

BRADSHAW & ROBINSON, LLP

ATTORNEYS AND COUNSELORS AT LAW

HALL-LONDON HOUSE
128 HILLSBORO STREET
POST OFFICE BOX 607

PITTSBORO, NORTH CAROLINA 27312

PATRICK E. BRADSHAW
NICOLAS P. ROBINSON

(919) 542-2400
FAX 542-1319
law@bradshawrobinson.com

June 19, 2006

Mrs. Lynn Richardson
Chatham County Planning Department
Post Office Box 54
Pittsboro, NC 27312

VIA HAND DELIVERY

Re: McBane Property Subdivision

Dear Lynn:

Enclosed please find an Application for Sketch Design Approval of the major subdivision known as McBane Property Subdivision. I have enclosed twenty-five (25) copies of the Application each including:

1. The Application (including land owner and tract information, the list of adjoining property owners and a phasing plan);
2. The sketch design;
3. A traffic study by Ramey Kemp & Associates, Inc.; and
4. Letter from Soil & Environmental Consultants, P.A. regarding historical records review and Natural Heritage Program file search.

Also enclosed is a check in the amount of \$5,600.00 and a check in the amount of \$100.00 constituting the \$250.00 application fee and \$50.00 per lot for one hundred nine (109) subdivision lots.

We will be delivering all of these documents in digital form either on compact disk or via email. Please let me know if you need any further information.

Very truly yours,



Patrick E. Bradshaw

PEB:jbs

Enclosures

c: Ms. Kathy Smith
Mark Ashness, P.E.

**CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST**

Subdivision Name McBane Property Subdivision

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 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 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 checked="" type="checkbox"/> 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
<input checked="" type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	___/___/___
<input type="checkbox"/> Chatham County Environmental Health Division 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) 542-0527

Type of Review
 Sketch
 Preliminary
 Final

MAJOR SUBDIVISION APPLICATION

Name of Subdivision: McBane Property Subdivision

Subdivision Applicant:

Subdivision Owner:

Name: Community Properties, Inc.

Name: Hilda McBane

Address: 1000 St. Alban's Drive, Suite 400
Raleigh, NC 27609

Address: 7395 Old Graham Road
Pittsboro, NC 27312

Phone:(W)(919) 785-4413

Phone:(W) _____

Phone:(H) _____ Fax:(919) 784-4401

Phone:(H) _____ Fax: _____

E-Mail: kathysmith@swainco.com

E-Mail _____

Township: Hadley

Zoning: Unzoned

P.I.N. #9734-59-0452

Flood Map #3710973500J

#3710973400J

Zone: X and AE Parcel #10917

Watershed WS-IV PA

Existing Access Road: S.R. 1520

Total Acreage: 158.87+/-

Total # of Lots: 109

Min. Lot Size: 0.92 acres

Ph. I Acreage _____

Ph. I # of lots See attached

Max. Lot Size: 4.64 acres

Ph. II Acreage _____

Ph. II # of lots _____

Avg. Lot Size: 1.32 acres

Ph. III Acreage _____

Ph. III # of lots _____

Type of new road: Private/Length _____

Public/Length 10,725 linear feet

Road Surface:

paved

gravel

Water System:

individual wells

community wells

public system

name Heater Utilities, Inc.

Sewer Sytem:

septic systems

community system

public system

name Heater Utilities, Inc.

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

See Attached _____ Date _____

Signature of Applicant

See Attached _____ Date _____

Signature of Owner

For Office Use Only:

Notes: _____

Approved by County Commissioners:

Sketch _____

Preliminary _____

Final _____

Payment: Date _____ / _____ / _____

Amount: \$ _____

COMMUNITY PROPERTIES, INC.

Thomas J. F. [Signature] Date 6/14/06

Signature of Applicant

Signature of Owner

Date _____

For Office Use Only:

Notes:

Approved by County Commissioners:

Sketch _____
Preliminary _____
Final _____

Payment: Date ____/____/____ Amount: \$ _____

Signature of Applicant Date Hilda M. Myran Date 6-15-06
Signature of Owner

For Office Use Only:
Notes:

Approved by County Commissioners:

Sketch

Preliminary

Final

Payment: Date ____/____/____ Amount: \$ _____

ADJOINING PROPERTY OWNERS

Patricia Weldon Feigley
Charles Eugene Feigley
2538 Wheat Street
Columbia, SC 29205

William N. Patterson
496 Fearington Post
Pittsboro, NC 27312

Marty Lee McBane
Susan H. McBane
7555 Old Graham Road
Pittsboro, NC 27312

Chatham Partners LLC
Polk-Sullivan LLC
1000 St Albans Drive, Suite 400
Raleigh, NC 27609

Virginia M. Grantham
Benjamin Grantham
405 Lindsay Street
Carrboro, NC 27510

Winfred Lynn Cheek
Sharon C. Holland
6935 Old Graham Road
Pittsboro, NC 27312

Kenneth Crossen
Cynthia Crossen
1116 Marshall Road
Pittsboro, NC 27312

Chatham Partners LLC
Roanoke Investments LLC
1000 St Albans Drive, Suite 400
Raleigh, NC 27609

PHASING PLAN

Preliminary Subdivision Plat	January 2007
First Phase (27 lots):	Infrastructure Complete July 2008 Final Subdivision Plat August 2008
Second Phase (27 lots):	Infrastructure Complete July 2009 Final Subdivision Plat August 2009
Third Phase (27 lots):	Infrastructure Complete July 2010 Final Subdivision Plat August 2010
Fourth Phase (28 lots):	Infrastructure Complete July 2011 Final Subdivision Plat August 2011