

Chatham County Planning Department

P.O. Box 54
Pittsboro, NC 27312
Tel: (919) 542-8204
Fax: (919) 542-2698

Type of Review

- Sketch** (Revised)
- Preliminary**
- Final**

MAJOR SUBDIVISION APPLICATION

Name of Subdivision: CEDAR MOUNTAIN SUBDIVISION

Subdivision Applicant: _____ Subdivision Owner: _____

Name: CHUCK LEWIS

Name: LEWIS METTY DEVELOPMENT, INC

Address: 565 OAK HILL ROAD
PITTSBORO, NC 27313

Address: _____

Phone:(W) 919-619-9878

Phone:(W) _____

Phone:(H) _____ Fax: _____

Phone:(H) _____ Fax: _____

E-Mail LEWISBLDGCO@BELLSOUTH.NET

E-Mail _____

Township: BALDWIN Zoning: R-40

P. I. N. # _____

Flood Map # 3710974600 Zone: J

Parcel # _____

Watershed: _____

Existing Access Road: S.R. # _____

S.R. road name _____

Total Acreage: _____

Total # of Lots: _____

Min. Lot Size: _____

Ph. I Acreage _____

Ph. I # of lots _____

Max. Lot Size: _____

Ph. II Acreage _____

Ph. II # of lots _____

Avg. Lot Size: _____

Ph. III Acreage _____

Ph. III # of lots _____

Name and date of contact with Chatham County Historical Association: _____

Type of new road: Private/ Length _____ Public/ Length _____

Road Surface:

- paved
- gravel

Water System:

- individual wells
 - community wells
 - public system
- name _____

Sewer System:

- septic systems
 - community system
 - public system
- name _____


List other facilities: commercial, recreation, etc., and the approximate acreage or square footage:

Note: Request to revise condition #1 of the emergency access easement

of approved sketch design, dated July 17, 2006


Signature of Applicant

Date 1-13-17


Signature of Owner

Date 1-13-17

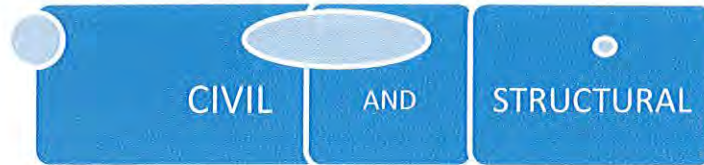
For Office Use Only:

Notes: _____

Approved by County Commissioners: _____

- Sketch _____
- Preliminary _____
- Final _____

Payment: Date _____ / _____ / _____ Amount: \$ _____



CIVIL AND STRUCTURAL ENGINEERING SERVICES, PLLC

SAMIR W. BAHHO, P.E.

January 13, 2017

Lynn Richardson, Subdivision Administrator
P O Box 54
80-A East Street,
Pittsboro, North Carolina 27312-0054
Chatham County Planning Department

Reference: Cedar Mountain Subdivision, Request for revision to condition #1 of the Emergency access easement for the approved sketch design, dated July 17, 2006

Attached is a revised sketch design subdivision application along with 20 copies of the original approved preliminary plat for Cedar Mountain and 20 copies of the revised Sketch Plan for your consideration.

Condition # 1 as required by the Board of Commissioners in 2006 read " The emergency access easement be widened to a minimum of 50 feet and be labeled as "50 foot wide dedication of public right-of-way and emergency vehicle access"". This request is to revise Condition # 1 to read "A 30 foot wide private emergency vehicle access and utility easement be constructed at the end of the Eagles Crest cul-de-sac to the common boundary line of parcel #75530" for the following reasons:

- Concerns expressed by private property owners of parcels #79047 and #79958 regarding loss of privacy. The concerns were voiced strongly by the adjacent property owners to the developer and to the Chatham County Planning Board. Changing the status of the roadway from a public right of way to a private easement and reducing the width of the right of way from 50' to 30' will provide more privacy for the adjoining property owners, eliminate potential use of the roadway by the public, and decrease the

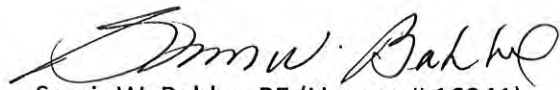
possibility of the roadway being constructed to NCDOT standards for future development.

- There is designated intermittent stream with 50' buffer as well as patches of wetland across the easement and with reducing width and designating easement as private will limit construction activities and length of pipe crossing , therefore, reducing the environmental impact

Your consideration and approval are appreciated

For additional Information, Please call me or email me. My telephone number is 919-621-0628, My email address is ba.casespllc@gmail.com

Sincerely,



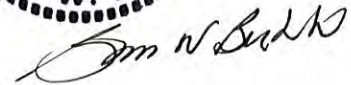
Samir W. Bahho, PE (License # 16941)

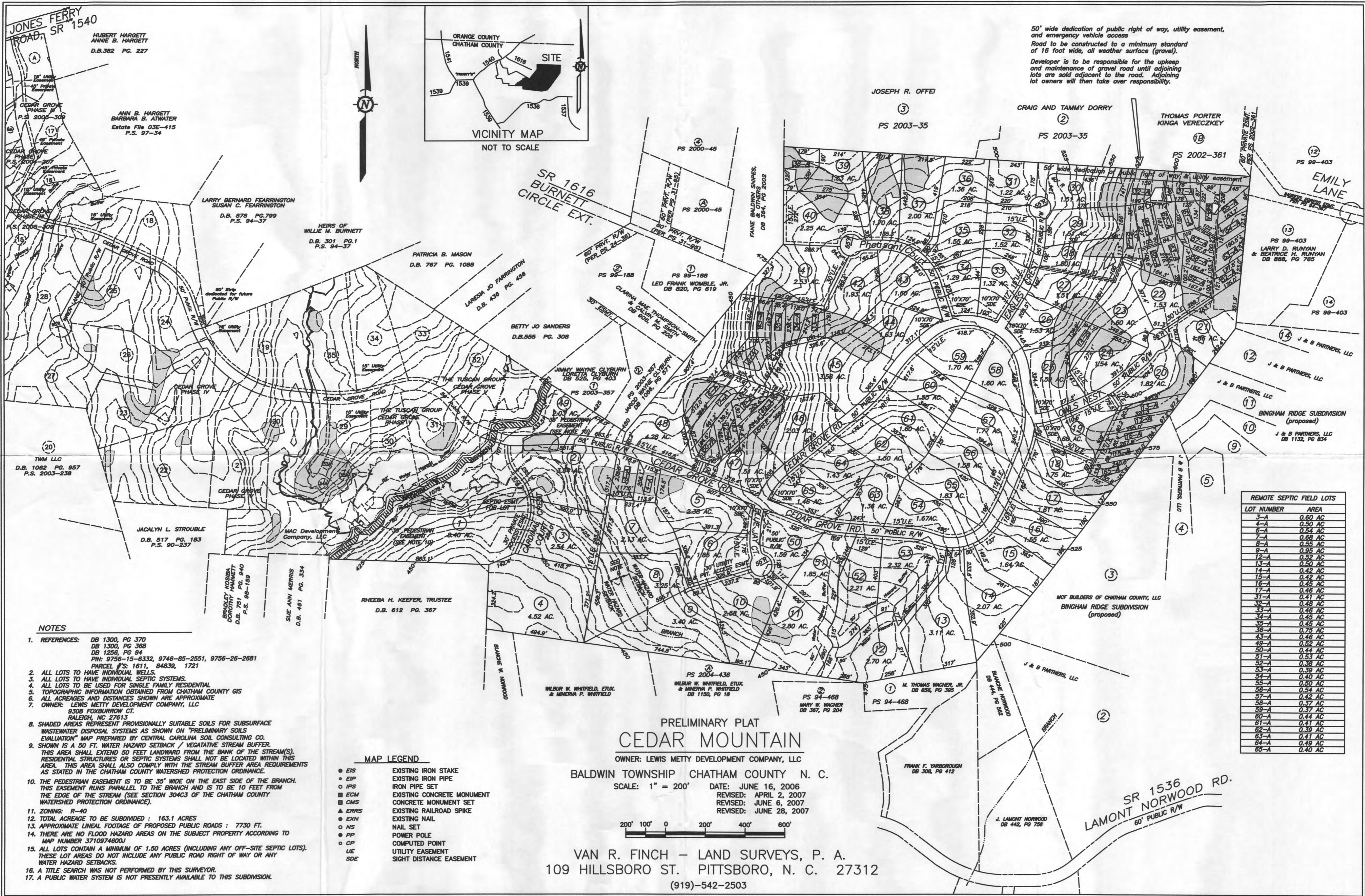
Business License # P-0537

Cc: Lewis and Metty Development

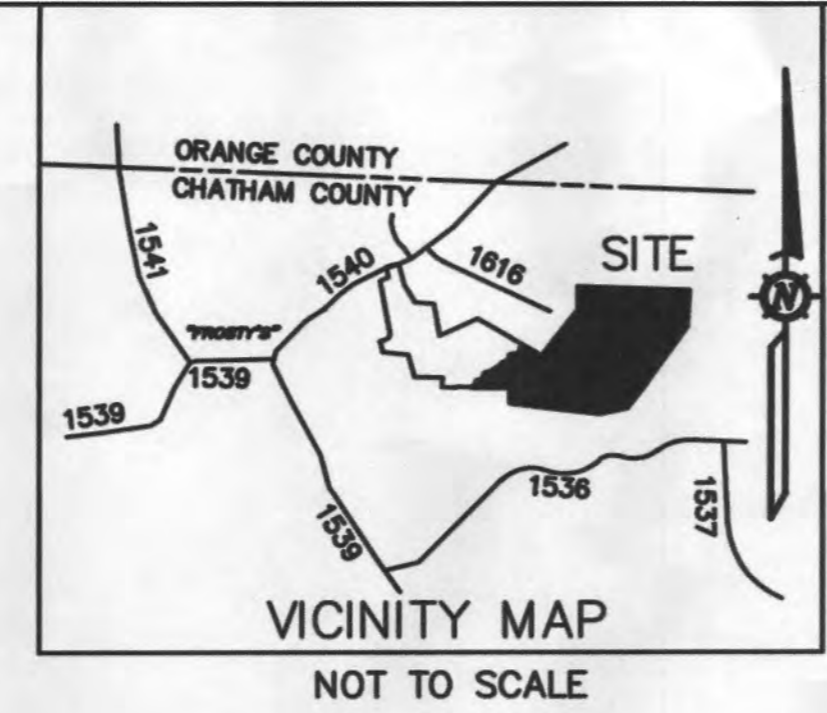


1/13/2017





50' wide dedication of public right of way, utility easement, and emergency vehicle access.
 Road to be constructed to a minimum standard of 16 foot wide, all weather surface (gravel).
 Developer is to be responsible for the upkeep and maintenance of gravel road until adjoining lots are sold adjacent to the road. Adjoining lot owners will then take over responsibility.



JONES FERRY ROAD, SR 1540
 HUBERT HARGETT
 ANNIE B. HARGETT
 D.B.382 PG. 227

ANN B. HARGETT
 BARBARA B. ATHWATER
 Estate File 03E-415
 P.S. 97-34

LARRY BERNARD FEARRINGTON
 SUSAN C. FEARRINGTON
 D.B. 878 PG.799
 P.S. 94-37

HEIRS OF
 WILLIE M. BURNETT
 D.B. 301 PG.1
 P.S. 94-37

PATRICIA B. MASON
 D.B. 767 PG. 1088

LARESSA JO FEARRINGTON
 D.B. 436 PG. 458

BETTY JO SANDERS
 D.B.555 PG. 308

JIMMY WAYNE CLYBURN
 LORETTA C. CLYBURN
 DB 525, PG 403

PS 2003-357
 JIMMY WAYNE CLYBURN
 LORETTA C. CLYBURN
 DB 1088, PG 571

PS 2004-436
 WILBUR W. WHITFIELD, ETUX.
 & MINERVA P. WHITFIELD
 DB 1150, PG 18

PS 94-468
 MARY W. WAGNER
 DB 387, PG 204

PS 94-468
 M. THOMAS WAGNER, JR.
 DB 656, PG 395

PS 2004-436
 WILBUR W. WHITFIELD, ETUX.
 & MINERVA P. WHITFIELD
 DB 1150, PG 18

PS 2004-436
 WILBUR W. WHITFIELD, ETUX.
 & MINERVA P. WHITFIELD
 DB 1150, PG 18

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 WILBUR W. WHITFIELD, ETUX.
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PS 2004-436
 WILBUR W. WHITFIELD, ETUX.
 & MINERVA P. WHITFIELD
 DB 1150, PG 18

REMOTE SEPTIC FIELD LOTS	
LOT NUMBER	AREA
3-A	0.60 AC
4-A	0.50 AC
5-A	0.52 AC
6-A	0.89 AC
7-A	0.89 AC
8-A	0.55 AC
9-A	0.95 AC
10-A	0.52 AC
11-A	0.42 AC
12-A	0.42 AC
13-A	0.50 AC
14-A	0.42 AC
15-A	0.42 AC
16-A	0.45 AC
17-A	0.48 AC
18-A	0.41 AC
19-A	0.48 AC
20-A	0.46 AC
21-A	0.45 AC
22-A	0.45 AC
23-A	0.45 AC
24-A	0.45 AC
25-A	0.45 AC
26-A	0.45 AC
27-A	0.45 AC
28-A	0.45 AC
29-A	0.45 AC
30-A	0.45 AC
31-A	0.45 AC
32-A	0.48 AC
33-A	0.46 AC
34-A	0.45 AC
35-A	0.45 AC
36-A	0.75 AC
37-A	0.46 AC
38-A	0.52 AC
39-A	0.44 AC
40-A	0.53 AC
41-A	0.41 AC
42-A	0.39 AC
43-A	0.39 AC
44-A	0.37 AC
45-A	0.37 AC
46-A	0.44 AC
47-A	0.41 AC
48-A	0.39 AC
49-A	0.41 AC
50-A	0.49 AC
51-A	0.49 AC
52-A	0.40 AC

- NOTES**
- REFERENCES: DB 1300, PG 370
 DB 1300, PG 368
 DB 1256, PG 94
 PIN: 9756-15-6332, 9746-85-2551, 9756-26-2681
 PARCEL #'S: 1611, 84839, 1721
 - ALL LOTS TO HAVE INDIVIDUAL WELLS.
 - ALL LOTS TO HAVE INDIVIDUAL SEPTIC SYSTEMS.
 - ALL LOTS TO BE USED FOR SINGLE FAMILY RESIDENTIAL.
 - TOPOGRAPHIC INFORMATION OBTAINED FROM CHATHAM COUNTY GIS.
 - ALL ACRES AND DISTANCES SHOWN ARE APPROXIMATE.
 - OWNER: LEWIS METTY DEVELOPMENT COMPANY, LLC
 9308 FOXBURROW CT.
 RALEIGH, NC 27613
 - SHADED AREAS REPRESENT PROVISIONALLY SUITABLE SOILS FOR SUBSURFACE WASTEWATER DISPOSAL SYSTEMS AS SHOWN ON "PRELIMINARY SOILS EVALUATION" MAP PREPARED BY CENTRAL CAROLINA SOIL CONSULTING CO.
 - SHOWN IS A 50 FT. WATER HAZARD SETBACK / VEGETATIVE STREAM BUFFER. THIS AREA SHALL EXTEND 50 FEET LANDWARD FROM THE BANK OF THE STREAM(S). RESIDENTIAL STRUCTURES OR SEPTIC SYSTEMS SHALL NOT BE LOCATED WITHIN THIS AREA. THIS AREA SHALL ALSO COMPLY WITH THE STREAM BUFFER AREA REQUIREMENTS AS STATED IN THE CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE.
 - THE PEDESTRIAN EASEMENT IS TO BE 35' WIDE ON THE EAST SIDE OF THE BRANCH. THIS EASEMENT RUNS PARALLEL TO THE BRANCH AND IS TO BE 10 FEET FROM THE EDGE OF THE STREAM (SEE SECTION 304C3 OF THE CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE).
 - ZONING: R-40
 - TOTAL ACREAGE TO BE SUBDIVIDED : 163.1 ACRES
 - APPROXIMATE LINEAL FOOTAGE OF PROPOSED PUBLIC ROADS : 7730 FT.
 - THERE ARE NO FLOOD HAZARD AREAS ON THE SUBJECT PROPERTY ACCORDING TO MAP NUMBER 3710974600J
 - ALL LOTS CONTAIN A MINIMUM OF 1.50 ACRES (INCLUDING ANY OFF-SITE SEPTIC LOTS). THESE LOT AREAS DO NOT INCLUDE ANY PUBLIC ROAD RIGHT OF WAY OR ANY WATER HAZARD SETBACKS.
 - A TITLE SEARCH WAS NOT PERFORMED BY THIS SURVEYOR.
 - A PUBLIC WATER SYSTEM IS NOT PRESENTLY AVAILABLE TO THIS SUBDIVISION.

- MAP LEGEND**
- EIS EXISTING IRON STAKE
 - EIP EXISTING IRON PIPE
 - IPS IRON PIPE SET
 - ECM EXISTING CONCRETE MONUMENT
 - CMS CONCRETE MONUMENT SET
 - ▲ ERRS EXISTING RAILROAD SPIKE
 - EXN EXISTING NAIL
 - NS NAIL SET
 - PP POWER POLE
 - CP COMPUTED POINT
 - UE UTILITY EASEMENT
 - SDE SIGHT DISTANCE EASEMENT

PRELIMINARY PLAT
CEDAR MOUNTAIN

OWNER: LEWIS METTY DEVELOPMENT COMPANY, LLC

BALDWIN TOWNSHIP CHATHAM COUNTY N. C.

SCALE: 1" = 200'

DATE: JUNE 16, 2006

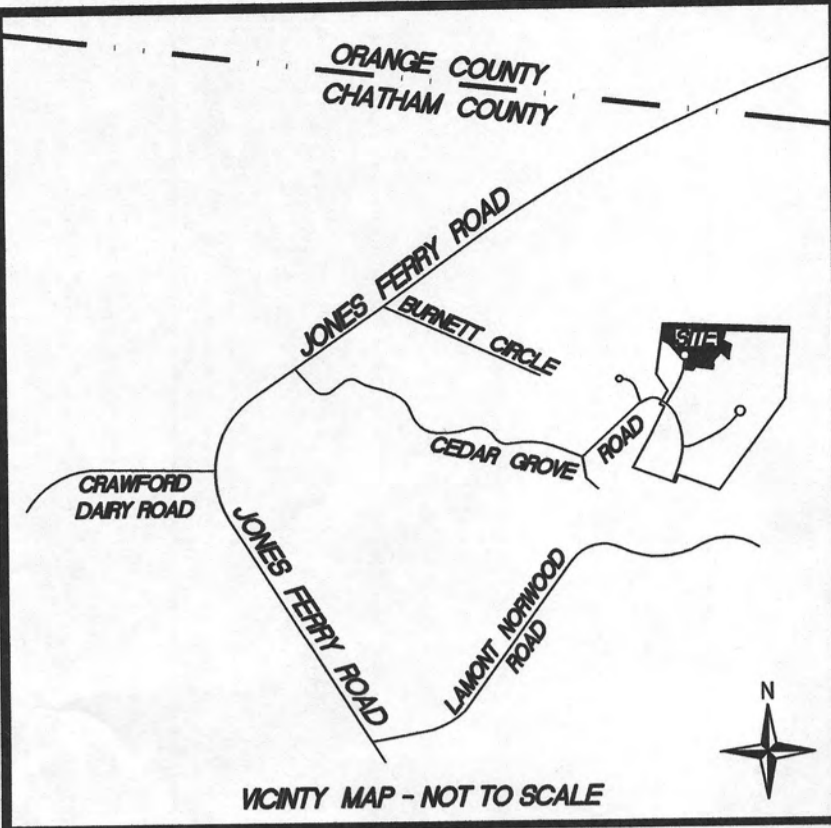
REVISED: APRIL 2, 2007

REVISED: JUNE 6, 2007

REVISED: JUNE 28, 2007



VAN R. FINCH - LAND SURVEYS, P. A.
 109 HILLSBORO ST. PITTSBORO, N. C. 27312
 (919)-542-2503



FEMA FLOOD STATEMENT:
 THE PROPERTY DEPICTED HEREON IS SHOWN AS ZONE "X", OR OUTSIDE THE FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) PANEL 97411, PITTSBORO, NC COMMUNITY 370420, MAP NUMBER 3710974100J AS PUBLISHED FEBRUARY 2, 2007.

OWNER INFORMATION:
 LEWIS METTY DEVELOPMENT, INC.
 661 CEDAR GROVE ROAD
 PITTSBORO, NC 27312
 CHATHAM COUNTY PARCEL NUMBERS: 1611 AND 1721
 PARCEL No. 1611
 DEED BOOK 1300 PAGE 368
 PIN: 9756-25-5333
 PARCEL No. 1721
 DEED BOOK 1256 PAGE 94
 PIN: 9756-26-6507

DEED-MAP REFERENCE:
 DEED BOOK 1256 PAGE 94
 DEED BOOK 1300 PAGE 368-370
 PLAT SLIDE 86-180
 PLAT SLIDE 2006-480
 PLAT SLIDE 2008-237
 PLAT SLIDE 2007-458
 PLAT SLIDE 2011-76
 PLAT SLIDE 2015-271

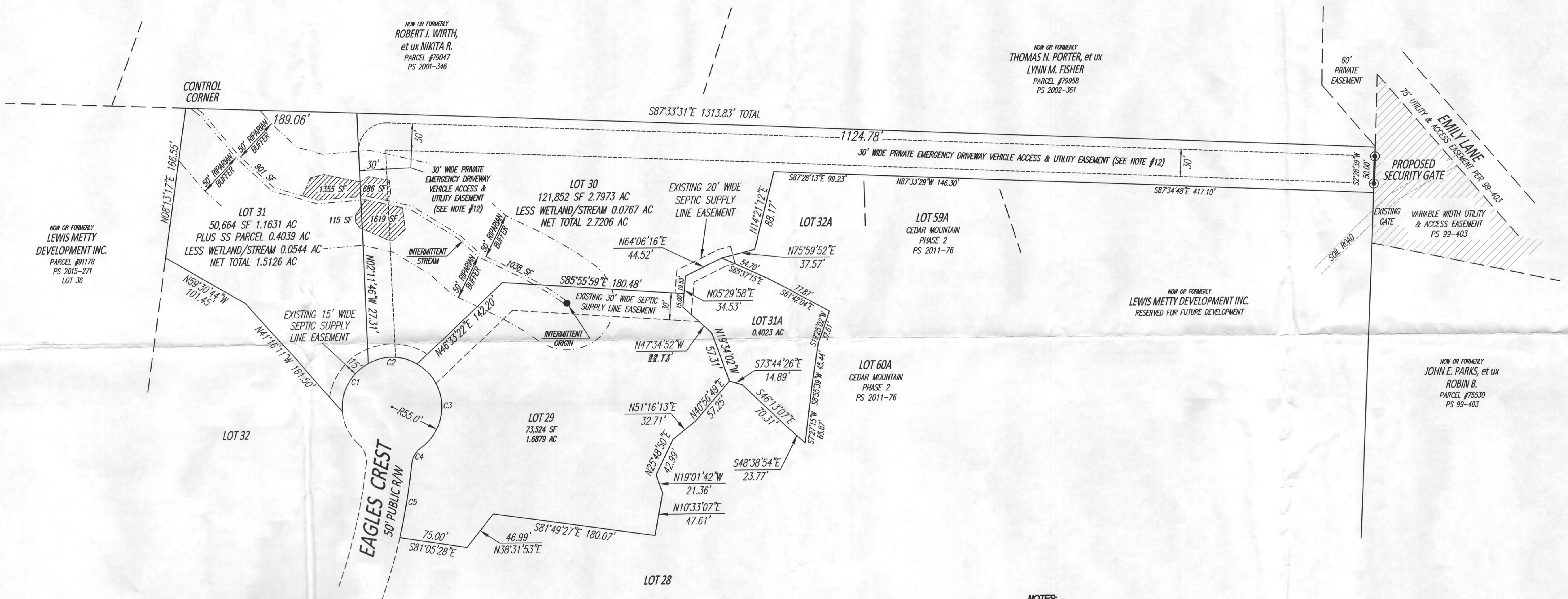
AGRICULTURAL NOTICE:
 THIS SUBDIVISION IS LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NC LAW GENERAL STATUTES SECTION 106-701 PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS AGAINST NUISANCE LAW SUITS.



NC GRID
 NAD 83 (2011)

SKETCH PLAN

MERSTAN, PLLC
 Land Surveyors
 140 DOWN LAKE STE 104, CARY, NC 27511
 PH: 919.522.8278 NC LIC. P-1468



NOW OR FORMERLY
 LEWIS METTY
 DEVELOPMENT INC.
 PARCEL #91178
 PS 2015-271
 LOT 36

NOW OR FORMERLY
 ROBERT J. WIRTH,
 et ux NIKITA R.
 PARCEL #79047
 PS 2001-346

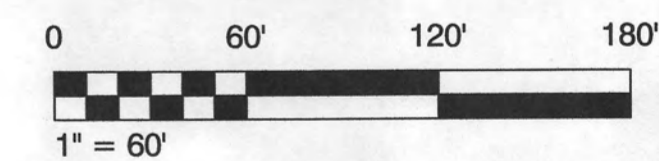
NOW OR FORMERLY
 THOMAS N. PORTER, et ux
 LYNN M. FISHER
 PARCEL #79958
 PS 2002-361

NOW OR FORMERLY
 LEWIS METTY DEVELOPMENT INC.
 RESERVED FOR FUTURE DEVELOPMENT

NOW OR FORMERLY
 JOHN E. PARKS, et ux
 ROBIN B.
 PARCEL #75530
 PS 99-403

Curve Table			
Curve #	Length	Radius	Chord Direction
C1	63.67	55.00	S29°10'49"W
C2	56.05	55.00	N88°27'43"W
C3	109.51	55.00	N02°13'30"W
C4	21.24	25.00	S30°28'45"W
C5	82.43	665.00	N09°41'33"E

- NOTES:**
- ALL LOTS TO HAVE INDIVIDUAL WELLS.
 - ALL LOTS TO HAVE INDIVIDUAL SEPTIC SYSTEMS.
 - ALL LOTS TO BE USED FOR SINGLE FAMILY RESIDENTIAL.
 - ZONING: R-40.
 - TOTAL ACERAGE TO BE SUBDIVIDED: 265,545 SQUARE FEET OR 6.0861 ACRES.
 - LINEAR FOOTAGE OF PROPOSED PUBLIC ROADS: 0.00 ACRES.
 - PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAN SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY AFFECT THESE PROPERTIES.
 - PROPERTY DATA PLOTTED FROM THE CHATHAM COUNTY TAX PARCEL GEOGRAPHIC INFORMATION SYSTEM (GIS) AS LISTED ON JANUARY 9, 2017.
 - AREA(S) CALCULATED BY THE COORDINATE METHOD.
 - THE OFF-SITE SEPTIC AREA FOR LOT 31 IS SHOWN AS 31A AND IS A PART OF THE MAIN LOT AREA.
 - ALL LOTS CONTAIN A MINIMUM OF 1.50 ACRES INCLUDING ANY OFF-SITE SEPTIC LOTS. THESE LOT AREAS DO NOT INCLUDE ANY PUBLIC ROAD RIGHT OF WAY OR WETLAND AREAS.
 - THE MAINTENANCE OF THE 30 FOOT WIDE PRIVATE EMERGENCY DRIVEWAY VEHICLE ACCESS AND UTILITY EASEMENT IS THE SOLE RESPONSIBILITY OF THE OWNERS OF LOT 30.
 - ENVIRONMENTAL INFORMATION PLOTTED FROM A STREAM AND WETLAND EVALUATION MAP PREPARED BY AWT ENGINEERS AND SOIL SCIENTISTS, DATED 12/16/16.



SKETCH PLAN
 NOT FOR INCORPORATION, CONVEYANCES OR SALES

LEWIS - METTY
 DEVELOPMENT COMPANY

SKETCH PLAN
 FOR LOTS 29, 30 & 31
 CEDAR MOUNTAIN SUBDIVISION
 CHATHAM COUNTY, NC

DRAWN BY: REB	DATE: 01.11.17
CHECKED BY: REB	SCALE: NOTED
PROJECT NO.: 21110	
FILE NAME: MPLLC - CEDAR MT SKETCH	
SHEET NO.:	1 of 1