

First Plat Submission Checklist

Subdivision Name: SHAMBLEY MEADOWS PHASE 4

Submit the following with this application:

- 30 paper copies (folded) of Plat showing proposed subdivision (minimum size 18" x 24")
See Section 6.1 of Subdivision Regulation for information required to be on Plat
- 1 digital copy of all documents conforming to Digital Document Submission Guideline
- 1 Reduced copy of plat (8.5" x 11")
- List (1 copy) of adjoining property owners with mailing addresses. List must include all adjoining property owners within 400 feet of property boundaries. A Microsoft Excel spreadsheet listing the names and addresses shall be submitted with the digital submission.

Submit two (2) paper copies and one (1) digital copy of the following:

- Stormwater Plan (Contact Fred Royal, Environmental Resource Director, 919-542-8268)
- Erosion Control Plan (Contact Jim Willis, Erosion Control Inspector, 919-545-8343)
- Water Utility Plan (Contact Roy Lowder, Chatham Co. Utilities Director, 919-542-8238)

Submit 30 booklets of the following information in a 3 ring binder:

- Completed First Plat Review Application (2 Pages)
- Location Map (with Aerial Photo) from County GIS System (8.5" x 11")
- Comments from Chatham County Historical Association from Concept Review (If any)
- Comments from Chatham County Schools from Concept Review (If any) *From 8/12/09 TRC meeting*
- Copy of Environmental Documentation or Environmental Impact Assessment
- Recommendation from Environmental Review Board (Including Peer Review comments)
- Community Meeting Report Form
- Recommendation(s) from Technical Review Committee Meeting at Concept (If any) *TRC 8/12/09*
- Green Building Task Force Checklist
- Detailed Soil Scientist Report and Soils Map
- Road name submittal form from Chatham County Emergency Operations office
- Copy of Riparian Buffer Review
- Army Corps of Engineers Permit, if required
- NC Division of Water Quality Permit, if required

If submitting a Conservation Subdivision, must also submit the following documentation along with 30 paper copies (bound in a 3 ring binder) and 1 digital copy:

- Documentation (i.e. deed, easement document) of Ownership of Conservation Space
- Conservation Space Management Plan (See Section 7.7 [G])
- Legal Instrument for Permanent Protection (See Section 7.7 [H])

MAJOR SUBDIVISION - FIRST PLAT REVIEW APPLICATION

Proposed Subdivision Name: Shambley Meadows Pt 4

Property Owner/Applicant:

Representative (Surveyor, Engineer, Etc.):

Name: HXA Properties, Inc.
Address: 455 Providence Cl. Rd
Pittsboro, N.C. 27312
Phone: (W) 919) 656-5236
(H) 919) 545-0856
(C) _____
Fax: 919-545-0856
Email: Ha prop @ Embargo@mail. Com

Name: HAROLD HOWARD
Company Name: HXA Properties Inc
Address: 455 E Providence Cl. Rd
Pittsboro, N.C. 27312
Phone: (W) 919-656-5236
(C) _____
Fax: 919-545-0856
Email: Ha prop @ Embargo@mail. Com

Who should staff contact (circle one)? Property Owner/Applicant Consultant

PROPOSAL

Parcel # (AKPAR): 87394 P.I.N. # 971100389544 Zoning District: Unzoned
Flood Map # 3710970000J Zone: X Watershed District: Local
Existing Access Road (S. R. # and name): SR 2165 - Hadley Mill Rd
Total Acreage 2.5 Total # of Lots 11 Min. Lot Size (Acres) 1.51
Max. Lot Size 3.3 Avg. Lot Size 2.27 # Exempt Lots (over 10 ac.) _____

Phased Development/Development Schedule? YES NO How Many Phases? _____

If Subdivision will be Phased or Developed under a Development Schedule, Please attached a **DETAILED** Phasing Schedule or Development Schedule (for subdivisions consisting of 50 Lots or More).

Mixed-Use YES NO Multi-Family (Townhomes, Apts., etc.) YES NO

Proposed Number of Lots: Residential 11 Commercial _____ Other _____

If Other, Specify (i.e. recreation) _____

Wastewater Disposal: Individual Septic Community Septic Public System

Water System: Individual Well Community Well(s) Public System

Public Water System Name: _____

Public Wastewater System Name (ex. Aqua NC): _____

Will New Road(s) be constructed? YES NO Internal External/Access

Type of Road: Private Length (mi.): _____ Public Length (mi.): 550'

Road Surface: Paved Gravel Width of Road Surface (feet) 18'

Will this be a Conservation Subdivision (See Section 7.7 of Subdivision Ordinance) YES NO

Type and Acreage of Other Facilities (ex. Recreation, Mixed-Use, Commercial, etc.):
N/A

Date of Community Meeting: 4-21-09 Location: 248 Shanbley Meadows Dr.

Environmental Impact Assessment Required? YES NO

Date of ERB Meeting (at which final recommendation received): 12-11-09

Please Give At Least Three (3) Dates (minimum two (2) weekdays) (with Available Times) for County Staff and Board (Volunteer Advisory and Elected) Site Visits - Please provide at least one date when site will be available between 8am and 5pm, and one date when site will be available after 5pm

<u>ATE</u>	<u>TIME(S)</u>
<u>May 10</u>	<u>8 AM - 7 PM</u>
<u>May 22</u>	<u>8 AM - 7 PM</u>
<u>May 26</u>	<u>8 AM - 7 PM</u>

Please See Attached for Submittal Requirements

[Signature] 4-17-2010
Signature of Property Owner/Applicant Date

<i>For Staff Use Only</i>	
Date Received _____	By _____
Site Fee Paid _____	Received By _____
Date Review Completed _____	Date Applicant Contacted _____



CHATHAM COUNTY, NC



Property Map *Location*

Disclaimer:
 The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.



One Inch = 443 Feet

To: Chatham Planning Board
From: Elaine Chiosso and Tara Alden, Co-Chairs, Chatham Env. Review Board
Date: December 17, 2009
Subject: Shambley Meadows Phase IV Subdivision

After evaluating the forms submitted for the Shambley Meadows Phase IV Subdivision, the Environmental Review Board has some concerns. The ERB recognizes that the proposed subdivision falls below the number of houses necessary to require an Environmental Assessment (EA), and, therefore, cannot require any additional information from H&A Properties. But the ERB would like to register the following concerns, which it would like the applicant to consider.

SLOPES

Recommendations: Ground disturbing activities be avoided or limited on slopes that are 15% or greater.

- The small map provided seems to indicate the presence of north-facing slopes, 15% or greater, especially in proposed lots 6, 7, 8, 9 and 10. Such slopes are often home to unique and rich botanical and animal communities that should ideally be preserved, especially, as is the case here, when a perennial stream is located at the bottom of the hill.

Because no botanical survey is required, the ERB does not know the composition, age, or health of the vegetation growing on those north slopes. But if sizeable, healthy trees do remain, we recommend that no ground-disturbing activities or vegetation removal be conducted on those slopes.

- Even steeper north-facing slopes appear to be present in proposed lots 4 and 5. Again, the ERB recommends that no ground-disturbing activities be conducted on those slopes.
- Because the majority of proposed lots are strongly sloped, the ERB recommends that the applicant pay special attention to the placement and installation of septic fields, so that erosion is minimized, and to ensure that sewage does not contaminate the perennial stream at the bottom of the slopes.

STREET DESIGN

Recommendations:

- The proposed public road appears to run straight downslope, which would seem likely to maximize runoff. The ERB recommends that the applicant work closely with the Chatham County Erosion Control Officer to ensure that best-

management practices (BMPs) are used to ensure minimization of runoff, and that stormwater best management practices are implemented to avoid scour at the discharge point.

RARE SPECIES AND WILDLIFE HABITAT

Recommendations:

- It is noted that the project site does contain an element occurrence (EO) of the Loggerhead shrike, tracked by the NC Natural Heritage Program (NCNHP). The NCNHP should be contacted for information on this EO, and the applicant encouraged to follow the recommendations of the NCNHP regarding avoiding and/or minimizing potential impacts to this species. Recommendations may include limiting the clearing of shrubs and small trees in which this species nests.
- As with all land development, the ERB recommends that every effort possible be made to preserve large and mature trees already growing on the site. These trees provide food and shelter for many animal species. Replanting with new small trees does not begin to replace sizeable existing native trees that are removed.
- The ERB also recommends that every effort possible be made to preserve any rock outcrops on this property. Such formations are often found on steep slopes, especially north slopes, and they provide important habitat for many animal species.

Lynn Richardson

From: Jim and Bev Wiggins [jimerly@embarqmail.com]
Sent: Thursday, February 11, 2010 4:12 PM
To: Lynn Richardson
Cc: Jane Pyle
Subject: Shambley Meadows Phase IV

The Chatham County Historical Association (CCHA) is concerned with preserving and documenting old structures (any man-made structure, regardless of condition--such as building foundations, old wells, rock walls, fences, etc) and cemeteries on properties to be developed. The representatives of the Chatham County Historical Association have been told that there are no such features on the Phase IV section of the Shambley Meadows project. If any structures, remains of structures, or cemeteries are discovered on the property at any time, we would like to be notified and allowed to visit immediately. If not, our concerns with the property have been addressed.

We appreciate the opportunity to comment on the historical aspects of subdivision projects, and are pleased to assist the Planning Department with identifying sites and structures that merit protection and/or documentation--either by law or to preserve their historical value.

Thank you,
Beverly Wiggins
for CCHA
jimerly@embarqmail.com

H & A PROPERTIES INC.
455 E. PROVIDENCE CHURCH RD
PITTSBORO, NC 27312
919-656-5236

RE: SHAMBLEY MEADOWS PHASE IV

ATTACHMENT A

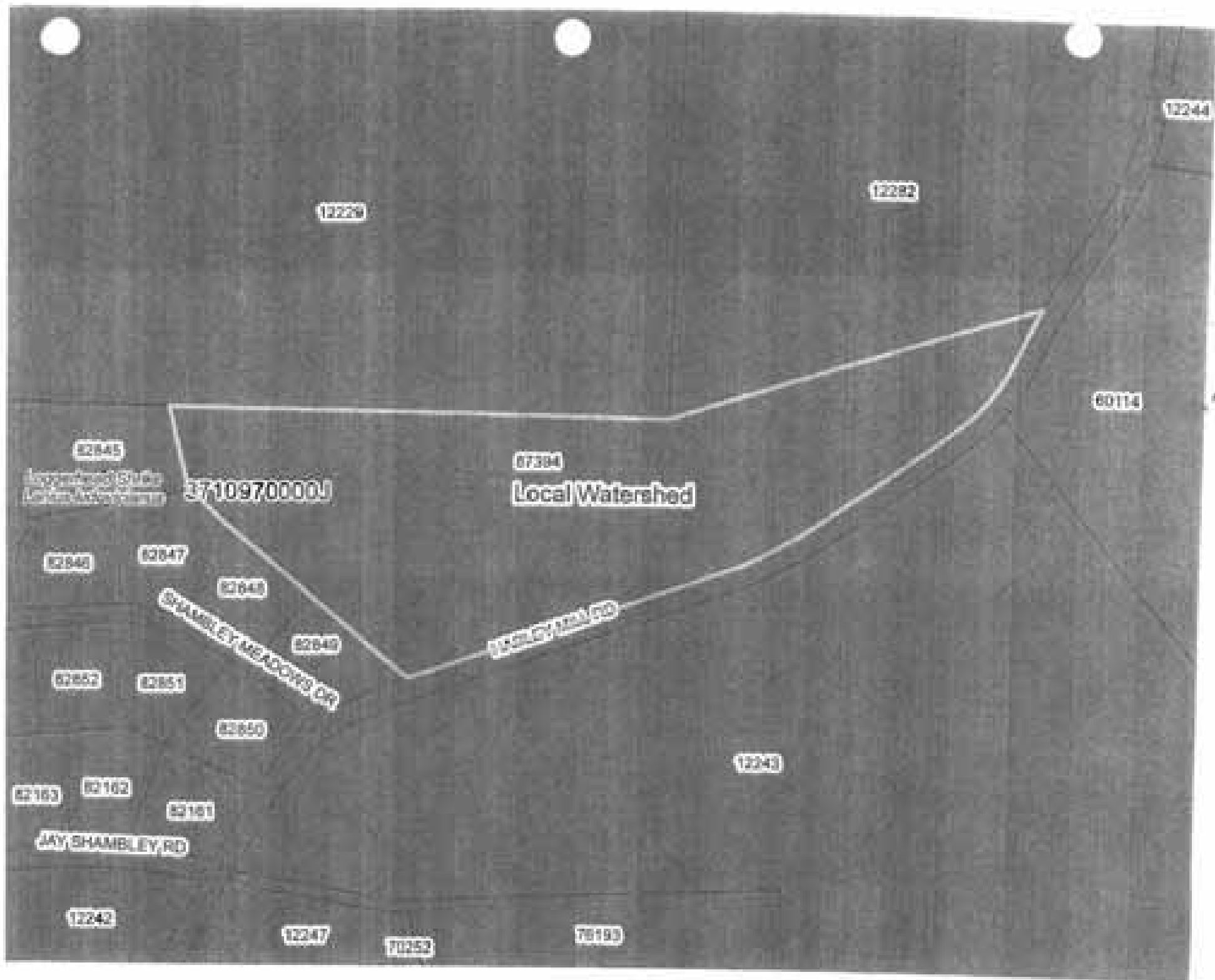
Shambley Meadows Phase IV is the next phase to be developed in Shambley Meadows. Phase IV consists of 11 lots on 23+ acres the average lot size will be 2.25 acres. The lots will have well and septic for single family residential construction. The Developer, H & A Properties Inc. will build a state maintained road approx 600 ft long ending in a culdesac. The road location will be off Hadley Mill Rd approx 700 ft before Shambley Meadows Drive.

This project is an extension of Shambley Meadows Subdivision and there is no cultural or historic resources that will be disturbed by this project.

The current location for Phase IV is unzoned and will exceed the minimum county requirement of 1.5 acres.

The Developer will meet or exceed all buffers as required by Chatham County.

**AS PER STAFF REVIEW, LOGGERHEAD SHIRKE IS AN ELEMENT OCCURRENCE
IN THIS GENERAL AREA**



Chatham County, North Carolina
August 24, 2009

Environmental Resources Division
Sustainable Communities Development Department

General Environmental Documentation
Submittal Form

This form shall be completed by applicants meeting the following criteria:

1. Residential development that includes
24 new lots or less;
or
2. Non-residential development that disturbs less than 2 acres in extent,

Project Name: SHAMBLEY MEADOWS PHASE IV

Applicant Name: HHA PROPERTIES INC.

Applicant Address: 455 E. PROVIDENCE CH RD

Phone: 919-656-5236

Owner (if not applicant)
HAROLD HOWARD - HHA PROPERTIES

Address (if not applicant address)
SAME

Property Address: HADLEY MILL RD

Acreage: 25.01 AC.

Parcel AKPAR No. 87394

Zoning District UNZONED

ACCEPTED
2009

For Division Use Only

Date received _____ Reviewed by _____

Summary/Comments:

I. General Site Information and Full Narrative

(to be completed by applicant with assistance from Planning Department as needed.)

A. Full Narrative (create Attachment A) – Provide a full narrative (attach to this document) describing existing site and area conditions, land use, natural, cultural and historic resources and how the proposed project may potentially impact the existing conditions and resources. Also describe how the impacts to resources (listed in Section II) will be avoided, minimized and/or mitigated, describe what alternatives were considered and the basis for your proposed alternative selected.

SEE ATTACHMENT

This narrative must also include detailed information concerning any resource impacts as identified in Section II below.

B. Zoning and uses of adjacent property (ies).

North UNZONED South UNZONED

East UNZONED West UNZONED

C. Topography:

Are Steep Slopes (>25%) present on your property Yes No

Please see Chatham GIS website: <http://www.chathamgis.com/> to determine steep slopes presence and extent on your parcel.

D. Project Description

1. Generally describe proposed uses of property improvements– (streets, lots, access, utilities, easements, buffers, zoning, etc.) Provide complete narrative in Attachment A.

SEE ATTACHMENT

Use <http://www.chathamais.com/mapguide/ChathamaisWeb>.
Then select Wildlife Resources Commission drop down menu.

- a. Watershed District (please circle one). (WS II Balance of Watershed, WS III Critical Area, WS III Balance of Watershed, WS IV - Critical Area, WS IV Protected Area, River Corridor, River Corridor Special Area, Local Watershed Area)

B. Does the property contain any of the following Natural or Cultural Resources?

1. Cemeteries Yes _____ No

(Use www.chathamais.com) Then select Real Properties drop down menu.

2. Historic Sites Yes _____ No (Please contact The Chatham County Historical Association, www.chathamhistory.org, or see the enclosed brochure for contact information).

3. Archaeological sites Yes _____ No

(Please Contact Office of State Archaeology, 4619 Mail Service Center, Raleigh, N.C. 27699-4619, 919-807-6553 or archaeology@ncdcr.gov)

- C. Does the project site contain element occurrences (EO's) of natural diversity, including rare species, as determined by and tracked by the NC Natural Heritage Program (NHP), NC Wildlife Resources Commission (WRC), and US Fish and Wildlife Service(FWS)? Yes _____ No (Please contact the Planning Division, Lynn Richardson, 919-542-8207 or NC Natural Heritage Program, www.ncnhp.org).

Note: If "yes" to any resources in Sections A-C above, describe in Attachment A and include all associated maps or other documentation necessary for a full review.
If you have questions or otherwise need assistance with any of the above items, please contact the Environmental Resources or Planning Divisions.

D. Water Usage and Supply

1. Estimated daily peak demand (in gpd)? 3600

2. County or well water? Individual wells

E. Local, State and Federal Permits Required

1. Will the project involve a land application system for treatment and disposal of sanitary wastewater? Yes _____ No
if yes, please describe in Attachment A. include system type, location, on-site vs off-site, etc. include certified soils report and map.

2. Is a septic tank system proposed which has a design capacity of more than 3000 gallons per day? Yes _____ No
- If yes, please describe in more detail in Attachment A.*

Note: If yes to E1 or E2 above, an application for a non-discharge permit must be submitted to the NC Department of Environmental Management or Chatham County Public Health Department, Division of Environmental Health. The permit must be submitted with the Construction Plan submittal phase.

3. Does the project require a 404 permit/401 water quality certification? Yes _____ No
- If yes, please describe in Attachment A and provide copy of applications and correspondence with federal or state agencies.*
4. Does this project require Environmental Documentation (such as an EA or EIS) by a State or Federal agency? Yes _____ No
- If yes, please briefly describe Attachment A.*

For more information, please contact Fred Royal, PE, Chatham County Environmental Resources Division Director. (919) 542-8268. email: fred.royal@chathamnc.org or Lynn Richardson, Sustainable Communities Development Department, Planning Division, Subdivision Administrator, (919) 542-8207, email: lynn.richardson@chathamnc.org.

Attachment E
Community Meeting Report Form

**REPORT OF DEVELOPMENT INPUT MEETING REQUIRED BY
THE CHATHAM COUNTY SUBDIVISION ORDINANCE**

To: Lynn Richardson, Chatham County Subdivision Administrator

Subdivision Name: SHAMBLEY MEADOWS PHASE IV

Approximate Location (or Address): 1/2 MILE SOUTH HWY 64 / HADLEY MILL RD

Proposed Number Lots: 11 Residential (Y/N): Y

The undersigned hereby certifies that the required sign(s) was posted on the property proposed for subdivision, on each road frontage of said subdivision on (date) APRIL 21, 2009.
A photo of the sign posted is recommended to be attached to this form.

The meeting was held at the following time and place: MAY 21, 2009
248 SHAMBLEY MEADOWS DRIVE

The persons in attendance at the meeting: **See attached Attendance sheet**

The following issues were discussed at the meeting (Attach additional sheet(s) if needed):
THE PROPOSED SUBDIVISION. ALL ATTENDEES
VIEWED THE PROPOSED MAP. DISCUSSED LEAVING
AS MANY TREES AS POSSIBLE

As a result of the meeting, the following changes were made to the subdivision proposal (Attach additional sheet(s) if needed):
NO CHANGES ARE NECESSARY
AS ALL ATTENDEES WERE SATISFIED WITH LOT
SIZES AND PROPOSED MAP

Date: JUNE 1 2009
Applicant: H+A PROPERTIES INC.
By: [Signature]

Please submit this Report to the Chatham County Planning Department located at 80-A East Street or mail it to Lynn Richardson, Subdivision Administrator, PO Box 54, Pittsboro, NC 27312-0054. If you have any questions, please contact Lynn Richardson at (919) 542-8207 or lynn.richardson@chathamnc.org.

Meeting Announcement for County Website

(Fill in highlighted areas with information for proposed meeting/development)

A Community Input Meeting will be held on Thursday May 21, 2009 at 6:30 pm to discuss a proposed subdivision located on Hadley Mill Rd, approximately one mile south of HWY 64 West. The meeting will be held at the 248 Shambley Meadows Drive in Pittsboro, and is scheduled to last approximately 1 hour. The proposed subdivision will consist of 11 lots on 23+ acres, with an average lot size of 2 acres, with lots proposed to be served by private well and private septic systems. A representative will be available to answer any questions there may be, and all interested parties are encouraged to attend to offer feedback. A location of the property to be subdivided, detailed directions to the meeting site, and the proposed development plan are available below. Please contact Harold Howard at (919) 548-1253 for more information.

Date: April 15, 2009

H & A Properties Inc.
455 E. Providence Church Rd
Pittsboro, NC 27312

Re: **Development Input Meeting** for, **SHAMBLEY MEADOWS PHASE IV** (*Proposed Subdivision Name*) located at **248 SHAMBLEY MEADOWS DRIVE** (*Location of Subdivision*) on **May 21, 2009** (*date*)

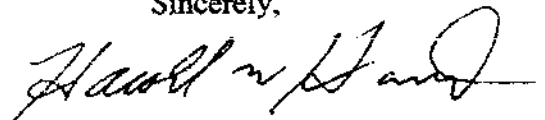
Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a 11 lot residential (and/or commercial) subdivision on 23+ acres we are proposing on HADLEY MILL RD (road/street name) near your property, on Parcel Number 87394. An informal community meeting will be held on MAY 21, 2009 (date) beginning at 6:30pm (time) at 248 SHAMBLEY MEADOWS DR (location of meeting), and lasting approximately 1 hour(s). Detailed directions are attached. The proposed lots will be served by Well (water) and Septic (wastewater), with an average lot size of 2 acres. Plans of our proposed development will be shown and you will have the opportunity to voice your concerns and ask questions of people knowledgeable about the details of our project. Our plans may be revised based on your input before we submit to the County.

This meeting is required as part of the County subdivision process; however County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting you may contact the person noted below. A copy of the map showing our proposed subdivision is attached and can also be viewed on the Chatham County web site at www.chathamnc.org/planning under the Rezoning & Subdivision Cases link, 2009 Cases.

Sincerely,



For More Information, Please Contact:
Harold Howard
919-548-1253

**H & A PROPERTIES INC.
455 E. PROVIDENCE CHURCH RD
PITTSBORO, NC 27312**

April 15, 2009

DATE: May 21

TIME: 6:30pm

WHERE: 248 Shambley Meadows Dr
Pittsboro, NC 27312

DIRECTIONS:

From Pittsboro Courthouse take HWY 64 West approx 5.5 miles, turn left on Hadley Mill Rd, Go 1 mile on Right into Shambley Meadows, 248 Shambley Meadows Drive (New Construction Home)

Questions: Harold Howard 919-548-1253 -----

NEIGHBORHOOD MEETING SHAMBLEY MEADOWS PHASE 4
MAY 21, 2009 6:30PM-7:30PM

<u>NAME</u>	<u>MAILING ADDRESS</u>	<u>TELEPHONE</u>
Colleen Reese	48 Shambley Meadows Dr	542-2467
Eugene Cascone		
Mary Beth Koy	274 SHAMBLEY MEADOWS DRIVE	545-0638
Jo Ann Kane	179 Shambley Meadows dr.	542-3325
Honor Bell Maldovan	42 Blaney Stone Cir	542-1070
Edwin + Ruth Couch	33 Shambley Meadows Dr.	542-3834
Bea Lee	241 Shambley Meadows Dr	542 1015
Jason Miles	237 Shambley meadows	542 3871
Michael Fezor	4029 Pleasant Hill ch. Rd.	593-3395

**H & A PROPERTIES INC.
455 E. PROVIDENCE CHURCH RD
PITTSBORO, NC 27312**

Adjoining Property Owners

Thomas and Maureen Farmer
101 Shambley Meadows Drive
Pittsboro, NC 27312

Jeff and Debbie Gibbs
48 Blarney Stone Circle
Pittsboro, NC 27312

Jerry and Michelle Gifford
141 Shambley Meadows Drive
Pittsboro, NC 27312

Troy M Howard Enterprises LLC
455 E. Providenced Church Rd
Pittsboro, NC 27312

Ruth Clark
115 Knoxview Lane
 Mooresville, NC 28117

Edwin and Ruth Couch
33 Shambley Meadows Drive
Pittsboro, NC 27312

Jay and Billie Shambley
585 Hadley Mill Rd
Pittsboro, NC 27312

William Moldovan
42 Blarney Stone Circle
Pittsboro, NC 27312

Patrick and Jennifer McGaughnea
80 Shambley Meadows Drive
Pittsboro, NC 27312

Jerry and Thurza Morris
108 Shambley Meadows Drive
Pittsboro, NC 27312

Joan Ionata
1728 Royal Oak Place West
Dunedin, FL 34698

Eugene Cascone
Colleen Reese
48 Shambley Meadows Drive
Pittsboro, NC 27312

Lynn Richardson

From: Fred Royal
Sent: Thursday, March 11, 2010 4:28 PM
To: Lynn Richardson
Cc: Ken Wrenn
Subject: Shambley preliminary plat stage stormwater plan

Lynn,

The preliminary plat stage stormwater plan has been reviewed initially and it appears to heading towards satisfying the requirements of the stormwater ordinance although a full submittal will reviewed for this determination with future construction-ready documents. The final stormwater plan will have much more detail and it will be reviewed in full in consideration of final approval. I am satisfied that the design is heading in the right direction and believe the preliminary plat could be reviewed and approved without any future changes to the proposed grading, alignments and drainage patterns.

I will note that drainage easements will be required per the ordinance for all drainage features and facilities and these should appear on the preliminary plat.

Fred

FOR OFFICE USE:

OK

Application Date: 10/20/2008

Owner Name: H3A Properties

Agent Name: _____

Parcel #: 87344

Number of lots proposed: 12

Received by staff member: Lynn Richardson

Staff member assigned to: _____

Check List:

Fee _____ Pd w/ _____ Cash # 62315 Ck _____ CC _____

Completed Tract Information Form

Copy of Plat

Signed Right to Enter Property Form

_____ Signed Owner's Agent Designation Form

Site Review Completed on (Date): 10/24/08 Initials: [Signature]

Findings: PERENNIAL STRAW

Applicant contacted to mail or pickup (date): 10-27-08 Initials: dwr

Returned to applicant via (check one): Mail _____ Pickup Date 10-27-08
Staff Initials: dwr

Office Review completed on (date): _____ Initials: _____

Minor Subdivision approved (date): _____ Initials: _____

Field flagging approved by staff: _____

North Carolina Division of Water Quality – Stream Identification Form; Version 3.1

Date: 10/26/08	Project: H-A Properties	Latitude:
Evaluator: F. Foyke	Site:	Longitude:
Total Points: Stream is at least intermittent if ≥ 19 or perennial if ≥ 30	County:	Other e.g. Quad Name:

A. Geomorphology (Subtotal = 22)	Absent	Weak	Moderate	Strong
1 ^a . Continuous bed and bank	0	1	2	3
2. Sinuosity	0	1	2	3
3. In-channel structure: riffle-pool sequence	0	1	2	3
4. Soil texture or stream substrate sorting	0	1	2	3
5. Active/relic floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Braided channel	0	1	2	3
8. Recent alluvial deposits	0	1	2	3
9 ^a . Natural levees	0	1	2	3
10. Headcuts	0	1	2	3
11. Grade controls	0	0.5	1	1.5
12. Natural valley or drainageway	0	0.5	1	1.5
13. Second or greater order channel on existing USGS or NRCS map or other documented evidence.	No = 0		Yes = 3	

^a Man-made ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 7)	Absent	Weak	Moderate	Strong
14. Groundwater flow/discharge	0	1	2	3
15. Water in channel and > 48 hrs since rain, or Water in channel – dry or growing season	0	1	2	3
16. Leaf litter	1.5	1	0.5	0
17. Sediment on plants or debris	0	0.5	1	1.5
18. Organic debris lines or piles (Wrack lines)	0	0.5	1	1.5
19. Hydric soils (redoximorphic features) present?	No = 0		Yes = 1.5	

C. Biology (Subtotal = 2)	Absent	Weak	Moderate	Strong
20 ^b . Fibrous roots in channel	3	2	1	0
21 ^b . Rooted plants in channel	3	2	1	0
22. Crayfish	0	0.5	1	1.5
23. Bivalves	0	1	2	3
24. Fish	0	0.5	1	1.5
25. Amphibians	0	0.5	1	1.5
26. Macroinvertebrates (note diversity and abundance)	0	0.5	1	1.5
27. Filamentous algae; periphyton	0	1	2	3
28. Iron oxidizing bacteria/fungus.	0	0.5	1	1.5
29 ^c . Wetland plants in streambed	FAC = 0.5; FACW = 0.75; OBL = 1.5 SAV = 2.0; Other = 0			

^b Items 20 and 21 focus on the presence of upland plants. Item 25 focuses on the presence of aquatic or wetland plants

Notes: (use back side of this form for additional notes.)

Sketch

PERENNIAL STREAM.
NOTE: IMPACTED BY CABLE OR
SIMILAR ACTIVITY.

Harold Howard



CHATHAM COUNTY, NC



PROPERTY MAP

Disclaimer:
The data provided on this map was prepared for the purpose of land property, land sales, and other public records in Chatham County, NC, and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only, and should not be substituted for a title search, property appraisal, survey, or for zoning regulation.

Parcel Number 87394
 Map Number 9711-38-9544 00
 Owner Name
 Owner Address
 Owner City
 Owner Address
 Owner State
 Owner Zip
 Description

Handwritten: 10/24/08
 80/12/01

Deed Book	
Deed Page	
Plat Book	
Plat Page	
Deed Acres	0
Physical Address	
Improvement Value	0
Land Value	0
Fire District	0
Township Code	0



One Inch = 455 Feet

SUBDIVISION: Shambley Meadows

DIRECTIONS: 1 mile south of Hwy Hardley mill Rd

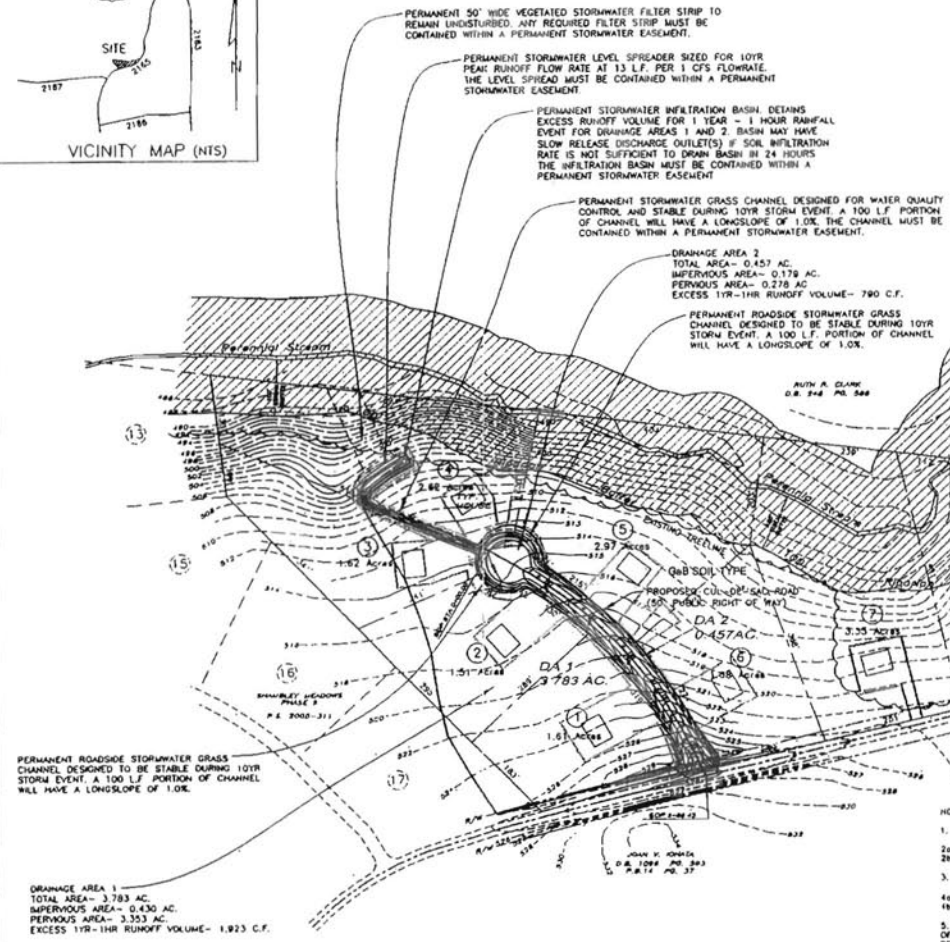
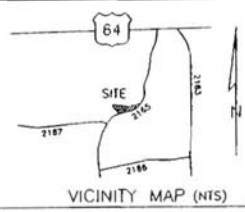
DEVELOPER: H/A Properties PHONE NUMBER: 656-5230
Fax: 545-0901

Major Development: Minor Development:
Development with acreage of 10 acreage of 10 acres or more:

Proposed road names	OK to submit	DUPLICATED Do not Submit
<u>Shambley Cr.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>James Meadows Cr</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Shambley Meadows Cr</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Meadow Lark Cr</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE SUBMITTED TO EOC: 2-16-10
SUBMITTED BY: Harold Howell
EOC OFFICER: Denise Suits
DATE ROADS APPROVED: 2-16-10
DATE FINAL PLAT RECEIVED: _____
DATE GIVEN TO 911: _____
DATE CONTACT MADE WITH NUMBERS: _____
SURROUNDING COUNTY CONTACTED: _____
PERSON SPOKEN WITH: _____
COMMENTS: _____

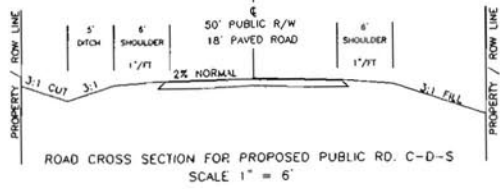




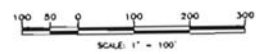
NOTES:

- TOTAL PROJECT AREA - 25.01 ACRES
- TOTAL IMPERVIOUS AREA OF ONSITE ROAD PAVEMENT - 0.342 AC.
- TOTAL IMPERVIOUS AREA OF OFFSITE ROAD PAVEMENT - 0.018 AC.
- TOTAL IMPERVIOUS AREA OF INDIVIDUAL LOTS - 1.267 AC.
- TOTAL IMPERVIOUS ONSITE AREA - 1.809 AC (6.43%).
- TOTAL IMPERVIOUS OFFSITE AREA - 0.018 AC.
- THE IMPERVIOUS AREAS ASSOCIATED WITH ALL NEW ONSITE AND OFFSITE ROAD PAVEMENT AND LOTS 1, 2 & 3 TOTALING 0.835 AC. WILL BE DIRECTED TO A SERIES OF PERMANENT GRASS CHANNELS, AN INFILTRATION BASIN AND GRASS FILTER STRIP BEFORE ENTERING THE STREAM BUFFER.
- THE IMPERVIOUS AREAS ASSOCIATED WITH LOTS 4-11 ARE HANDLED ON A LOT BY LOT BASIS AND MUST CONFORM TO APPROX "C" OF THE CHATHAM COUNTY STORMWATER ORDINANCE.
- THE ASSUMED MAXIMUM IMPERVIOUS AREA FOR LOTS 1-3 IS 4.000 S.F. PER LOT. THE ASSUMED MAXIMUM IMPERVIOUS AREA FOR LOTS 4-11 IS 5,400 S.F.
- THE STORMWATER QUANTITY CONTROL REQUIREMENTS MUST REDUCE THE 1YR - 1HR STORM RAINFALL PEAK FLOW RATE TO NO MORE THAN THE PRE DEVELOPMENT RATE.
- THE STORMWATER QUALITY CONTROL REQUIREMENTS MUST REDUCE THE SUSPENDED SOLIDS BY 85% THAT ARE GENERATED IN THE DISTURBED AREAS.
- ALL SITE SOILS ARE GEORVILLE SILT (Gsb) PUBLISHED INFILTRATION RATE RANGE (0.60-2.00 M/H) ASSUMED INFILTRATION RATE IS 0.60 M/H.
- ONE FOOT CONTOUR INTERVALS PROVIDED IN THE AREA OF THE PROPOSED CUL-DE-SAC AND STORM WATER IMPROVEMENTS.
- ALL STORMWATER CONDUITES AND FACILITIES MUST BE CONTAINED WITHIN A PERMANENT STORMWATER EASEMENT.

- THE TREELINE SHOWN IS EXISTING LOTS 7-10 WILL REQUIRE REMOVAL OF SOME TREE AREAS FOR SITING HOMES AND RELATED IMPROVEMENTS.
- TYPICAL PERMANENT STORMWATER CONTROL MEASURES FOR LOTS 4-11 MUST CONFORM TO APPENDIX "C" OF THE CHATHAM COUNTY STORM WATER ORDINANCE. SELECT ONE OF THE FOLLOWING REQUIRED MEASURES:
- All roof downspouts shall discharge onto the surface of the natural ground at least 25 feet from the property boundary and in accordance with all applicable Building Codes.
 - Collect the first 1/2" equivalent runoff volume from at least 1/2 of the total roof area by connecting downspouts to operating rain barrels or cisterns.
 - Driveways, walkways and patios shall drain into well-maintained landscaped beds using native vegetation and amended soils.



PRELIMINARY STORMWATER MANAGEMENT PLAN



Wrenn Engineering
Civil Engineering
Land Planning
Site Design

1000 BUCKINGHAM CT
100 WENDELL RD
DUNWOODY, GA 30115
(404) 487-8800
FAX (404) 487-8811
WWW.WRENNENGINEERING.COM

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

SHAMBLEY MEADOWS SUBDIVISION PHASE IV
SHEET TITLE
PRELIMINARY STORMWATER MANAGEMENT PLAN

REVISION HISTORY	NO.	DATE	DESCRIPTION

Senior Engineer:
K. WRENN
Drawn By:
K. WRENN

DATE DRAWN	FILE NAME

PROJECT # 10100.00

SHEET OF **PSW**

Chatham County Sustainable Development Questionnaire (DRAFT)

Project Name: SHAMBLEY MEADOWS PHASE 4

Location: HADLEY MILL RD
PITTSBORO, NC 27312

How many homes will be in your proposed development?

11

How many other buildings will be included? What type, schools, commercial, etc

N/A

It is the goal of Chatham County that the location, design and construction of all developments and buildings within the County provide for energy efficiency, resource conservation, connectivity, public amenities and neighborhood functionality. The following questionnaire is a tool for helping you site and design your developments to help meet that goal.

As used below, "design" includes all pertinent elements of layout, size, location, material choice, restrictive covenants and builder requirements.

You may wish to consult the following resources in preparing your responses:

1. LEED ND (add cite to post-pilot program when available)
2. Earthcraft House Communities Program: <http://www.earthcrafthouse.com/communities/piedmont.htm>
3. This is Smart Growth publication: http://www.smartgrowthonlineaudio.org/pdf/TISG_2006_8-5x11.pdf

Questions			
OVERALL GREEN DESIGN OF THE PROPOSED DEVELOPMENT			
Diversity of uses		N/A	
Does the project provide a mix of land uses? "Uses" refers to broad categories such as residential, retail, office, industrial, institutional or recreational.			
Project provides three or more uses: _____			
Provides two uses: _____ and _____			
Provides single use but adds a new use to surrounding neighborhood			
Provides single use, but adds to the diversity of uses within 1/4 mile			
Additional info:			
Near existing development and infrastructure (Location)			
Project is located adjacent to existing infrastructure: roads, water, and sewer (should these be broken out. Do we want to know which or all of infrastructure elements?)			
existing service			
less than 1/4 mile			
1/4 to 1/2 mile			
1/2+ miles			
Project is near at least 3 of the following -- housing, restaurants, retail, schools, recreations centers, offices			
less than 1/4 mile			
1/4 to 3/4			
3/4 to 1 mile			
1+ miles			
Project requires new/additional services and/or facilities (fire, police, school) (which, or all?)			
needed			
not needed			
If the proposed development is a mixed-use project, what is the distance between residential units and offices / commercial buildings?			
less than 1/4 mile			
1/4 to 3/4			
3/4 to 1 mile			
1+ miles			
Will the proposed development have free public connectivity to neighboring developments via streets, bikeways and walkways without gates, signage or other means of limiting free access? Which elements, perhaps we can address all of the element questions in the comment block.			
yes			

no		
Describe connectivity elements-		
Project uses design techniques such as clustering and vertical development to avoid sensitive environmental features, minimize development area and/or maximize areas of contiguous open space on site.	No	
Energy and Resource Efficiency		
Does the project include water conservation strategies such as innovative waste-water treatment, rainwater catchment systems, or other criteria to reduce irrigation needs?	No	
The project does not have criteria for drought tolerant landscaping, plans for rainwater catchment systems, or recycling strategies for irrigation of public spaces.	No	
The project includes criteria in its standards for drought tolerant landscaping and/or requires submission of water budget calculations for landscaping water use per lot	No	
The project utilizing a combination strategy (including but not limited to rainwater catchment systems) to provide for 50% of irrigation needs in addition to drought tolerant landscaping practices	No	
The project residential units are certified under the EPA Water Sense Program and innovative systems (including rainwater catchment and greywater systems) provide for 75% of irrigation needs for public spaces	No	
What standards or requirements will the project implement for green building design techniques for construction of buildings?	NONE	
The project provides only conventional energy and water use features and no recycling during or after construction.		YES
The project will require that all residential units earn certification in the Energy Star for Homes Program	No	
The project will require that all residential units earn the Energy Star label and a base level certification in a 3rd party verified green building program	No	
The project will require that all residential units earn the Energy Star label and a base level certification in a 3rd party verified green building program, and all commercial/common buildings meet base level certification in LEED.	No	
What incentives will the proposed development have for builders to build Energy Star or Green Building certified projects? For example: "Builder receives preferred lot locations and increase (show percentage) of lot options." Explain below.	NONE	
What technologies and design aspects will the proposed development deploy to improved energy efficiency?		

<p>How will the proposed development provide for the recycling of construction waste?</p>	<p>N/A</p>	
<p>No construction waste center will be provided</p>		
<p>A dedicated sorting facility is located on site</p>		
<p>Each builder is required to sort and recycle construction debris with a certified recycling contractor</p>		
<p>Developer requires and manages debris sorting and provides certified recycling contractor to all builders</p>		
<p></p>		
<p>Will the proposed development include a community recycling facility?</p>		
<p></p>		
<p>PEOPLE – CONNECTIVITY – TRANSPORTATION</p>		
<p>Community Character and Design</p>		

Will the proposed development design walkable communities with sidewalks, traffic calming patterns? Describe.	No	
Will the proposed development have covenants to restrict uplighting and reduce light pollution?		Yes
Will the proposed development provide adequate street lighting options for safety and ease of mobility?		Yes
Provide outdoor facilities and amenities such as playgrounds, parks, theatres and benches	No	
Housing Diversity	N/A	
How will the proposed development promote variety in housing size?		
How many affordable housing units will there be in the proposed development (percentage)? For the purpose of this question, "affordable housing units" will have an initial sales price which is _____ >		
Project offers a mix of housing types and sizes (apartments, condos, townhouses, single-family, studios, 1BR, 2BR, 3BR, etc.). Explain below.		
Transportation		
Project is accessible by multiple modes of transportation (auto, bus, rail, walking, biking)		
4 modes		

3 modes		
2 modes		N/A
1 or less		
What design features are included to accommodate future mass transit, ride sharing, etc.?		
A portion of the proposed development dedicated for a "Park and Ride" lot		
Bicycle lanes / rights of ways within the proposed development?		
Tie in with local mass transit routes, with covered, well lit pick/up drop off sites?		
Connectivity		N/A
Are vehicular cul-de-sacs/roadways connected by pedestrian or bicycle paths?		
How will the proposed development design promote walkability? Describe below.		
Are parks and/or green plazas located within the proposed development and within ¼ mile of 90% of the proposed dwelling units?		
Are active recreation facilities located within the proposed development and within ½ mile of 90% of the proposed dwelling units?		
Community Needs and Local Development		

Will the proposed development include any capability for on-site electrical generation?	N/A	
Will the proposed development incorporate district heating & cooling? Please describe.	N/A	
Will the proposed development provide for common facilities for composting and mitigating food waste?	No	
Will the proposed development permit: the use of clotheslines, solar collectors, rainwater collection and storage systems, shading devices, compost piles, manure piles, mulch piles, animal confinement buildings or fences, and greenhouses; the growing of produce and/or animal feed; the keeping of livestock; and the collection or use of graywater in manners otherwise permitted by law?	No	
Will the proposed development provide community gardening space (with fencing, water, soil enhancements, secure storage for tools, solar access and pedestrian access)? How many square feet of such space will there be, on the average, per proposed dwelling unit?	No	

Lynn Richardson

From: Jim Willis
Sent: Tuesday, March 23, 2010 9:03 AM
To: Lynn Richardson
Cc: Ken Wrenn
Subject: FW: shambley meadows phase iv pre-plat submittal
Attachments: PEC-EROSIONCONTROL-SHAMBLEY.pdf

Lynn,

I have reviewed the attached soil erosion and sedimentation control (SESC) preliminary plan for the Shambley Meadows Subdivision Phase IV. The concept of the plan is sufficient for erosion and sediment control. A more complete review of design criteria and detail specifications will be conducted when a full application is made for SESC plan approval and a land disturbing permit.

Let me know if you need anything else.

Jim Willis, CPESC
Erosion & Sedimentation Control Division Supervisor Chatham County Sustainable Communities Development Department PO Box 548, 80 East Street Pittsboro, NC 27312-0130
office-919-545-8343
fax-919-542-8288

This e-mail may contain information that is privileged, confidential, and exempt from disclosure. It is intended for use only by addressee. If you receive this message in error, please do not forward or use this information in any way. Delete it immediately and contact the sender as soon as possible. In the event you cannot fulfill your obligation or there has been any improper release of this information, please contact the Privacy Officer at Chatham County Public Health Department at (919) 542-8214.

-----Original Message-----

From: Ken Wrenn [mailto:ken.wrenn@verizon.net]
Sent: Monday, March 22, 2010 4:38 PM
To: Jim Willis
Subject: shambley meadows phase iv pre-plat submittal

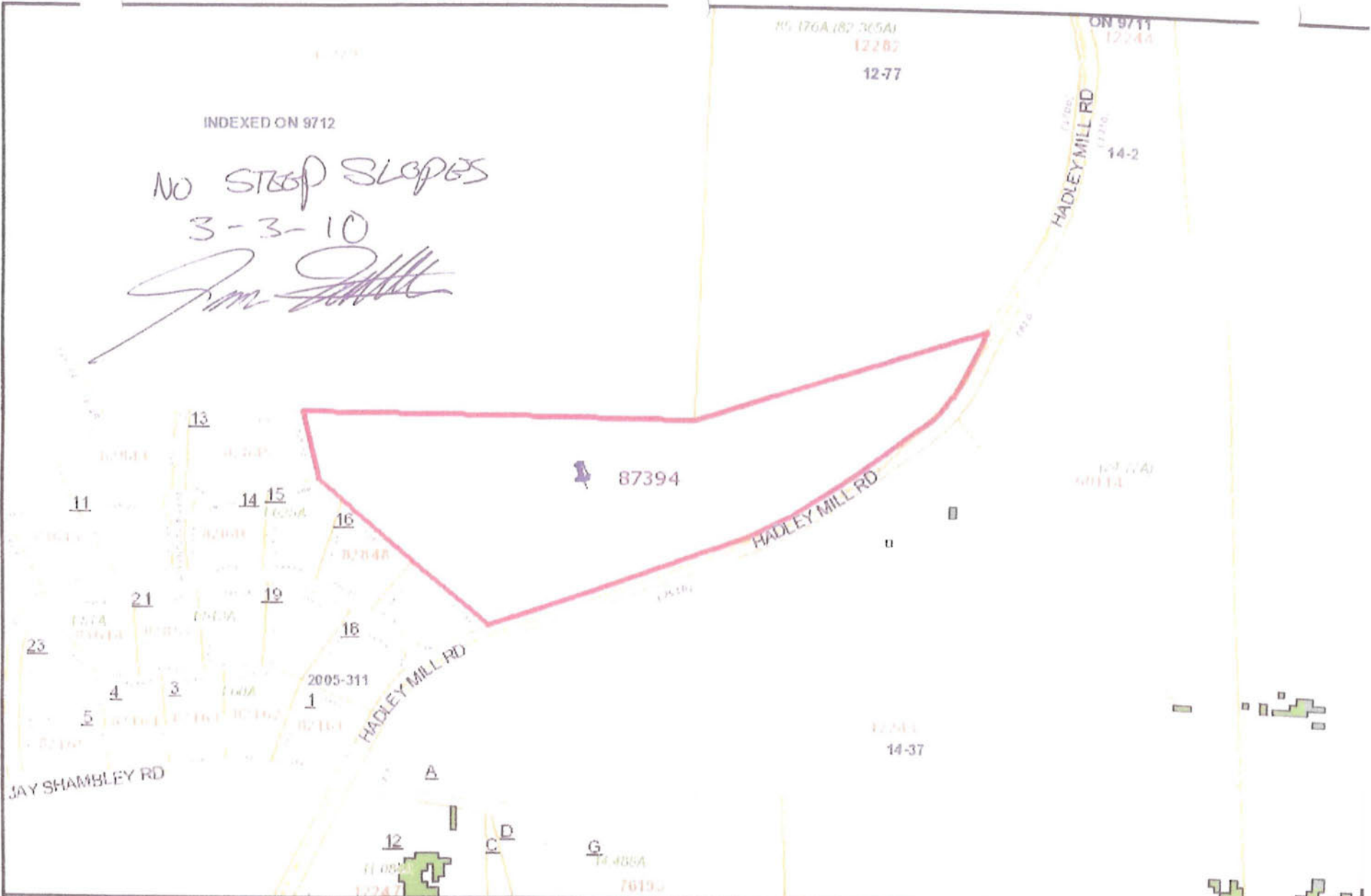
Jim,

Find attached a pdf of the 24x36 preliminary erosion control plan. I met with Fred Royal to discuss the project a few weeks ago and he explained that the pre-plat submittal plans should be conceptual in nature with only minimal detail. I took this approach on the preliminary erosion control plan and I would like to have you review it before we make the formal submittal.

The project involves building a short cul-de-sac for 6 lots and subdividing 5 additional lots along the existing public Hadley Mill Rd. The construction s&e control associated with the cul-de-sac and lots 1-4 includes three sediment traps and silt fence. The lots 5-11 are handled on a lot by lot basis with silt fence.

INDEXED ON 9712

NO STEEP SLOPES
3-3-10



CHATHAM COUNTY, NC



Property Map

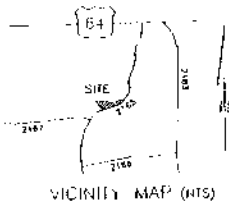
Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number: 87394
Map Number: 9711-38-9544.000
Owner Name: H & A PORPERTIES INC
Owner Address: 455 EAST PROVIDENCE CH RD
Owner City: PITTSBORO
Owner Address:
Owner State: NC
Owner Zip: 27312
Description: *

Deed Book: 1415
Deed Page: 0740
Plat Book:
Plat Page:
Deed Acres: 25.01
Physical Address: HADLEY MILL RD
Improvement Value: 0
Land Value: 236034
Fire District: 109
Township Code: 9

One Inch = 45' et



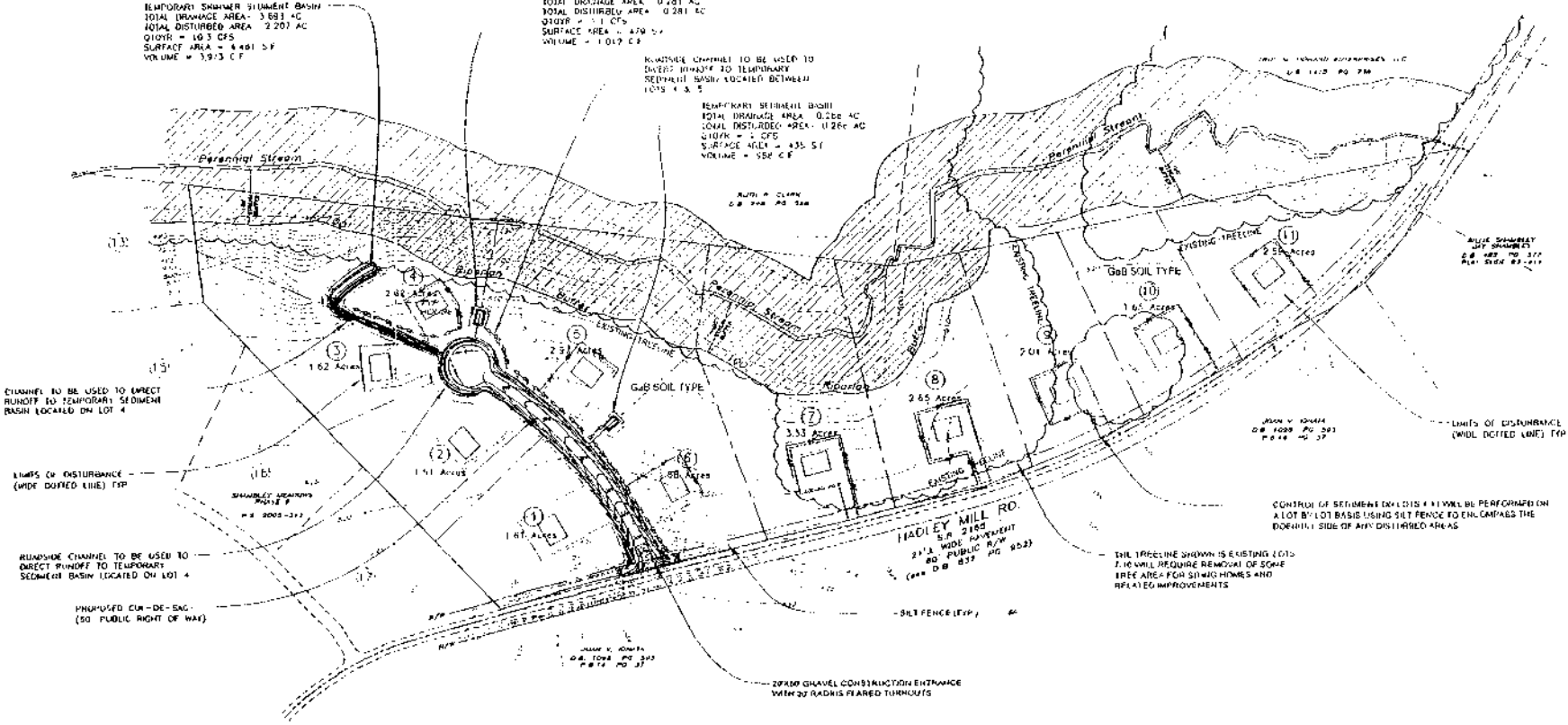


TEMPORARY SWANER SEDIMENT BASIN
 TOTAL DRAINAGE AREA - 3.681 AC
 TOTAL DISTURBED AREA - 2.207 AC
 Q10YR = 10.3 CFS
 SURFACE AREA = 4,491 SF
 VOLUME = 3,913 CF

TEMPORARY SEDIMENT BASIN
 TOTAL DRAINAGE AREA - 0.281 AC
 TOTAL DISTURBED AREA - 0.281 AC
 Q10YR = 1.1 CFS
 SURFACE AREA = 470 SF
 VOLUME = 1,047 CF

RUNOFF CHANNEL TO BE USED TO
 DIRECT RUNOFF TO TEMPORARY
 SEDIMENT BASIN LOCATED BETWEEN
 LOTS 4 & 5

TEMPORARY SEDIMENT BASIN
 TOTAL DRAINAGE AREA - 0.226 AC
 LOCAL DISTURBED AREA - 11.266 AC
 Q10YR = 1 CFS
 SURFACE AREA = 435 SF
 VOLUME = 580 CF



CHANNEL TO BE USED TO DIRECT
 RUNOFF TO TEMPORARY SEDIMENT
 BASIN LOCATED ON LOT 4

LIMITS OF DISTURBANCE
 (WIDE DOTTED LINE) TYP

RUNOFF CHANNEL TO BE USED TO
 DIRECT RUNOFF TO TEMPORARY
 SEDIMENT BASIN LOCATED ON LOT 4

PROPOSED CUR-DE-SAC
 (50' PUBLIC RIGHT OF WAY)

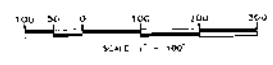
CONTROL OF SEDIMENT ON LOTS 4 & 11 WILL BE PERFORMED ON
 A LOT BY LOT BASIS USING SILT FENCE TO ENCOMPASS THE
 DOWNHILL SIDE OF ANY DISTURBED AREAS

THE TREE LINE SHOWN IS EXISTING. LOTS
 7 & 10 WILL REQUIRE REMOVAL OF SOME
 TREE AREA FOR SIGN HOMES AND
 RELATED IMPROVEMENTS

NOTES

- 1 101% PROJECT AREA 25.01 ACRES
- 2 101% DISTURBED AREA 3.907 ACRES
- 3 ALL SEDIMENT AND EROSION CONTROL MEASURES TO CONFORM TO THE LATEST LOCAL SEDIMENT AND EROSION CONTROL DESIGN MANUAL

PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN



Wrenn Engineering
 Civil Engineer No.
 License No. 2751
 State of North Carolina

PROFESSIONAL SEAL
 K. Wrenn
 Civil Engineer
 License No. 2751
 State of North Carolina



PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

SHAMBLEY MEADOWS SUBDIVISION PHASE IV
 SHEET TITLE
 PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN

NO.	DATE	DESCRIPTION

Service Engineer:
 K. Wrenn
 Drawn By:
 K. Wrenn

NO.	DATE	DESCRIPTION

DATE DRAWN: 12/15/2011
 PROJECT # 1010000

SHEET OF **PEC**

Lynn Richardson

From: Thomas Boyce
Sent: Tuesday, March 09, 2010 9:12 AM
To: Lynn Richardson

Lynn,
I have reviewed the soils report for Harold Howard's proposed subdivision. It appears to meet the requirements.
Thomas

_____ Information from ESET NOD32 Antivirus, version of virus signature database 4914 (20100304)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

Neal C. Floyd & Associates, Inc.

H&A Properties
c/o Van R. Finch - Land Surveys, PA
109 Hillsboro Street
Pittsboro, NC 27312

February 21, 2010

RE: Shambley Meadows phase IV
lots 1-11

Dear H&A Properties,

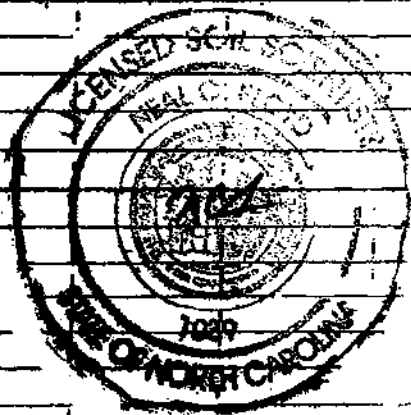
Enclosed is the soils map detailing those areas that are provisionally suitable for onsite systems. A soil characterization sheet is also included with the soil properties summarized. All lots have greater than 30,000ft² of useable soil for conventional systems.

The lots occur across an upland, gently sloping interfluvial underlain by rocks of the Carolina Slate Belt. The site is a mixture of mature hardwoods and open pastures. The northern boundary is a perennial stream. Slopes range from 2 to 10% trending toward the stream. The soil is characterized as having a 8 to 12" (Ap) clay loam surface underlain by a red clay Bt to a depth of 36". The Bt transitions gradually into a BC to a depth of 48" throughout the site. The Bt has moderate fine subangular blocky structure consistently throughout the site. Spatial variability of the soil properties is low across the geomorphic surface.

SOIL AND SITE EVALUATION for ON-SITE WASTEWATER SYSTEM

APPR. INST: H & A Prop. Inc OWNER: _____ AGENT: _____ PHONE: _____
 ADDRESS: 455 E. Providence Church Rd PROPOSED FACILITY: _____
 WATER SUPPLY: ON-SITE WELL: - COMM: _____ PUBLIC: _____ OTHER: _____ COUNTY: Chatham
 LOCATION OF SITE: _____ EVAL. METHOD: AUGER: PIT: _____

FACTORS	PROFILE 1	PROFILE 2	PROFILE 3	PROFILE 4	PROFILE 5	PROFILE 6	PROFILE 7	PROFILE 8
LOPE (%)	2-5	5-10						
HORIZON 1 DEPTH	6-14	8-15						
TEXTURE GROUP	SIC	SIC						
CONSISTENCE	fr	fc						
STRUCTURE	wmsbk	wmsbk						
MINERALOGY	NEC	NEC						
HORIZON 2 DEPTH	14-26	15-25						
TEXTURE GROUP	C	C						
CONSISTENCE	fr	fr						
STRUCTURE	mfsbk	mfsbk						
MINERALOGY	NEC	NEC						
HORIZON 3 DEPTH	26-40	25-36						
TEXTURE GROUP	C	C						
CONSISTENCE	fr	fr						
STRUCTURE	mmsbk	mmsbk						
MINERALOGY	NEC	NEC						
HORIZON 4 DEPTH								
TEXTURE GROUP								
CONSISTENCE								
STRUCTURE								
MINERALOGY								
SOIL WETNESS	>48"	>48"						
RESTRICTIVE HORIZON								
PROLITE DEPTH	>40"	>40"						
CLASSIFICATION	PS	PS						
PIVOT POINT	0.3	0.3						



AVAILABLE SPACE (1945): OTHER FACTORS (1946): _____ SITE CLASSIFICATION (1948): PS
 STEM TYPE: Conventional LONG TERM ACCEPTANCE RATE: 0.3 - 0.325
 EVALUATED BY: _____ OTHERS PRESENT: _____
 GROUT: _____

COMMENTS: low spatial variability of soil properties; consistently 36" soil depth regardless of geomorphic surface; excellent characteristics for long term waste disposal

DISC. & POSITION	TEXTURE	CONSISTENCE	STRUCTURE	MINERALOGY
ridge	s- sand	msl	sg- single grain	NEC
boulder slope	ls- loamy sand	vf- very friable	m- massive	non-expansive
near slope	sl- sandy loam	f- friable	cr- crumb	
foot slope	l- loam	fi- firm	gr- granular	EC
base of	si- silt	vf- very firm	sbk- subangular blocky	expansive cl.
road	sil- silt loam	ef- extremely firm	abk- angular blocky	
concave slope	sicf- silty clay loam		pl- platy	
convex slope	cl- clay loam		pr- prismatic	
road	scf- sandy clay loam			
wood plant	sc- sandy clay			
	sic- silty clay			
	c- clay			

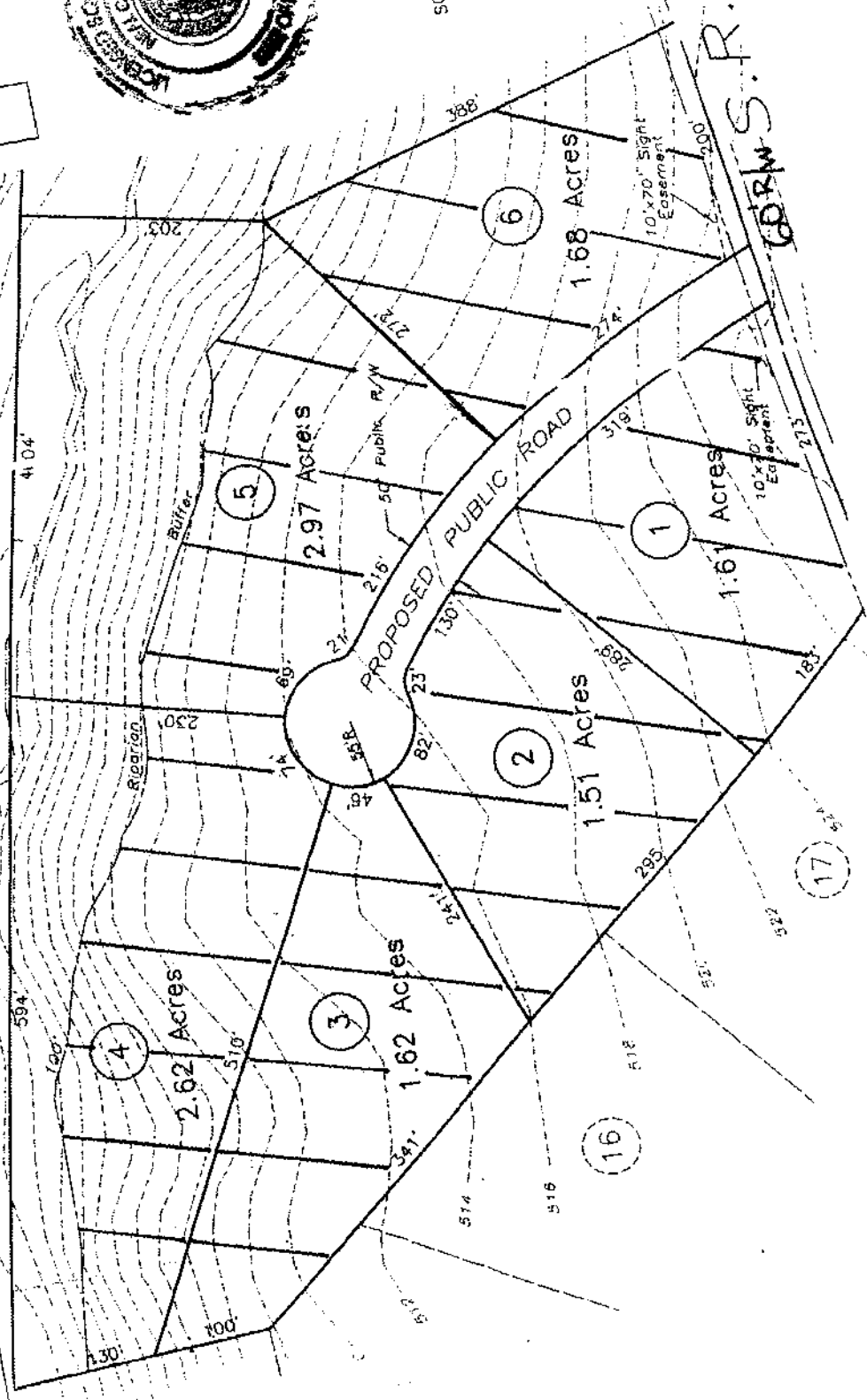
SHAMBLEY MEADOWS PHASE IV

PROVISIONALLY SUITABLE
Z 36
UNSATURATED / UNSUITABLE





SCALE: 1" = 100'

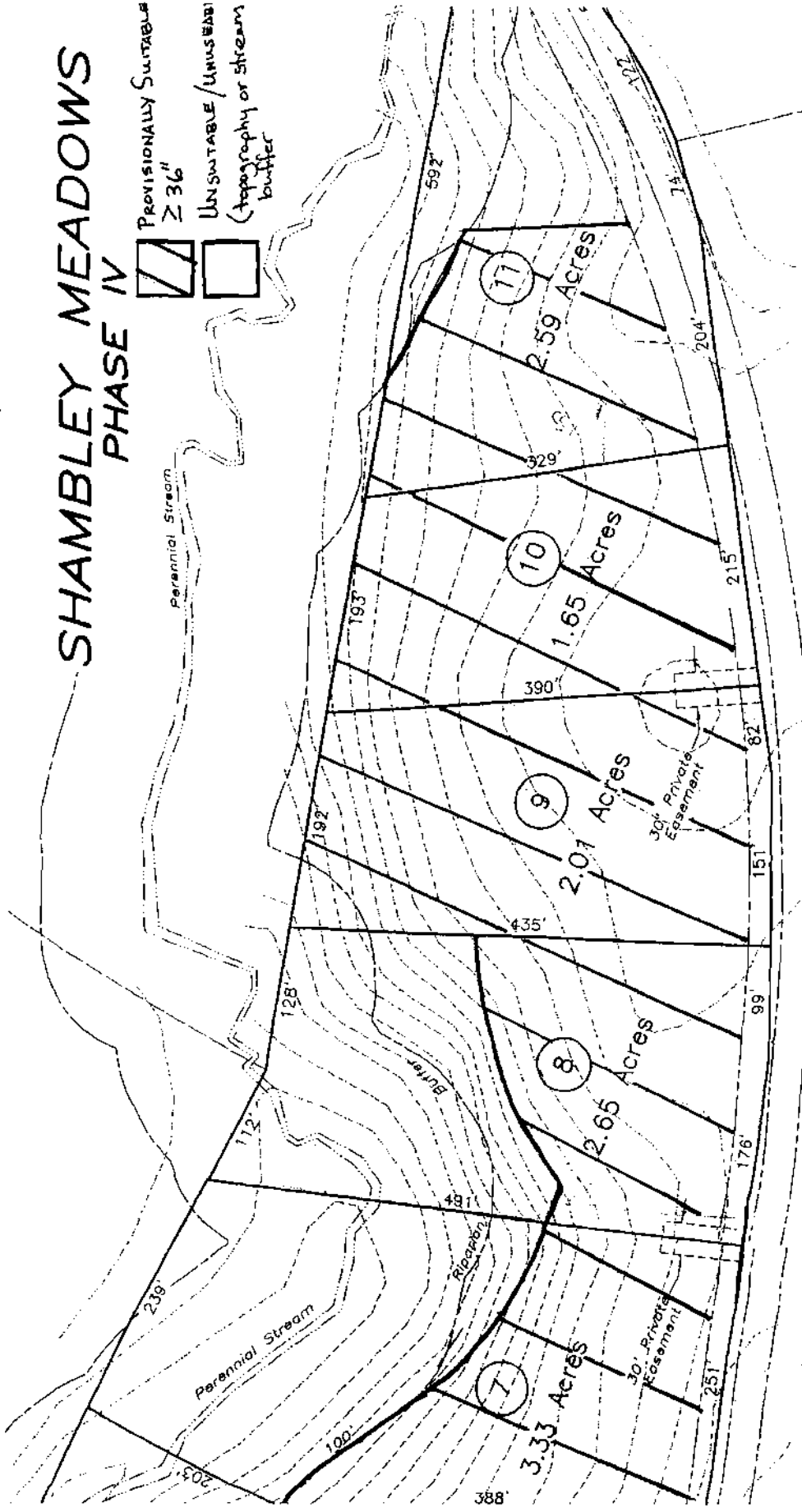
2165



10' 10'

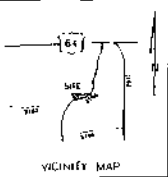
SHAMBLEY MEADOWS PHASE IV

 PROVISIONALLY SUITABLE
 $\geq 36"$
 UNSUITABLE / UNSUBSIDIZABLE
 (topography or stream
 buffer)



SCALE: 1" = 100'

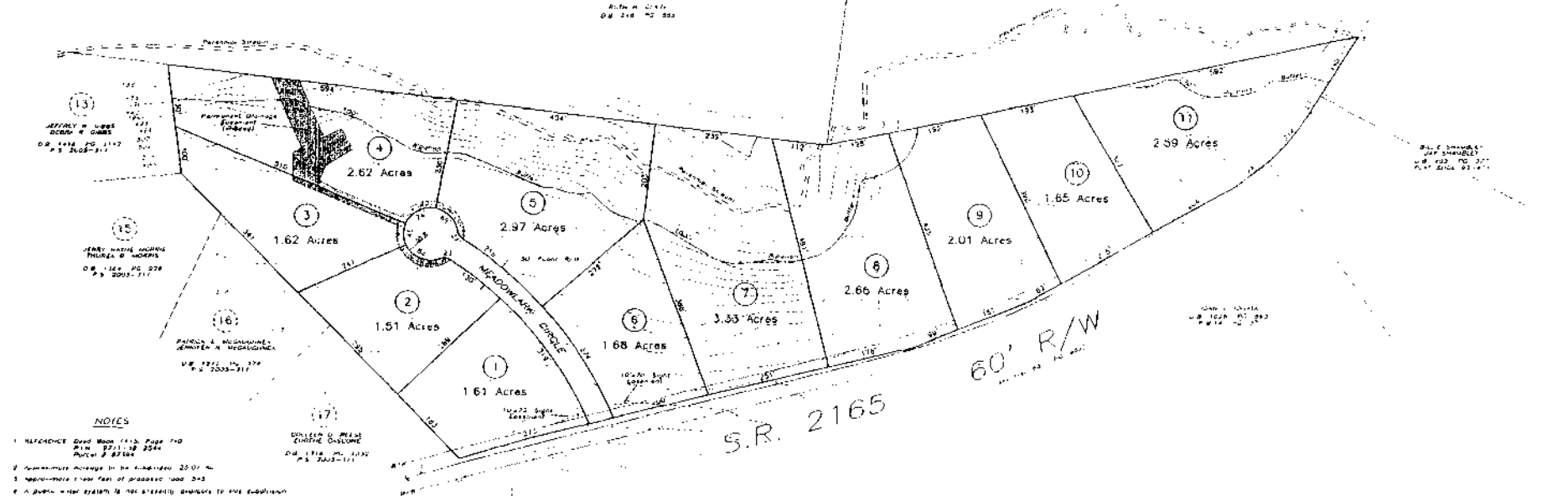
S.R. 2165.60' R/W



USABLE AREA			
LOT	TOTAL AREA	USABLE	NET AREA
LOT 1	1.61 AC.	0.1 AC.	1.50 AC.
LOT 2	1.51 AC.	---	1.51 AC.
LOT 3	1.62 AC.	---	1.62 AC.
LOT 4	2.62 AC.	0.24 AC.	2.38 AC.
LOT 5	2.97 AC.	1.45 AC.	1.52 AC.
LOT 6	1.48 AC.	---	1.48 AC.
LOT 7	3.33 AC.	1.55 AC.	1.78 AC.
LOT 8	2.65 AC.	0.67 AC.	1.98 AC.
LOT 9	2.01 AC.	0.00 AC.	2.01 AC.
LOT 10	1.65 AC.	---	1.65 AC.
LOT 11	2.39 AC.	0.41 AC.	1.98 AC.

NOTE: These portions are located within an area that is presently zoned for agricultural purposes. Normal agricultural operations may continue on these portions until the time that the land is rezoned for residential purposes. The applicant is advised that the rezoning process may require additional applications and approvals from the local government.

PLAN OF SHAMBLEY MEADOWS, INC.
DATE: 11/15/2019



- NOTES**
1. REFERENCE: Deed Book 1113, Page 710 P.M. 07/11/20 2264 Parcel # 87388
 2. Approximately Average in the Subdivision 2000' W.
 3. Approximately 1000' East of process road 2nd
 4. A portion of the 2000' W. line is located within the 100' easement.
 5. All lots to have minimum 10' wide front setback.
 6. All lots to have 10' wide rear setback.
 7. Average lot size 2.00 acres ±
 8. Top corners from Chatham County OS
 9. Zoning unknown
 10. All distances and bearings shown are approximate
 11. The water features shown have been determined by Chatham County and various parties. One registered party, the one at 2000' West of the Chatham County registered Platbook Subdivision Section 301 for unknown and present uses within the water area.
 12. Owner: 11/23/2019 PRODUCTIONS, INC. 200 E. PRODUCTIONS, INC. 200 E. PRODUCTIONS, INC. (910) 578-1351
 13. The water supply is determined by the property to local watered area.
 14. There are no State Department of Public Protection laws on this property.
 15. Easement boundaries are indicated by the line of some. Refer to the Chatham County registered Platbook Subdivision Section 301 for unknown and present uses within the water area.
 16. The property is not located on a Significant Wetland Heritage Area as shown on the Chatham County OS #1616.
 17. The property is not located within a designated 10' wide riparian zone or designated 10' wide riparian zone. The property is not located within a designated 10' wide riparian zone or designated 10' wide riparian zone.

DEVELOPER: JERRY W. FINCH
DATE: 11/15/2019
P.M. 2019-111

ADDITIONAL NOTES

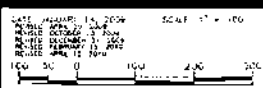
18. A 60' R/W is shown on the plan.
19. The water is shown on the plan.
20. There are no existing easements on this property.
21. There are no existing easements on this property.
22. A 60' R/W is shown on the plan.
23. A permit for any excavation, water supply system or other work is not necessary for this project.
24. Professional Engineering services provided by: JERRY W. FINCH, P.E. 1100 S. 11th St. Suite 2000 Durham, N.C. 27713 919-400-2002



Jerry W. Finch
April 18, 2020

FIRST PLAT

SHAMBLEY MEADOWS PHASE IV



DATE: 11/15/2019 SCALE: 1" = 100'
 DRAWN BY: JERRY W. FINCH
 CHECKED BY: JERRY W. FINCH
 PROJECT NO.: 19-001
 SHEET NO.: 1 OF 1
 VAN R. FINCH LAND SURVEYS, P.A.
 109 Hillsboro St. Pittsboro, N.C. 27312
 919-512-2502