



# CE GROUP

301 GLENWOOD AVENUE, SUITE 220  
 RALEIGH, NC 27603  
 Phone: (919) 367-8790  
 E-Mail: [mitch@cegroupinc.com](mailto:mitch@cegroupinc.com)

|                                   |
|-----------------------------------|
| TO: Chatham County Planning       |
| P.O. Box 130, 80 East St          |
| Pittsboro, NC 27312               |
| <i>Hand Delivery</i>              |
| ATTENTION: <b>Lynn Richardson</b> |

|  |
|--|
| <b>Transmittal</b>                           |
| DATE: 02/09/2018                             |
| PROJECT NO: <b>The Legacy at Jordan Lake</b> |
| <b>Prel Plat Submission</b>                  |
| <b>Phase 5A3 (17 Lots)</b>                   |
| Chatham County, NC                           |

| Quantity | Drawing No. | Description                                       |
|----------|-------------|---|
| 1        | Original    | Application with List of Adjacent Property Owners |
| 1        | Original    | Mailing Labels for Adjacent Property Owners       |
| 25       | Copy        | Preliminary Plat Map (Full Size)                  |
| 1        | Copy        | Preliminary Plat Map (11x17 and 8.5 x11)          |
| 1        | Set         | Construction Plans (for reference)                |
| 1        | Original    | Letter Regarding Specific Conditions              |
| 1        | Copy        | Land Disturbing Permit Approval                   |
| 1        | Copy        | NCDEQ-PWSS Water System Approval                  |
| 1        | Copy        | Chatham County Stormwater Approval                |
| 1        | Copy        | NCDEQ-PERCS Sanitary Sewer System Approval        |
| 1        | CD          | Submission info (pdf format)                      |
|          |             |   |
|          |             |   |

REMARKS Lynn: Please let me know if you have any questions or need additional information.  
 Thank you

CC:

Signed  **Joseph M. Craig, PE**  
 CE Group, Inc.

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**

Preliminary  
 Final

**MAJOR SUBDIVISION APPLICATION – Pre-2008**

Name of Subdivision: The Legacy at Jordan Lake - Phase 5A3

Subdivision Applicant:

Subdivision Owner:

Name: F-L Legacy Owner, LLC.

Name: F-L Legacy Owner, LLC.

Address: c/o 500 Boylston Street, Suite 2010  
Boston, MA 02116

Address: c/o 500 Boylston Street, Suite 2010  
Boston, MA 02116

Phone:(W) (617) 221-8400

Phone:(W) (617) 221-8400

Phone:(H) \_\_\_\_\_ Fax: \_\_\_\_\_

Phone:(H) \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail contracts@freeholdcm.com

E-Mail contracts@freeholdcm.com

Township: Williams Zoning: R-1

P. I. N. # 978312-2642

Flood Map # 3710978200J Zone: X

Parcel # 17378

Watershed: WS-IV PA

Existing Access Road: S.R. # 1716

S.R. road name Big Woods Road

Total Acreage: 9.36 AC

Total # of Lots: 17

Min. Lot Size: 10,882 SF

Ph. I Acreage \_\_\_\_\_

Ph. I # of lots \_\_\_\_\_

Max. Lot Size: 13,687 SF

Ph. II Acreage \_\_\_\_\_

Ph. II # of lots \_\_\_\_\_

Avg. Lot Size: 11,863 SF

Ph. III Acreage \_\_\_\_\_

Ph. III # of lots \_\_\_\_\_

Name and date of contact with Chatham County Historical Association: Reviewed back in 2005

Type of new road:  Private/ Length 1,155 LF  Public/ Length \_\_\_\_\_

Road Surface:

Water System:

Sewer System:

paved

individual wells

septic systems

gravel

community wells

community system

public system

public system

name North Chatham

name Aqua NC

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

SEE ATTACHED

Date \_\_\_\_\_

SEE ATTACHED

Date \_\_\_\_\_

*Signature of Applicant*

*Signature of Owner*

**For Office Use Only:**

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

Approved by County Commissioners:

Sketch Design \_\_\_\_\_

Preliminary \_\_\_\_\_

Final \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_

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. F-L Legacy Owner, LLC.       | 11. |
| 500 Boylston Street, Suite 2010 |     |
| Boston, MA 02116                |     |
| 2. Douglas E. Brown             | 12. |
| 1525 Hatley Road                |     |
| Pittsboro, NC 27312             |     |
| 3. Wilfred E. Raymond           | 13. |
| 209 Mount Bolus Road            |     |
| Chapel Hill, NC 27514           |     |
| 4. Kurt Rogan                   | 14. |
| 683 Legacy Falls Drive          |     |
| Chapel Hill, NC 27517           |     |
| 5. Claude & Machere Ilboudo     | 15. |
| 673 Legacy Falls Drive          |     |
| Chapel Hill, NC 27517           |     |
| 6. M/I Homes of Raleigh         | 16. |
| 1511 Sunday Drive, Suite 100    |     |
| Raleigh, NC 27607               |     |
| 7.                              | 17. |
|                                 |     |
|                                 |     |
| 8.                              | 18. |
|                                 |     |
|                                 |     |
| 9.                              | 19. |
|                                 |     |
|                                 |     |
| 10.                             | 20. |
|                                 |     |
|                                 |     |

**FOR OFFICE USE ONLY**

**Date's Adjacent Owner Letters were mailed out**

|                    |     |     |
|--------------------|-----|-----|
| <b>Sketch</b>      | / / | / / |
| <b>Preliminary</b> | / / | / / |

**Dates and Actions of Planning Board Meetings**

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

**Dates and Actions of Board of Commissioners Meetings**

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

Chatham County – Phase 5A3 Major Subdivision Application – signature page

Dated this 3rd day of January, 2018.

APPLICANT:

F-L Legacy Owner, LLC,  
a Delaware limited liability company

By: F-L Legacy Holdings, LLC,  
a Delaware limited liability company,  
its Sole Member

By: FCA Legacy, LLC,  
a Delaware limited liability company,  
its Manager

By:   
Name: Jesse R. Baker  
Title: Authorized Signatory

OWNER:

F-L Legacy Owner, LLC,  
a Delaware limited liability company

By: F-L Legacy Holdings, LLC,  
a Delaware limited liability company,  
its Sole Member

By: FCA Legacy, LLC,  
a Delaware limited liability company,  
its Manager

By:   
Name: Jesse R. Baker  
Title: Authorized Signatory

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F-L Legacy Owner LLC  
500 Boylston Street, Suite 2010  
Boston, MA 02116

Douglas E. Brown  
1525 Hatley Road  
Pittsboro, NC 27312

Wilfred E. Raymond  
209 Mount Bolus Road  
Chapel Hill, NC 27517

Kurt Rogan  
683 Legacy Falls Drive  
Chapel Hill, NC 27517

M/I Homes of Raleigh  
1511 Sunday Drive, Suite 100  
Raleigh, NC 27607

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CE GROUP

February 9, 2018

Lynn Richardson  
Chatham County Planning Department  
PO Box 130, 8 East Street  
Pittsboro, NC 27312

Re: **The Legacy at Jordan Lake Phase 5A3 (Relative to Overall Project CUP)**  
**Chatham County, NC**

Dear Mrs. Richardson:

Please find below an update from the 2016 Phase 3A1 letter addressing conditions.

1. **Public Utility Access to Adjoiners**  
None of the adjoining parcels are contiguous with Phase 5A3
2. **Area Identified as Community / Institutional shall not have any uses prohibited by County watershed regulations.** Phase 5A3 is not within this area.
3. **Detailed Site Plan for multi-family or non-residential uses.** There are no multi-family or non-residential uses in Phase 5A3.
4. **Utility and Road Access to The Preserve.** Water Utility Connection has been made with the Preserve in Phase 2. Potential Roadway connection easement in place.
5. **Minimum 100' Buffer along Corn and Burnette Boundary.** 5A3 is not contiguous.
6. **Off-site Road Improvements** are complete.
7. **2003 County Lighting Guidelines.** All street lights are compliant with County 2003 guidelines.
8. **Stormwater Management in Watershed Critical Area.** Phase 5A3 is not located within the Watershed Critical Area.
9. **EA for Entire Project.** Completed and provided with Phase 1 Preliminary Plat Submission.
10. **Lot Reduction in the Watershed Critical Area.** Phase 5A3 lot plan is consistent with the recently approved Dec 15, 2014 CUP modification. Phase 5A3 is not located within the Watershed Critical Area.

Please contact us if you should have any questions.

**CE Group, Inc.**

Joseph M. Craig, PE  
Principal/Project Manager



Certificate of Sedimentation and Erosion Control Plan Approval and  
Land-Disturbing Permit

For

**The Legacy Phase 5A3**

Project Name

**2017-1413**

Permit Number

The posting of this certificate certifies that an erosion and sedimentation control plan has been approved for this project by Chatham County, North Carolina in accordance with North Carolina General Statute 113A-57 (4) and 113A-54 (d)(4), the North Carolina Administrative Code, Title 15A, Chapter 4B.0007 (c) and as per applicable sections of the Chatham County Soil Erosion and Sedimentation Control Ordinance. This certificate must be posted at the primary entrance of the job site before construction begins and until establishment of permanent ground cover as required by North Carolina Administrative Code, Title 15A, Chapter 4B.0027 (b) and as per Chatham County's Erosion and Sediment Control Ordinance, Section 5 (i).

Responsible Person: F-L Legacy Owner, LLC Phone: (919) 230-8800

This plan was approved with "modifications"  Yes  No and / or  
"performance reservations"  Yes  No.

Reviewer: *[Signature]*

Date: 10-25-2017

THE ORDINANCE REQUIRES THAT A COPY OF  
THE EROSION CONTROL PLAN  
MUST BE KEPT AVAILABLE AT THE JOB SITE  
AT ALL TIMES FOR INSPECTION





WATERSHED PROTECTION DIVISION  
Environmental Quality Department

P.O. Box 548  
Pittsboro, NC 27312  
PHONE: (919) 545-8343

Fax: (919) 542-8268 • E-mail: [morgan.dewitt@chathamnc.org](mailto:morgan.dewitt@chathamnc.org) • Website: [www.chathamnc.org](http://www.chathamnc.org)

## Soil Erosion and Sedimentation Control

### LETTER OF APPROVAL

October 25, 2017

F-L Legacy Owner, LLC  
500 Boylston St., Ste 1870  
Boston, MA 02116

|     |                 |                           |
|-----|-----------------|---------------------------|
| RE: | Project Name:   | The Legacy Phase 5A3      |
|     | Project Number: | 2017-1413                 |
|     | Acres approved: | 10.94                     |
|     | Total Acres:    | 257                       |
|     | Submitted by:   | Mitch Craig, PE, CE Group |
|     | Date Received:  | 10/23/2017                |

To The Above Named Person and Entity,

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. The enclosed Certificate of Approval must be posted at the job site. This plan approval shall expire two (2) years following the date of approval, if no land-disturbing activity has been undertaken.

Section 10 (l) of the Chatham County Sedimentation and Erosion Control Ordinance requires that a copy of the approved erosion control plan be on file at the job site. Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to insure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Chatham County Sedimentation and Erosion Control Ordinance, this office may require revisions to the plan and implementation of the revisions to insure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may



WATERSHED PROTECTION DIVISION  
Environmental Quality Department

P.O. Box 548  
Pittsboro, NC 27312  
PHONE: (919) 545-8343

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Fax: (919) 542-8268 • E-mail: [morgan.dewit@chathamnc.org](mailto:morgan.dewit@chathamnc.org) • Website: [www.chathamnc.org](http://www.chathamnc.org)

also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please be aware that your project will be covered by the enclosed NPDES General Stormwater Permit NCGO1000 (Construction Activities). You should first become familiar with all of the requirements for compliance with the enclosed general permit.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form, which you provided. You are requested to file an amended form if there is any change in the information included on the form. Please notify us when you would like to schedule a preconstruction conference. Notification shall be given at least 7 days prior to initiation of activity.

Your cooperation is appreciated.

Sincerely,

Morgan DeWit, PE  
Senior Watershed Specialist  
Watershed Protection Division  
Chatham County



Soil Erosion and Sedimentation Control
Land-Disturbing Permit Application

The Property Owner, Financially Responsible Party and North Carolina Agent do hereby agree to comply with all applicable Chatham County Regulations pertaining to development if a Land-Disturbing Permit is issued. The Property Owner and Financially Responsible Party furthermore, do hereby agree to be responsible for the timely installation and maintenance of erosion and sediment control devices throughout the duration of the project.

Please complete both pages of this form and return to:

Physical Address: 80 East St. Pittsboro, NC 27312 Phone: (919) 545-8343
Mailing Address: PO Box 548 Pittsboro, NC 27312

For Office Use: PL20171413 10/23/17

PROJECT: The Legacy - Phase 5A3: Erosion Control Plan DATE: 10/11/2017
LOCATION OF PROJECT: 673 Legacy Falls Drive South
PARCEL #: 17378
TOTAL ACRES IN TRACT: 257
TOTAL DISTURBED ACRES or SQUARE FEET: 10.94 Acres
PURPOSE OF ACTIVITY: Erosion Control for Construction of Subdivision Roads and Utilities

LANDOWNER(S) OF RECORD (attach page to list additional owners)

Name: F-L Legacy Owner, LLC Phone: (617) 221-8400
Address: c/o 500 Boylston Street, Suite 2010 E-Mail: contracts@freeholdcm.com
Boston, MA 02116 Signature: See attached

FINANCIALLY RESPONSIBLE PARTY (applicable only if different from property owner)

Name: Phone:
Address: E-Mail:
Signature:

NORTH CAROLINA AGENT (applicable only if owner or financially responsible party does not reside in North Carolina)

Name: Fred Ward Phone: (919) 230-8800
Address: 398 Arrowhead Loop E-Mail: frw@freeholdcommunities.com
Pittsboro, NC 27312 Signature: [Signature]

ENGINEER/SURVEYOR

Company Name: CE Group, Inc.
Address: 301 Glenwood Avenue, Suite 220 Raleigh, NC 27603
Contact Person: Mitch Craig, PE
Phone: (919) 367-8790 ext. 108
E-Mail: mitch@cegroupinc.com

EROSION CONTROL

Person to Contact should Erosion & Sediment Control Issues arise during land-disturbing activity:
Contact Person: Fred Ward
Company Name: F-L Legacy Owner, LLC
Phone: (919) 230-8800
E-Mail: frw@freeholdcommunities.com



Soil Erosion and Sedimentation Control
Financial Responsibility/Ownership Form

PLEASE READ THE FOLLOWING INFORMATION:

- 1) This section must be signed in the presence of a Notary
2) All Land-Disturbing permits are valid for up to (2) years from the date of issuance.
3) The information provided on this form is true and correct to the best of my knowledge and belief and was provided by me while under oath.
4) This form must be signed by the property owner if an individual. If owned by a company or corporation, this form must be signed by an officer, director, partner, attorney-in-fact, or other person with authority to execute instruments for the corporation and accompanied by a complete list of all partners, managing members and registered agents of the company or corporation.

OWNER OF PROPERTY:

Name and Title: See Attached
Company (if applicable): F-L Legacy Owner, LLC
Signature: See Attached

ADDITIONAL FINANCIALLY RESPONSIBLE PARTY (if any):

Name and Title:
Company:
Signature:

NORTH CAROLINA AGENT (if any):

Name and Title: Fred Ward, Senior Project Manager
Company: F-L Legacy Owner, LLC.
Signature:

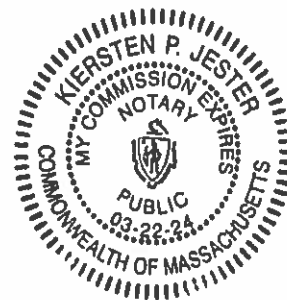
\*\*\*\*\*

I, Kiersten P. Jester, a Notary Public of Suffolk County in the state of Massachusetts do hereby certify that Jesse R. Baker personally appeared before me this day and under oath acknowledged reading the information above and acknowledged that the above form was executed by him or her.

Witness my hand and official seal, this the 16th day of October, 2017.

Kiersten P. Jester
Notary Public
My commission expires 3/22/24

(SEAL)



Soil Erosion & Sedimentation Control Land-Disturbing Permit Application – signature page


DATED this 16<sup>th</sup> day of October, 2017.

**Landowner of Record**

F-L Legacy Owner, LLC,  
a Delaware limited liability company

By: F-L Legacy Holdings, LLC,  
a Delaware limited liability company,  
its Sole Member

By: FCA Legacy, LLC,  
a Delaware limited liability company,  
its Manager


By:   
Name: Jesse R. Baker  
Title: Authorized Signatory

**Owner of Property**

F-L Legacy Owner, LLC,  
a Delaware limited liability company

By: F-L Legacy Holdings, LLC,  
a Delaware limited liability company,  
its Sole Member

By: FCA Legacy, LLC,  
a Delaware limited liability company,  
its Manager

By:   
Name: Jesse R. Baker  
Title: Authorized Signatory



ROY COOPER  
*Governor*  
MICHAEL S. REGAN  
*Secretary*  
LINDA CULPEPPER  
*Interim Director*

November 20, 2017

Chatham County Board of Commissioners  
Attention: Renee Pascal, County Manager  
PO Box 1550  
Pittsboro, North Carolina 27312

Re: Engineering Plans and Specifications Approval  
Distribution Extension  
The Legacy Subdivision, Phase 5A3  
Chatham Co—North  
Water System No.: NC0319126, Chatham County  
Serial No.: 17-01043

Dear Applicant:

Enclosed please find one copy of the "Application for Approval..." together with one copy of the referenced engineering plans and specifications bearing the Division of Water Resources stamp of approval for the referenced project. These engineering plans and specifications are approved under Division of Water Resources Serial Number 17-01043, dated November 20, 2017. **This approval has the following condition: In areas where 10 feet lateral separation between proposed water main and force main or 18 inches vertical separation water over sewer (approximately STA 21+10 to STA 21+60 on plan sheet 6) cannot be achieved, both water main and sewer shall be constructed of ferrous materials with joints that are equivalent to water main standards per Rule .0906 and the *Recommended Standards for Water Works* (Ten States Standards).**

Engineering plans and specifications prepared by Joseph M. Craig, P.E., call for the installation of approximately 200 feet of 8-inch water main, 700 feet of 6-inch water main and 250 feet of 2-inch water main, fire hydrants, valves and other appurtenances along Hidden Bluff Drive to serve 17 new single-family residences as part of the Legacy Subdivision, Phase 5A3. The proposed 8-inch water main will connect to the existing 8-inch water along Hidden Bluff Drive at a location just southwest of the intersection with Legacy Falls Drive South (Phase 5 of this development).

Please note that in accordance with 15A NCAC 18C .0309(a), no construction, alteration, or expansion of a water system shall be placed into service or made available for human consumption until the Public Water Supply Section has issued Final Approval. Final Approval will be issued and mailed to the applicant upon receipt of both an Engineer's Certification and an Applicant's Certification submitted in accordance 15 A NCAC 18C .0303 (a) and (c).

The logo for the Public Water Supply Section, featuring the text "Nothing Compares" in a stylized, cursive font with decorative flourishes.

State of North Carolina | Environmental Quality | Water Resources  
Public Water Supply Section  
1634 Mail Service Center | Raleigh, North Carolina 27699-1634  
919 707 9100 | Lab Fax 919 715 6637 | Admin Fax 919 715 4374 | [www.ncwater.org/pws/](http://www.ncwater.org/pws/)

Chatham County Board of Commissioners  
Attention: Renee Pascal, County Manager  
Page 2 of 2  
November 20, 2017

These plans and specifications in the foregoing application are approved insofar as the protection of public health is concerned as provided in the rules, standards and criteria adopted under the authority of Chapter 130A-317 of the General Statutes. This approval does not constitute a warranty of the design, construction or future operation of the water system.

One copy of the "Application for Approval..." and a copy of the plans and specifications with a seal of approval from the department are enclosed. One copy of the enclosed documents in a digital format (CD) is being forwarded to our Raleigh Regional Office. The second copy of the CD is being retained in our office.

If the Public Water Supply Section can be of further service, please call (919) 707-9100.

Sincerely,

Handwritten signature of Robert W. Midgette, followed by the text "/for".

Robert W. Midgette, P.E.  
Operations Branch Head  
Public Water Supply Section

RWM/SB

Enclosures: Approval Documents

cc: Allen Hardy, Raleigh Regional Office  
Chatham County Health Department  
CE Group, Inc.



ROY COOPER

Governor

MICHAEL S. REGAN

Secretary

LINDA CULPEPPER

Interim Director

November 20, 2017

CHATHAM COUNTY BOARD OF COMMISSIONERS  
ATTN: RENEE PASCAL, COUNTY MANAGER  
P O BOX 1550  
PITTSBORO, NC 27312

Re: Authorization to Construct (This is not a Final Approval)

Issue Date: November 20, 2017

THE LEGACY SUBDIVISION, PHASE 5A3

Serial No.: 17-01043      Water System No.: NC0319126  
Chatham County

Dear Applicant:

This letter is to confirm that a complete Engineer's Report and a Water System Management Plan have been received, and that engineering plans and specifications have been approved by the Department for THE LEGACY SUBDIVISION, PHASE 5A3, Serial No.: 17-01043.

The "Authorization to Construct" is valid for 24 months from the issue date. Authorization to construct may be extended if the Rules Governing Public Water Supplies and site conditions have not changed (see Rule .0305). The "Authorization to Construct" and the engineering plans and specifications approval letter shall be posted at the primary entrance of the job site before and during construction.

Upon completion of the construction or modification, and prior to placing the new construction or modification into service, the applicant must submit an Engineer's Certification and Applicant's Certification to the Public Water Supply Section.

- **Engineer's Certification:** in accordance with Rule .0303 (a), the applicant shall submit a certification statement signed and sealed by a registered professional engineer stating that construction was completed in accordance with approved engineering plans and specifications, including any provisions stipulated in the Department's engineering plan and specification approval letter
- **Applicant's Certification:** in accordance with Rule .0303 (c), the applicant shall submit a signed certification statement indicating that the requirements for an Operation and Maintenance Plan and Emergency Management Plan have been satisfied in accordance with Rule .0307 (d) and (e) and that the system has a certified operator in accordance with Rule .1300. The "Applicant's Certification" form is available at <http://www.ncwater.org/> (click on Public Water Supply Section, Plan Review, Plan Review Forms).

Certifications can be sent by mail, fax or attachment to an e-mail message to [PWSSection.PlanReview@ncdenr.gov](mailto:PWSSection.PlanReview@ncdenr.gov).

If this "Authorization to Construct" is for a new public water system, the owner must submit a completed application for an Operating Permit and the appropriate fee. For a copy of the application for an Operating Permit please call (919) 707-9085.

Once the certifications and permit application and fee (if applicable) are received and determined adequate, the Department will issue a Final Approval letter to the applicant. In accordance with Rule .0309 (a), no portion of this project shall be placed into service until the Department has issued Final Approval.

Please contact us at (919) 707-9100 if you have any questions or need additional information.

Sincerely,

Robert W. Midgette, P.E., Operations Branch Head  
Public Water Supply Section  
Division of Water Resources

cc: ALLEN HARDY, Regional Engineer  
CE GROUP, INC





North Carolina Department of Environmental Quality  
Division of Water Resources

Authorization to Construct

|   |                                       |
|---|---------------------------------------|
| Project Applicant:                                | CHATHAM COUNTY BOARD OF COMMISSIONERS |
| Public Water System Name<br>and Water System No.: | CHATHAM CO-NORTH<br>NC0319128         |
| Project Name:                                     | THE LEGACY SUBDIVISION, PHASE 5A3     |
| Serial No.:                                       | 17-01043                              |
| Issue Date:                                       | November 20, 2017                     |
| Expiration Date:                                  | 24 Months after Issue Date            |

In accordance with NCAC 18C .0305, this Authorization to Construct must be posted  
at the primary entrance to the job site during construction.



## Mitch Craig

---

**From:** Brian Burkhart <brian.burkhart@chathamnc.org>  
**Sent:** Monday, January 8, 2018 7:41 AM  
**To:** Mitch Craig  
**Cc:** Mark Ashness  
**Subject:** RE: The Legacy at Jordan Lake - Phase 5A-3: Stormwater Modification

Good morning Mitch.

Based on the information submitted, the existing pond is sufficiently sized to treat the stormwater runoff from Phase 5A-3 based on the ½" storm.

Please submit an as-built survey and engineer's certification once the pond has been converted to a permanent SCM.

Brian Burkhart, P.E.  
Environmental Quality Director  
Chatham County  
919-545-7875

In keeping with the NC Public Records Law, e-mails, including attachments, may be released to others upon request for inspection and copying.

---

**From:** Mitch Craig [mailto:mitch@CEGROUPINC.COM]  
**Sent:** Tuesday, January 02, 2018 11:27 AM  
**To:** Brian Burkhart <brian.burkhart@chathamnc.org>  
**Cc:** Mark Ashness <mark@CEGROUPINC.COM>; Rachael Thorn <rachael.thorn@chathamnc.org>  
**Subject:** RE: The Legacy at Jordan Lake - Phase 5A-3: Stormwater Modification

Brian,  
I hope that you are doing well, had a Merry Christmas and a Happy New Year. As mentioned by Mark a few weeks ago, we are going to try and make the January submittal for our preliminary plat. I was wondering if you had a chance to review our stormwater submittal before the break.

When you get a free moment please send me an email to update me on your progress.

Thanks,  
Mitch

**MITCH CRAIG, PE**  
PRINCIPAL | PROJECT MANAGER



**CE GROUP**

301 Glenwood Avenue, Suite 220

Raleigh, NC 27603  
Phone: (919) 367-8790 ext.108  
Cell: (919) 218-0990  
[www.cegroupinc.com](http://www.cegroupinc.com)



US Green Building Council Member

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**From:** Brian Burkhart [<mailto:brian.burkhart@chathamnc.org>]  
**Sent:** Monday, December 4, 2017 4:23 PM  
**To:** [mitch@cegroupinc.com](mailto:mitch@cegroupinc.com); 'Ingham, Rachel' <[Rachel.Ingham@durhamnc.gov](mailto:Rachel.Ingham@durhamnc.gov)>  
**Cc:** 'Mark Ashness' <[mark@cegroupinc.com](mailto:mark@cegroupinc.com)>  
**Subject:** RE: The Legacy at Jordan Lake - Phase 5A-3: Stormwater Modification

Hey Mitch. We did receive it and are reviewing. I should have something back to you Wednesday.

Thanks.

Brian Burkhart, P.E.  
Environmental Quality Director  
Chatham County  
919-545-7875

In keeping with the NC Public Records Law, e-mails, including attachments, may be released to others upon request for inspection and copying.

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**From:** [mitch@cegroupinc.com](mailto:mitch@cegroupinc.com) [<mailto:mitch@cegroupinc.com>]  
**Sent:** Monday, December 04, 2017 4:21 PM  
**To:** Brian Burkhart <[brian.burkhart@chathamnc.org](mailto:brian.burkhart@chathamnc.org)>; 'Ingham, Rachel' <[Rachel.Ingham@durhamnc.gov](mailto:Rachel.Ingham@durhamnc.gov)>  
**Cc:** 'Mark Ashness' <[mark@cegroupinc.com](mailto:mark@cegroupinc.com)>  
**Subject:** FW: The Legacy at Jordan Lake - Phase 5A-3: Stormwater Modification

Brian/Rachel,  
Can you please confirm that you received the email below and the attachments and when you think you will be completed with your review?

Thanks,  
Mitch

**MITCH CRAIG, PE**  
PRINCIPAL | PROJECT MANAGER



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US Green Building Council Member

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**From:** [mitch@cegroupinc.com](mailto:mitch@cegroupinc.com) [mailto:[mitch@cegroupinc.com](mailto:mitch@cegroupinc.com)]  
**Sent:** Tuesday, November 21, 2017 3:56 PM  
**To:** 'brian.burkhart@chathamnc.org' <[brian.burkhart@chathamnc.org](mailto:brian.burkhart@chathamnc.org)>; 'rachael.thorn@chathamnc.org' <[rachael.thorn@chathamnc.org](mailto:rachael.thorn@chathamnc.org)>  
**Cc:** 'Mark Ashness' <[mark@cegroupinc.com](mailto:mark@cegroupinc.com)>  
**Subject:** The Legacy at Jordan Lake - Phase 5A-3: Stormwater Modification

Brian/Rachael,

I hope that the two of you are doing well. I am working with Mark on the CD's and permitting of the next phase in the Legacy. It is a single cul-de-sac extension in Phase 5, being called Phase 5A-3.

As you are aware, this project pre-dates the County stormwater regulations. We have provided voluntary control of runoff from the 1<sup>st</sup> ½" in the WQ Protected Area and the 1<sup>st</sup> inch in the WQ Critical Area. Phase 5 is located in the Protected Area.

In 2014 we provided calculations for a wet pond that served Ph 5A-2 and included the future development for Ph 5A-3. The pond currently serves as an erosion control measure.

The info in 2014 assumed that 38 lots, roadway and sidewalk would be treated by the wet pond (from both Phase 5A-2 and 5A-3). Now that we have finished the plans we know that there will be 42 lots.

The pond was originally sized to provide additional storage so with the added lots, the WQ pond volume as designed is still adequate.

If you can take a look at the attached and confirm via email at your convenience. I can then forward to Lynn Richardson.

Thanks for your time and if you have any questions or require additional information, please do not hesitate to call or email me.

Thanks,  
Mitch

**MITCH CRAIG, PE**  
PRINCIPAL | PROJECT MANAGER



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US Green Building Council Member

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**

Preliminary  
 Final

**MAJOR SUBDIVISION APPLICATION – Pre-2008**

Name of Subdivision: The Legacy at Jordan Lake - Phase 5A3

Subdivision Applicant: \_\_\_\_\_ Subdivision Owner: \_\_\_\_\_

Name: F-L Legacy Owner, LLC.

Name: F-L Legacy Owner, LLC.

Address: c/o 500 Boylston Street, Suite 2010  
Boston, MA 02116

Address: c/o 500 Boylston Street, Suite 2010  
Boston, MA 02116

Phone:(W) (617) 221-8400

Phone:(W) (617) 221-8400

Phone:(H) \_\_\_\_\_ Fax: \_\_\_\_\_

Phone:(H) \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail contracts@freeholdcm.com

E-Mail contracts@freeholdcm.com

Township: Williams Zoning: R-1

P. I. N. # 978312-2642

Flood Map # 3710978200J Zone: X

Parcel # 17378

Watershed: WS-IV PA

Existing Access Road: S.R. # 1716

S.R. road name Big Woods Road

Total Acreage: 9.36 AC

Total # of Lots: 17

Min. Lot Size: 10,882 SF

Ph. I Acreage \_\_\_\_\_

Ph. I # of lots \_\_\_\_\_

Max. Lot Size: 13,687 SF

Ph. II Acreage \_\_\_\_\_

Ph. II # of lots \_\_\_\_\_

Avg. Lot Size: 11,863 SF

Ph. III Acreage \_\_\_\_\_

Ph. III # of lots \_\_\_\_\_

Name and date of contact with Chatham County Historical Association: Reviewed back in 2005

Type of new road:  Private/ Length 1,155 LF [ ] Public/ Length \_\_\_\_\_

Road Surface: \_\_\_\_\_ Water System: \_\_\_\_\_ Sewer System: \_\_\_\_\_

paved [ ] individual wells [ ] septic systems

[ ] gravel [ ] community wells [ ] community system

public system [X] public system

name North Chatham name Aqua NC

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

SEE ATTACHED \_\_\_\_\_ Date \_\_\_\_\_  
*Signature of Applicant*

SEE ATTACHED \_\_\_\_\_ Date \_\_\_\_\_  
*Signature of Owner*

**For Office Use Only:**

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

Approved by County Commissioners: Sketch Design \_\_\_\_\_

Preliminary \_\_\_\_\_

Final \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_



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. F-L Legacy Owner, LLC.       | 11. |
| 500 Boylston Street, Suite 2010 |     |
| Boston, MA 02116                |     |
| 2. Douglas E. Brown             | 12. |
| 1525 Hatley Road                |     |
| Pittsboro, NC 27312             |     |
| 3. Wilfred E. Raymond           | 13. |
| 209 Mount Bolus Road            |     |
| Chapel Hill, NC 27514           |     |
| 4. Kurt Rogan                   | 14. |
| 683 Legacy Falls Drive          |     |
| Chapel Hill, NC 27517           |     |
| 5. Claude & Machere Ilboudo     | 15. |
| 673 Legacy Falls Drive          |     |
| Chapel Hill, NC 27517           |     |
| 6. M/I Homes of Raleigh         | 16. |
| 1511 Sunday Drive, Suite 100    |     |
| Raleigh, NC 27607               |     |
| 7.                              | 17. |
|                                 |     |
|                                 |     |
| 8.                              | 18. |
|                                 |     |
|                                 |     |
| 9.                              | 19. |
|                                 |     |
|                                 |     |
| 10.                             | 20. |
|                                 |     |
|                                 |     |

**FOR OFFICE USE ONLY**

**Date's Adjacent Owner Letters were mailed out**

|                    |     |     |
|--------------------|-----|-----|
| <b>Sketch</b>      | / / | / / |
| <b>Preliminary</b> | / / | / / |

**Dates and Actions of Planning Board Meetings**

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

**Dates and Actions of Board of Commissioners Meetings**

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

Chatham County – Phase 5A3 Major Subdivision Application – signature page

Dated this 3rd day of January, 2018.

APPLICANT:

F-L Legacy Owner, LLC,  
a Delaware limited liability company

By: F-L Legacy Holdings, LLC,  
a Delaware limited liability company,  
its Sole Member

By: FCA Legacy, LLC,  
a Delaware limited liability company,  
its Manager


By:   
Name: Jesse R. Baker  
Title: Authorized Signatory

OWNER:

F-L Legacy Owner, LLC,  
a Delaware limited liability company

By: F-L Legacy Holdings, LLC,  
a Delaware limited liability company,  
its Sole Member

By: FCA Legacy, LLC,  
a Delaware limited liability company,  
its Manager

By:   
Name: Jesse R. Baker  
Title: Authorized Signatory