  
Interstate Land Sales