



# CE GROUP

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

TO: Chatham County Planning Department
80-A East Street
Pittsboro, NC 27312
ATTENTION: Jason Sullivan

<b>Transmittal</b>
DATE: 5/11/18
PROJECT NO: 330-04
Legacy Phase 4A2 Partial (Final Plat)
Chatham County, NC

Quantity	Drawing No.	Description
25	Sets	Final Plat Map (for review only)
1	Copy	Final Plat Application
1	Copy	Engineers Letter of Credit (Estimate)
1	Copy	Financial Guarantee Contract (County Form)
1	Copy	County Checklist
1	Copy	Digital Information (included in submission)

REMARKS     Jason, Please let me know if you need any other information.

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CC: Fred Ward, Freehold Communities

CE Group, Inc.

Signed   
Mark P. Ashness, PE LEED AP

F-L Legacy Owner, LLC

CHATHAM2

CHATHAM COUNTY

DATE	INVOICE NO	DESCRIPTION	ACCOUNT	INVOICE AMOUNT
4-30-18	043018CHK	Rec Fees 14 Lots Ph	304-001-13200	12964.00
CHECK DATE	5-07-18	CHECK NUMBER	3747	TOTAL >
				12964.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

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

First Republic Bank  
160 Federal Street  
Boston, MA 02110

54-75002114

3747

DATE 05/07/2018

Pay:\*\*\*\*\*Twelve thousand nine hundred sixty-four dollars and no cents

\$ \*\*\*\*\*12,964.00

TO  
THE  
ORDER  
OF  
CHATHAM COUNTY  
C/O LYNN RICHARDSON  
P O BOX 54  
PITTSBORO, NC 27312



SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈000003747⑈ ⑆214475000⑆80001883983⑈



# CE GROUP

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

May 11, 2018

Mr. Jason Sullivan c/o  
Chatham County Planning Department  
P.O. Box 87  
Pittsboro, NC 27312

RE: The Legacy at Jordan Lake Phase 4A2 (Lots 230 – 235, 265,289,290, 301 – 305)  
(Partial) -Surety Bond Estimate  
Chatham County, NC

Dear Mr. Sullivan:

I have inspected the construction for a portion of Phase 4A2 – which consists of 14 lots located along Sweet Briar Lane and Two Creeks Loop. I hereby certify construction is approximately 64% complete. Below is a list of the estimated remaining Probable Construction Costs and the corresponding Bond Amounts required to complete the horizontal construction. A 25% contingency has been added to each item per County requirements.

TYPE OF IMPROVEMENT	COST TO COMPLETE	COMPLETED TO DATE	AMOUNT REMAINING	BOND AMOUNT
Meadow Irrigation System	\$ 15,000	\$ 0	\$ 15,000	\$ 18,750
Clearing, Grubbing, & Grading Erosion Control	\$ 135,000	\$ 90,000	\$ 45,000	\$ 56,250
Storm Drainage (Incl Stormwater Pond Conversion)	\$ 48,500	\$ 26,000	\$ 22,500	\$ 28,125
Water System	\$ 44,300	\$ 37,000	\$ 7,300	\$ 9,125
Sanitary Sewer System	\$ 83,000	\$ 83,000	\$ 0	\$ 0
Street Construction	\$ 79,000	\$ 24,000	\$ 55,000	\$ 68,750
<b>Total</b>	<b>\$ 404,800</b>	<b>\$260,000</b>	<b>\$ 144,800</b>	<b>\$ 181,000</b>

Phase 4A2 Partial Total Letter of Credit Value: \$ 181,000

All roadways within the subdivision are private and have been constructed to NCDOT standards. The roads are graded and being stoned. They are accessible for emergency operations. We expect that the roads will be fully paved prior to Final Plat approval. The Water system construction has met all Chatham County Water System standards and specifications as well as the State Public Water Supply Standards. The Sanitary Sewerage system for the project will be handled by both common forcemain and gravity sewer in accordance with Aqua North Carolina and NCDENR standards and specifications. When the Water and Sanitary Sewer improvements are fully completed; final certifications will be forwarded to the respective State agencies. I would anticipate that these costs will be valid for 2 years from this date.

We anticipate the improvements being closer to 90% complete by Final Plat approval at BOC meeting. We will update this estimate prior to providing surety bond and final plat recordation. Please contact us if you have any questions for need any additional information.

Respectfully submitted,

Mark P. Ashness, PE  
CE Group, Inc.



NORTH CAROLINA  
CHATHAM COUNTY

THIS CONTRACT FOR SUBDIVISION IMPROVEMENTS (this "Contract") made and entered into this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between F-L Legacy Owner LLC, with a mailing address of 352 Paseo Reyes Drive Saint Augustine, FL 32095 (the "Developer") and Chatham County, a body politic and corporate of the State of North Carolina, with a mailing address of Post Office Box 54, Pittsboro, North Carolina 27312 (the "County").

WITNESSETH:

WHEREAS, the Developer wishes to guarantee the satisfactory construction, installation, and completion of all improvements required by the County for a subdivision located in Chatham County, North Carolina, known as Legacy at Jordan Lake Portion of Phase 4A2 Lots 230-235,265,289,290, 301-305 (the "Subdivision"); and

WHEREAS, the County has agreed to sign the plat for the Subdivision if the Developer will enter into this Contract guaranteeing the completion of all such improvements and provide security to the County in an amount sufficient to secure the satisfactory construction, installation, and completion of all required improvements;

NOW, THEREFORE, Developer and County agree as follows:

1. Developer shall apply for any necessary permits or approvals and shall construct, install, and complete all improvements required by the County for the Subdivision (the "Improvements") on or before April 15, 2020 (45 days prior to expiration date of financial guarantee)
2. The Improvements are set forth in the records of the County approving the subdivision, including without limitation, all correspondence, cost estimates, subdivision plats, and other filings, which records are incorporated in this Contract by reference.
3. The Developer shall provide adequate security in an amount reasonably acceptable to the County, not less than the amount determined by, Mark P. Ashness, PE, a licensed architect or engineer, sufficient to secure the satisfactory construction, installation, and completion of the Improvements based on a Total Cost of Improvements letter, dated \$181,000.
4. The County will sign the subdivision plat upon the execution of this Contract by the Developer and the delivery of adequate security in an amount and form acceptable to the County in its reasonable discretion.
5. After completion of all Improvements and upon acceptance of such work by the County, Developer may apply in writing for release of the security given to the County in paragraph 3. Developer shall deliver to the County a certifying statement, in a form reasonably acceptable to the County, from the Engineer of Record verifying the satisfactory completion of the Improvements. Upon receipt and investigation of the certifying statement, the Planning Director of the County (or his/her designee) shall issue a notice of cancellation and termination of the \_\_\_\_\_, or such portion thereof as the Developer may be entitled to receive, within a period of sixty (60) days thereafter.

6. This Contract may be extended by the County for good cause shown by the Developer, and will be extended upon demonstration by the Developer that any necessary permits or approvals required by third parties have not been issued through no fault of the Developer and based on an updated Total Cost of Improvements letter. In the event this Contract is extended, Developer may seek a reduction of the     Bond     reflecting the substantial completion of the Improvements.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed as of the day and year first written above.

F-L Legacy Owner LLC

By:

BY:

County of Chatham

By:

Authorized Official

**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: The Legacy at Jordan Lake Portion of Phase 4A2

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

Name: F-L Legacy Owner, LLC

Name: F-L Legacy Owner, LLC

Address: c/o 500 Boylston Street, Ste. 2010 Address: Same

Boston, MA 02116

Phone:(W) 919 230-8800

Phone:(W) \_\_\_\_\_

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

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

E-Mail frw@frehholdcm.com

E-Mail \_\_\_\_\_

Township: Williams Zoning: R-1

P. I. N. # 9783-00-03-4916

Flood Map # 3710978200K Zone: X

Parcel # 92463

Watershed: WS-IV PA

Existing Access Road: S.R. # 1716

S.R. road name Big Woods

Total Acreage 3.883 AC

Total # of Lots: 14

Min. Lot Size: 0.172 AC

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

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

Max. Lot Size: 0.257 AC

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

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

Avg. Lot Size: 0.204 AC

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

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

Name and date of contact with Chatham County Historical Association: Reviewed at Sketch Plan

Type of new road:  Private/ Length +/- 872 LF  Public/ Length \_\_\_\_\_

**Road Surface:**

paved

gravel

**Water System:**

individual wells

community wells

public system

name N. Chatham

**Sewer System:**

septic systems

community system

public system

name Aqua NC

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

\_\_\_\_\_  
See attached \_\_\_\_\_ Date \_\_\_\_\_  
Signature of Applicant Signature of Owner

**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. F-L Legacy Owner, LLC	11.
c/o 500 Boylston St., Ste. 2010	
Boston, MA 02116	
2. Legacy at Jordan Lake HOA, Inc.	12.
6739 Falls of Neuse Road	
Raleigh NC 27615	
3. Frank & Linda Scuiletti	13.
152 Legacy Club Drive	
Chapel Hill, NC 27517	
4. Stuart & Colleen Gray	14.
7 Village Walk Drive	
Chapel Hill, NC 27517	
5. M/I Homes of Raleigh, LLC	15.
1511 Sunday Drive Suite 100	
Raleigh, NC 27607	
6.	16.
7.	17.
8.	18.
9.	19.
10.	20.

Chatham County Planning Department – Major Subdivision Application, Final Review – signature page

DATED this 11<sup>th</sup> day of MAY, 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: Jesse R Baker  
Name: Jesse R Baker  
Title: Authorized Signatory



**CHATHAM COUNTY  
MAJOR SUBDIVISION  
REVIEW CHECKLIST**

SubdivisionName Legacy Phase 4A2 Part 1  
 Review For: [ ] Sketch [ ] Prelim [ X ] Final

Attach all supporting documentation regarding these approvals. If approvals are still pending, attach applications for approval.

SKETCH DESIGN REVIEW	APPROVAL DATE
<input checked="" type="checkbox"/> 25 Copies of Plat with topo along with one (1) 8-1/2 x 11 copy	-----
<input checked="" type="checkbox"/> Application w/Complete Adjacent Owner Addresses	-----
[ ] Soil Scientist Report and soil map	-----
[ ] Confirmation from Chatham County Historical Association/Jane Pyle/542-3603	H/A
[ ] 1 electronic copy of all items above (see Digital Document Requirements)	
<b>PRELIMINARY PLAT REVIEW</b>	
[ ] 25 Copies of Plat along with one (1) 8-1/2 x 11 copy	.....
[ ] Application w/ Complete Adjacent Owner Addresses	.....
[ ] Detailed Soils Map and Letter of explanation or D.E.M. approval {see Requirements for soil scientist report}	
[ ] NCDOT Approval (if public roads) N/A	___/___/___
[ ] DOT Comm. Driveway Permit N/A	___/___/___
[ ] Erosion Control Plan Approval (if new roads or one acre disturbed)	
[ ] U.S. Army Corps of Engineers Permit (if appl)	___/___/___
[ ] Road Name Request Form	
[ ] County Public Water Approval (if applicable)	
[ ] State Public Water Approval (if applicable)	
[ ] Chatham Co. Schools' Road Comments (if new roads) Approved with Master Plan	___/___/___
[ ] Stormwater Management Plan Approval (if appl)	
[ ] Economic & Environmental Impact Study (if appl)	___/___/___
[ ] Water / Sewer Impact Statement (if appl)	___/___/___
[ ] 1 electronic copy of all items above (see Digital Document Requirements)	
<b>FINAL PLAT REVIEW</b>	
[ X ] 25 Copies of Plat	-----
[ X ] Application	.....
[ X ] 1 electronic copy of all items above (see Digital Document Requirements)	___/___/___
[ N/A ] Chatham County Environmental Health Division septic improvement permits or NCDWQ septic permits for each lot.	___/___/___
[ X ] Road Completion Certificate or Financial Guarantee	___/___/___
[ X ] Utilities Completion Cert. or Financial Guarantee	___/___/___

Comment \_\_\_\_\_

Date Complete Application Rec'd: \_\_\_/\_\_\_/\_\_\_ By: \_\_\_\_\_

## **SUMMARY OF MAJOR SUBDIVISION REVIEW PROCEDURE**

A major subdivision is one with more than five (5) lots, one with new roads, or one with five (5) lots or less but which requires a variance from the regulations to be approved.

Major subdivisions require three general reviews: sketch design, preliminary, and final. The sketch design review is to properly identify the property being subdivided to insure the adherence to required design standards, to determine improvement proposals, and to get the initial input of the Planning Board, Board of County Commissioners, and adjacent property owners. The preliminary review by the Planning Board and Board of County Commissioners and other appropriate agencies (i.e. soil scientist, Department of Transportation, and etc.) is to insure that all plans meet the regulations. The final review by appropriate reviewing agencies, the Planning Board, and the Board of County Commissioners is to insure that all required improvements (i.e. roads, water lines, survey monuments, and etc.) have been installed as required according to plans and regulations.

The Planning Board meets the first Tuesday of each month at 6:00 p.m. The Board of County Commissioners meets the first Monday of each month at 9:00 a.m. and the third Monday of each month at 6:00 p.m.

A detailed review procedure for major subdivisions is described in the Chatham County Subdivision Regulations; however, a summary is shown below:

### **Sketch Design Review Procedure:**

1. The developer shall submit to the Planning Department a completed subdivision application, administrative review fee, other related information as required (see major subdivision checklist) and twenty-five (25) copies of the sketch plan showing topo of property and 2 copies of the preliminary soils map and report from a certified soil scientist along with one (1) electronic copy (PDF format) of all items submitted at least twenty-three [23] days prior to the Planning Board meeting. See department calendar for submittal dates and major subdivision review checklist for list of items to be submitted and digital document submission guidelines. Topo and soils information may be included on sketch plan map.
2. Names and addresses of the adjacent property owners are required along with the application. The subdivision cannot be placed on the monthly agenda without notice of the meeting being mailed to the adjacent property owner's fourteen [14] days prior to the meeting.
3. The Planning Board will review the information described and agenda notes, which are mailed prior to the meeting. During the monthly meeting the Board will make a recommendation to approve the subdivision, disapprove the subdivision for specified reasons, or approve the subdivision with specified conditions or modifications.
4. The Planning Board's recommendation and the required number of plans are submitted to the Board of County Commissioners for their review and action. If the sketch design is

approved by the Board of County Commissioners then more detailed preliminary plans are prepared for review by various agencies.

5. The sketch design approval is valid for twelve [12] months from the date of approval by the Board of County Commissioners. If the required preliminary plans are submitted while the sketch design approval is valid then the plans will be reviewed according to regulations in effect at the time of sketch design approval. If preliminary plans are submitted following expiration of the sketch design approval then the developer shall also resubmit for sketch design approval and plans submitted must conform to regulations in effect at the time of submittal.

**Preliminary Plat Review Procedure:**

1. The developer should submit the following plans to the agencies listed at least 30 days prior to the Planning Board submittal date to allow adequate time for review and approval. The review process cannot continue without preliminary approval by *a – e* listed below:
  - a) Soil scientist to prepare soils map showing location of suitable soils and a letter of explanation. See Soil Scientist Requirements for Preliminary Review.
  - b) Department of Transportation – road plans and profiles and drainage plans (public roads).
  - c) Department of Transportation – Commercial Driveway Permit
  - d) Chatham County Health Department, Environmental Health Section, erosion and sedimentation plans for public and private roads.
  - e) Other agencies as required, (i.e. Chatham County Public Works, NCDWQ, Corps of Engineers, )
2. The developer shall submit to the Planning Department the names and addresses of the adjacent property owners at least twenty-three [23] days prior to the Planning Board meeting. The subdivision cannot be placed on the monthly agenda without notice of the meeting being mailed to the adjacent property owner's fourteen [14] days prior to the meeting.
3. The developer shall submit to the Planning Department twenty-five (25) copies of the subdivision plans and other related items as well as permits from other agencies along with one (1) electronic copy (PDF format) of all items submitted at least twenty-three [23] days prior to the Planning Board meeting. See department calendar, review checklist and digital document requirements. The subdivision will not be placed on the Board's monthly agenda unless this information is submitted to the Planning Department at least twenty-three [23] days prior to the meeting.
4. The Planning Board will review the information described and agenda notes, which are mailed prior to the meeting. During the monthly meeting the Board will make a recommendation to approve the subdivision, disapprove the subdivision for specified reasons, or approve the subdivision with specified conditions or modifications.
5. The Planning Board's recommendation and the required number of plans are submitted to the Board of County Commissioners for their review. **Only when approval is given by the Commissioners can the developer begin construction.** After preliminary approval

the developer has eighteen [18] months to complete the development and submit final plans.

**Final Plat Review Procedure:**

1. After all improvements are completed or a financial guarantee is in order, the developer shall submit to the Planning Department, twenty-five (25) copies of plans and other related information along with one (1) electronic copy (PDF format) of items submitted. The developer shall submit septic improvement permits for each lot. All required information shall be submitted no less than twenty-three [23] days prior to the Planning Board meeting. Any financial guarantee should also be submitted at this time for review by the county attorney. Septic improvement permits and financial guarantee information are not required to be submitted electronically.
2. The Planning Board will review the subdivision information and agenda notes mailed to it prior to the meeting. A final recommendation on the subdivision plat will be made by the Board during the meeting. The Board may recommend approval of the plat, disapproval of the plat for specified reasons, or approval of the plat with specified conditions.
3. The Planning Board's recommendation and the required number of plans are submitted to the Board of County Commissioners for their review. **Only after approval is given by the Commissioners and all related fees paid can the final plat be recorded and lots sold.**
4. If final approval is given, the plat shall be recorded within 60 days by the developer in the Office of the Chatham County Register of Deeds and lots may be sold. It is illegal to sell lots prior to approval and recordation of the final subdivision plat.

**CHATHAM COUNTY  
MAJOR SUBDIVISION  
REVIEW CHECKLIST**

SubdivisionName Legacy Phase 4A1

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"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	
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) <b>N/A</b>	_ / _ / _
<input type="checkbox"/> DOT Comm. Driveway Permit <b>N/A</b>	_ / _ / _
<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) Approved with Master Plan	_ / _ / _
<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 type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	
FINAL PLAT REVIEW	
<input checked="" type="checkbox"/> 25 Copies of Plat	-----
<input checked="" type="checkbox"/> Application	.....
<input checked="" type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	_ / _ / _
<input type="checkbox"/> <b>N/A</b> Chatham County Environmental Health Division septic improvement permits or NCDWQ septic permits for each lot.	_ / _ / _
<input checked="" type="checkbox"/> Road Completion Certificate or Financial Guarantee	_ / _ / _
<input checked="" 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:** The Legacy at Jordan Lake Portion of Phase 4A2 \_\_\_\_\_

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

Name: F-L Legacy Owner, LLC \_\_\_\_\_ Name: F-L Legacy Owner, LLC \_\_\_\_\_

Address: c/o 500 Boylston Street, Ste. 2010 Boston, MA 02116 Address: Same \_\_\_\_\_

Phone:(W) 919 230-8800 \_\_\_\_\_ Phone:(W) \_\_\_\_\_

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

E-Mail [frw@freholdcm.com](mailto:frw@freholdcm.com) E-Mail \_\_\_\_\_

Township: Williams \_\_\_\_\_ Zoning: R-1 \_\_\_\_\_ P. I. N. # 9783-00-03-4916

Flood Map # 3710978200K Zone: X \_\_\_\_\_ Parcel # 92463

Watershed: WS-IV PA \_\_\_\_\_ Existing Access Road: S.R. # 1716\_

S.R. road name Big Woods

Total Acreage 3.883 AC\_ Total # of Lots: 14 Min. Lot Size: 0.172 AC\_

Ph. I Acreage \_\_\_\_\_ Ph. I # of lots \_\_\_\_\_ Max. Lot Size: 0.257 AC

Ph. II Acreage. \_\_\_\_\_ Ph. II # of lots \_\_\_\_\_ Avg. Lot Size: 0.204 AC

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

**Name and date of contact with Chatham County Historical Association:** Reviewed at Sketch Plan

**Type of new road:**  Private/ Length +/- 872 LF  Public/ Length \_\_\_\_\_

**Road Surface:**

- paved
- gravel

**Water System:**

- individual wells
  - community wells
  - public system
- name N. Chatham

**Sewer System:**

- septic systems
  - community system
  - public system
- name Aqua NC

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

See attached \_\_\_\_\_ Date \_\_\_\_\_ Same \_\_\_\_\_ Date \_\_\_\_\_  
*Signature of Applicant* *Signature of Owner*

**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. F-L Legacy Owner, LLC	11.
c/o 500 Boylston St., Ste. 2010	
Boston, MA 02116	
2. Legacy at Jordan Lake HOA, Inc.	12.
6739 Falls of Neuse Road	
Raleigh NC 27615	
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152 Legacy Club Drive	
Chapel Hill, NC 27517	
4. Stuart & Colleen Gray	14.
7 Village Walk Drive	
Chapel Hill, NC 27517	
5. M/I Homes of Raleigh, LLC	15.
1511 Sunday Drive Suite 100	
Raleigh, NC 27607	
6.	16.
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):

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Financial Guarantee (if applicable):

Submitted by: \_\_\_\_\_  
 Guarantee Type: \_\_\_\_\_  
 Amount: \$ \_\_\_\_\_  
 Acceptance Date: \_\_\_/\_\_\_/\_\_\_  
 Expiration Date: \_\_\_/\_\_\_/\_\_\_  
 Release Date: \_\_\_/\_\_\_/\_\_\_  
 Release Payable to: \_\_\_\_\_

\_\_\_\_\_ / \_\_\_ / \_\_\_  
*Planning Department*

*Date*



REQUIREMENTS FOR SOIL SCIENTIST REPORT  
SUBDIVISION PRELIMINARY REVIEW

1. Report must be signed and sealed by a NC licensed soil scientist.
2. Include a soils map drawn to a scale showing initial and repair areas for each lot along with an index of how they are marked in the field. (Include any proposed surface discharge systems.
3. Identify proposed septic systems along with proposed loading rates for each lot.
4. Identify proposed easements for all off site septic areas.
5. Include all special testing results for any proposed pretreatment systems.
6. show proposed or existing set-back restrictions on and adjacent to subject property, ie: water supplies, jurisdictional wetlands, impounded waters, etc.
7. Property lines must be clearly marked and correspond with submitted maps.

CHATHAM COUNTY  
PLANNING OFFICE



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**DIGITAL DOCUMENT SUBMISSION GUIDELINES**

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Chatham County, in the interest of record automation, requires that all subdivision and re-zoning applications and supporting documents, including plats/maps, be submitted to the Planning Office in digital and hardcopy formats. The primary function of this document is to provide digital submission standards, procedures, and requirements. Failure to comply with these requirements will delay the processing of your application.

**ELECTRONIC PLAN AND APPLICATION SUBMITTAL**

- ALL DIGITAL FILES MUST BE PC COMPATIBLE. All digital documents must be submitted in Portable Document Format (.pdf). A digital copy of all hardcopy documents must be provided with the application submittal.
- All related digital files should be located in a single directory or folder in the media and named accordingly. Acceptable media will include floppy disks and CD-ROM's. Discs and disc sleeves/cases should be labeled with the contact name, phone number, project name and phase. Revisions to previous submittals should be labeled as such. Digital files may be transmitted via email if approved by the Planning Office.
- Multiple pages of a document shall be combined into a single document when document size permits. Ideally, files should not be larger than 5 megabytes (MB) in size. Files should not be submitted in a compressed format (i.e. WinZip or PkZip).
- PDF documents produced by scanning paper documents should be scanned at resolutions that will ensure pages are legible both on the computer screen and when printed. Therefore, we recommend scanning documents at 300 dots per inch (dpi) to balance legibility and file size. All documents should be properly oriented to the top of the page.
- When submitting numerous digital documents you must provide an ASCII text file named "Submittal.txt" that contains a listing of the documents in the order of the packet submission.

Note: Staff may request digital files compatible with ESRI ArcView GIS software (i.e. AutoCAD .dwg or .dxf files) depending on the size and scope of the project.

If you have any questions regarding the submission of digital documents please contact Jason Sullivan with the Planning Office at 919/542-8233 or [jason.sullivan@ncmail.net](mailto:jason.sullivan@ncmail.net).

Chatham County Planning Department – Major Subdivision Application, Final Review – signature page

DATED this 11<sup>th</sup> day of May, 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: J R Baker  
Name: Jesse R Baker  
Title: Authorized Signatory