

**CHATHAM COUNTY  
MAJOR SUBDIVISION  
REVIEW CHECKLIST**

Subdivision Name: **The Bluffs**

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"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	
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 or one acre disturbed)	___/___/___
<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)	___/___/___
<input type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	
FINAL PLAT REVIEW	
<input type="checkbox"/> 25 Copies of Plat	_____
<input type="checkbox"/> Application	.....
<input type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	___/___/___
<input type="checkbox"/> <b>Chatham County Environmental Health Division</b> septic improvement permits or NCDWQ septic permits for each lot.	___/___/___
<input type="checkbox"/> Road Completion Certificate or Financial Guarantee	___/___/___
<input type="checkbox"/> Utilities Completion Cert. or Financial Guarantee	___/___/___

Comment \_\_\_\_\_

Date Complete Application Rec'd: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ By: \_\_\_\_\_

**Chatham County Planning Department**

P.O. Box 54  
Pittsboro, NC 27312  
Tel: (919) 542-8204  
Fax: (919) 542-2698

**Type of Review**

- Sketch**
- Preliminary**
- Final**

**MAJOR SUBDIVISION APPLICATION**

**Name of Subdivision:** The Bluffs \_\_\_\_\_

**Subdivision Applicant:** Roanoke Investments, LLC    **Subdivision Owner:** See attached

**Name:** Roanoke Investments, LLC \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** P.O Box 5684 \_\_\_\_\_

**Address:** \_\_\_\_\_

Cary, NC 27512 \_\_\_\_\_

**Phone:(W)** (919) 469-8674 \_\_\_\_\_

**Phone:(W)** \_\_\_\_\_

**Phone:(H)** \_\_\_\_\_ **Fax:** (919) 469-4778 \_\_\_\_\_

**Phone:(H)** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**E-Mail** \_\_\_\_\_

**E-Mail** \_\_\_\_\_

**Township:** Hadley \_\_\_\_\_ **Zoning:** RA-5 \_\_\_\_\_

**P. I. N. #** See Attached \_\_\_\_\_

**Flood Map #** See attached    **Zone:** See attached

**Parcel #** See Attached \_\_\_\_\_

**Watershed:** WS-IV PA/ River Corridor

**Existing Access Road:** S.R. # 1520 and 547

**S.R. road name** Old Graham Road and Rock Rest Road

**Total Acreage:** Approx. +/- 597 acres    **Total # of Lots:** 112 \_\_\_\_\_    **Min. Lot Size:** 3.0 \_\_\_\_\_

**Ph. I Acreage** \_\_\_\_\_

**Ph. I # of lots** 35 \_\_\_\_\_

**Max. Lot Size:** 9.9 \_\_\_\_\_

**Ph. II Acreage.** \_\_\_\_\_

**Ph. II # of lots** 77 \_\_\_\_\_

**Avg. Lot Size:** 5.05 \_\_\_\_\_

**Ph. III Acreage** \_\_\_\_\_

**Ph. III # of lots** \_\_\_\_\_

**Type of new road:**  Private/ Length 19,275 \_\_\_\_\_     Public/ Length 3,100 \_\_\_\_\_

**Road Surface:**

paved

gravel

**Water System:**

individual wells

community wells

public system

**Sewer System:**

septic systems

community system

public system

Name: Heater Utilities, Inc    name: Heater Utilities, Inc.

**List other facilities:** commercial, recreation, etc., and the approximate acreage or square footage:

\_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_ Date \_\_\_\_\_  
*Signature of Applicant* *Signature of Owner*

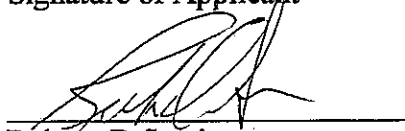
r  
**For Office Use Only:**  
Notes: \_\_\_\_\_

Approved by County Commissioners: Sketch \_\_\_\_\_  
Preliminary \_\_\_\_\_  
Final \_\_\_\_\_

Payment: Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Amount: \$ \_\_\_\_\_

**SIGNATURE OF APPLICANT  
MAJOR SUBDIVISION APPLICATION  
CHATHAM COUNTY**

Signature of Applicant



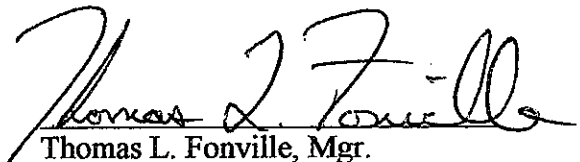
Robert. D Swain  
ROANOKE INVESTMENTS LLC

**SIGNATURE OF OWNERS  
MAJOR SUBDIVISION APPLICATION  
CHATHAM COUNTY**

Parcels #10919, #79194, #10923, #10924, #10925



Robert D. Swain, Mgr.  
POLK-SULLIVAN LLC



Thomas L. Fonville, Mgr.  
CHATHAM PARTNERS LLC

**SIGNATURES OF OWNERS  
MAJOR SUBDIVISION APPLICATION  
CHATHAM COUNTY**

Parcel #10922

Kenneth E. Mitchum  
Kenneth E. Mitchum

Jean A. Mitchum  
Jean A. Mitchum

Parcel #10927

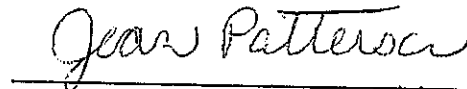
Wilbur W. Lutterloh  
Wilbur W. Lutterloh

Therese Lutterloh  
Therese Lutterloh

**SIGNATURES OF OWNERS  
MAJOR SUBDIVISION APPLICATION  
CHATHAM COUNTY**

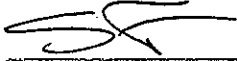
Parcel #10926

  
Williams Patterson

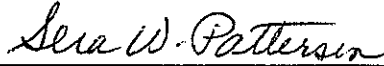
  
Jean Patterson

**SIGNATURES OF OWNERS  
MAJOR SUBDIVISION APPLICATION  
CHATHAM COUNTY**

Parcel #10926



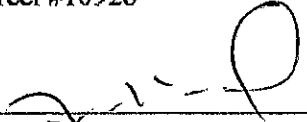
Stewart Patterson.

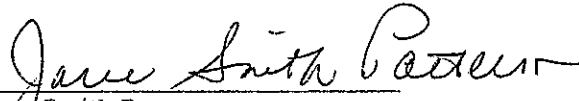


Sue W. Patterson  
*Sera (sup)*

**SIGNATURES OF OWNERS  
MAJOR SUBDIVISION APPLICATION  
CHATHAM COUNTY**

Parcel #10926

  
Henry Patterson

  
Jane Smith Patterson



LANDOWNER AND TRACT INFORMATION

<u>PARCEL #</u>	<u>OWNER</u>	<u>FLOOD MAP #</u>	<u>ZONE</u>
10919	Chatham Partners LLC and Polk-Sullivan LLC	9735	X
79194	Chatham Partners LLC and Polk-Sullivan LLC	9735	X/A
10923	Chatham Partners LLC and Polk-Sullivan LLC	9735	X
10924	Chatham Partners LLC and Polk-Sullivan LLC	9735	X
10925	Chatham Partners LLC and Polk-Sullivan LLC	9735	X
10927	Wilbur W. Lutterloh	9735	X
10922	Jean A. Mitchum	9735	X/A
10926	Henry N. Patterson, et als.	9735	X/A

LANDOWNER ADDRESSES

Chatham Partners LLC  
1000 St. Albans Drive  
Suite 400  
Raleigh, NC 27609  
Phone: 919-785-4413

Wilbur W. Lutterloh  
4626 NC 87 North  
Pittsboro, NC 27312

Polk-Sullivan LLC  
P. O. Box 5689  
Cary, NC 27512  
Phone: 919-469-8674

Jean A. Mitchum  
8034 Old Graham Road  
Pittsboro, NC 27312

Henry N. Patterson, et al.  
496 Fearington Post  
Pittsboro, NC 27312