

Exhibit D to the Section C Addendum

Utilities Impact Statement



TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

Utility Impact Statement

Circle K – R&R 2720294

Date: July, 07/2023

Project Scope:

This project is comprised of seven (7) parcels located at 11399 US Hwy 15/501 Chapel Hill, NC 27517. The existing site consists of a Circle K and various abandoned buildings. We are proposing to demolish and replace the existing Circle K, as well as add a new outparcel.

Water Impact Statement:

The proposed Circle K and outparcel building are expected to require 3,120 GPD and 450 GPD of water, respectively. The existing Circle K is currently serviced by Chatham County water. Per the attached correspondence with the Chatham County Public Works Department, the county has the available capacity to serve both developments and both developments will be permitted to connect to the county water system.

Sewer Impact Statement:

The proposed Circle K and outparcel are expected to require 3,120 GPD and 450 GPD of sewer usage, respectively. The wastewater for the existing Circle K is currently serviced by Aqua. The proposed Circle K will continue to be serviced by Aqua. The wastewater for the proposed outparcel building will be treated via an onsite septic system.

Jeff Yokley

From: Blake Mills <blake.mills@chathamcountync.gov>
Sent: Friday, June 30, 2023 10:27 AM
To: Jeff Yokley
Cc: Patrick Barbeau; Rick Baker; Christopher Summerlin
Subject: RE: Circle K - Manns Chapel - Water Impact Statement

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Jeff,

In accordance with our telephone conversation, answers to questions are below in **blue** font:

Blake Mills, PE
Chatham County
Public Utilities Director
964 East Street
Pittsboro, NC 27312
919 542-8238

From: Jeff Yokley <Jeff.Yokley@timmons.com>
Sent: Thursday, June 29, 2023 1:59 PM
To: Blake Mills <blake.mills@chathamcountync.gov>
Cc: Patrick Barbeau <Patrick.Barbeau@timmons.com>; Rick Baker <Rick.Baker@timmons.com>
Subject: Circle K - Manns Chapel - Water Impact Statement

Page originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content.

Good afternoon Blake,

I just left you a voicemail regarding the rezoning application for the Circle K at the intersection of Manns Chapel Rd and US-15/501.

We are proposing to demo and replace the existing Circle K, as well as adding a new auto parts store. The rezoning application requires some items from Public Works, and I was wondering if you could provide them for us (see items below).

1. It is our understanding that the existing Circle K is connected to Chatham County water. **Yes, there is an existing ¾ inch water service that is connected to the watermain on 15-501.** Can the new store connect to the existing water meter? **Yes, however, if you have an irrigation meter it will have to have a separate water meter and backflow preventer. The existing domestic water service will need a backflow preventer if it does not exist.** If yes, could you provide e-mail confirmation?
2. Can the proposed auto parts store connect to Chatham County water? **Yes, it will require a separate domestic water service connection and a backflow preventer.** If yes, could you provide e-mail confirmation?

3. We are estimating 3,120 GPD of water usage for the new Circle K and 450 GPD for the proposed auto parts store. Could you validate these estimates? **No, I cannot validate the water consumption estimates, however, we pay Water System Development fees on meter size and Not estimated water consumption. The Water System Development Fee is \$3,431 for a ¾ inch water meter. A Water System Development fee credit of \$3,431, is available for the existing ¾ inch water service for the previous business.**
4. The rezoning application requires an updated usage vs. capacity statement that includes a projection of demand after the site is fully developed. Could you provide us with this? **Chatham County has available water capacity to service the proposed development.**

I have attached our concept plan for your reference. Please let me know if you have any questions.

Thank you in advance for your help.

Regards,

Jeff Yokley, EI
Project Engineer II

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Your Vision Achieved Through Ours

To send me files greater than 20MB [click here](#)



Soil & Environmental Consultants, PA

8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-9467
sandec.com

Baycorp Development, Inc.
Attn: Sean McCall

July 5, 2023
S&EC Project #9639.S4

Re: Soil/Site Evaluation on 5186 Manns Chapel Road, 4.6-Acres, Chatham Co., NC

Soil & Environmental Consultants, PA (S&EC) performed a preliminary soil and site evaluation on the above referenced tract. This was performed at your request as part of the preliminary planning process in order to determine areas of soil that have potential for subsurface wastewater disposal. Fieldwork was performed in February 2021.

S&EC traversed the property 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. The site was evaluated during dry soil conditions. From these observations, an evaluation of the site was developed, relative to subsurface disposal of wastewater. Soil areas were estimated in the field. The soil/site evaluation criteria used is that contained in 15 A NCAC 18A .1900 "Laws and Rules for Sewage Treatment and Disposal Systems".

FINDINGS

This site is located in the acid crystalline piedmont region of Chatham County. The upland soils on this tract have a sandy loam surface material over a clay subsoil. These soils are at least 13 inches deep to prohibitive soil characteristics and are generally useable for pretreatment subsurface drip septic systems. This property has areas with significant surface and shallow rock that will need backhoe pit evaluations in order to fully evaluate the property for septic feasibility.

The site plan for the proposed AutoZone must ensure that adequate soil area for system and repair is unaffected by site elements (building placement, drive and parking lot, stormwater control measures, etc.) on that or adjacent lots. The area ultimately designated by the health department on the site plan for the septic system and repair must remain undisturbed (no mechanical clearing, excavation, heavy traffic or other significant site disturbing activities) until authorized by the health department. A property with initially adequate useable soil area may be rendered unusable as a result of improper site planning and/or disturbance. A field layout of the proposed septic system will be required as part of the septic permitting process.

GENERAL WASTEWATER CONSIDERATIONS

Once potentially useable areas are located through vertical borings, the next consideration is the horizontal extent of those areas. The size and configuration of the useable soil area dictate the utility of that area. The size of a subsurface disposal field is determined by: 1) the design flow from the source (25 gallons/day/employee), and 2) the long term acceptance rate (LTAR) of the

soil (based on the hydraulic conductivity of the soil, a function of the soil's texture, mineralogy, structure, porosity, etc.). The configuration must be such that an efficient layout of disposal lines (on contour) is possible. An additional consideration is the required setbacks for the system from various elements such as wells (50'), streams and ponds (50') or more (depending on watershed regulations), property lines (10'), top of embankment (15'), watershed buffers, etc. (see Attachment 1).

The utility of a potential useable soil area for a subsurface system is most accurately determined by an on-ground layout of the proposed system. The total area needed for system and repair areas will depend upon the system type, the layout of that system and the total design flow (factors mentioned above). The proposed AutoZone will have 4 employees and no public bathroom resulting in a projected daily design flow of 100 gpd. The proposed pretreatment subsurface drip septic system and repair area is 21,130 sq.ft. and utilizes an LTAR of 0.1 gpd/sq.ft. The ultimate LTAR will be determined by the health department after their lot evaluation. S&EC will be glad to assist in any system layout or sizing calculations if requested.

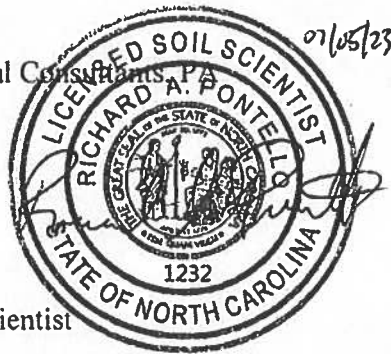
This report discusses the general location of potentially useable soils for on-site subsurface wastewater disposal and, of course, does not constitute or imply any approval or permit as needed by the client from the local health department. S&EC is a professional consulting firm that specializes in the delineation of soil areas for wastewater disposal and the layout and design of wastewater treatment systems. As a professional consulting firm, S&EC is hired for its 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 these governing agencies. Because of this, S&EC cannot guarantee that areas delineated and/or systems designed will be permitted by the governing agencies. As always, S&EC recommends that anyone making financial commitments on a tract be fully aware of individual permit requirements on that tract prior to final action.

An individual septic system permit will be required prior to obtaining a building permit. This will involve a detailed evaluation by the local health department. Only after developing this information can a final determination be made concerning specifics of system design and site utilization.

This report and site evaluation is not conformant to the Engineered Option Permit (EOP), session law (A2), or AOWE private permitting process. Additional site testing and evaluations will be required to utilize a private septic permitting process. The soil report and map associated with this project is for the exclusive use of the addressee and the use or reliance by all others is expressly denied without the written consent of S&EC.

Soil & Environmental Consultants, PA is pleased to be of service in this matter and we look forward to assisting in any site analysis needs you may have in the future. Please feel free to call with any questions or comments.

Sincerely,
Soil & Environmental Consultants, PA



Ricky Pontello
NC Licensed Soil Scientist

Encl: Attachment 1
Soil Suitability Map

Attachment 1

.1950 Location of Sanitary Sewage Systems

(c) Every sanitary sewage treatment and disposal system shall be located at least the minimum horizontal distance from the following:

- | | |
|--|-------------------------------------|
| (1) any private water supply source including a well or spring | 100 feet |
| (2) any public water supply source | 100 feet |
| (3) streams classified as WS-I | 100 feet |
| (4) water classified as S.A. | 100 feet from mean high water mark |
| (5) Other coastal waters | 50 feet from mean high water mark |
| (6) any other stream, canal, marsh, or other surface waters | 50 feet |
| (7) any Class I or Class II reservoir | 100 feet from normal pool elevation |
| (8) any permanent storm water retention pond | 50 feet from flood pool elevation |
| (9) any other lake or pond | 50 feet from normal pool elevation |
| (10) any building foundation | 5 feet |
| (11) any basement | 15 feet |
| (12) any property line | 10 feet |
| (13) top of slope of embankments or cuts of 2 feet or more vertical height | 15 feet |
| (14) any water line | 10 feet |
| (15) drainage systems: | |
| (A) Interceptor drains, foundation drains and storm water diversions | |
| (i) upslope | 10 feet |
| (ii) sideslope | 15 feet |
| (iii) downslope | 25 feet |
| (B) Groundwater lowering ditched and devices | 25 feet |
| (16) any swimming pool | 15 feet |
| (17) any other nitrification field (except repair area) | 20 feet |
| (b) Ground absorption, sewage treatment and disposal systems may be located closer than 100 feet from a private well supply, except springs and uncased wells located downslope and used as a source of drinking water, repairs, space limitations and other site-planning considerations but shall be located the maximum feasible distance and, in no case, less than 50 feet. | |
| (c) Nitrification fields and repair areas shall not be located under paved areas or areas subject to vehicular traffic. If effluent is to be conveyed under areas subject to vehicular traffic, ductile iron or its equivalent pipe shall be used. However, pipe specified in Rule .1955 (e) may be used if a minimum of 30 inches of compacted cover is provided over the pipe. | |

Note: Systems over 3000 GPD or an individual nitrification fields with a capacity of 1500 GPD or more have more restrictive setback requirements, see .1950 (a) (17) (d) for specifics.

Exhibit E to the Section C Addendum

Section 11.2A through I of Zoning Ordinance (pp. 60-61)

- A. **Noise:** No unusual noise impact anticipated.
- B. **Vibration:** No unusual vibration impact anticipated.
- C. **Smoke and Other Particulate Matters:** No smoke or other particulate matters anticipated.
- D. **Odors:** Other than odors typically associated with fueling stations, none anticipated.
- E. **Toxic, Noxious or Hazardous Materials:** The Circle K store and fuel sales will involve petroleum storage and sale but no additional items anticipated.
- F. **Electromagnetic Interference:** None anticipated.
- G. **Fire and Explosive Hazards:** No unusual fire hazards or explosives hazards anticipated.
- H. **Humidity, Heat or Glare:** None.

I. Light: Full cut-off fixtures will be employed and otherwise the lighting plan will be approved by the County at the site plan stage

Exhibit F to the Section C Addendum

Chatham County Historical Association Statement.



Re: Zoning Application

1 message

Sy Robbins <syrobbins@gmail.com>
To: Nick Robinson <robinson@bradshawrobinson.com>

Fri, Jul 7, 2023 at 10:33 AM

Nick,

I have done a review of the subject parcels, and do not see any issues of potential concern to the CCHA. There are no known cemeteries on site, and no structures of known historical interest on or near the properties. I will be submitting formal comments on behalf of the CCHA when the proposal comes to the TRC. I will probably suggest the CCHA's standard recommendations -- document any buildings or structures older than 50 years, and look for signs of burials during site walkovers and pre-construction activities. I've attached the CCHA's checklist for reviewing development proposals (which will soon be amended to add separate sections on handling cemeteries/burial sites, and artifacts).

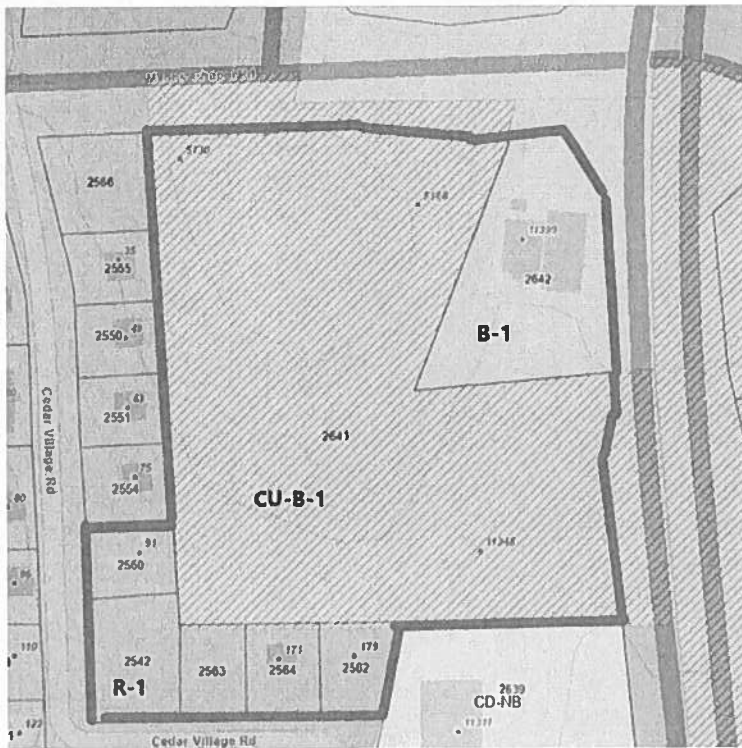
Sincerely,

Sy Robbins, Chairman, CCHA Preservation Committee

On Wed, Jul 5, 2023 at 12:09 PM Nick Robinson <robinson@bradshawrobinson.com> wrote:
Hello Mr. Robbins.

Our firm represents the owners of parcels 2461, 2642, 2562, 2564, 2563, 2542 and 2560. This assemblage is about 6.3 acres at the southwestern corner of Manns Chapel Road and 15-501 South (right across 15-501 from CVS). It is where the Circle K convenience store is currently located. They will soon be filing a redevelopment rezoning proposal with the County. We are not aware of any historically or culturally significant structures nor any cemeteries on the site. Can you please confirm or let us know any necessary information?

Below is an image that may help. The road on the top is Manns Chapel Road and the road on the right is 15-501 South.:



Thanks.

Nick
—
Nicolas P. Robinson
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