

Warren D Mitchell, PE

June 24, 2020

Kimberly Tyson  
Planner II/Subdivision  
Chatham County Planning Department  
80 East Street/P. O. Box 54  
Pittsboro, NC 27312

Re: Project Name: Morgan Ridge Subdivision  
Financial Guarantee Letter – Final Plat

Dear Kim:

I am submitting the application for final plat of the Morgan Ridge Subdivision. One-half of the depth of gravel has been installed on the roadway which satisfies the all-weather access for emergency vehicles minimum standard. More than 75% of the total estimated cost of improvements have been installed. The following are the remaining items left for 100 percent completion of the road, stormwater improvements, utilities and stabilization:

Items remaining for subdivision completion

1. Remaining gravel installation – 5" ABC	6200sy x 5" =	\$29,000
2. Asphalt Surface course.	2" x 6000sy =	\$74,000
3. Storm Pond Conversion to perm. Conditions	Bioretention Basin	\$30,000
	Stormwater Wetland	\$20,000
4. Underground utilities (elec, communications)		no charge
5. <u>Seeding and stabilization (seeding, matting)</u>	3 acres (\$1800/ac)	\$5400
	Total	\$158,400
<b>Total amount of Surety Performance Bound</b>	X 125%	<b>\$198,000</b>

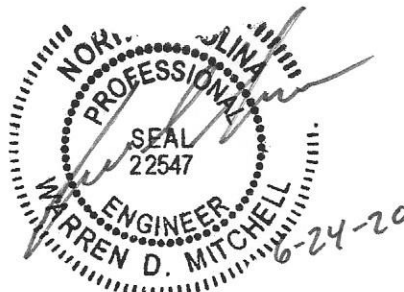
The contractor is committed to having the remaining ABC base course placed and the final asphalt surface installed before the proposed TRC meeting on July 15. We would like the opportunity to submit a revised estimate of improvements before July 15 to reduce the required amount of the bond.

Please feel free to contact me at 919-593-1916 or [warrendmitchellpe@gmail.com](mailto:warrendmitchellpe@gmail.com) if you have any questions or comments.

Sincerely,



Warren D. Mitchell, PE



P.O. Box 54  
Pittsboro, NC 27312  
Tel: (919) 542-8204  
Fax: (919) 542-2698

[ X ] Final

### MAJOR SUBDIVISION APPLICATION

Name of Subdivision: Morgan Ridge Subdivision

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

Name: Warren Mitchell

Name: Jones Ferry Properties, LLC

Address: 102 Amber Wood Run  
Chapel Hill, NC 27516

Address: 227 Opus Way  
Chapel Hill, NC 27516

Phone:(W) 919-593-1916

Phone:(W) 919-593-1916

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

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

E-Mail warrendmitchellpe@gmail.com

E-Mail warrendmitchellpe@gmail.com

Township: \_\_\_\_\_ Zoning: \_\_\_\_\_

P. I. N. # \_\_\_\_\_

Flood Map # \_\_\_\_\_ Zone: \_\_\_\_\_

Parcel # \_\_\_\_\_

Watershed: \_\_\_\_\_

Existing Access Road: S.R. # \_\_\_\_\_

S.R. road name \_\_\_\_\_

Total Acreage: 51.7 ac

Total # of Lots: 16

Min. Lot Size: 1.53 ac

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

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

Max. Lot Size: 9.18 ac

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

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

Avg. Lot Size: 3 ac

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

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

Type of new road: [ ] Private/ Length \_\_\_\_\_ [ X ] Public/ Length 2400 LF

Road Surface:

Water System:

Sewer System:

[ X ] paved

[ X ] individual wells

[ X ] septic systems

[ ] gravel

[ ] community wells

[ ] community system

[ ] public system

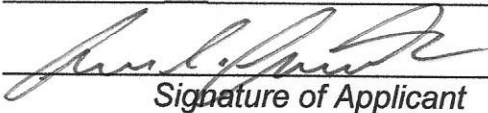
[ ] public system

name \_\_\_\_\_

name \_\_\_\_\_

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

NA

  
Signature of Applicant

Date 6-24-20

  
Signature of Owner

Date 6-24-20

For Office Use Only:

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

Approved by County Commissioners: First Plat \_\_\_\_\_

Construction \_\_\_\_\_

Final \_\_\_\_\_

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

**CHATHAM COUNTY  
MAJOR SUBDIVISION  
REVIEW CHECKLIST**

Subdivision Name MORGAN RIDGE SUBDIVISION

Review For

Final Plat

Attach all supporting documentation regarding these approvals.

	APPROVAL DATE
	----
	----
	----
<b>FINAL PLAT REVIEW</b>	
<input type="checkbox"/> 6 copies of plat if staff reviewed (folded)	.....
<input type="checkbox"/> 20 copies of plat if Board reviewed (folded)	.....
<input type="checkbox"/> Major Subdivision Application	___/___/___
<input type="checkbox"/> Chatham County Environmental Health approval of Soil Scientist report and map	___/___/___
<input type="checkbox"/>	___/___/___
<input type="checkbox"/>	___/___/___
<input type="checkbox"/>	___/___/___
<input type="checkbox"/> Road , Utilities, Erosion Control, and/or Stormwater Completion Certificates or engineers cost estimate and documentation for Financial Guarantee & Contract	___/___/___
<input type="checkbox"/> <b>1 electronic copy of all items above</b>	___/___/___
<input type="checkbox"/>	___/___/___
<input type="checkbox"/> Draft copy of financial guarantee and draft copy of contract	___/___/___
<input type="checkbox"/> County attorney approval of financial guarantee and contract (staff info)	___/___/___
<input type="checkbox"/>	___/___/___
	___/___/___
Fees Paid:	___/___/___
Recreation Fee: _____	___/___/___
	___/___/___
<b>Other:</b>	
	----
	.....
	___/___/___
	___/___/___
	___/___/___
	___/___/___

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

<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*