



Since 1979

THE JOHN R. McADAMS COMPANY, INC.

May 6, 2010

Ms. Lynn Richardson
Chatham County Planning Department
Post Office Box 54
80-A East Street
Pittsboro, North Carolina 27312-0054

Re: **Briar Chapel
Heather Glen Circle Final Plat
NEW-09004**

Dear Ms. Richardson:

Please find enclosed our submittal for the Briar Chapel Heather Glen Circle Final Plat. The total number of lots being platted in this submittal is 14.

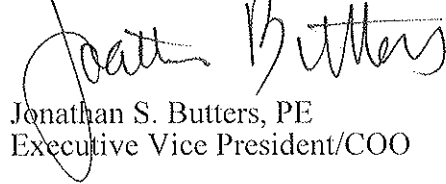
Enclosed in this submittal are the following:

- (A) (25) paper copies of the two sheet final plat
- (B) Completed application
- (C) Major Subdivision Review Checklist
- (D) Phase 4 bond deduction correspondence addressing financial guarantees of roads and utilities
- (E) CD with digital copy of final plat and application

If you have any questions please call at your earliest convenience.

Sincerely

THE JOHN R. McADAMS COMPANY, INC.


Jonathan S. Butters, PE
Executive Vice President/COO

JSB/djh

cc: Mr. Lee Bowman
Mr. Bill Mumford, PE

Research Triangle Park, NC
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**CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST**

Subdivision Name Briar Chapel Heather Glen Circle

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"/> 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)	05 / 07 / 2010
<input type="checkbox"/> Chatham County Environmental Health Division septic improvement permits or NCDWQ septic permits for each lot. – N/A	___/___/___
<input checked="" type="checkbox"/> Road Completion Certificate or Financial Guarantee	08 / 12 / 2009
<input checked="" type="checkbox"/> Utilities Completion Cert. or Financial Guarantee	08 / 12 / 2009

Comment _____

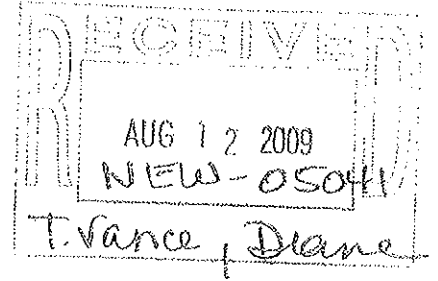
Date Complete Application Rec'd: _____ / _____ / _____ By: _____

Sustainable Communities Development
Department
Planning Division
Post Office Box 54
80-A East Street - Dunlap Building
Pittsboro, NC 27312-0054



Phone: 919-542-8204
Fax: 919-542-2698
www.chathamnc.org/planning

August 11, 2009



Arch Insurance Company
Attention: George Munana
135 N. Los Robles Avenue, Suite 825
Pasadena, CA 91101

RE: Briar Chapel Performance Bond reduction

Dear Mr. Munana:

Based on certifications received from Tommy L. Vance, P. E., The John R. McAdams Company, Inc., and Briar Chapel, the following Performance Bonds being held for the completion of infrastructure within Briar Chapel Planned Residential Development may be reduced:

<u>Bond No.</u>	<u>Original Amount</u>	<u>Proposed Amount</u>
Bond # SU5024263 (Bond # 2)	\$ 441,031.00	\$ 7000.00
Bond # SU5024264 (Bond # 3)	\$1,477,129.00	\$ 352,840.00
Bond # SU5024265 (Bond # 4)	\$3,801,909.00	\$1,320,930.00
Bond # SU5024266 (Bond # 5)	\$2,186,293.00	\$ 429,535.00
Bond # SU5024267 (Bond # 6)	\$2,121,587.00	\$ 414,450.00
Bond # SU5024284 (Bond # 7)	\$ 398,426.00	\$ 20,580.00

Please provide the appropriate and updated documents from the bonding agent that reflects the approved reductions. Should you have any questions or the bonding company

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Department
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Post Office Box 54
80-A East Street - Dunlap Building
Pittsboro, NC 27312-0054



Phone: 919-542-8204
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www.chathamnc.org/planning

August 11, 2009

Arch Insurance Company
Attention: George Munana
135 N. Los Robles Avenue, Suite 825
Pasadena, CA 91101

RE: Briar Chapel Performance Bond release

Dear Mr. Munana:

Based on certifications received from Tommy L. Vance, P. E., The John R. McAdams Company, Inc. (Engineer), information provided by Briar Chapel, and certification from Justin Bullock, E.I., Assistant District Engineer, NCDOT (in regard to Bond #SU5024285), the following Performance Bonds being held for the completion of infrastructure within Briar Chapel Planned Residential Development may be released:

<u>Bond No.</u>	<u>Original Amount</u>
Bond #SU5024262 (Bond # 1) Phase I Waste Water Treatment Plant and pond Grading, access, all WWTP related utilities (including 5-day upset pond utilities) and the Bentonite mixture In the Waste Water Treatment ponds.	\$480,446.00
Bond # SU5024285 (Bond # 8) Construction of Pokeberry Bridge	\$606,284.00

Enclosed with this correspondence are the two original bonds for cancellation. Should



October 20, 2008

Mr. Jeff Scouten
Newland Communities
16 Windy Knoll Circle
Chapel Hill, NC 27516

Re: **Briar Chapel Development
Phase 4 – Bond Reductions
Chatham County, NC
NEW-05041**

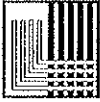
Dear Mr. Scouten:

This letter is to provide you with a breakdown of the Phase 4 Bond Reduction amount(s) which includes Bonds 1 thru 8. Bonds 1 thru 4 are for the Section 1 plat, Bond 5 is for the Section 2 plat, Bond 6 is for the Section 3 plat, Bond 7 is for the Briar Chapel Parkway south of Pokeberry Bridge and Catullo Run and Bond 8 is the Pokeberry Bridge. The total amount of each bond includes a 40% increase as required by Chatham County.

Bond #1 includes the Phase I Waste Water Treatment Plant grading, access and utilities and the Bentonite mixture in the Waste Treatment ponds. The original amount of this Bond was \$480,446. The work for this Bond is 100% complete and at this time I am requesting it to be reduced to \$0 as indicated in the attached spreadsheet. **The total amount of Bond #1: \$0**

Bond #2 is for the Spray Irrigation Fields. The original amount of this Bond was \$441,031. The work for this Bond is 100% complete and at this time I am requesting it to be reduced to \$0 as indicated in the attached spreadsheet. **The total amount of Bond #2: \$0**

Bond #3 is for the final lift of asphalt paving, sidewalk and final clean-up on Briar Chapel Parkway and Great Ridge Parkway. The original amount of this Bond was \$1,477,129. There is \$177,200 of work remaining, as indicated by the attached spreadsheet plus the 40% increase of \$70,880. **The total amount of Bond #3: \$248,080**



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Mr. Jeff Scouten
October 20, 2008
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Bond #4 is for the final lift of asphalt paving, sidewalk and final clean-up on Great Ridge Parkway, Phase 4 Pod 'A' 15 lots, Phase 4 Pod 'B' 23 lots, Phase 4 Pod 'C' 25 lots and Phase 4 Pod 'C' 4 lots. The original amount of this Bond was \$3,801,909. There is \$943,522 of work remaining, as indicated on the attached spreadsheet plus the 40% increase of \$377,408. **The total amount of Bond #4: \$1,320,930**

Bond #5 is for the final lift of asphalt paving, sidewalk and final clean-up for Phase 4 – Pods 'A', 'B', 'C' & 'D' 121 lots. The original amount of this Bond was \$2,186,293. There is \$296,811 of work remaining, as indicated on the attached spreadsheet plus the 40% increase of \$118,724. **The total amount of Bond #5: \$415,535**

Bond #6 is for the final lift of asphalt paving, sidewalk and final clean-up for Phase 4 – Pods 'A', 'B', 'C' & 'D' 122 lots. The original amount of this Bond was \$2,121,587. There is \$281,036 of work remaining as indicated on the attached spreadsheet plus the 40% increase of \$112,414. **The total amount of Bond #6: \$393,450**

Bond #7 is for the roadway south of the Pokeberry Bridge, erosion control and waterline installation and also for Catullo Run. The original amount of this Bond was \$398,426. The work for this Bond is 100% complete and at this time I am requesting that the Bond be reduced to \$0. **The total amount of Bond #7: \$0**

Bond #8 is for the construction of Pokeberry Bridge. The original amount of this Bond was \$606,284. The work for this Bond is 100% complete and at this time I am requesting that the Bond be reduced to \$0. **The total amount of Bond #8: \$0**



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Mr. Jeff Scouten
October 20, 2008
Page Three

If you should have any questions concerning this matter, please contact me at this office.

Sincerely

THE JOHN R. McADAMS COMPANY, INC.

Tommy L. Vance, PE
Senior Project Manager



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Post Office Box 14005
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THE JOHN R. McADAMS COMPANY, INC.

October 23, 2007

Mr. Ed Timoney
Newland Communities
5850 Fayetteville Road
Suite 201
Durham, North Carolina 27713

Re: **Briar Chapel Development**
Phase 4 – Section 1, 2 & 3 Bond Amount(s)
Chatham County, NC
NEW-05041

Dear Mr. Timoney:

This letter is to provide you with a breakdown of the Phase 4 – Section 1, 2 & 3 Plat Bond amount which includes Bonds 1 thru 6. Bonds 1 thru 4 are for the Section 1 plat, Bond 5 is the Section 2 plat and Bond 6 is for the Section 3 plat. The total amount of each bond includes a 40% increase as required by Chatham County.

Bond #1 includes the Phase 1 Waste Water Treatment Plant grading, access and utilities (\$30,000) and the Bentonite mixture in the Waste Treatment ponds (\$343,176) + 40% (\$137,270). The total amount of Bond #1: **\$480,446.**

Bond #2 is the Spray Irrigation Fields (\$315,022) + 40% (\$126,009). The total amount of Bond #2: **\$441,031.**

Bond #3 is for the clearing, erosion control, curb & gutter, paving, waterline installation, sanitary sewer installation, storm drain installation, seeding and final clean-up on Briar Chapel Parkway and Great Ridge Parkway (\$1,055,092) + 40% (\$422,037). The total amount of Bond #3: **\$1,477,129.**

Bond #4 is for the clearing, erosion control, curb & gutter, paving, waterline installation, sanitary sewer installation, storm drain installation, seeding and final clean-up on Great Ridge Parkway North (\$2,274,431) + 40% (\$909,772), Phase 4 POD A 15 lots (\$96,531) + 40% (\$38,612), Phase 4 POD B 23 lots (\$131,954) + 40% (\$52,782), Phase 4 POD C 25 lots (\$71,286) + 40% (\$28,514) and Phase 4 POD D 4 lots (\$189,448) + (\$75,779). The total amount of Bond #4: **\$3,801,909.**

Bond #5 is for the clearing, erosion control, curb & gutter, paving, waterline installation, sanitary sewer installation, storm drain installation, seeding and final clean-up for the Phase 4 – Section 2 plat for 121 lots in POD's A, B, C & D (\$1,561,638) + (\$624,655). The total amount of Bond #5: **\$2,186,293.**

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Mr. Ed Timoney
October 23, 2007
Page Two

Bond #6 is for the clearing, erosion control, curb & gutter, paving, waterline installation, sanitary sewer installation, storm drain installation, seeding and final clean-up for the Phase 4 – Section 3 plat for 122 lots in POD's A, B, C & D (\$1,515,419) + 40% (\$606,168). The total amount of Bond #5: \$2,121,587.

The total current amount of the six bonds for the Phase 4 – Section 1, 2 & 3 Plats is \$10,075,995. This bond amount reflects work remaining on the above reference plats as of this date.

If you should have any questions concerning this matter, please contact me at this office.

Sincerely,

THE JOHN R. McADAMS COMPANY, INC.

Tommy L. Vance, PE
Senior Project Manager

