

Planning Department
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Pittsboro, NC 27312-0054



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www.chathamnc.org/planning

January 27, 2009

Dave Klarmann
380 Hatley Road
Pittsboro, NC 27312

Dear Mr. Klarmann:

During their meeting January 26, 2009, the Chatham County Board of Commissioners considered your request as described below:

Request by David Klarmann on behalf of Wade A. Davis for sketch and preliminary approval of 2 lots, creating the fourth (4th) lot on a perpetual easement, consisting of 10.038 acres, located off S. R. 1716, Big Woods Road, Williams Township.

After considering your written request and recommendations of the County Planning Department and Planning Board, the Board of Commissioners granted approval of the request for Sketch Design and Preliminary Plat approval for the creation of two lots, Lot 8A and Lot 8B, on Osprey Ridge, a perpetual private road easement, with the following five (5) conditions:

1. The stream running along the proposed property line between Lots 8A and 8B should be labeled as an ephemeral stream on the final plat with a 30-foot buffer as shown.
2. The easement, Osprey Ridge, shall be improved from The Glades roadway to the northernmost property line of Lot 8B to a 16 foot-wide travel way with four (4) inches of crush and run stone.
- ✓ 3. The developer shall contact the Chatham County Historical Association about any possible historical structures that may be present on the site. The developer shall provide documentation from the Historical Association, including any possible recommendations, prior to final plat approval.
- ✓ 4. The applicant shall have NCDOT review the improvements to the existing driveway connection to SR-1716, Big Woods Road, to see if a commercial driveway permit is required. The applicant shall provide staff a copy of the commercial driveway permit, if required, or a statement from NCDOT that no permit is required.

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5. The Chatham County Subdivision Administrator is allowed to review and approve the final plat once the road improvements have been completed and certified per the Subdivision Regulations.

Minutes of the meeting are available from Ms. Sandra Sublett, Clerk to the Board of County Commissioners, at 542-8200. If you have any questions about the Board's action or would like to discuss uses of your land, please call our office at 542-8204.

Sincerely yours,



Lynn W. Richardson
Subdivision Administrator

LWR/ke

C: Wade A. Davis
101 Wolfs Trail
Chapel Hill, NC 27516