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**THE JOHN R. McADAMS COMPANY, INC.**

July 6, 2009

Mr. Keith Megginson, Planning Director  
Chatham County Planning Department  
P.O. Box 54  
80-A East Street  
Pittsboro, North Carolina 27312-0054

Re: **Briar Chapel – Phase 4 – Revisions to Platted Lots 5, 6, 309-315  
Chatham County, North Carolina  
NEW-09004**

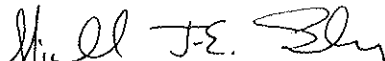
Dear Mr. Megginson:

This letter is in follow-up to your recent meeting on June 23, 2009 with Mr. Bill Mumford regarding Newland Communities' proposed replatting of nine (9) existing lots (Lot Nos. 5, 6, 309-315) at Briar Chapel to create 21 lots. It is our understanding that during that meeting you informed Mr. Mumford that the recombination plat that we are preparing for this revision will need to be reviewed by the Planning Board and Board of Commissioners and that a summary is needed of how the addition of these lots will impact the existing permits, if at all. Therefore, I have prepared the attached table that lists each permit and the status of each relative to this proposed recombination. As indicated by the summary in the attached table, each of the respective agencies has either indicated their acceptance of this proposed change or is not affected by this change.

If you have any questions, please contact me at your convenience

Sincerely,

**THE JOHN R. McADAMS COMPANY, INC.**

  
Michael J.E. Sanchez, P.E., LEED® AP  
Director, Land Development

MJES/

**Research Triangle Park, NC**

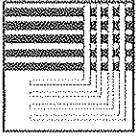
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910-799-8171 Fax



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## BRIAR CHAPEL PHASE 4 SUMMARY OF PERMIT IMPACT FOR PROPOSED REPLATTING OF LOTS 5, 6, 309-315

PERMIT	PERMITTING AGENCY	COMMENT
Roadway	NC DOT	No permit revision necessary. Please see attached documentation from Justin Bullock, NC DOT Assistant District Engineer (Division 8, District 1)
Driveway	NC DOT	Not applicable as the driveway permit for Great Ridge Parkway to Manns Chapel Road is unaffected by this change. No driveway permit has been issued for Warbler Circle onto Great Ridge Parkway since NC DOT has not yet assumed maintenance of this roadway.
Erosion Control	Chatham County	No permit revision necessary since the area that was to be disturbed for the nine currently platted lots will not increase. The limit of disturbance for the proposed 21 lots will remain within the currently permitted limit of disturbance.
Wetlands / Streams	USACOE / DWQ	No permit revision necessary since the revision of lot lines to create 21 lots where there was to be nine lots will not result in any additional impact to wetlands or streams over that currently covered under the existing 404/401 permit.
Public Water	Chatham County	Per discussion with Roy Lowder, we have prepared a revised utility plan (attached) that shows the necessary water service additions and relocations. In addition, Newland will request that Chatham County transfer credit for the 12 additional lots to be added from previously paid Phase 5 North availability fees, which have not been used since that phase of development has been delayed.
Public Water	NC DENR PWS	No permit revision necessary. Please see attached documentation from Mr. Vincent Tomaino, NC DENR PWS, Environmental Engineer II
Sanitary Sewer	NC DENR DWQ APS	No permit revision necessary. Please see attached documentation from Mr. Barry Herzberg, NC DENR APS, Environmental Engineer I
Stormwater Mgmt	NC DENR DWQ	Permit modification did not require any change to stormwater BMP but only a submittal updating the impervious change. Please see attached documentation from Ms. Amnette Lucas, NC DENR DWQ acknowledging that information submitted regarding this proposed change is acceptable.

## NC DOT Correspondence Regarding Roadway Permit

**Sanchez, Mike**

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**From:** Bullock, Justin E [jebullock@ncdot.gov]  
**Sent:** Thursday, June 25, 2009 4:01 PM  
**To:** Sanchez, Mike  
**Cc:** Britt, Jennifer L  
**Subject:** FW: Briar Chapel - Great Ridge Parkway - Addition of 11 lots  
**Attachments:** NEW-05041 LOT EXHIBIT.pdf

Mike,

According to your exhibit, there does not seem to be any changes to the Right of Way or horizontal alignment of Great Ridge Parkway. As such, there will be no need for any revisions to the subdivision plan or plat from NCDOT, assuming that the lots will still have their access from Warbler Circle.

Let me know if anything else is needed.

*Justin Bullock, E.I.*

Asst. District Engineer  
Division 8, District 1

PO Box 1164  
300 Country Club Drive  
Asheboro, N.C. 27204  
Phone (336) 629-1423  
Fax (336) 629-7228

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**From:** Sanchez, Mike [mailto:sanchez@johnrmcadams.com]  
**Sent:** Thursday, June 25, 2009 3:35 PM  
**To:** Britt, Jennifer L; Bullock, Justin E  
**Subject:** Briar Chapel - Great Ridge Parkway - Addition of 11 lots

Jennifer / Justin

It's been awhile since we last talked. I hope you are doing well.

I've got a question regarding the addition of lots along Great Ridge Parkway at Briar Chapel. As I'm sure you recall, NC DOT approved Great Ridge Parkway near the roundabout as part of the Briar Chapel Phase 3 plans and the surrounding residential and community center roads as part of the Briar Chapel Phase 4 plans. There is a section on the east side of Great Ridge Parkway just north of the roundabout but still within the Phase 3 and 4 limits, where Newland would like to replat 9 lots so as to create 21 lots since smaller product is now planned for this area. The attached pdf shows the area and the nine lots that were shown on the Phase 4 plans are screened back and the 21 proposed lots are shown as well.

Newland has asked us to verify that this proposed replatting will not require any NC DOT permit revisions. Can

7/6/2009

you confirm that this is the case?

Thanks for your help.  
Mike

Michael J. E. Sanchez, PE, LEED® AP  
Director, Land Development

Office: 919-361-5000  
Cell: 919-815-4368  
Toll Free: 800-733-5646

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NC DENR Public Water Supply Section Correspondence  
Regarding Water Line Permit

## Sanchez, Mike

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**From:** Tomaino, Vincent [vincent.tomaino@ncdenr.gov]  
**Sent:** Friday, July 03, 2009 10:39 AM  
**To:** Sanchez, Mike  
**Subject:** RE: Briar Chapel Development - Phase 3 and 4 Water Permit

Mike,

As I understand it, waterlines were installed assuming that they would serve 9 connections. There is now a proposal to re-plat the lots to create 21 connections instead. The smaller lots would change the plat, but not the water mains themselves.

In this case, you assured yourself as the design engineer that the waterlines will adequately serve 21 connections. You were careful about the number of connections on a 2-inch waterline.

All this being the case, we do not require you to do anything else, since the approval letter did not specifically mention the number of connections.

Please call or email me if you have any questions.

---

**From:** Sanchez, Mike [sanchez@johnrmcadams.com]  
**Sent:** Tuesday, June 30, 2009 9:14 AM  
**To:** Tomaino, Vincent  
**Subject:** RE: Briar Chapel Development - Phase 3 and 4 Water Permit

Vincent - this is strange but I still didn't get it and you do have the correct email address. I vaguely remember us having this problem in the past. Can you attach your response to this email and see if that it allows it to come through?

Thanks

Mike

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

**From:** Tomaino, Vincent [mailto:vincent.tomaino@ncdenr.gov]  
**Sent:** Monday, June 29, 2009 6:55 PM  
**To:** Sanchez, Mike  
**Subject:** RE: Briar Chapel Development - Phase 3 and 4 Water Permit

Yep, I just re-sent it to sanchez@johnrmcadams.com

---

**From:** Sanchez, Mike [sanchez@johnrmcadams.com]  
**Sent:** Monday, June 29, 2009 11:54 AM  
**To:** Vincent Tomaino PE  
**Subject:** RE: Briar Chapel Development - Phase 3 and 4 Water Permit

Hi Vincent

I didn't receive the email that you mentioned you'd send in follow-up to our conversation about this. I've been having a problem at times with my email filtering legit emails and I want to make sure that it didn't filter yours out. Did you send this yet?

Thanks

Mike

---

From: Sanchez, Mike

Sent: Thursday, June 25, 2009 4:46 PM

To: Vincent Tomaino PE

Subject: Briar Chapel Development - Phase 3 and 4 Water Permit

Vince

In follow-up to a telephone discussion that I had with you months ago, I want to verify that I understood correctly regarding NC DENR DEH Public Water Supply Section's requirements in regard to the addition of lots that will tie into a previously permitted waterline. In August 2006, the Public Water Supply issued approval for the Briar Chapel Phase 3 and 4 waterline (see attached permit). This waterline has been installed and is operational. However, at this time, the Owner would like to replat an area that was originally proposed to have nine (9) lots so that it will now contain 21 lots, since smaller product is now planned for this area. The attached pdf shows the area and the nine lots that were on the original plans are screened back and the 21 proposed lots are shown as well. According to my recollection of our conversation, the addition of these 12 lots, which will only require relocation and addition of services and no new water mains, this situation does not require any sort of repermitting for the water system.

Newland has asked us to verify that this proposed replatting will not require a Public Water Supply permit revision. Can you confirm that this is the case?

Thanks for your help.

Mike

Michael J. E. Sanchez, PE, LEED•AP

Director, Land Development

Office: 919-361-5000

Cell: 919-815-4368

Toll Free: 800-733-5646

[cid:image001.gif@01C9F8B0.4BF43D40]<<http://www.johnrmcadams.com/stationery/vcf/MichaelSanchez.vcf>>

[cid:image002.gif@01C9F8B0.4BF43D40]<<http://www.johnrmcadams.com/>>

Research Triangle Park[cid:image003.gif@01C9F8B0.4BF43D40]Charlotte[cid:image003.gif@01C9F8B0.4BF43D40]Wilmington

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NC DENR DWQ Aquifer Protection Section  
Correspondence Regarding Sanitary Sewer Permit

**Sanchez, Mike**

**From:** Herzberg, Barry [barry.herzberg@ncdenr.gov]  
**Sent:** Tuesday, July 07, 2009 10:35 AM  
**To:** Sanchez, Mike  
**Subject:** Briar Chapel

Mike,

In response to your note (shown below) a permit modification is NOT required.

Barry

This note is in regard to our conversation earlier today regarding Newland Communities' request to have us prepare a recombination plat so as to increase the density from nine (9) lots to 21 lots in an area that was previously permitted through DWQ for sanitary sewer approval. More specifically, the flow for the 9 lots were part of the flow permitted under Permit No. WQ0029867. As noted on the 2<sup>nd</sup> page of that permit, 88,250 gallons per day of flow generation are accommodated. This flow would be generated from the 353 lots anticipated at that time for this phase (287 gravity flow and 66 pressure flow via grinder pumps). The actual number of lots currently platted is 315. The proposed recombination plat will increase the platted lots from 315 to 327 lots. Therefore, is any type of permit revision necessary at this time or will a permit revision only become necessary if the subsequent plats for this phase result in a total number of lots greater than 353?

**Please note my e-mail address has changed to**

-  
**barry.herzberg@ncdenr.gov**

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties.

Barry Herzberg  
Environmental Engineer  
NCDENR - DWQ  
Raleigh Regional Office  
Voice 919-791-4249  
Fax 919-788-7159

---

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7/7/2009

NC DENR DWQ Correspondence Regarding Stormwater  
Management Permit

**Sanchez, Mike**

**From:** Finch, Jeremy  
**Sent:** Tuesday, June 30, 2009 4:01 PM  
**To:** Bill Mumford; 'Lee Bowman'  
**Cc:** Sanchez, Mike  
**Subject:** FW: Briar Chapel (Chatham County, NC) - Phase 4 (DWQ Project # EXP 05-0732v12) - Stormwater Management Plan Modification Request

FYI....see email from DWQ below approving the lot layout/impervious revisions adjacent to Great Ridge Parkway. I will be sending a hard copy of the documentation to them, upon which we should hopefully receive something in writing in a few weeks.

Let me know if you have any questions.

Jeremy

**From:** Lucas, Annette [mailto:annette.lucas@ncdenr.gov]  
**Sent:** Tuesday, June 30, 2009 3:46 PM  
**To:** Finch, Jeremy; Annette Lucas  
**Cc:** Joseph Gyamfi; Strickland, Bev  
**Subject:** RE: Briar Chapel (Chatham County, NC) - Phase 4 (DWQ Project # EXP 05-0732v12) - Stormwater Management Plan Modification Request

Jeremy,

I approve your modification of the drainage area and accept your technical information supporting the design of the wet detention basin. Good luck with this project.

Thanks,  
Annette

Annette Lucas, PE  
NC Division of Water Quality - 401 Oversight/Express Unit  
2321 Crabtree Boulevard, Suite 250  
Raleigh, North Carolina 27604  
Phone: (919) 715-3425  
Fax: (919) 733-6893

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties.

**From:** Finch, Jeremy [mailto:JFinch@ecoengr.com]  
**Sent:** Tuesday, June 30, 2009 2:27 PM  
**To:** Annette Lucas  
**Cc:** Joseph Gyamfi  
**Subject:** Briar Chapel (Chatham County, NC) - Phase 4 (DWQ Project # EXP 05-0732v12) - Stormwater Management Plan Modification Request

7/6/2009

Good Afternoon Annette ---

I hope you are doing well. I would first like to thank you for allowing me to tag on to our meeting yesterday morning with some additional questions regarding Briar Chapel, as it was greatly appreciated. As you may recall, we discussed the proposed revisions to the site layout for a small area in Phase 4 of Briar Chapel that will result in a net increase in the total number of lots and a net increase in the total impervious to a previously permitted wet pond. In summary, the layout revisions take place entirely within a single pond drainage area, and although the total impervious area to this wet pond will increase, the previously permitted design is still valid without any structural modifications necessary. Please find the attached documentation containing a letter explaining in detail the proposed layout revisions, a revised BMP supplement for the affected wet pond, an exhibit showing the layout revisions, and supporting wet pond calculations demonstrating the previously permitted facility can handle the increase in the total impervious area without any structural modifications necessary.

You may also recall my mentioning yesterday that we are submitting to Chatham County a recombination plat for these layout revisions. However, before approving the recombination plat, Chatham County is requiring "approval" from the various agencies (NCDOT, NCDWQ, etc.) of these layout revisions. Therefore, as we discussed yesterday, is there anyway we could receive an email approval of these revisions so that we can forward to Chatham County to satisfy their requirement that NCDWQ approve the revisions? If there is anyway we could receive an email approval by the end of this week, I would greatly appreciate it.

I am also copying Joseph on this email so that he is in the loop on these revisions because he has previously done all the Express Review for Phase 4 of Briar Chapel. Also, I will also be sending a hard copy of the attached documentation to you in the mail for your files.

As always, I appreciate your help on this project. If there is anything else you need to process this request, please do not hesitate to contact me.

Thanks and take care.

Jeremy Finch, PE  
Project Manager

Office: 919-287-4262  
Cell: 919-624-3672

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P.O. Box 14005, Research Triangle Park, NC 27709

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Thanks and take care.

Jeremy Finch, PE  
Project Manager

Office: 919-287-4262  
Cell: 919-624-3672

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