



# CE GROUP

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RALEIGH, NC 27603  
Phone: (919) 367-8790  
E-Mail: [mitch@cegrouplnc.com](mailto:mitch@cegrouplnc.com)

TO: Chatham County Planning  
P.O. Box 130, 80 East St  
Pittsboro, NC 27312  
Hand Delivery  
ATTENTION: **Lynn Richardson**

Transmittal  
DATE: 03/13/2018  
PROJECT NO: The Legacy at Jordan Lake  
Prel Plat Re-Submission  
Phase 5A3 (15 Lots)  
Chatham County, NC

Quantity	Drawing No.	Description
20	Copy	Preliminary Plat Map (Full Size)
1	Copy	Preliminary Plat Map (11x17 and 8.5 x11)
1	Original	Cover Letter
1	Copy	Open Space Exhibit
1	Copy	Email from NCDEQ-PERCS (02/27/2018)
1	Copy	Email from NCDEQ-PWSS (03/07/2018)
1	Copy	Chatham County Erosion Control - Letter of Approval (Plan Revision)
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.





## CE GROUP

March 13, 2018

Lynn W. Richardson  
Land Planner II/Subdivision Administrator  
Chatham County Planning Department  
PO Box 130, 8 East Street  
Pittsboro, NC 27312

Re: The Legacy at Jordan Lake Phase 5A3

Dear Mrs. Richardson:

This letter is written in regards to the feedback that the CE Group and Freehold Communities received during the Planning Board Hearing on March 6, 2018.

### Differences Between Current Layout and 2017 CUP

- Total Lot Count: 2017 CUP = 17 Lots; 02/09/18 Submittal = 17 Lots; Current Layout = 15 Lots
- Hidden Bluff Drive Length: 2017 CUP = 1,009 LF; 02/09/18 Submittal = 1,097 LF; Current Layout = 966 LF
- Number of Lots Adjacent to PIN 9783-00-3261 (Wilfred Raymond): 2017 CUP = 7 Lots; 02/09/18 Submittal = 8 Lots; Current Layout = 1 Lot

### Permitting Revisions Based on New Layout

- Chatham County Erosion Control – Resubmitted on 03/09/18 and approved on 03/13/18
- Chatham County Stormwater – The revised plan has less impervious and fewer lots. The previous stormwater review/approval was based solely on this information.
- NCDEQ – PERCS (Sanitary Sewer) – Email from 02/27/18 states that if overall length does not change by 10% or greater, the changes can be reflected in the certification/record drawings. The lengths are reduced with the new layout.
- NCDEQ – PWS (Water) – Email from 03/07/18 states that the modifications can be captured in the certifications.

**Additional Note:** The space between lots 399 and 400 in the will be dedicated as Open Space as shown on the 03/12/2018 Open Space Exhibit.

Please contact us if you should have any questions.  
CE Group, Inc.

Joseph M. Craig, PE  
Principal/Project Manager

**Mitch Craig**

---

**From:** Fertenbaugh, Christyn L <christyn.fertenbaugh@ncdenr.gov>  
**Sent:** Tuesday, February 27, 2018 11:04 AM  
**To:** Mitch Craig; Gore, Deborah  
**Cc:** Mark Ashness  
**Subject:** RE: [External] RE: WQ0039593/Legacy

Hello,

Does the overall length of line change by 10% or greater? If not, I would make note in the certification of the changes, including the two lots that will not be constructed. If the overall length of sewer pipe changes by greater than 10%, a modification to the permit would be needed (which we can process fairly quickly).

Thanks,

**Christyn L. Fertenbaugh, P.E.**  
Environmental Engineer  
PERCS Unit  
Division of Water Resources  
Department of Environmental Quality

919-807-6312 – Office  
919-807-6489 – Fax  
[christyn.fertenbaugh@ncdenr.gov](mailto:christyn.fertenbaugh@ncdenr.gov)

Mailing: 1617 Mail Service Center  
Raleigh, NC 27699-1617  
Physical: 512 N. Salisbury Street, Rm. 925S  
Raleigh, NC 27604-1170



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**From:** Mitch Craig [mailto:mitch@CEGROU.PINC.COM]  
**Sent:** Tuesday, February 27, 2018 9:30 AM  
**To:** Gore, Deborah <deborah.gore@ncdenr.gov>; Fertenbaugh, Christyn L <christyn.fertenbaugh@ncdenr.gov>  
**Cc:** Mark Ashness <mark@CEGROU.PINC.COM>  
**Subject:** [External] RE: WQ0039593/Legacy

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Deborah/Christyn,  
I hope that the two of you are doing well. I have a quick question for you. We have run into rock on Phase 5A3 and may need to rearrange some of the lots so that we do not cut into the rock. The good news as far as permitting goes, is that

the new layout would result in 2 fewer lots and 150' shorter road (see attached). My question for you is, would this constitute an entirely new submittal or is this something we can capture on our record drawings and certification?

Thanks,  
Mitch

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



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US Green Building Council Member

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**From:** Gore, Deborah [mailto:[deborah.gore@ncdenr.gov](mailto:deborah.gore@ncdenr.gov)]  
**Sent:** Monday, February 12, 2018 6:54 AM  
**To:** Mitch Craig <[mitch@cegroupinc.com](mailto:mitch@cegroupinc.com)>  
**Cc:** Mark Ashness <[mark@cegroupinc.com](mailto:mark@cegroupinc.com)>  
**Subject:** WQ0039593/Legacy

Permit attached. Hard copy to Ms. Becker will be in today's mail.

**Deborah Gore**  
PERCS Unit Supervisor  
Division of Water Resources  
Department of Environmental Quality

919-807-6383 office  
919-807-6489 fax  
[deborah.gore@ncdenr.gov](mailto:deborah.gore@ncdenr.gov)  
1617 Mail Service Center  
Raleigh, NC 27699-1617

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## Mitch Craig

---

**From:** Bass, Sarah <sarah.bass@ncdenr.gov>  
**Sent:** Wednesday, March 7, 2018 3:32 PM  
**To:** Mitch Craig  
**Cc:** Mark Ashness  
**Subject:** RE: [External] The Legacy - Phase 5A3: Layout Revisions

Mitch,

Thanks for the clarification. It does appear the modifications could simply be noted within the certification for the project. Please include within the certification the modifications in length for the 2-inch water main. If there are additional crossings of water main and force main or storm drain due to the reworking of the cul-de-sac, please include documentation of meeting requirements of Rule .0906 (for sewer) and Ten State Standards (for storm drain).

Thanks,

**Sarah Bass, E.I.**  
Plan Review Unit  
Public Water Supply Section  
Division of Water Resources

919 707 9075 office  
919 707 9100 main number  
[Sarah.Bass@ncdenr.gov](mailto:Sarah.Bass@ncdenr.gov)

[WebLink for Waterline Projects Status](#)

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Raleigh, North Carolina 27699



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**From:** Mitch Craig [mailto:mitch@CEGROUPINC.COM]  
**Sent:** Wednesday, March 07, 2018 2:31 PM  
**To:** Bass, Sarah <sarah.bass@ncdenr.gov>  
**Cc:** Mark Ashness <mark@CEGROUPINC.COM>  
**Subject:** RE: [External] The Legacy - Phase 5A3: Layout Revisions

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Sarah,  
Attached is another exhibit showing the difference in the waterline from what is currently shown. As you can see, the only line that changes is the 2" line at the cul-de-sac. It gets shorter. None of the hydrants or larger main lines change

at all. Does that shift your thinking on a resubmittal? Per the below definition, I think we should be exempt from a resubmittal.

Thanks,  
Mitch

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



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---

**From:** Bass, Sarah <[sarah.bass@ncdenr.gov](mailto:sarah.bass@ncdenr.gov)>  
**Sent:** Wednesday, March 7, 2018 1:48 PM  
**To:** Mitch Craig <[mitch@cegroupinc.com](mailto:mitch@cegroupinc.com)>  
**Subject:** RE: [External] The Legacy - Phase 5A3: Layout Revisions

Mitch,

The types of modifications to approved plans and specifications that would need to be reviewed and approved by our office are outlined in Rule .0306 (highlighted below). Any other types of modifications could be noted within the certification for the project if the deviations do not affect capacity, hydraulic conditions, etc. per Rule .0306. Deviations requiring approval per Rule .0306 (which appears to be the case from the revised layout information provided) would need to be submitted similarly to the original project: in triplicate (one hard copy and 2 CDs or 3 hard copies), including an "Application for Approval...", a \$75 review fee for other construction or alteration to a distribution system as well as any revised plan sheets, specifications, engineers report, etc. (or documentation that original specifications, engineer's report, etc. were unchanged from the original). Our review timeframe is 30 days; however, we do typically try to expedite modifications to previously approved projects if possible. Documentation within the application that it is a project revision will help our administrative staff in entering the project correctly.

**15A NCAC 18C .0306 CHANGES IN ENGINEERING PLANS OR SPECIFICATIONS AFTER APPROVAL**

Deviations from the approved engineering plans and specifications or changes in site conditions affecting capacity, hydraulic conditions, operating units, the functioning of water treatment processes, the quality of water to be delivered, or any provisos stipulated in the Department's original and subsequent letters of approval must be approved by the Department before any construction or installation. Revised engineering plans and specifications shall be submitted in time to permit the review and approval of such plans or specifications before any construction work affected by such deviations is begun. The Secretary may seek

Injunctive relief under G.S. 130A-18, assess an administrative penalty under G.S. 130A-22(b), or revoke or suspend engineering plan approval under G.S. 130A-23 for any violation of this Rule.

Please let me know if you have any additional questions or comments. Thanks.

**Sarah Bass, E.I.**  
Plan Review Unit  
Public Water Supply Section  
Division of Water Resources

919 707 9075 office  
919 707 9100 main number  
[Sarah.Bass@ncdenr.gov](mailto:Sarah.Bass@ncdenr.gov)

[WebLink for Waterline Projects Status](#)

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Raleigh, North Carolina 27699



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**From:** Mitch Craig [<mailto:mitch@CEGROUPINC.COM>]  
**Sent:** Wednesday, March 07, 2018 11:01 AM  
**To:** Bass, Sarah <[sarah.bass@ncdenr.gov](mailto:sarah.bass@ncdenr.gov)>  
**Subject:** [External] The Legacy - Phase 5A3: Layout Revisions

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Sarah,  
I hope that you are doing well. Attached you will find a PDF of the PWS approval we received in November of last year for Phase 5A3. Also, you will find attached a PDF of a revision we are looking into. We have run into some grade and rock issues and are likely to have to change our layout slightly (shorter road and less lots). My question for you is, would this constitute an entirely new submittal or is this something we can capture on our record drawings and certification?

Thanks,  
Mitch

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



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WATERSHED PROTECTION DIVISION  
Environmental Quality Department  
P.O. Box 548  
Pittsboro, NC 27312  
PHONE: (919) 545-8343

## Soil Erosion and Sedimentation Control

### LETTER OF APPROVAL – PLAN REVISION

March 13, 2018

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:       11.07  
              Total Acres:           257  
              Submitted by:         Mitch Craig, PE, CE Group  
              Date Received:       3/9/2018

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 (f) 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



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WATERSHED PROTECTION DIVISION  
Environmental Quality Department

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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 NCCGO1000 (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,

A handwritten signature in black ink that reads "Morgan DeWit".

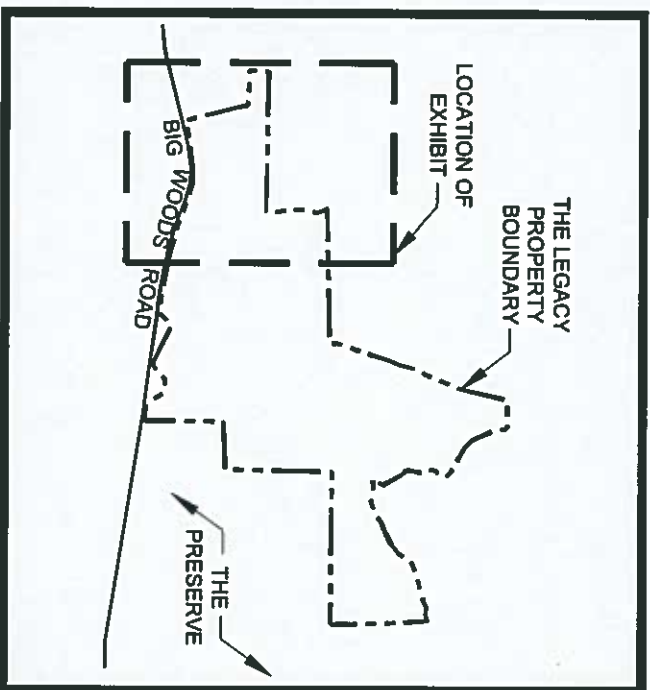
Morgan DeWit, PE  
Senior Watershed Specialist  
Watershed Protection Division  
Chatham County



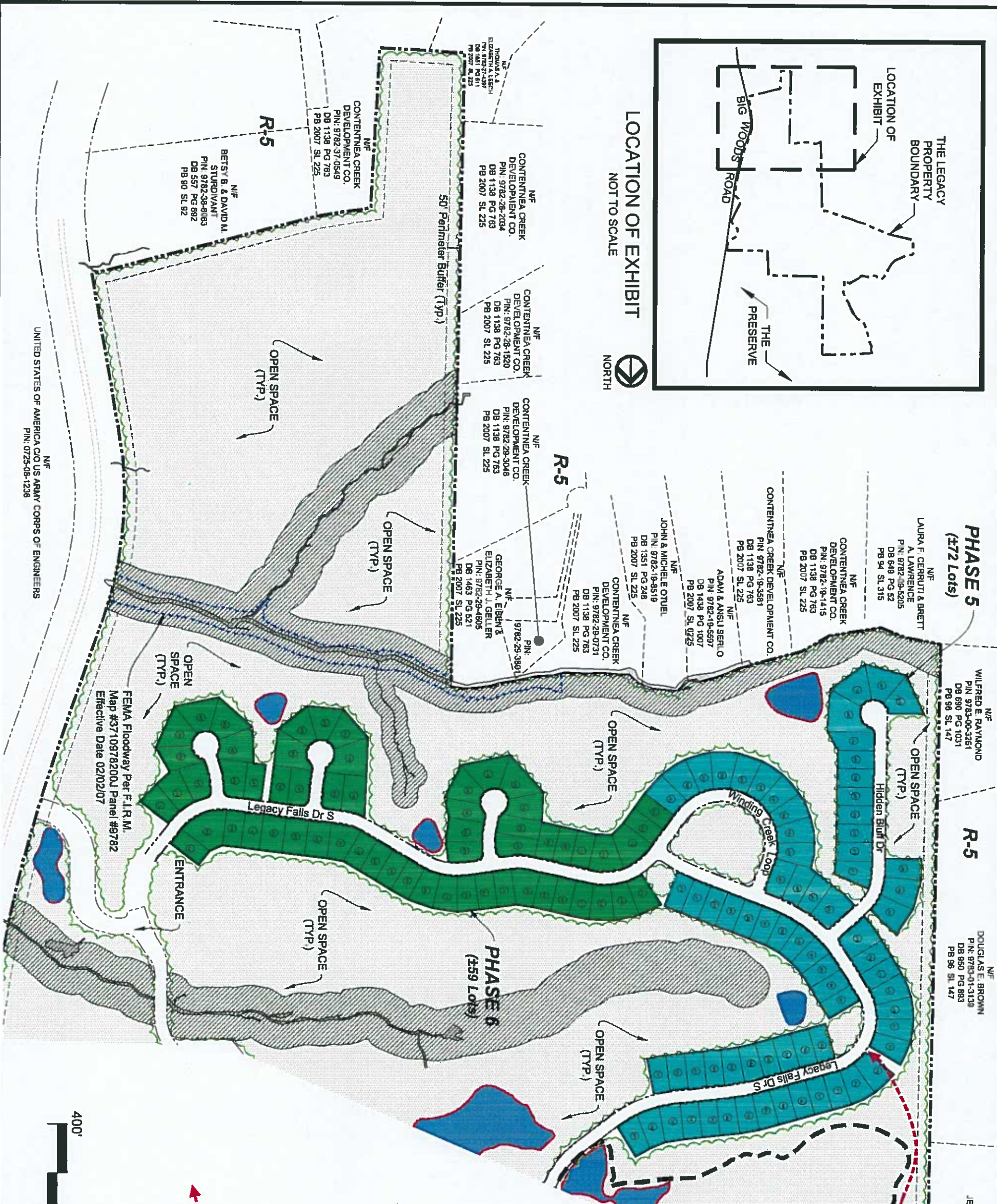








LOCATION OF EXHIBIT  
NOT TO SCALE



**PHASE 5**  
(772 Lots)

**R-5**

**PHASE 6**  
(759 Lots)

**FUTURE LOT SIZES**

**LEGACY FALLS SOUTH (PH 5)**

**PHASE 6**



**LEGEND**

- OPEN SPACE
- WETLANDS
- ROAD & 50' RIGHT-OF-WAY
- WQ POND
- STREAM WITH BUFFER
- FEMA FLOODPLAIN
- FUTURE TRAILS



**THE LEGACY - PHASE 5 & 6**  
CHATHAM COUNTY, NC  
**OPEN SPACE EXHIBIT**  
03/12/2018



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**NORTH**

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