

CHATHAM COUNTY MAJOR SUBDIVISION REVIEW CHECKLIST

Subdivision Name_Governors Village Parcel "D"

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 checked="" type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	
PRELIMINARY PLAT REVIEW	
<input checked="" type="checkbox"/> 25 Copies of Plat along with one (1) 8-1/2 x 11 copy
<input checked="" type="checkbox"/> Application w/ Complete Adjacent Owner Addresses
<input type="checkbox"/> N/A Detailed Soils Map and Letter of explanation or D.E.M. approval	____/____/____
{see Requirements for soil scientist report}	
<input type="checkbox"/> N/A NCDOT Approval (if public roads)	____/____/____
<input checked="" type="checkbox"/> DOT Comm. Driveway Permit	____/____/____
<input type="checkbox"/> N/A Erosion Control Plan Approval (if new roads or one acre disturbed)	____/____/____
<input type="checkbox"/> N/A U.S. Army Corps of Engineers Permit (if appl)	____/____/____
<input type="checkbox"/> N/A Road Name Request Form	____/____/____
<input type="checkbox"/> N/A County Public Water Approval (if applicable)	____/____/____
<input type="checkbox"/> N/A State Public Water Approval (if applicable)	____/____/____
<input type="checkbox"/> N/A Chatham Co. Schools' Road Comments (if new roads)	____/____/____
<input type="checkbox"/> N/A Stormwater Management Plan Approval (if appl)	____/____/____
<input type="checkbox"/> N/A Economic & Environmental Impact Study (if appl)	____/____/____
<input type="checkbox"/> N/A 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 type="checkbox"/> 25 Copies of Plat	-----
<input type="checkbox"/> Application
<input checked="" type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	____/____/____
<input type="checkbox"/> Chatham County Environmental Health Division septic improvement permits or NCDWQ septic permits for each lot.	____/____/____
<input type="checkbox"/> Road Completion Certificate or Financial Guarantee	____/____/____
<input type="checkbox"/> Utilities Completion Cert. or Financial Guarantee	____/____/____

Comment _____

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

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: _____ Governors Village Parcel "D" _____
Subdivision Applicant: _____

Subdivision Owner: _____

Name: Gilda Ehrenfeld _____ Name: _____ Entrust Carolinas LLC FBO Gilda Ehrenfeld _____
Address: 50201 Governors Drive _____ Address: 137 Broad St. _____
Chapel Hill, NC 27517 _____ Asheville, NC 28801 _____
Phone: (W) 919 260-6968 Phone: (W) 919 260-6968
Phone: (H) _____ Fax: _____ Phone: (H) _____ Fax: _____
E-Mail jill@domicilenc.com _____ E-Mail _____
Township: Williams _____ Zoning: TR-1 _____ P. I. N. # 9796-25-8541 _____
Flood Map # 376979600k _____ Zone: X _____ Parcel # 19389 _____
Watershed: WS IV PA Existing Access Road: S.R. # 1847 _____

Total Acreage: 3.97 AC Total # of Lots: 1 Min. Lot Size: N/A
Ph. I Acreage N/A Ph. I # of lots N/A Max. Lot Size: N/A
Ph. II Acreage N/A Ph. II # of lots N/A Avg. Lot Size: N/A
Ph. III Acreage N/A Ph. III # of lots N/A

Name and date of contact with Chatham County Historical Association: N/A

Type of new road: ☐ Private/ Length N/A ☐ Public/ Length N/A

Road Surface:

☒ paved
☐ gravel

Water System:

☐ individual wells
☐ community wells
☒ public system

Sewer System:

☐ septic systems
☐ community system
☒ public system

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

Gilda Ehrenfeld 10/11/12 Gilda Ehrenfeld 10/11/12
Signature of Applicant Date Signature of Owner Date

For Office Use Only:

Notes: _____

Approved by County Commissioners: _____

Sketch
Preliminary
Final

Payment: Date / / Amount: \$ _____

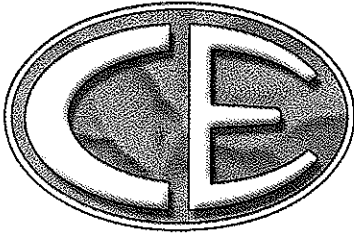
ADJACENT LAND OWNERS (Property owners across a road, easement, or waterway are considered adjacent land owners):

Legal notices are mailed to these owners, please **type or write neatly**, and include zip codes.

1. GV COMMERICAL LLC 50100 GOVERNORS DR Chapel Hill, NC 27517	11. JAMES MERRITT & GWENDOLYN HARRISON 50307 GOVERNORS DRIVE Chapel Hill, NC 27517
2. DOMICILE REALTY LLC 50201 GOVERNORS DR Chapel Hill, NC 27517	12. GOVERNORS VILLAGE POA INC 10100 GOVERNORS DR Chapel Hill, NC 27517
3. STRONTIUM PARTNERS LLC 50211 GOVERNORS DR Chapel Hill, NC 27517	13. VALERIE C PRUVOST 50300 GOVERNORS DR Chapel Hill, NC 27517
4. CROWN ESTATE HOLDING LLC 11312 US HWY 15-501 N STE 107,PMB 190 Chapel Hill, NC 27517	14. ROBERT A SILVERMAN 74005 HARVEY Chapel Hill, NC 27517
5. BROWN ESTATE HOLDING LLC 11312 US HWY 15-501 N STE 107,PMB 190 Chapel Hill, NC 27517	15. CYNTHIA G CLARK 50304 GOVERNORS DR Chapel Hill, NC 27517
6. BROWN ESTATE HOLDING LLC 11312 US HWY 15-501 N, STE 107,PMB 190 Chapel Hill, NC 27517	16. WILLIAM B HYLTON & SARAH B JOSEPH 50306 GOVERNORS DRIVE Chapel Hill, NC 27517
7. GOVERNORS VILLAGE POA INC 10100 GOVERNORS DR Chapel Hill, NC 27517	17. HOLLY ANN BIRNBAUM P O BOX 801 Belmont, NC 28012
8. AARON E BOORSTEIN& KAREN DIAMOND 205 PARK BLUFF DR N Chapel Hill, NC 27517	18. BARRY BRUCE DONOW 11043 DAVID STONE DR Chapel Hill, NC 27517
9. NANCY EILEEN WALKER 50303 GOVERNORS DR Chapel Hill, NC 27517	19. BURTON & PATRICIA JUDD 11041 DAVID STONE DR Chapel Hill, NC 27517
10. ANTONY DEREK ROBERSON 50305 GOVERNORS DR Chapel Hill, NC 27517	20. MARK CIMINI 11039 DAVID STONE DR Chapel Hill, NC 27517

21. REGINALD AND MAUDE TUCKER	31. CAROLYN ANNE WHITFIELD
11037 DAVID STONE DR	5300 OLD FORGE CIR
Chapel Hill, NC 27517	Raleigh, NC 27609
22. PETER E DESTAEBLER	32. RICK & ELIZABETH CORNELLA
11035 DAVID STONE DR	20011 ROARK HOEY LOOP
Chapel Hill, NC 27517	Chapel Hill, NC 27517
23. HAYES AND LILLIAN McCLERKIN	33. JOAN OROURKE
11033 DAVID STONE DR	20013 ROARK HOEY LOOP
Chapel Hill, NC 27517	Chapel Hill, NC 27517
24. HERMANUS VAN DYKE & SEMRA OZDEMIR	34. REBECCA M SAULNIER
11031 DAVID STONE DR	20015 ROARK HOEY LOOP
Chapel Hill, NC 27517	Chapel Hill, NC 27517
25. VIVIAN H KLINE	35. HARRIETT & DONALD BANKS
20025 ROARK HOEY LOOP	1164 GREENBRIDGE LN
Chapel Hill, NC 27517	Lithonia, GA 30058
26. DENISE C BONOMOLO	36. ROBUCK HOMES TRIANGLE LLC
30081 BRITT	6131 FALLS OF NEUSE RD
Chapel Hill, NC 27517	Raleigh, NC 27609
27. MARGARET LANE DERAMUS	37. GOVERNORS VILLAGE RETAIL I LLC
20021 ROARK HOEY LOOP	C/O GFD MANAGEMENT, INC
Chapel Hill, NC 27517	14600 WESTON PARKWAY, SUITE 200
	Cary, NC 27513
28. KENNETH S TOWNE	38. CKH LLC
9901 GALLOP LANE	16122 MOREHEAD
Bahama, NC 27503	Chapel Hill, NC 27517
29. PHILIPPE & RUTH SCHAEFER	39. CKH LLC
20005 ROARK HOEY LOOP	16122 MOREHEAD
Chapel Hill, NC 27517	Chapel Hill, NC 27517
30. MATTHEW & ANN KURIAN	40. CKH LLC
101 B SHADY REST RD	16122 MOREHEAD
Morganton, NC 28655	Chapel Hill, NC 27517

41. BOLD GV LLC	43. DONALD L VAN BEVEREN
50201 GOVERNORS DR	11003 DAVID STONE DR
Chapel Hill, NC 27517	Chapel Hill, NC 27517
42. DONALD & KARRIE OMARA	44. JENNY J AGNEW C/O JENNY LEE EVANS
5129 BOGUE SOUND DR	11005 DAVID STONE DR
Emerald Isle, NC 28594	Chapel Hill, NC 27517



CE GROUP

301 GLENWOOD AVENUE, SUITE 220

RALEIGH, NC 27603

Phone: (919) 367-8790

E-Mail: mark@cegroupinc.com

October 11, 2012

Ms. Lynn Richardson, Land Use Administrator
Chatham County Planning Department
80-A East Street
Pittsboro, NC 28312

Re: Preliminary and Final Plat Subdivision Application for
Governors Village Parcel "D"
Chatham County, North Carolina

Dear Ms. Richardson:

The preliminary and final plat submission for Governors Village Parcel "D" will allow this already subdivided parcel to be developed as intended in the Governors Club PUD approval from June of 1997 (effective sketch plan approval).

You may recall that we went through this same process with Parcel "C" in 2010. Upon receipt of preliminary and final plat approval, we will submit detailed site construction drawings as part of any future building permitting. At this time we have included exhibits reflecting the future development of the parcel to assure conformance with the approved PUD for impervious coverage, landscaping, and lighting requirements.

An 8" County Water line is already located along the property frontage allowing simple service connection to each proposed building. An 8" Gravity Sewer Line is also located in Moring allowing individual service connection to each building. NCDOT has reviewed and approved the driveway connections.

The stormwater runoff from this project is already accounted for at the existing Governors Village Pond approved by NC DWQ in 2006. I am including an excerpt from the Governors Village Parcel B-3 submission this past summer which identifies a 2.85 AC impervious allocation for Parcel "D". We currently project an impervious coverage of less than 2.5 AC.

Parcel "D" will be developed in a similar fashion to the neighboring Parcel "C". The development team for Parcels C & D has common members. The plan reflects moderately sized buildings that will fit with the general architectural character of the community.

Respectfully submitted,

CE Group, Inc.

Mark P. Ashness, PE

cc: Chris Ehrenfeld

Summary of Impervious Coverage Allowance & Stormwater Quality

As mentioned previously the existing parking area is installed. The current impervious acreage on the parcel is 0.45 AC. At full buildout this parcel will have 0.76 AC impervious (62.8%). The full development of this parcel is already contemplated. A Water Quality Pond was approved by DWQ in 2006 (approval attached). The existing 0.45 AC paved in Parcel B-3 has already been accounted for. (5) additional acres of impervious have been allocated to the remainder Village Area (Parcel B-3, C, & D). Parcel C has been allocated 1.84 AC. With 0.31 AC additional proposed for B-3, there will be 2.85 AC left to allocate to Parcel "D" (Remaining undeveloped Parcel).

Impervious Coverage Summary
~~December 2004~~
 Edited April 2012

LAND USE	QUANTITY	COVERAGE	SUBTOTAL (ACRES)
Single Family Lots in Club	1209	8,000 SF/LOT	222.04
Golf Course and Clubhouse Rec. Sales Center, Utility, & Maint.			32.4
Single Family Lots in Village	344	5,500 SF/LOT	43.43
Apartments			11.9
Townhomes	160	1800 SF/LOT	6.61
Exist. Office & Comm. in Village			9.29
Future Commercial in Village (Parcel B-3,C, & D)			5
Total Roads and Sidewalks			107.8
Total Impervious			438.47
Total Acreage		1902.14	1882.09
Percentage Impervious			23.30

This site (Parcel B-3) is outside of any regulated flood hazard area.

721 WEST CLAY STREET - SUITE A
 MEDIANE, N.C. 27302
 919-486-7888 FAX 919-486-7889



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

BEVERLY EAVES PERDUE
GOVERNOR

DIVISION OF HIGHWAYS

EUGENE A. CONTI, JR.
SECRETARY

August 30, 2012

Chatham County

County Driveway Permit File Number 19.898
Governors Village Parcel "D"

Re: Commercial Driveway Permit Application with Entrances onto SR 1846

Entruct Carolinas LLC.
c/o Gilda Ehrenfeld
137 Broad Street
Asheville, NC 28801

Dear Gilda Ehrenfeld:

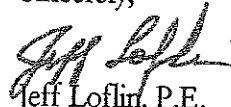
Personnel assigned to this office have conducted a review of the permit application & plans and approval is granted subject to the following stipulations:

1. This approval covers only work associated with the construction of an entrance connection to the NCDOT maintained roadway.
2. The entrance onto SR 1846 is to be constructed in accordance with the attached plan sheets.
3. The entrance onto SR 1846 is to be paved for at least 50' along the centerline of each entrance.
4. The entrance onto SR 1846 shall require radii on each side of the driveway as shown on the attached drawing.
5. No parking or outdoor advertising (signs) shall be allowed inside the right of way of SR 1846.
6. Any areas inside the right of way disturbed during construction shall be seeded and mulched immediately upon completion of construction.
7. Upon completion of construction, final approval by the District Engineer is required prior to opening the access connection for public use (page 9 Driveway Manual).
8. The Owner/Developer & Engineer is advised that any changes to the approved site plan or construction of any structures which will add additional traffic to the site will require issuance of a new driveway permit and encroachment by NCDOT.
9. Any work proposed within existing or proposed NCDOT right of way not covered in the above stipulations shall be constructed in accordance with an NCDOT approved

Encroachment Agreement. An approved Encroachment Agreement will show all roadway details including, but not limited to, roadway widening, drainage and pavement markings. When construction activities are covered under both an approved NCDOT Driveway Permit and an approved NCDOT Encroachment Agreement, those construction activities shall be considered to be covered under the NCDOT approved Encroachment Agreement.

Attached to this correspondence please find an approved copy of TEB Form 65-04 (Driveway Permit Application - N. C. Department of Transportation). Upon completion of the driveway entrances construction please notify the Chatham County Maintenance Department (Phone (919)742-3431) so a final inspection of the entrances can be made.

Sincerely,


Jeff Loflin, P.E.
District Engineer

Attachments

cc: Richard W. Hancock, P.E., Division Engineer
Justin Bullock P.E., County Maintenance Engineer
Charlie Horne, Chatham County Manager
Mark Ashness, P.E., C.E Group
File J:\J_Drive\Dist1\Templates\DRIVEWAYS\LETTERS\DW Approval Letter Example.doc

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. <u>19.898</u>	Date of Application <u>03/14/2012</u>	
County: <u>Chatham</u>		
Development Name: <u>Governors Village Parcel "D" Driveway "A"</u>		

LOCATION OF PROPERTY	
Route/Road: <u>SR 1846, Moring Drive</u>	4PR 04 2012
Exact Distance <u>523</u>	<input type="checkbox"/> Miles <input checked="" type="checkbox"/> Feet
From the Intersection of Route No. <u>SR 1811</u>	and Route No. <u>SR 1846</u> Toward <u>US 1811</u> DIVISION 8 DISTRICT 1 DEPT OF TRANSPORTATION
Property Will Be Used For: <input checked="" type="checkbox"/> Residential /Subdivision <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational Facilities <input type="checkbox"/> TND <input type="checkbox"/> Emergency Services <input type="checkbox"/> Other Property: <input type="checkbox"/> is <input checked="" type="checkbox"/> is not within any City Zoning Area.	

AGREEMENT
<ul style="list-style-type: none"> • I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location. • I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation. • I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT. • I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans. • I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary. • I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction. • I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways". • I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied. • I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel. • I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer. • I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction. • I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction. • I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system. • The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point. • I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)
COMPANY ENTRUST CAROLINAS LLC FBO EHRENFELD GILDA IRA
SIGNATURE Gilda Ehrenfeld
ADDRESS 137 Broad Street
Asheville, NC 28801 Phone No. 828.2574949

WITNESS
NAME JASON DOZ
SIGNATURE JASON DOZ
ADDRESS 53 SANAPATHAN RUN
CHAPEL HILL, NC 27516

AUTHORIZED AGENT
COMPANY Jill Ehrenfeld
SIGNATURE Jill Ehrenfeld
ADDRESS 95133 Vance Knoll
Chapel Hill, NC 27517 Phone No. 919.9296288

WITNESS
NAME JASON DOZ
SIGNATURE JASON DOZ
ADDRESS 53 SANAPATHAN RUN
CHAPEL HILL, NC 27516

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

GFF Loflin 9/4/12
SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

Charles Hester County Manager 3/28/12
SIGNATURE TITLE DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

GFF Loflin 9/4/12
SIGNATURE DATE

INSPECTION BY NCDOT

SIGNATURE TITLE DATE

COMMENTS:



CHATHAM COUNTY PUBLIC UTILITIES

UTILITIES

- Maintenance and Construction
- Water Treatment Plant
- Wastewater Treatment Plant
- Billing & Collections



Phone: (919) 542-8270
Fax: (919) 542-8282

POST OFFICE BOX 910
PITTSBORO, N.C. 27312-0910

WATER SERVICE AVAILABILITY

Chatham County Water has examined the following property and has made the determinations as checked below:

Parcel ID: 19389

Owner of Record: Entrust Carolinas LLC

Street Address: Moring Drive

- ☒ Property has water service available from an existing County-owned waterline with simple service connection. * County shall provide domestic demand and 400 gpm fire flow demand ONLY.
- ☐ Based on proposed development plans, the developer would be required to extend an existing County-owned waterline to this property.
- ☐ County water service is not currently available to this property and the property is too far from an existing County-owned waterline to require extension.

Date: 8/31/12

Signed: Leonard McBryde
Leonard McBryde, PE
Chatham County Public Utilities



Aqua North Carolina, Inc. Phone: 877-987-2782
202 Mackenan Court www.aquaamerica.com
Cary, NC 27511

October 10, 2012

Via E-mail to mark@cegroupinc.com

Mr. Mark Ashness
301 Glenwood Avenue, Suite 220
Raleigh, NC 27603

Re: Parcel #19389-Governors Village Parcel "D"
Wastewater Service to 4 Commercial Building
Chatham County, North Carolina

Dear Mr. Ashness:

Aqua North Carolina, Inc. (Aqua) is the owner and operator of the wastewater facilities providing wastewater utility services to Governors Village and other surrounding developments on Governors Drive and Moring Drive. The above-referenced area is adjacent to or within Aqua's service area served by the Carolina Meadows Wastewater Facilities.

Aqua has the capacity and is willing to provide wastewater service to the above-referenced commercial site you are proposing. Therefore, upon the required governmental (state and county) approvals and the successful completion of an agreement to serve, Aqua will provide wastewater utility service to the proposed development.

I trust this information provides you with what you need to proceed with your plans.

If we can be of further assistance, you may contact me at 919-653-6967.

Sincerely,

A handwritten signature in black ink that reads "Rudy Shaw". The signature is written in a cursive, flowing style.

Rudy Shaw