
MEMORANDUM

TO: Lynn Richardson
Chatham County Planning Dept.
80-A East Street
Pittsboro, NC 27312

CC: Craig Glass, Windjam Development

FROM: Brad Hart, PE 

DATE: October 16, 2006

PROJECT: The Hamptons – Major Subdivision Preliminary Plat
Mt. Gilead Church Road – Chatham County, NC
W&R Project No. 02050592.0

PRELIMINARY PLAT SUBMITTAL:

Attached please find one application package submitted for Preliminary Plat approval for the Hamptons Phases I, II & III along Mt. Gilead Church Road. Included in this package are the following items:

- 1 Major Subdivision Review Checklist with supporting documentation;
- 1 Major Subdivision Application;
- 1 list of adjacent property owner information for notification mailings;
- 25 full-size copies of the Preliminary Plat;
- 1 - 8.5"x11" reduced copy of the Preliminary Plat;
- 1 set each of Detailed Site Plans (1"=50') for Phases I, II and III.
- 1 check for \$4700 review fee (\$250+\$50/lot x 89 lots);
- 1 compact disk with digital pdf copies of each of the above-listed items.

CONDITIONS FROM SKETCH PLAN APPROVAL:

Please note that the Conditions of Approval issued in conjunction with the Sketch Plan approval have been addressed as follows on the Preliminary Plat:

1. Dedication of public right-of-way and utilities to the Warren and Wayne Strowd property.
Public right-of-way dedication to the Strowd property to the north has been shown on the plan. A water main stub-out into the dedicated right-of-way has also been provided at that location. The size and configuration of the water main stub-out shown are in accordance with review by the Chatham County Public Works Department. Per the Chatham County Planning Department, construction of the road stub is not required at this time, but rather just the dedication so as to allow for the possibility of a future connection.

2. Temporary turn-arounds at the road stubs to the Strowd property and Chatham Land and Timber property.

A temporary turn-around has been indicated at the road stub of proposed Orient Point Drive to the Chatham Land and Timber property. Per clarification provided by the Chatham County Planning Department, no physical turn-around is required for the right-of-way dedication to the Strowd property since no actual roadway construction is to occur at this time. Furthermore, a cul-de-sac is proposed shortly beyond the point where the dedicated right-of-way intersects with proposed Laurel Knoll Drive, such that the ability for turn-around is provided at the end of each proposed street.

3. Public utility easement(s) between Phases 2 and 3.

The plans include a 20' public utility easement connecting from Orient Point Drive in Phase II to Seneca Court in Phase III. Note that construction of an 8" water main is proposed within that easement in order to provide the benefits of a looped water main system as suggested by the Public Works Department.

4. Useable area for lots 21-24.

The plans specify both the total lot area and the amount of lot area outside of the water hazard areas for lots 21-24. Note that each of those lots has greater than 40,000 square feet outside of the unusable areas.

5. Lot areas.

The plans list the area of each lot in acres. Note that the detailed 1"=50' site plans provided separately list both the square footage and acreage of each lot.

6. Water Hazard note.

Note #11 on the Preliminary Plat has been provided with regard to the water hazard area requirements. The detailed construction drawings also include this notation.

7. The developer shall evaluate the possibility of providing pedestrian access between Phases 2 and 3 and if found feasible, shown on the preliminary plat.

The Preliminary Plat indicates a proposed 20' public utility and pedestrian access easement connecting from Orient Point Drive in Phase II to Seneca Court in Phase III. The easement will be cleared and accessible; however a physical crossing of the stream in that area was determined infeasible due to the significance of the natural stream barrier and the environmental permitting issues associated with such a crossing. Note that the stream in that area, called Ward Branch drains just over 1,000 acres at that location and is tributary to Pokeberry Creek just offsite from this project.

8. Traffic Impact Analysis.

A Traffic Impact Analysis was prepared and submitted to the Chatham County Planning Department and to NCDOT as requested by the Planning Board. Although the study did not identify a need for auxiliary lanes, a left turn lane and right turn deceleration taper are proposed at the Phase II entrance. During subsequent review, The NCDOT District Office requested this auxiliary laneage at the Phase II entrance since it serves the larger portion of the project. These improvements have been designed and permitted in conjunction with the Phase II construction drawings.

OTHER ITEMS OF INTEREST:

Listed below are a few other items of interest pertaining to The Hamptons that are not mentioned in the outlined items above.

Offsite Water Main:

The developers have agreed to design and install a new 12" water main from Hwy. 15-501 south to Bynum Ridge Road in conjunction with The Hamptons. The total length of that new main will be nearly two miles, including approximately one mile in length offsite to north of the project's frontage, and approximately one-half mile offsite to the south of the project. This not only benefits The Hamptons, but also represents a significant segment of a looped system of larger water mains that will improve pressure and service to existing and future residents along this corridor. This improvement has already been designed and permitted.

Historic Preservation:

A portion of this project includes an area with a historic dwelling and outbuildings associated with the Dr. E. H. Ward Farm historic property. The developers work closely with the State Historic Preservation Office, Preservation North Carolina and The US Army Corps of Engineers to develop a very detailed plan for the continued preservation of this historic element of the County and this project. The result is a Memorandum of Agreement among those organizations and the developer that formally outline the manner in which it will continue to be preserved. An archaeological study was performed, and a 7.1-acre estate lot including all of the historic structures is to be placed in a conservation easement held by Preservation North Carolina. Digital copies of correspondence and other documentation of that process are included among the electronic copies of the Preliminary Plat submittal package.

Please give me a call at 919-469-3340 if you have any questions regarding this submittal or if you require any additional information.