



Chatham County Planning Department
80-A East Street
P.O. Box 54, Pittsboro, NC 27312-0054
Phone: 919-542-8204

MAJOR SUBDIVISION – CONSTRUCTION PLAN

Subdivision Name: _____

Property Owner/Applicant:

Name: H&A Properties, Inc
Address: 455 E Providence Ch Rd
Pittsboro NC 27312
Phone: (W) 919-656-5236
(H) 919-542-0856
(C) _____

Fax: _____

Email: HAprop@Emburgmail.com

Parcel # (AKPAR): 87394 P.I.N. # 9711 0038 9544 Zoning District: Un Zoned

Flood Map # 3710970000J Zone: X Watershed District: Local

Existing Access Road (S. R. # and name): SR 2165 Hadley Mill

Phased Development/Development Schedule? YES ☐ NO ☒ Phases # _____

Total Acreage 25 Total # of Lots 11 Min. Lot Size (Acres) 1.50

Max. Lot Size 3.3 Avg. Lot Size 2.27 # Exempt Lots (over 10 ac.) _____

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) _____

Are there historical structures located on the property that may be 50 years or older, i.e. cemetery, fences, chimneys, structures. Yes ☐ No ☒ If yes, type of structure(s) _____ and date and type of contact, i.e. on-site visit, telephone, letter, with Chatham County Historical Association: _____

Type of Wastewater Disposal: Individual Septic ☒ Community Septic ☐ Public System ☐

Type of Water System: Individual Well ☒ Community Well(s) ☐ Public System ☐

Public Water System Name: _____

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

Type of Road: Private ☐ Length (mi.): _____ Public ☒ Length (mi.): 550'Road Surface: Paved ☒ Gravel ☐ Width of Road Surface (feet) 18'

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

N/A**PERMITS/APPROVALS REQUIRED: (copies of all required permits shall be included with Construction Plan submittal)**

NCDOT ROAD PLAN APPROVAL	YES <input checked="" type="checkbox"/> DATE <u>6-14-2011</u> N/A <input type="checkbox"/>
NCDOT COMMERCIAL DRIVEWAY PERMIT	YES <input checked="" type="checkbox"/> DATE <u>5-25-2011</u> N/A <input type="checkbox"/>
EROSION CONTROL PLAN APPROVAL	YES <input checked="" type="checkbox"/> DATE <u>5-8-2011</u> N/A <input type="checkbox"/>
STORMWATER PLAN APPROVAL	YES <input checked="" type="checkbox"/> DATE <u>5-6-2011</u> N/A <input type="checkbox"/>
NCDENR (401 WATER QUALITY CERT)	YES <input type="checkbox"/> DATE _____ N/A <input checked="" type="checkbox"/>
U.S. ARMY CORPS OF ENGINEERS (404 STREAM IMPACT)	YES <input type="checkbox"/> DATE _____ N/A <input checked="" type="checkbox"/>
ROAD NAME REQUEST FORM	YES <input checked="" type="checkbox"/> DATE <u>3-8-2011</u> N/A <input type="checkbox"/>
COUNTY PUBLIC WATER APPROVAL	YES <input type="checkbox"/> DATE _____ N/A <input checked="" type="checkbox"/>
STATE PUBLIC WATER APPROVAL (NCDENR)	YES <input type="checkbox"/> DATE _____ N/A <input checked="" type="checkbox"/>
NCDENR DWQ (WASTE WATER TREATMENT PLANT)	YES <input type="checkbox"/> DATE _____ N/A <input checked="" type="checkbox"/>
SOIL SCIENTIST REPORT	YES <input checked="" type="checkbox"/> DATE <u>2-21-2010</u> N/A <input type="checkbox"/>
OTHER:	

Include one (1) paper copy and (1) electronic copy of all items above (see Digital Document Requirements) and 10 paper copies of Construction Plan (scale not to be more than 200 feet to 1 inch)

Signature of Property Owner/Applicant _____

Date _____

For Staff Use Only

Date Received _____ By _____

Date Review Completed _____ Date Applicant Contacted _____

CRC Meeting Date: _____ Construction Plan Approval Date: _____

or Questions, Contact Lynn Richardson, Subdivision Administrator (lynn.richardson@chathamnc.org) or (919) 542-8207



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

BEVERLY EAVES PERDUE
GOVERNOR

DIVISION OF HIGHWAYS

EUGENE A. CONTI, JR.
SECRETARY

June 27, 2011

Chatham County

Subject: Subdivision - Final Plan Review - Phase IV Shambley Meadows Subdivision off of
SR 2165 (Hadley Mill Road)

Ken Wrenn, P.E.
Wrenn Engineering Company
1910 Sedwick Road
Suite 200-C
Durham, North Carolina 27713

Dear Mr. Wrenn:

The N. C. Department of Transportation, Division of Highways has reviewed the construction plans signed and sealed by you on June 14, 2011 as submitted to this office and approval is granted subject to the following stipulations and recommendations:

1. All Construction is to be in accordance with the details as shown on the plans, as well as conform to the most recent edition of the *Standard Specifications for Roads and Structures*.
2. A Driveway Permit # 19.864 has been previously issued for this subdivision road.
3. The entire 50' right of way is to be cleared and grubbed throughout the whole phase of the project. Please be aware that the areas within the sight distance quadrants are to be treated as right of way.
4. All soil areas within the proposed right of way and any other soil areas disturbed during construction shall be seeded and mulched immediately upon completion of roadway construction. The seeding shall be done as outlined in the seeding specification attachment.
5. The stormwater management plan is approved as proposed on the construction plans. If, however field conditions dictate any changes, these shall be made upon approval by NCDOT. If any of the property owners desire to pipe their ditches within the proposed NCDOT right of way, please advise them that this work should conform to NCDOT specifications for this type of work (see attached). If any ditches are piped and not satisfactorily completed to NCDOT specifications, this could result in the road not being accepted for addition to the state maintained system of roads. Any ditches piped or other encroachment prior to addition to the

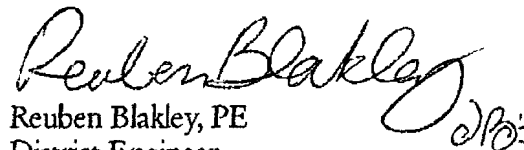
P.O. BOX 1164, ASHEBORO, NORTH CAROLINA 27204
PHONE: (336) 318-4000 FAX: (336) 625-1012

C. All roads shall be shown as public and the right of way width shown

13. If the plans of this subdivision change in a way that would cause a change in the classification of these roads from Local Residential to Residential Collector the developer will be responsible for upgrading roads to meet Residential Collector standards prior to addition to the state maintenance system.
14. This approval does not approve the utilities within this subdivision. Any utilities shall be submitted for approval to this office via a properly executed Encroachment Agreement to be approved at the time the roads within the subdivision are petitioned to be added to the state system for maintenance. Please note that water valves should be located a minimum of 6' from edge of pavement, fire hydrants should be behind the right of way line and all service taps should be installed prior to paving.

If you have any further questions regarding this matter, please do not hesitate to call this office at (336) 629-1423.

Yours truly,


Reuben Blakley, PE
District Engineer

Attachments

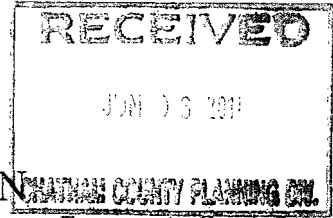
cc: Tim Johnson, P.E., Division Engineer
B.F. Sloan, County Maintenance Engineer
Lynn Richardson, Chatham County Planning
File



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

BEVERLY EAVES PERDUE
GOVERNOR

DIVISION OF HIGHWAYS



EUGENE A. CONTI, JR.
SECRETARY

June 1, 2011

Chatham County

H&A Properties, INC.
455 Providence Church Road
Pittsboro, NC 27312

Dear H&A Properties,

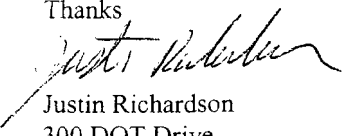
The following revision has been made to the driveway permit #19.864:

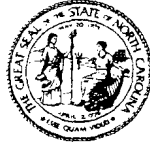
The road that the driveways will access is SR 2165 and not SR 2167 as noted on the original approval letter dated May 25, 2011.

Please include the attached revision letter with your copy of the original driveway permit package.

If there are any further questions please contact the district one office.

Thanks

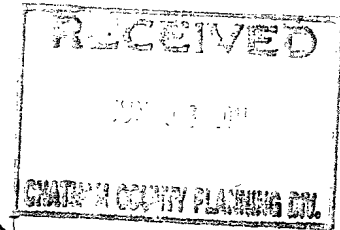

Justin Richardson
300 DOT Drive
Asheboro, NC 2205
(336) 318-4000



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

BEVERLY EAVES PERDUE
GOVERNOR

DIVISION OF HIGHWAYS



EUGENE A. CONTI, JR.
SECRETARY

June 1, 2011

Chatham County

County Driveway Permit File Number 19.864
Shambley Meadows IV

REVISION

Re: Commercial Driveway Permit Application with Entrances onto SR 2165

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

Dear H&A Properties:

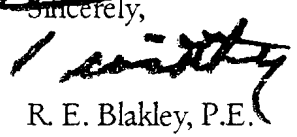
Personnel assigned to this office have conducted a review of the permit application & plans and approval is granted subject to the following stipulations:


1. This approval covers only work associated with the construction of an entrance connection to the NCDOT maintained roadway.
2. The entrance onto SR 2165 is to be constructed in accordance with the attached plan sheets.
3. The entrance onto SR 2165 is to be paved for at least 50' along the centerline of each entrance.
4. The entrance onto SR 2165 shall require radii on each side of the driveway as shown on the attached drawing.
5. No parking or outdoor advertising (signs) shall be allowed inside the right of way of SR 2165.
6. Any areas inside the right of way disturbed during construction shall be seeded and mulched immediately upon completion of construction.
7. Upon completion of construction, final approval by the District Engineer is required prior to opening the access connection for public use (page 9 Driveway Manual).
8. The Owner/Developer & Engineer is advised that any changes to the approved site plan or construction of any structures which will add additional traffic to the site will require issuance of a new driveway permit and encroachment by NCDOT.
9. Any work proposed within existing or proposed NCDOT right of way not covered in the above stipulations shall be constructed in accordance with an NCDOT approved Encroachment Agreement. An approved Encroachment Agreement will show all roadway details including, but not limited to, roadway widening, drainage and pavement

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PHONE (336) 318-4000 FAX (336) 629-7228

markings. When construction activities are covered under both an approved NCDOT Driveway Permit and an approved NCDOT Encroachment Agreement, those construction activities shall be considered to be covered under the NCDOT approved Encroachment Agreement.

Attached to this correspondence please find an approved copy of TEB Form 65-04 (Driveway Permit Application - N. C. Department of Transportation). Upon completion of the driveway entrances construction please notify the Chatham County Maintenance Department (Phone (919)742-3431) so a final inspection of the entrances can be made.

Sincerely,

R. E. Blakley, P.E.
District Engineer


J. R.

Attachments

cc: Timothy Johnson, P.E., Division Engineer
Benny Sloan, E.I., County Maintenance Engineer
Charlie Horne, Chatham County Manager
Ken Wrenn, Wrenn Engineering
File



**Sustainable Communities Development Department
Soil Erosion & Sedimentation Control Division**

LETTER OF APPROVAL

May 9, 2011

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

RE: Project Name: Shambley Meadows Phase IV
Project Number: 2011-002
Acres approved: 1.92
Total Acres: 25.01
Submitted By: Kenneth Wrenn, PE
Date Received: 5/4/11

Dear Sir or Madam:

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. The enclosed Certificate of Approval must be posted at the job site. This plan approval shall expire two (2) years following the date of approval, if no land-disturbing activity has been undertaken.

Section 10 (I) of the Chatham County Sedimentation and Erosion Control Ordinance requires that a copy of the approved erosion control plan be on file at the job site. Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to insure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Chatham County Sedimentation and Erosion Control

Ordinance, this office may require revisions to the plan and implementation of the revisions to insure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please be aware that your project will be covered by the enclosed NPDES General Stormwater Permit NCGO1000 (Construction Activities). You should first become familiar with all of the requirements for compliance with the enclosed general permit.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form, which you provided. You are requested to file an amended form if there is any change in the information included on the form. Please notify us when you would like to schedule a preconstruction conference. Notification shall be given at least 7 days prior to initiation of activity.

Your cooperation is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Rachael Thorn". The signature is fluid and cursive, with the first name "Rachael" and the last name "Thorn" clearly distinguishable.

Rachael Thorn
Lead Sedimentation and Erosion Control Officer
Chatham County

Enclosures: Certificate of Approval
NPDES Permit

Environmental Resources Department
Post Office Box 54
80-A East Street - Dunlap Building
Pittsboro, NC 27312-0054



Phone: 919-542-8268
Cell: 919-548-5988
Fax: 919-542-2698
fred.royal@chathamnc.org

STORMWATER REVIEW LETTER

Date: May 6, 2011

Applicant/Project Name: Shambley Meadows Subdivision, Phase IV

Dear Sir:

The Chatham County Stormwater Administrator has reviewed your revised stormwater plans and calculations pursuant to the Chatham County Stormwater Ordinance, amended September 21, 2009 and has the following comments:

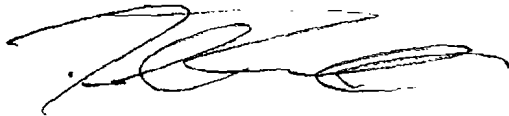
1. Based on the revised plans and calculations, dated 4/29/11, stormwater approval is hereby granted.
2. The Operations and Maintenance Agreement must be referenced on the final plat and shall be recorded with the County Register of Deeds upon final plat approval. A copy of the recorded operations and maintenance agreement shall be given to the Stormwater Administrator following its recordation.
3. All other required applications must be received and permits must be obtained prior to the start of the work. These may include, but are not limited to, the following:
Soil Erosion and Sedimentation Control; Flood Damage Prevention;
Subdivision, Building Permits and Inspections; NC Department of Transportation; NC Division of Water Quality; US Army Corps of Engineers;
and NC DENR-Dam Safety.
4. Upon completion of a project and before a Certificate of Completion shall be granted, the applicant shall certify that the completed project is in accordance with the approved stormwater management plans and designs and shall submit actual "as-built" plans for all stormwater management measures after final construction is completed.
5. The exact boundary of all stormwater management BMPs shall be shown on final plats prepared by a professional land surveyor. These plats shall contain the following statement: "This plat contains a stormwater management measure(s) that

must be maintained in accordance with the recorded Covenant or Operations and Maintenance Agreement."

If you have any questions concerning this approval, please do not hesitate to contact me directly.

Status: STORMWATER APPROVAL GRANTED

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Fred Royal', with a stylized, cursive script.

Fred Royal, PE, CFM
Stormwater Administrator

Cc: Lynn Richardson, Subdivision Administrator, Planning Department
Rachael Thorn, Sedimentation and Erosion Control Supervisor
Anne Lowry, Director, Environmental Health Department
Rebecca McIver, Central Permitting Coordinator

Lynn Richardson

From: Denise Suits
Sent: Tuesday, March 08, 2011 9:09 AM
To: Lynn Richardson
Subject: Meadow Lark Circle

Hey Lynn,

The commissioners approved Meadow Lark Circle on the consent agenda last night. If you need anything else let me know.

Thanks,
Denise

Denise Suits
Chatham County Emergency Operations
Administrative Support
919-545-8163

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,

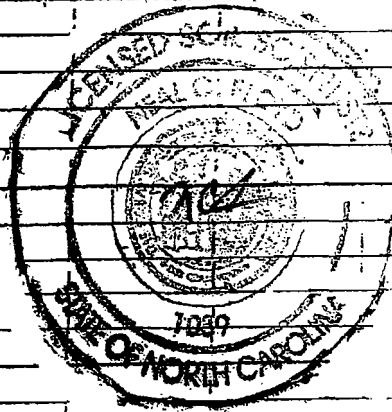
Enclosed is the soils map detailing those areas that are provisionally suitable for onsite systems. A soil characterization sheet is also included with the soil properties summarized. All lots have greater than 30,000ft² of useable soil for conventional systems.

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

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

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	Ap	6-14	8-15					
TEXTURE GROUP	sic	sic						
CONSISTENCE	fr	fr						
STRUCTURE	wmsbk	wmsbk						
MINERALOGY	NEC	NEC						
HORIZON 2 DEPTH	Bt2	14-26	15-25					
TEXTURE GROUP	c	c						
CONSISTENCE	fr	fr						
STRUCTURE	mfsbk	mfsbk						
MINERALOGY	NEC	NEC						
HORIZON 3 DEPTH	Bt3/4	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								
PERCENT WETNESS	>48"	>48"						
FRAGILE HORIZON								
ROLITE DEPTH	>40"	>40"						
CLASSIFICATION	PS	PS						
PERCENT	0.3	0.3						

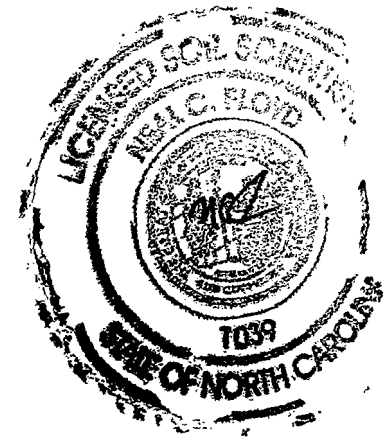
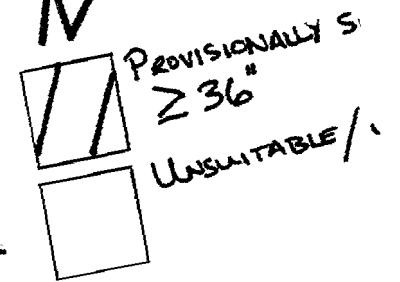


AVAILABLE SPACE (1943): ☒ OTHER FACTORS (1946): SITE CLASSIFICATION (1948): PS
 TEM TYPE: Conventional LONG TERM ACCEPTANCE RATE: 0.3-0.325
 EVALUATED BY: OTHERS' PRESENT:
 OUT:

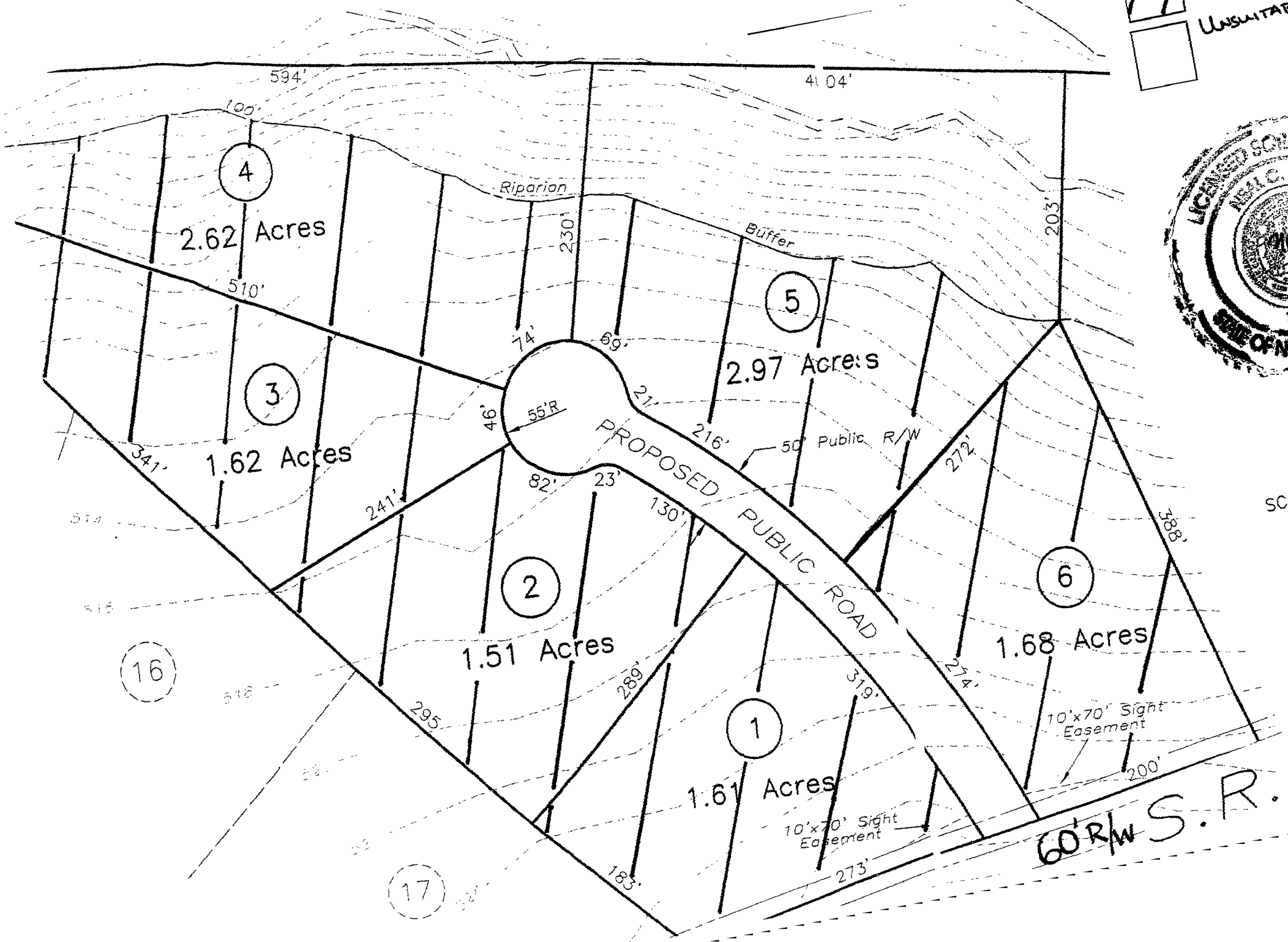
REMARKS: low spatial variability of soil properties, consistently 36+"
soil depth regardless of geomorphic surface; excellent characteristics
for long term waste disposal

LOCATION POSITION	TEXTURE	CONSISTENCE	STRUCTURE	MINERALOGY
fc	s- sand	moist	sg- single grain	NEC
older slope	ls- loamy sand	vfr- very friable	ms- non-sticky	non-expansive
st slope	sl- sandy loam	fr- friable	ss- slightly sticky	
st slope	l- loam	fi- firm	s- sticky	EC
st	si- silt	vfi- very firm	vi- very sticky	expansive cl.
st	sil- silt loam	efi- extremely firm		
st slope	sicl- silty clay loam		Np- non-plastic	
st slope	cl- clay loam		Sp- slightly plastic	
st	sc- sandy clay loam		P- plastic	
st	sc- sandy clay		Vp- very plastic	
st	sic- silty clay			
st	c- clay			

SHAMBLEY MEADOWS PHASE IV

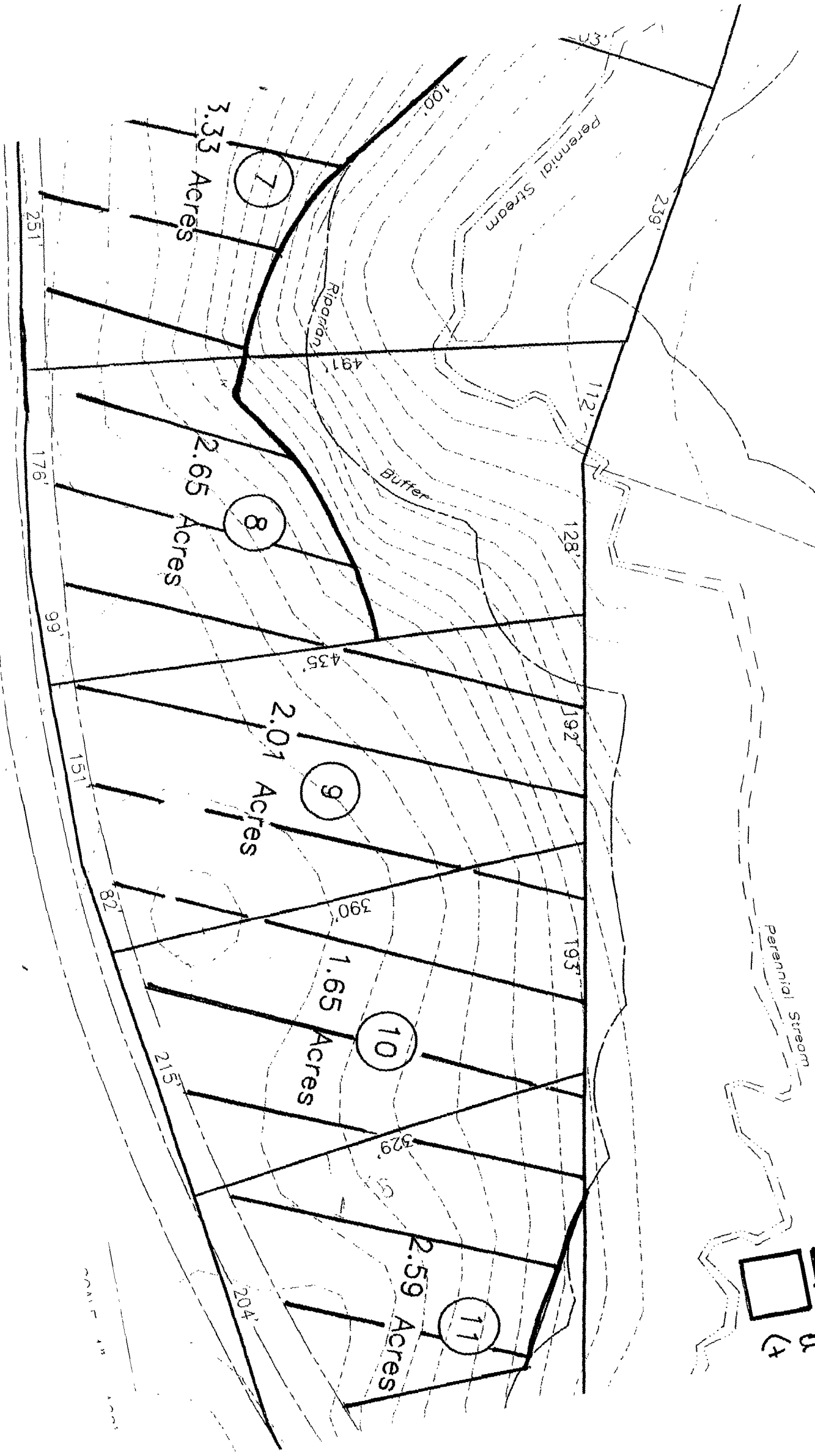
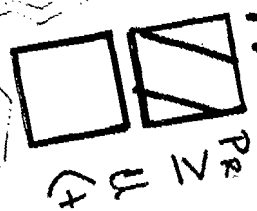


SCALE: 1" = 100'



216

SHAMBLEY MEAD PHASE IV



SR