



401 Providence Road
Suite 200
Chapel Hill, NC 27514
T: 919-929-1173
F: 919-493-6548
Firm License #: F-1267

www.pennoni.com

June 26, 2018
Via Hand Delivery

**Chatham County Planning Department
80 East Street, Suite A
Pittsboro, NC 27312
Kimberly Tyson**

**RE: Proposed Bonterra Subdivision
Major Subdivision First Plat Review
Ideal Capital Group, LLC
1532 Mann's Chapel Road
AKPAR 2532 and 2533
Chapel Hill, NC 27516**

Dear Ms. Tyson:

Pennoni; on behalf of Ideal Capital Group, LLC hereby submits the following amended/supplemental information in conjunction with the referenced Major Subdivision First Plat Review Application for review:

- Twenty (20) copies of the Bonterra Subdivision Plans, dated April 20, 2018, revised June 20, 2018, consisting of five (5) sheets, as prepared by Pennoni Associates;
- Twenty (20) copies of an exhibit entitled, Septic Area Exhibit for Proposed Lots 20, 21 & 22, dated June 25, 2018, consisting of one (1) sheet, as prepared by Pennoni Associates;
- One (1) reduced copy (8 ½" x 11") of the of the Bonterra Subdivision Plans, dated April 20, 2018, revised June 20, 2018, consisting of five (5) sheets, as prepared by Pennoni Associates;
- One (1) digital copy of the attached documents.

During our initial Planning Board hearing on June 5, 2018, questions raised by two (2) adjoining neighbors prompted the Planning Board to request that the applicant and the neighbors meet. Our meeting with the neighbors (Gene and Linda Lloyd and Don Medlin) on June 15, 2018 at the site was proved to be informative and productive; a summary of our meeting is as follows:

Lloyd

The Lloyd's primary concern was that of clearing existing trees/vegetation along their property line. The applicant agreed to provide a twenty (20) foot undisturbed buffer along their property line to the stream buffer. The attached exhibit illustrates the proposed undisturbed buffer, lot line revisions in this area as well as the location of the septic lines for Lots 20, 21 & 22. The amended proposal shown on the exhibit satisfied the concerns of the Lloyd's; attached please find email correspondence from all involved.

Medlin

Mr. Medlin's primary concern was regarding the grading of the cul-de-sac adjacent to his property. The proposed grading of the cul-de-sac was discussed in the field with Mr. Medlin. Based upon this discussion, the applicant agreed to review the proposed grading (in this area) with Mr. Medlin during the Construction Drawing process so that the best interests of all involved can be served.

Additional Plan Revisions

In addition to the previously identified modifications, the following revisions to the First Plat Plans (attached) have been made:

- Access easements along the side lot lines between proposed Lots 18/19 and 16/17 have been shown to provide access to the septic areas for Lots 20, 21 & 22.
- As requested by Planning Staff, the Bonterra Way right-of-way at the southerly end of the cul-de-sac has been modified as requested to provide improved accessibility to the adjacent property to the south.
- As requested by Planning Staff, the Lot Area Table has been amended to identify the "Stream Area" for all impacted lots.

I look forward to presenting this material at the July 10, 2018 Planning Board meeting. During your review of the above, should you have further questions or comments, please do not hesitate to contact me directly at our office.

Sincerely,



Peter Bellantoni, PE

enclosures

Cc: Ideal Capital Group (w/ digital copy)

Dear David, Anne, Peter, and Kim,

A resounding thank you to each of you for your informative responses to our questions and concerns. We feel far more comfortable and confident that the subdivision will be a welcome addition to Chatham county and our area. I believe we are satisfied as neighbors to this project and will provide positive feedback to others that might have concerns. Having access to all the parties involved in this project and process and then having excellent open communication without animosity has made all the difference. You each have our sincere appreciation. Gene and Linda Lloyd

Sent from my iPhone

On Jun 21, 2018, at 3:40 PM, Anne Lowry <anne.lowry@chathamnc.org> wrote:

Please see my answers in **green** below.

Happy to answer any other specific questions others may have as well.

Thank you,

Anne Lowry, REHS
Environmental Health Director
Chatham County Public Health Department
80 East Street/P.O. Box 130
Pittsboro, NC 27312
919-545-8310
919-542-8288- Fax
anne.lowry@chathamnc.org
www.chathamnc.org/environmentalhealth

<image001.png> Did you know that ticks transmit various illnesses right here in Chatham County? And did you know there are things you can do to prevent ticks from transmitting illnesses? Visit the [Chatham County Public Health Department tick page](#) to find out how to protect yourself from ticks!

"In keeping with the NC Public Records Law, emails, including attachments, may be released to others upon request for inspection and copying"

This email message may contain information that is privileged, confidential, and exempt from disclosure. It is intended for use only by the person to whom it is addressed. If you receive this message in error, please do not forward or use this information in any way. Delete it immediately and contact the sender as soon as possible by the reply option or by the telephone number listed. In the event you cannot fulfill your obligation or there has been any improper release of this information, please contact the Chatham County Public Health Department QA/QI/Compliance Officer at (919) 545-8324.

From: Linda Lloyd [<mailto:lloyd547@me.com>]
Sent: Thursday, June 21, 2018 1:54 PM
To: David Lazzo
Cc: Kimberly Tyson; Peter Bellantoni; Anne Lowry
Subject: Re: Bonterra Subdivision - Mann's Chapel Road

I had already asked Anne about those things and she suggested I ask your environmental engineer who designed the systems and layout. Hence my questions to you.

Sent from my iPhone

On Jun 21, 2018, at 11:24 AM, David Lazzo <dlazzo2100@gmail.com> wrote:

Hello Linda,
I saw that Kim Tyson referred your septic questions to Anne Lowry. She would certainly be the expert in that field, so I won't presume to be able to answer your septic questions any better than Ms. Lowry can. Regarding the other questions, please see responses in red below:

The new 20' undisturbed buffer is exactly what we discussed. Thank you for finding a way to make this change. We appreciate your sensitivity to our concerns.

We do have a few other questions relative to the appearance, size and location of any above ground tanks and/or lines. We would like to have a better understanding of how these systems will function and who will be responsible to monitor their operation (perhaps no one other than homeowner). If you had an environmental engineer design the septic aspects of the subdivision, could we speak to him? Or maybe you are able to help us understand and visualize the systems. We are trying to comprehend if there are three separate lines (pipes, what size?) coming out of the three homes.....will they converge into one larger pipe to be bored under the existing stream? Where do they "go" after they exit the other side of stream? Will each one have a pump system? **Each of the 3 lots above the creek on the left side of the plan will have their own septic system. Each lot in the subdivision, including the 3 lots mentioned, will have their own septic tanks and drain fields. We will be designing the systems to be "traditional" septic systems. Typically there is only an exposed access lid for the tanks that is visible above ground. In some cases, the effluent from the tanks will gravity flow in underground pipes to the septic field. In other cases, the effluent will be pumped out to the septic, again in**

buried lines. But we are designing the systems such that the system components will be completely buried, out of site, except for the access lids. The 3 lots that have the remote septic fields will have 3 separate crossings of the creek to access their own septic fields. They do not converge into one pipe to cross the stream. It's important to note that the "stream" is no more than about 18" across, so the crossings should not be problematic, even if some rock is encountered. I don't know the pipe size yet, as the systems have not yet been designed. But I would expect that the effluent pipe would be around 2" in diameter. Once the pipes cross the stream, they will go directly to their designated septic field on the south side of the creek.

Does the county require these systems to be inspected? Who and how often? **I'll leave that question to Anne Lowry. Per current NC septic system rules (15A NCAC 18A .1961 Table Va) the local health department is required to inspect any septic system requiring a pump one time every five years for the life of the system. Septic systems with multiple pumps, Low pressure or drip distribution, or pretreatment units are required to be inspected by the local health department more frequently and are required to have a private certified subsurface system operator contracted to manage the system on a routine basis.**

We are still extremely concerned about the boring under the stream. Maybe we shouldn't be. Can you tell us two or three other places in Chatham County where this has been done? We are happy to go look at them and research if there have been problems. Perhaps you have done this yourself on numerous occasions? Obviously we are looking for confirmation that this will be safe for the integrity of the stream, our dam, our pond quality, and our home structure. Would the county be able to furnish the other locations this technique has been used successfully? **I don't know of stream crossings in Chatham County. Perhaps Ms. Lowry does. I was involved in one community in Wake County where a crossing was done. In that case, the pipe crossing the stream was made of ductile iron and crossed the stream in a trench. The stream crossing will have no impact on your property, your dam, or the pond water quality. Per our conversation the NC septic system rules address stream crossings in 15A NCAC 18A..1950(h).**

Lastly, we would appreciate seeing the property line between our properties marked or to walk it with your surveyor. We could then be sure of where the 20' will realistically be and what tree cover will remain affording us some privacy. Should we consider a fence of some type, we would want to be sure that our survey and yours are in sync and that we build at least 3' to 5' off the line to allow for maintenance on back side without encroaching on our neighbor's land. **I will have the surveyor clearly mark the property line. He will also have to mark the 20 buffer for the plat. So, you will be able to clearly see where the lines are.**

Will you have any architectural approval standard for fencing erected on your lots? Will there be any building requirements? Side loading garages? Paved or concrete driveways? Types and color of roofs? Minimum square footage? Type and number of animals/pets? Noise? noxious odors, etc.? Think you know the general, almost boiler plate type covenants I am asking about. Would they not need to be in place before you sell lots to builders? I know the comment was made that because of the cost of the lots, one could assume the homes would be of a certain price range. Covenants address many areas that "price" does not necessarily control or dictate. Having been in real estate myself, I know people can choose to raise multiple dogs or other animals (loud crowing rooster or peacocks) that the noise and even odors can cause issues among neighbors. Large boats or trucks might be parked on the street that may not even be operational. Covenants can be helpful to establish certain expectations. **I agree that covenants are quite useful and necessary to control all of the undesirable things you mentioned, and more. I just met with a builder on Monday, to whom I may be selling the lots. He is building in Fieldstone and now also in a new community across Manns Chapel from Fieldstone. He is a quality custom builder with integrity. We have not yet discussed covenants. I expect we will develop the covenants together. He told me he will be building in the \$700-\$800K price range, even higher than I expected.**

Again, we do sincerely appreciate your helpfulness and responsiveness to our concerns. I believe many of our interests lie with wanting your project to be a successful quality neighborhood. **I, too, am a homeowner, so I very much appreciate the importance of retaining and improving property values. As a developer with other prospective projects in Chatham County, I feel it is paramount that I establish a successful track record with the County officials, staff, and residents. My reputation is important to me and will precede every project I take through the approval process. I will do everything in my power to ensure that each new community is something I can be proud of. Bonterra will be no different. I thank you for taking such interest in this project. It is my expectation that we can talk again after the houses have been built and you will be quite satisfied that it was a good thing.**

Sincerely,
David

On Tue, Jun 19, 2018 at 10:34 PM, Linda Lloyd <llloyd547@me.com> wrote:

Dear Peter,

The new 20' undisturbed buffer is exactly what we discussed. Thank you for finding a way to make this change. We appreciate your sensitivity to our concerns.

We do have a few other questions relative to the appearance, size and location of any above ground tanks and/or lines. We would like to have a better understanding of how these systems will function and who will be responsible to monitor their operation (perhaps no one other than homeowner). If you had an environmental engineer design the septic aspects of the subdivision, could we speak to him? Or maybe you are able to help us understand and visualize the systems. We are trying to comprehend if there are three separate lines (pipes, what size?) coming out of the three homes.....will they converge into one larger pipe to be bored under the existing stream? Where do they "go" after they exit the other side of stream? Will each one have a pump system? Does the county require these systems to be inspected? Who and how often?

We are still extremely concerned about the boring under the stream. Maybe we shouldn't be. Can you tell us two or three other places in Chatham County where this has been done? We are happy to go look at them and research if there have been problems. Perhaps you have done this yourself on numerous occasions? Obviously we are looking for confirmation that this will be safe for the integrity of the stream, our dam, our pond quality, and our home structure. Would the county be able to furnish the other locations this technique has been used successfully?

Lastly, we would appreciate seeing the property line between our properties marked or to walk it with your surveyor. We could then be sure of where the 20' will realistically be and what tree cover will remain affording us some privacy. Should we consider a fence of some type, we would want to be sure that our survey and yours are in sync and that we build at least 3' to 5' off the line to allow for maintenance on back side without encroaching on our neighbor's land.

Will you have any architectural approval standard for fencing erected on your lots? Will there be any building requirements? Side loading garages? Paved or concrete driveways? Types and color of roofs? Minimum square footage? Type and number of animals/pets? Noise? noxious odors, etc.? Think you know the general, almost boiler plate type covenants I am asking about. Would they not need to be in place before you sell lots to builders? I know the comment was made that because of the cost of the lots, one could assume the homes would be of a certain price range. Covenants address many areas that "price" does not necessarily control or dictate. Having been in real estate myself, I know people can choose to raise multiple dogs or other animals (loud crowing rooster or peacocks) that the noise and even odors can cause issues among neighbors. Large boats or trucks might be parked on the street that may not even be operational. Covenants can be helpful to establish certain expectations.

Again, we do sincerely appreciate your helpfulness and responsiveness to our concerns. I believe many of our interests lie with wanting your project to be a successful quality neighborhood.

Sincerely,
Gene and Linda

Sent from my iPad

On Jun 19, 2018, at 6:13 PM, Peter Bellantoni <PBellantoni@Pennoni.com> wrote:

Dear Mr. and Mrs. Lloyd,

It was a pleasure meeting with you on-site last Friday (June 15, 2018) to review the proposed development. As we discussed on-site I've attached for your reference the amended site plan showing the new 20' undisturbed buffer along the property line extending from the Mann's Chapel Road right-of-way south to the 100' stream buffer boundary. Any existing vegetation within this new buffer will remain undisturbed. The final plat will also show this undisturbed buffer so that all future property owners will be notified of its existence. I would appreciate your acknowledgement that this amendment is what we discussed during the site meeting on June 15, 2018.

Thank you,

Pete

Peter Bellantoni, PE

Pennoni

[401 Providence Road, Suite 200 | Chapel Hill, NC 27514](#)

Direct: +1 (919) 230-9214 | **Mobile:** +1 (919) 609-6111

www.pennoni.com | PBellantoni@Pennoni.com

[<mime-attachment.jpg>](#)

PARTNERS FOR WHAT'S POSSIBLE

[<mime-attachment.jpg>](#)

[Pennoni's latest featured video!](#)

[<Bonterra Septic Buffer.pdf>](#)