



SAMIR W. BAHHO P.E.
CIVIL AND STRUCTURAL ENGINEERING

May 16, 2005

Chatham County
Planning Department

Reference: **Cattail Creek Subdivision, Hadley Township, Chatham County,
North Carolina- Preliminary Design Submittal**

Dear Ladies and Gentlemen,

Attached to this cover letter is a package for Cattail Creek Subdivision Preliminary Design Submittal. The package includes:

- One copy of major subdivision application form
- One copy of list of adjacent property owners names and addresses
- One copy of check list attached to application
- One copy of driveway permit from NCDOT
- One copy of letter of conditional approval, public Roads, NCDOT
- Documentation package for approval of 404-permit from the CORPS of Engineers
- Copies of Road names approval form Chatham County Emergency Operations
- One sealed copy of subdivision plan, Preliminary Design
- 1 copy 11x17 and one copy 8.5x11- subdivision plan
- One full size soil map
- 1 copy soil report
- 1 copy of Quad map, Silk Hope, NC N3545-W7915/7.5
- Documentation of soil erosion submittal and approval by default:
 1. Soil erosion plans were mailed to Land Quality Division March 11, 2005
 2. Letter acknowledging receipt from Land Quality Division was dated March 22, 2005
 3. Comments were addressed and sent back to Land Quality Division dated March 24, 2005
 4. A telephone conversation with plan reviewer at LQD (Karyn Pageau), plans were recommended for approval March 25, 2005.

5. LQD approval process by default is 30 days past comments submittal and acceptance.
6. By default, approval date is April 24, 2005
7. I placed several telephone calls to Debbie Barbie, Karyn Pageau and John Holley last week asking to send me letter of approval. I was promised to get the letter of approval. As of Friday afternoon (May 13, 2005) promised letter has not been received. I will submit the letter to Chatham County Planning Department as soon as received.

The proposed subdivision is located on a track of land in Hadley Township, Chatham County (refer to vicinity map shown on subdivision plan). The track is registered in Chatham County Registrar of Deed Book Number 487 and Page 827, Pin # 9705-72-6075 Un-Zoned. Chatham County had previously approved minor subdivision of 5 lots named Hidden Springs on 11.499 acres piece of same property. The 171.947 acres remaining part of property is the location of proposed Cattail Creek new subdivision. Total lots in proposed subdivision are 72 with minimum lot size of 1.5 acres, maximum lot size of 5.88 acres and average lot size of 2.21 acres.

Public roads are proposed as a part of the new subdivision. Attached is a copy of the conditional approval letter from NCDOT. Subdivision roads had been designed and will be constructed in conformance with State of North Carolina Transportation Department Subdivision Standard Specifications. 60' wide right of way is proposed for subdivision roads and 110 Diameter right of way for cul-de-sac. Total length of roads is 1.84 miles and total area of public right of way is approximately 13.37 acres. In locating roads continuity and access to other adjacent properties were considered as well minimizing impact on waterways and wetland in the area. Two 60' wide access corridors to adjacent property north and south of proposed subdivision are shown as dedicated easements for future public roads connections. In locating roads minimizing waterway crossings and ditches were considered. Roads were limited to one crossing across Cattail Creek. Cul-de-sac were introduced in the roads to avoid further crossing Cattail Creek and other storm water collection ditches in other places.

The land track of proposed subdivision is located in Watershed Overlay District: WS IV PA and mapped by Federal Insurance Rate Map 370299-0025- B as published July 16, 1991. The track is **located outside any designated flood plane** as shown on the above mentioned map. Cattail Creek is designated intermittent creek as shown on USGS Quad Map of the area (see attached Quad map) and on Chatham County Soil Maps. Proposed subdivision plan shows Cattail Creek with 50' buffer on each side of the creek. 50' buffer is measured from the outmost bank of normal water level as defined by Department of the Environment and Natural Resources, Division of Water Quality. Soil and wetland preliminary investigation indicate wetland is mostly limited to Cattail Creek and ditches waterway courses. Creek locations were properly surveyed and placed on the preliminary plan submittal phase. Normal water level was located and buffers are properly shown on the subdivision plan.

The attached soil map shows contour of soil mapping of the area. Lots locations and sizes as shown on submitted preliminary design were revised more in line with the result of detailed soil investigation performed by Hal Owns Associates, Inc, Soil and Environmental Scientists, 266 Old Coats, Lillington, North Carolina 27546 (see soil investigation report and map).

Actual topographical and plan-o-metric survey were conducted for proposed roads and buffered creeks as shown on preliminary design plan submittal. Topographical information for the rest of subdivision area are based on GIS maps of Chatham County and USGS Quad maps.

Please review package and let me know what additional materials are needed to complete package for preliminary design submittal. Thank you for your cooperation. For any further questions call me on (919) 621-0628 or email me. My email is bahhos@bellsouth.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Samir W. Bahho". The signature is fluid and cursive, with the first name "Samir" being more prominent.

Samir W. Bahho, PE

Cc: PK Chatham, LLC
Richard Bullock, Project Surveyor
File