

**COUNTY LINE SITE**  
CHATHAM COUNTY, NC  
**PRELIMINARY PLAT SUBMITTAL**  
**PROJECT NARRATIVE**

The applicant is submitting a Preliminary Plat to Chatham County for an approximately 62.5 acre site located on US Highway 15-501, immediately adjacent to the Chatham-Orange County line. This submittal proposes the creation of four lots ranging in size from approximately 1.3 acres to 55.6 acres. In addition, this subdivision will contain approximately 1,300 linear feet of private access easements. These access easements will be a minimum of 60-feet in width.

In November 2007, the applicant received a Land-Disturbing Permit from Chatham County and proceeded with clearing, grubbing, and earthwork activities on the site. A copy of the approved plan, with subsequent approved minor modifications, is on file with the Chatham County Erosion Control office. Although a fifty-foot (50') buffer was required adjacent to the existing perennial streams, the developer provided a one-hundred-foot (100') buffer in recognition of pending buffer changes. Substantial buffers above and beyond the USACE delineation were included.

In January 2008, following this approval and commencement of construction activity on the site, Chatham County adopted an amendment to the Watershed Protection Ordinance. In April 2008, Soil & Environmental Consultants conducted field work and prepared a Chatham County Buffer Evaluation report. A copy of this report is included with the Preliminary Plat application. As noted on the mapping in this report, a previously approved sediment trap was installed prior to the adoption of the current buffer rules. This erosion control device was placed outside of any jurisdictional area depicted on the delineation map approved by the US Army Corps of Engineers (USACE) in February 2004. A copy of the signed wetland delineation is also included with this application.

In addition to the signed wetland delineation map, Chatham County Buffer Evaluation report, and Land-Disturbing Permit; the following approvals have been obtained from the appropriate regulatory agency, with copies of the approvals attached to this Preliminary Plat application:

- Commercial Driveway Permit
- Public Water Supply approval for water main extension along US 15-501
- Three-Party Encroachment Agreement for the construction of the water main and encasement under US 15-501.
- Sewage Disposal Construction Authorization permits issued by Chatham County Public Health Department for Lots 1, 2, and 3.
- Road Name Request Form submitted to Chatham County Emergency Operation.