



CE GROUP

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

Utility Info: Vickers Village Compact Community

Vickers Village is planned to accommodate +/- 181 Single Family or Town Home Lots. In addition, a +/- 4 AC Commercial Parcel is planned with up to 15 apartment or condominium units. The projected permitted wastewater demand for the project will be between 47,000 – 53,000 GPD dependent upon final permitting. Actual wastewater useage is expected to be less than 35,000 GPD. Wastewater treatment on-site with an extended aeration facility. Discharge utilizing on-site spay irrigation and wet weather storage (all permitted thru NCDEQ).

A site investigation has been conducted by Piedmont Environmental and areas suitable for spray irrigation application have been identified. These areas will all be highly maintained landscaped areas, parks, or meadows.

The County has a 12" Water line on Jack Bennett Road. Our project will create internal loops with (2) connection points to the 12" water line. All irrigation within the project will be reclaimed reducing the demand on potable water.

Potable Water: Chatham County Water (Will Serve Letter attached)

Fire Service: North Chatham Fire Dept (Will Serve Letter attached)

Sewer Collection & Treatment: Aqua NC (Public Utility) (Will Serve Letter attached)

Preliminary Soils Evaluation: Piedmont Environmental (Report attached)



6/9/2021

Ben & Jerry's Catering Mail - Vickers Village Project Water Availability Email Request



Antonio McBroom <antonio@iccbenjerry.com>

Vickers Village Project Water Availability Email Request

Larry Bridges <larry.bridges@chathamcountync.gov>

Wed, Jun 9, 2021 at 2:41 PM

To: Antonio McBroom <antonio@iccbenjerry.com>, Water Shop <watershop@chathamcountync.gov>

Cc: Andrew Greene <andy@scoutdevelopment.com>, Warren Mitchell <warrendmitchellpe@gmail.com>, Christopher Summerlin <chris.summerlin@chathamcountync.gov>

Chatham County can currently provide water to the proposed project and can meet the demands stated. Thank you. We look forward to working with you and your team.

Have a great afternoon.



Larry Bridges
Utilities Director
Chatham County Utilities & Water Division

964 East St., 2nd Floor
Phone: (919) 542-8238
Fax: (919) 542-8282
larry.bridges@chathamcountync.gov

From: Antonio McBroom <antonio@iccbenjerry.com>

Sent: Wednesday, June 9, 2021 1:51 PM

To: Larry Bridges <larry.bridges@chathamcountync.gov>, Water Shop <watershop@chathamcountync.gov>

Cc: Andrew Greene <andy@scoutdevelopment.com>, Warren Mitchell <warrendmitchellpe@gmail.com>

Subject: Vickers Village Project Water Availability Email Request

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Bridges & Team,

I trust this email finds you well! You all have been awesome to work with the past few years as we assisted in the relocation of a handful of homeowners across Jack Bennett Rd onto Henley Rd for Laney Village.

6/9/2021

Ben & Jerry's Catering Mail - Vickers Village Project Water Availability Email Request

We are now in the process of moving forward with the submittal & application for our larger project, Vickers Village. The current concept plan is attached for your review. We anticipate the daily flow will be between 35,000-50,000 gpd. The project is located along US 15-501N just across from Briar Chapel, between Vickers Rd and Jack Bennett Rd.

At this point, we simply request a 'water availability' confirmation email from you. It could be as simple as a reply to this email. As we move forward with the permitting process, we'll then work more closely with your team on the actual details & design within the community.

Thanks for your assistance and please let us know if you need anything additional to provide us with a Water Availability Email.

Antonio McBroom

Ben & Jerry's Catering & Special Events

antonio@iccbenjerry.com

1.919.548.4153 (direct)

1.503.217.1308 (fax)



#20: Be Dependable



FIRE MARSHAL'S OFFICE

Fire Prevention & Inspections

P. O. BOX 548
80-D EAST STREET
PITTSBORO, N.C. 27312-0548

PHONES (919) 542-8259
(919) 542-8263

Dear Mr. Mitchell,

This letter is in response to your request as to the effect the proposed Vickers Village subdivision will have on the North Chatham Fire Department's ("Department") provision of fire protection services. The Department consists of 7 fire stations that are staffed by 56 career personnel divided between 3 shifts, as well as 16 volunteer firefighters. The services are available 7 days a week, 24 hours a day. The Department holds an ISO Class 4 rating within the 5 road mile response area. Vickers Village entrance will be approximately 1.7 miles from the Department's Station 1 (primary responding station) and approximately 3.4 miles from Station 3.

Chief John Strowd of the Department and myself have conducted a preliminary review of the site plans for Vickers Village and concur that the proposed subdivision will have no adverse effect on the Department's ability to provide fire protection or the Chatham County Fire Marshal's Office in providing fire prevention services. Some concerns that will need to be addressed during the initial phases of review are:

- Accessibility to structures and set back access.

Roadway parking and turns at intersections.

- Width of roads and turn around points.

- When clearing the property, are they burning or hauling.

- Road for support of apparatus. new aerial weighs in the excess of 80,000 pounds

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If I can be of further assistance, please feel free to contact me at 919.545.8342.

Sincerely,

William Judson
Chatham County Fire Marshal



An Essential Utilities Company

June 10, 2021

Re: Vickers Village
Chatham County
Mixed Use Development off US 15-501

Dear Mr. Mitchell:

Please accept this letter as Aqua North Carolina's ("Aqua") non-binding commitment to provide wastewater utility service to the proposed development of the property mentioned above. Aqua will have the capacity to provide service to the 171 proposed lots, amenities and commercial properties to be located within the Vickers Village Compact Community. This offer is contingent upon Aqua and the Developer entering into Wastewater Utility System Agreement ("Agreement") with mutually acceptable terms, permit approvals by the North Carolina Department of Environmental Quality, and the North Carolina Utility Commission's approval of this transaction.

The structure of the Agreement would include the following:

1. Developer to install the wastewater utility system infrastructure to serve a maximum of 171 lots, amenities and commercial properties based on Aqua's specifications and DEQ rule and regulations;
2. Developer to pay Aqua the gross-up tax pursuant to the 2017 TJCA signed into law by President Trump which requires water and wastewater utility companies to collect income tax on CIAC received from its contributors.

This letter of intent does not constitute an agreement for the ownership and operation of the wastewater utility system assets of the Developer. The Agreement will be prepared by Aqua and will contain the provisions set forth above and other traditional covenants, warranties and representations.

Thank you for considering Aqua as your wastewater provider. I look forward to having the opportunity to work with you on this project. Should you have any questions or wish to discuss this project further please contact me at 919.653.6967.

Sincerely,

A handwritten signature in black ink that reads "C. Ruffin Poole". The signature is written in a cursive, flowing style.

C. Ruffin Poole

Director, Business Development



PIEDMONT ENVIRONMENTAL ASSOCIATES, P.A.

The Vickers Bennett Group
P.O. Box 935
Pittsboro, NC 27312

Project Number: 2188
January 26, 2021
REV. July 21, 2021

PRELIMINARY Soil Series Report, NC DEQ Evaluation

Re: Vickers-Bennet Group Project (various parcels), Chatham County, NC

Introduction:

Piedmont Environmental Associates, P.A. has performed a preliminary soil series identification study on the parcels listed above. This report discusses the soil evaluation, the dominant soil series encountered on-site, and provides some preliminary loading rate information.

This report is being prepared to satisfy some of the requirements set forth by 15A NCAC 02U concerning the soils reports for reclaimed wastewater irrigation systems. This report does not contain all of the required information needed to complete the design of a spray irrigation system. The goal of this evaluation was to provide soil characteristic data for the next phase of system design and to guide additional fieldwork. Soil mapping field work was completed in January 2021 by NC Licensed Soil Scientist Chris Murray and his associates.

Piedmont Environmental traversed the tract and observed landforms (slope, drainage patterns, past use, etc.) as well as soil conditions (depth, texture, structure, seasonal wetness, restrictive horizons, etc.) through the use of hand auger borings. These borings were used to generate a soil series map for the site (Attachment 1). Each of these borings were advanced to a depth of 48" or auger refusal and were located with a GPS receiver.

Soil/Site Conditions:

The site consists of soils that derived from "Chapel Hill Grit" felsic crystalline geologic system. The predominant soils found in this section of the project consisted of the Wedowee/Rion (high rate), and Helena Vance (low rate). At each boring location, the soils were classified by soil series name according to the standard methodology for soil classification employed by the Natural Resource Conservation Service (NRCS). After identification to the series level, the soils were categorized into groups based on similar morphological characteristics and/or high frequency of association. The soils in this area are inherently variable and inclusions of other soil types may exist within map units. Auger boring locations were approximated in the field using GPS technology. Likewise, unsuitable topographic areas were also approximated in the field using GPS technology. Preliminary area calculations for the high and low-rate soil areas are given in Table 1 below.

Table 1. - Preliminary Soil Area Calculations, Vickers Village Project, Chatham County, NC

High Rate		
Soil Unit	Area (sq ft.)	Area (acres)
HR 1	201252.2	4.6
HR 2	3393.9	0.1
HR 3	15895.2	0.4
HR 4	7105.0	0.2
HR 5	1596.7	0.0
HR 6	18585.9	0.4
HR 7	26367.8	0.6
HR 8	3524.1	0.1
HR 9	15673.7	0.4
HR 10	43306.3	1.0
HR 11	60186.4	1.4
HR 12	133808.8	3.1
HR 13	13356.9	0.3
TOTAL:	544053	12.5

High Rate, Amended*		
Soil Unit	Area (sq ft.)	Area (acres)
HRa_1	21425.6	0.5
HRa_2	21997.5	0.5
HRa_3	15816.9	0.4
HRa_4	83471.4	1.9
HRa_5	2791.7	0.1
HRa_6	16865.4	0.4
HRa_7	1443.0	0.0
HRa_8	5290.6	0.1
HRa_9	2233.6	0.1
TOTAL:	171336	3.9

Low Rate		
Soil Unit	Area (sq ft.)	Area (acres)
LR 1	72161.0	1.657
LR 2	37400.7	0.859
LR 3	15220.5	0.349
LR 4	32499.1	0.746
LR 5	42342.4	0.972
LR 6	9575.6	0.220
LR 7	3383.2	0.078
LR 8	28728.7	0.660
LR 9	1704.5	0.039
LR 10	27039.2	0.621
LR 11	195.3	0.004

LR 12	126.9	0.003
LR 13	126.9	0.003
LR 14	126.9	0.003
LR 15	195.3	0.004
LR 16	126.9	0.003
LR 17	126.9	0.003
LR 18	126.9	0.003
LR 19	126.9	0.003
LR 20	1755.5	0.040
LR 21	77.9	0.002
LR 22	77.9	0.002
LR 23	77.9	0.002
LR 24	149.5	0.003
LR 25	1755.5	0.040
LR 26	77.9	0.002
LR 27	77.9	0.002
LR 28	77.9	0.002
LR 29	149.5	0.003
LR 30	1645.6	0.038
LR 31	155.7	0.004
LR 32	89.6	0.002
LR 33	111.0	0.003
LR 34	142.3	0.003
LR 35	9038.6	0.207
LR 36	175.6	0.004
LR 37	142.2	0.003
LR 38	191.4	0.004
LR 39	99.8	0.002
LR 40	94.6	0.002
LR 41	94.6	0.002
LR 42	167.9	0.004
LR 43	19560.4	0.449
LR 44	16911.4	0.388
TOTAL:	324232	7.4

**Areas must be amended with topsoil and/or grading must be conducted*

Soil Loading Rate Expectations:

The final annual loading rate recommendations for this site will be determined by a more detailed soil hydraulic conductivity analysis as well as the input of a hydrogeologist. However, based on previous experience, we would expect an annual irrigation rate of 32-38 inches/yr. for the Wedowee/Rion (high rate) soils, and 15-18 inches/yr. for the Helena (low rate) soils. The estimated disposal capacity of these soils is provided in Table 2 below.

Table 2. - Disposal Capacity Estimates, Vickers Village Project

High Rate (Wedowee/Rion)			
Irrigation Rate		Tot. Area	CAPACITY (gal.)
(in/yr)	(GPD/sq. ft.)	(sq. ft.)	
32	0.0547	715388	39132
38	0.0649	715388	46428

Low Rate (Helena)			
Irrigation Rate		Tot. Area	CAPACITY (gal.)
(in/yr)	(GPD/sq. ft.)	(sq. ft.)	
15	0.0256	324232	8300
18	0.0307	324232	9954

As shown above, the *estimated* total disposal capacity is between 47,432 and 56,382 gallons per day for the soils in the proposed irrigation areas. **As stated previously, these values could be lower (or higher) depending on the results of further site-specific testing.**

Conclusions:

This report discusses the general location of soils for on-site surface wastewater dispersal, and does not constitute or imply any approval or granting of a permit as needed by the client from NC DEQ. Piedmont Environmental Associates is a professional consulting firm that specializes in the delineation of soil areas for wastewater disposal. As an environmental consulting firm, we are hired for our professional opinion in these matters. The rules governing wastewater treatment (interpreted and governed by local and state agencies) are evolving constantly, and in many cases, affected by the opinions of individuals employed by the governing agencies.

If you have any questions or require additional information, please do not hesitate to call (336) 662-5487.

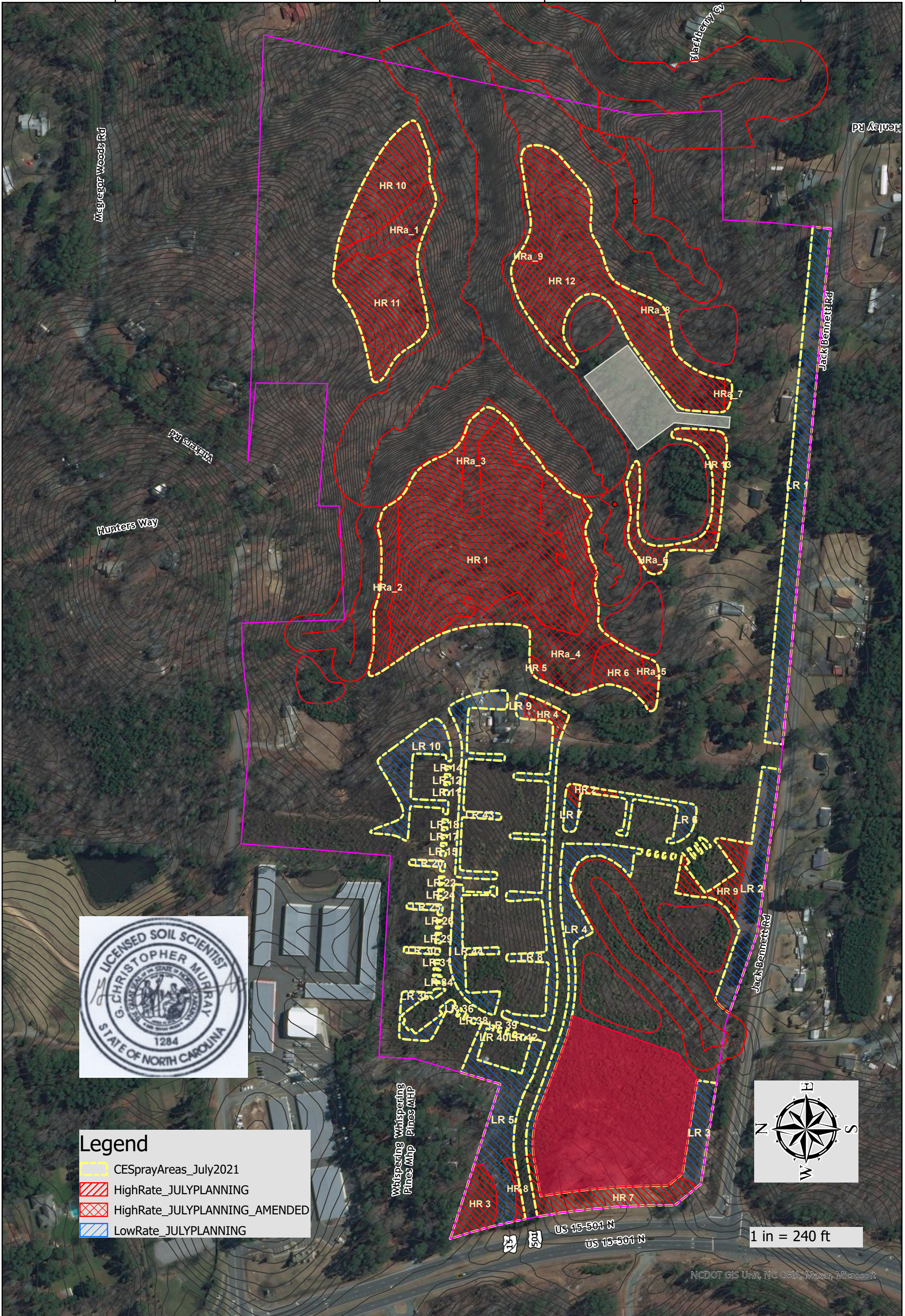
Sincerely,



G. Christopher Murray
NC Licensed Soil Scientist #1284

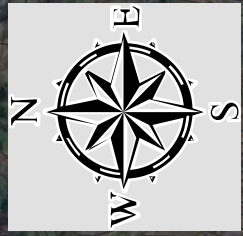
List of Attachments:

Attachment 1 - Preliminary Soil Map



Legend

- CESprayAreas_July2021
- HighRate_JULYPLANNING
- HighRate_JULYPLANNING_AMENDED
- LowRate_JULYPLANNING



1 in = 240 ft