

CHATHAM COUNTY MAJOR SUBDIVISION REVIEW CHECKLIST

Subdivision Name James Dixon Property

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 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	-----
<input checked="" type="checkbox"/> Soil Scientist Report and soil map	-----
<input checked="" type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	
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)	____/____/____
<input type="checkbox"/> DOT Comm. Driveway Permit	____/____/____
<input type="checkbox"/> Erosion Control Plan Approval (if new roads)	____/____/____
<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)	____/____/____
<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)	____/____/____
{ } 1 electronic copy of all items above (see Digital Document Requirements)	
FINAL PLAT REVIEW	
<input type="checkbox"/> 25 Copies of Plat *	-----
<input type="checkbox"/> Application
{ } 1 electronic copy of plat and application (see Digital Document Requirements)	
<input type="checkbox"/> Final Health Department Approval (Septic Improvemnt Permit Numbers)	____/____/____
<input type="checkbox"/> Road Completion Certificate or Financial Guarantee	____/____/____
<input type="checkbox"/> Utilities Completion Cert. or Financial Guarantee	____/____/____

***Please provide staff with one (1) copy of the above on the day of submittal. Staff will contact the developer / surveyor with necessary changes / additions and date to submit additional copies and electronic copy.**

Comment _____

FOR OFFICE USE ONLY

Date Complete Application Rec'd: ____/____/____ By: _____

Chatham County Planning Department

P.O. Box 54

Pittsboro, NC 27312

Tel: (919) 542-8204

Fax: (919) 542-0527

Type of Review☒ **Sketch**☐ **Preliminary**☐ **Final****MAJOR SUBDIVISION APPLICATION****Name of Subdivision:** James Dixon Property**Subdivision Applicant:** _____ **Subdivision Owner:** _____Name: Glenn M. PhillipsName: James E. DixonAddress: 221 Providence Road
Chapel Hill, NC 27514Address: 94 Chatham Drive
Chapel Hill, NC 27516Phone:(W) (919) 929-0481Phone:(W) (919) 933-9677Phone:(H) 819 - 0756 Fax: (919) 489-2803

Phone:(H) _____ Fax: _____

E-Mail glenn@ballentineassociates.com

E-Mail _____

Township: Baldwin **Zoning:** RA-40**P. I. N. #** 9766-10-8516 / 9766-20-~~63~~ 24**Flood Map #** 3702990055B / 3702990075B**Zone:** Not In Floodplain **Parcel #** 62205 / 80775**Watershed:** WS-IV-PA**Existing Access Road:** **S.R.** 1532**Total Acreage:** 83.44**Total # of Lots:** 28**Min. Lot Size:** 44,500 SF

Ph. I Acreage _____

Ph. I # of lots _____

Max. Lot Size: 144,140 SF

Ph. II Acreage. _____

Ph. II # of lots _____

Avg. Lot Size: 61,898 SF

Ph. III Acreage _____

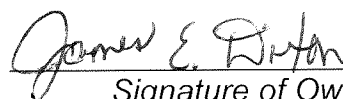
Ph. III # of lots _____

Type of new road: ☐ Private/ Length N/A☒ Public/ Length 3784.34 LF**Road Surface:**☒ paved☐ gravel**Water System:**☐ individual wells☐ community wells☒ public system

name _____

Sewer System:☒ septic systems☐ community system☐ public system

name _____

List other facilities: commercial, recreation, etc., and the approximate acreage or square footage:N/ADate 11-12-05Date 11-11-2005

Signature of Applicant

Signature of Owner

For Office Use Only:

Notes: _____

Approved by County Commissioners: SketchPreliminaryFinal

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. Rebecca J. Wall c/o Rebecca J. Todd	11. Christopher Dolan
27 Driftwood Court	126 Justice St.
Asheville, NC 28805	Chapel Hill, NC 27514
2. Beulah H. & William B. Hackney	12. Barbara H. Thomason
114 Oak St.	368 White oak Trail
Carrboro, NC 27510	Chapel Hill, NC 27516
3. Persimmon Hill Homeowners	13. David G. & Jean Hackney
128 Persimmon Hill Trail	3038 Manns Chapel Rd.
Pittsboro, NC 27312	Pittsboro, NC 27312
4. Lynn G. & Ae Eun Tatro	14.
131 Persimmon Hill Trail	
Pittsboro, NC 27312	
5. Jacqueline W. & Michael J. Lynaugh	15.
130 Persimmon Hill	
Pittsboro, NC 27312	
6. Dennis L. Sternlight	16.
129 Persimmon Hill Tr.	
Pittsboro, NC 27312	
7. Sarah E. Campbell & Eston G. Norwood Jr.	17.
122 Ivy Ave.	
Chesterfield, SC 29709-1316	
8. Twin Lakes Golf Course Inc.	18.
1706 Curtis Rd.	
Chapel Hill, NC 27514	
9. John K. Wilkins	19.
62 Willow Way	
Chapel Hill, NC 27514	
10. Robert N. & Janice Wall	20.
64 Willow Way	
Chapel Hill, NC 27514	

SHERYL-MAR CO. LLC
87 NORWOOD ROAD
CHAPEL HILL, NC 27516

6180

DATE 11/11/05


66-46 200
531

PAY
TO THE
ORDER OF

Chatham County Planning

\$ 1,650.00

EXACTLY 1650 AND 00 CTS

DOLLARS  Security Features
Dollars & Cents

CCB Central Carolina Bank 200
Chapel Hill, North Carolina 27514

FOR Dixie Plan Review



MP

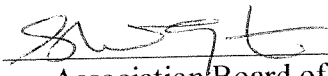
⑈00006180⑈ ⑆053100465⑆ 20 ⑈45234⑈

Persimmon Hill Homeowners Association

Land Transfer Agreement

At its annual meeting, October 30, 2005, the Persimmon Hill Homeowners Association voted to approve the transfer of 11710 SF of land, noted as a portion of Common Area A, on plat map 2004-354 with, 14985 SF of land currently owned by James E. Dixon, both as shown on the proposed plat map Dixon Property, October 7, 2005 by L.J.F, under the following conditions:

1. A twenty five foot 'no-cut' buffer along the entire border between Persimmon Hill subdivision and the Dixon property is to be recorded in the subdivision proposal submitted to the County, and with the final plat map of the approved subdivision. Furthermore, the twenty five foot 'no-cut' buffer provision is to be recorded as a restriction on the deed of each individual lot that borders Persimmon Hill.
2. The proposed subdivision must meet the proposed Chatham County Lighting Ordinance provisions, dated 9/02/03, as noted on the County website: http://www.co.chatham.nc.us/dept/planning/planning_dept/ordinances/documents/Lighting_Ordinance_Draft-9-2-03.pdf, and specifically must include full cutoff lighting fixtures for street and entrance lighting and meet the provisions for signage lighting at the entranceway.
3. The property to be obtained by Persimmon Hill Homeowners Association is to be deeded to same, and to be combined with the existing land parcel, Common Area A, to provide a single contiguous area known as Common Area A.
4. Legal transfer of properties will constitute acceptance of the provisions listed above.
5. All legal costs regarding this land transfer are to be the responsibility of James E. Dixon.
6. This offer is valid until no later than December 31, 2005.

Susan Arrington, Director  , Date 11/2/05
Persimmon Hill Homeowners Association Board of Directors

102002.00 "P"

GMP



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY
GOVERNOR

P.O. BOX 25201, RALEIGH, N.C. 27611-5201

LYNDO TIPPETT
SECRETARY

CHATHAM COUNTY COMMERCIAL DRIVEWAY REVIEW

I, Jessie E. Knight, have reviewed the location of a proposed Driveway entrance on SR 1532 (Manns Chapel Rd.) for a purposed development of a Subdivision on the James E. Dixon property located 347' east of Persimmon Hill entrance.

This site is acceptable for this use and a Driveway Permit shall be issued upon our receiving the request for a Driveway Permit and our reviewing the application for conformity to our specifications.

Signed this 7th day of October, 2005

A handwritten signature in dark ink, appearing to read "Jessie E. Knight", written over a horizontal line.

Signature

Jessie E. Knight

TT IV

Title

Cc: Ms. Lynn Richardson, Chatham County Planner
Mr. Glenn M. Phillips, P.E., Ballentine Associates, P.A.