

101 Wolf's Trail
Chapel Hill, NC 27516

May 1, 2013

Lynn W. Richardson
Subdivision Administrator
Chatham County Planning Department
Post Office Box 54
Pittsboro, NC 27312-0054

RE: Request for Subdivision Permit Extension

Dear Mrs. Richardson:

I am writing in response to your letter dated January 29, 2013, advising me that the expiration date of my preliminary plat approval for subdivision is July 26, 2013. Attached to your letter was the letter to Dave Klarmann, dated January 27, 2009, which listed the five conditions for approval of the preliminary plat for the creation of two lots, lot 8A and lot 8B, on Osprey Ridge.

All conditions of your letter have been completed with the exception of condition #2, improvement of Osprey Ridge and your review and approval of the final plat.

I met Mr. Thomas Boyce, Environmental Health, at the site on March 18, 2013. Mr. Boyce made changes to the septic area for lot 8A due to the 30 ft. wide access to lot 8B. These changes were surveyed by Van Finch and the plat was revised accordingly. On April 23, 2013, I received the revised plat from Van Finch and submitted it to Environmental Health, with applications for lots 8A and 8B. The improvement permit fee was paid for both lots. The final septic permits were issued April 29, 2013.

The plat of lots 8A and 8B had been previously revised by Van R. Finch per condition #1, labeling an ephemeral stream with a 30-foot buffer.

I contacted Jane Pyle of the Chatham County Historical Association per condition #3. Jane Pyle, Beverly Wiggins, and Van Finch researched the property and found "that there appear to be no historical features that would impact your subdivision request." I have attached an email from Beverly Wiggins indicating this.

In response to condition #4, I have attached a letter from NCDOT, dated December 16, 2008, stating "This site will not require a Driveway Permit." Also, I have e-mail dated April 24, 2013, from Justin Richardson, Assistant District Engineer, NCDOT, Asheboro, NC, which confirms that a driveway permit is not required.

Mr. Ricky Beal, Ricky Beal Grading and Septic Tank Service, is the contractor who will make the improvements to Osprey Ridge; and, he is the owner of lots 6A and 6B Osprey Ridge. Mr. Beal plans to make the improvements from the Glades roadway by lots 8A and 8B and to lots 6A and 6B as one continuous project. The cost of this project is a major investment and Mr. Beal has delayed this investment due to the local economy and poor housing market for the last four years. Now that the housing market is improving, Mr. Beal wants to start the Osprey Ridge improvements. Unfortunately, Mr. Beal's storm water permit with the North Carolina Division of Water Quality expired July 1, 2010, and the 404 permit from the Army Corps of Engineers has expired. On April 29, 2013, Mr. Beal paid the fees for the NCDWQ permit. He expects to have both permits by mid-June, 2013. With these delays in getting started, he cannot have the improvements to Osprey Ridge completed and certified before my July 26, 2013 expiration date.

Therefore, I am requesting that the Chatham County Planning Board and the Board of Commissioners grant an additional 12 month extension of the preliminary plat approval for subdivision of lot 8 Osprey Ridge.

Your assistance is greatly appreciated. If you have questions, you may call me at 919-929-5626 or e-mail at wadavis@bellsouth.net.

Sincerely yours,



Wade A. Davis

cc: Ricky Beal
Dave Klarmann
Enc.

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



Phone: 919-542-8204
Fax: 919-542-2698
www.chathamnc.org/planning

January 29, 2013

Mr. Wade A. Davis
101 Wolfs Trail
Chapel Hill, North Carolina 27516

RE: Subdivision for Wade A. Davis

Dear Mr. Davis:

Based on the Permit Extension Act of 2009 and the additional one (1) year time extension approved by the Board of County Commissioners, the expiration date of your preliminary plat approval for subdivision for Wade A. Davis is July 26, 2013. You must submit the final plat for review and consideration on or before said date. If you do not submit for subdivision final plat review by said date, your current subdivision approval will be void and any subsequent submittal for the project will be required to follow the current Subdivision Regulations. Your project is currently reviewed and processed under the pre-2008 Subdivision Regulations and staff is allowed to review and approve the final plat. I have enclosed a copy of your approval letter dated January 27, 2009 for your reference. Let me know if you have any questions. You can call me at 919-542-8207 or e-mail at lynn.richardson@chathamnc.org.

Sincerely yours,

A handwritten signature in cursive script that reads "Lynn W. Richardson".

Lynn W. Richardson
Subdivision Administrator

cc: Van Finch, Land Surveyor
enc.

Book 26, Page 93A

w/ Bradford Thompson
tricia Carol Chulada
Book 638, Pg. 1081

(10I)

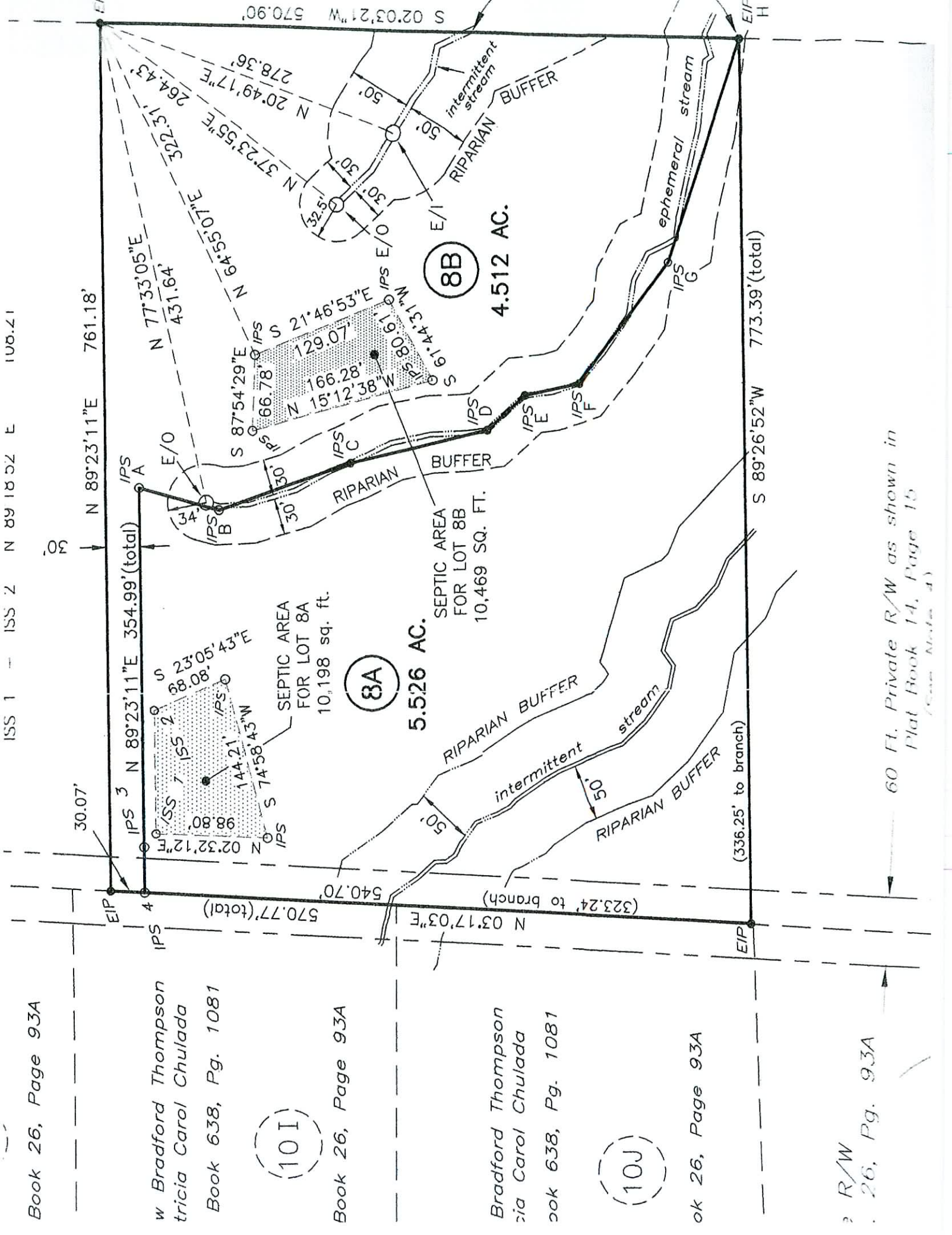
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Bradford Thompson
via Carol Chulada
Book 638, Pg. 1081

(10J)

Book 26, Page 93A

R/W
Book 26, Pg. 93A



60 Ft. Private R/W as shown in
Plat Hook 14, Page 15
(See Note 4)

Wade Davis

From: "Jim and Bev Wiggins" <jimerly@embarqmail.com>
To: <wadavis@bellsouth.net>
Cc: "Lynn Richardson" <lynn.richardson@chathamnc.org>; "Jane Pyle" <pyb@earthlink.net>
Sent: Tuesday, March 05, 2013 1:41 PM
Subject: historical features on parcel 19583

Hello Mr. Davis--

Jane Pyle and I have been researching your property (parcel 19583) to determine if there might be any historical features of interest on it. A deed for the larger property prior to subdivision did indicate the existence of a cemetery, so we wanted to confirm that that site was the one formerly across the road on Corps property. Van Finch kindly sent me confirmation of that fact and also indicated that during his work on the property he found no evidence of historical features.

So, we are happy to let you and Lynn Richardson in Planning know that there appear to be no historical features that would impact your subdivision request.

Thank you for contacting us.
Beverly Wiggins
CCHA
jimerly@embarqmail.com



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY
GOVERNOR

P.O. BOX 25201, RALEIGH, N.C. 27611-5201

LYNDO TIPPETT
SECRETARY

**CHATHAM COUNTY COMMERCIAL DRIVEWAY SITE REVIEW
(SUBDIVISION)**

December 16, 2008

Dave Klarmann
Landco Realty
P.O. Box 1060
Pittsboro, NC 27312

Personnel assigned to this office have reviewed the location of a driveway site for the proposed Ricky Beal Subdivision on The Glades (Private Rd.) in Chatham County, NC.

This site will not require a Driveway Permit. The proposed subdivision will be accessing a private road and the total 4 lot traffic volumes will not require any upgrades to the Glades intersection with SR 1716 (Big Woods Rd.).

Sincerely,

David R. Gallimore

David R. Gallimore, PLS



19583 WADE A. DAVIS, 101 WOLF'S TRAIL, CHAPEL HILL NC

77726 U.S. ARMY CORPS OF ENGINEERS,
P.O. BOX 144 MONCURE, NC 27559

19582 CHRISTOPHER K. Mc DOUGALD
RONNIE CALVERT SIMMONS
3311 BIG WOODS RD. CHAPEL HILL, NC 27514

20175 JEFFREY L. HILL, AND SALLY A. HANUS
7341 WESTWORTH DR WILLOW SPRING, NC 27592

20176 MICHAEL S. DARISH 5006 BROOKSIDE DR
ANDOVER, MA. 01810

19579 } PATRICIA CAROL CHULADA, 240 THE GLADES, CHAPEL HILL, NC 27517
20171 }

62162 BRADLEY S. BARKER AND SELINDA D. BARKER
209 THE GLADES RD. CHAPEL HILL, NC 27517