



CE GROUP

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October 7, 2011

Re: **Engineers Estimate of Probable Construction Cost
The Legacy at Jordan Lake, Chatham County**

Dear Ms. Richardson:

In light of our clients desire to relinquish final plat approval for Phase 2 & 3 of the above mentioned project, We have eliminated all future infrastructure costs associated with roadway, drainage, and utilities for each of the above mentioned phases.

I have recently visited the site to view the overall condition of Phase 2 & 3 as well as remainder of developed project. Within Phase 2, the road right of way was cleared and grubbed. Erosion control measures including temporary sediment basins, temporary diversion swales, and temporary silt fence have been installed. The cleared areas in Phase 2 have standing vegetation and are stable. Road grading and utility installation has not occurred in Phase 2.

Phase 3 is in the same condition as Phase 2 with exception to completion of a cored slab bridge that spans one of the intermittent channels on the project. The cored slab bridge spans the channel banks and the channel is stable with an existing cobble bottom.

I did also document a few locations requiring further stabilization. An example is the gravel drive that approaches the future amenity site. This would be classified as general erosion control stabilization.

In addition there is a section of partially completed spray irrigation that requires some minor improvements to become fully functioning.

The following table with a 40% contingency describes outstanding improvements associated with the overall project. These costs are valid for 2 years from this date:

Overall Erosion Control and Stabilization	<u>Estimated Cost</u>
Spot Seeding	
Final Stabilization of Temporary Erosion Control Measures	\$ 115,000.00
Completion of Portion of Resuse Irrigation	<u>\$ 65,000.00</u>
Sub-total	\$ 180,000.00
Total with 40% Contingency	\$ 252,000.00

Respectfully submitted,

CE Group, Inc.

Mark P. Ashness, PE
Attachments: Photos

