

Transmittal

TO: Chatham County Planning
Hand Delivery
ATTENTION: Lynn Richardson

DATE: August 14, 2006
PROJECT NO: 127-68
RE: NC Highway 751 Parcel
Sketch Plan Submission

Quantity	Drawing No.	Description
25	Copies	24 x 36" folded Sketch Plans
1	Copy	8 1/2 x 11" Sketch Plan
1	Original	Application w/complete adjacent owner addresses
1	Copy	Soil Scientist Report and soil map
1	Copy	Letter to Chatham County Historical Association regarding proposed development
1	Copy	Maximum potential impervious calculations
1	Copy	Electronic copy of all items above

REMARKS This project will be served by public roads built to NCDOT standards, private wells, and Septic systems. Please call with any questions.

CC: _____

Signed  CE Group, inc.
Mark P. Ashness, PE

**CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST**

Subdivision Name NC Highway 751 Parcel

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 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"/> 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 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) 542-2698

Type of Review
 Sketch
 Preliminary
 Final

MAJOR SUBDIVISION APPLICATION

Name of Subdivision: NC 751 Parcels

Subdivision Applicant:

Subdivision Owner:

Name: David Ferrell, Village Investments, Inc.
 Address: 1600 Morrisville - Carpenter Road
Cary, North Carolina 27519
 Phone: (W) 919.380.0559
 Phone: (H) _____ Fax: 919.469.3404
 E-Mail: VILLAGEINVEST @ AOL.com

Name: Huang Eng-Shang
 Address: 1519 Jones Ferry Road
Chapel Hill, North Carolina 27516
 Phone: (W) 919-4323
 Phone: (H) 929-1311
 E-Mail _____

Name: Betty Lou Ferrell etal
 Address: 1600 Morrisville Carpenter Road
Cary, North Carolina 27519
 Phone: (W) _____
 Phone: (H) 919-8252
 E-Mail _____

Township: Williams Zoning: unzoned
 Flood Map # 3720071300J Zone: X
 Watershed: RA-40 WS-IV protected

P. I. N. # 0713-27-2821 P. I. N. # 0713-38-0739
 Parcel # 17760 Parcel # 18033
 Existing Access Road: S.R. # _____
 S.R. road name NC Highway #751

Total Acreage: 67.84 ac. ^{65.6}

Total # of Lots: 15 lots

Min. Lot Size: 2.17 ac. 2.2

Ph. I Acreage _____

Ph. I # of lots 15

Max. Lot Size: 10.73 ac. 10.7

Ph. II Acreage _____

Ph. II # of lots _____

Avg. Lot Size: 4.28 ac. 4.1

Ph. III Acreage _____

Ph. III # of lots _____

Type of new road: Private/ Length _____ Public/ Length 2,595 L.F.

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:

[Signature]
 Signature of Applicant

Date 8/9/06

[Signature] Date 8-9-06
[Signature] Date 8-9-06
 Signature of Owner

For Office Use Only:

Notes: _____

Approved by County Commissioners: Sketch _____
 Preliminary _____
 Final _____

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. Apex Nurseries, Inc.	11. Joshua Jensen
2925 NC Highway 751	2735 NC Highway 751
Apex, NC 27502	Apex, NC 27502
2. William & Lisa Copeland	12. James & Deborah Seal
2251 Marthas Chapel Road	309 Promontory Point Drive
Apex, NC 27502	Cary, NC 27513
3. Betty Lou Ferrell et al	13. Mark Verricchia
1600 Morrisville-Carpenter Road	2807 NC Highway 751
Cary, NC 27519	Apex, NC 27502
4. Brenda & Gary Haitcock	14. Jay's Landscaping Service
540 Green Level Road	3016 NC Highway 751
Apex, NC 27502	Apex, NC 27502
5. Louise Ragan	15.
600 Green Level Road	
Apex, NC 27502	
6. David & Karen Parker	16.
2590 NC Highway 751	
Apex, NC 27502	
7. Pamela & Jesse Huff	17.
2628 NC Highway 751	
Apex, NC 27502	
8. Anthony Gaeta Jr.	18.
2641 NC Highway 751	
Apex, NC 27502	
9. Linney & Angela Hurley	19.
2671 NC Highway 751	
Apex, NC 27523	
10. Linney & Angela Hurley	20.
2671 NC Highway 751	
Apex, NC 27523	

CE Group, inc.

LAND USE EVALUATION
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT

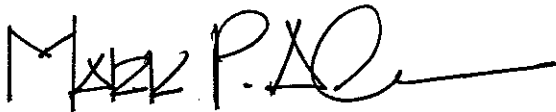
August 10, 2006

Ms. Jane Pyle
Chatham County Historical Association, Inc.
Post Office Box 93
Pittsboro, NC 27312

Dear Ms. Pyle:

Our client, Village Investments is planning a 15 lot subdivision on a +/- 67 acre tract of land located on NC 751 adjacent to Apex Nurseries. We are unaware of any structures having historical significance on the property or within 100 feet of the property but, we nevertheless, wanted to notify the Chatham County Historical Association of our plans. There is a pole barn and dilapidated structure adjacent to NC 751 on Lot #12. At this time there are no plans to demolish or move said structures

I have enclosed a sketch plan for the proposed project. David Ferrell with Village Investments or myself will be contacting you in the coming weeks to determine if a site visit is desired on your part. Thanks for your assistance.



Respectfully submitted,

CE Group, Inc.

Mark P. Ashness PE, ASLA
Attachments
Sketch Plan
Cc: David Ferrell

11000 Regency Parkway, Suite 410 – Cary, N.C. 27511

Voice (919) 367-8790 – Fax (919) 367-8791 – email mark@cegroupinc.com

MAXIMUM POTENTIAL IMPERVIOUS CALCULATION

<u>Lots</u>	<u>Impervious Area</u>	<u>Total</u>
15	20,000	300,000 s.f.
<u>15</u>		

<u>Item</u>	<u>Impervious Area</u>
1	Homesites 300,000 s.f.
2	Roadways 63,000 s.f.

TOTAL IMPERVIOUS 363,000 s.f.

**TOTAL TRACT AREA 65.60 acres
2,857,536 s.f.**

IMPERVIOUS PERCENTAGE	12.7 %
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