

June 29, 2017

David Lazzo
c/o Pennoni Associates
401 Providence Road Suite 200
Chapel Hill, NC 27514

Re: **Development Input Meeting** for Mann's Chapel Road Subdivision located at 3954 Mann's Chapel Road on August 9, 2017

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a proposed ± 22 lot residential subdivision on approximately 31 acres. This Development is being proposed on Mann's Chapel Road near your property, on Parcel Numbers 2532 and 2533. An informal community meeting will be held on August 9, 2017 beginning at 7:00 PM at Evergreen United Methodist Church, 11098 US Hwy 15-501 N, Chapel Hill, NC, and lasting approximately 1 (one) hour. Detailed directions are attached. The proposed lots will be served by County water and private septic system (wastewater), with an average lot size of 1 acre. 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.

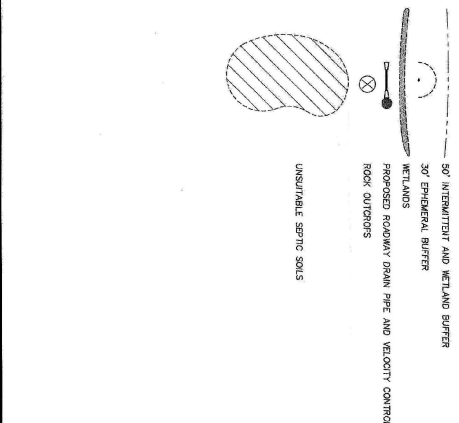
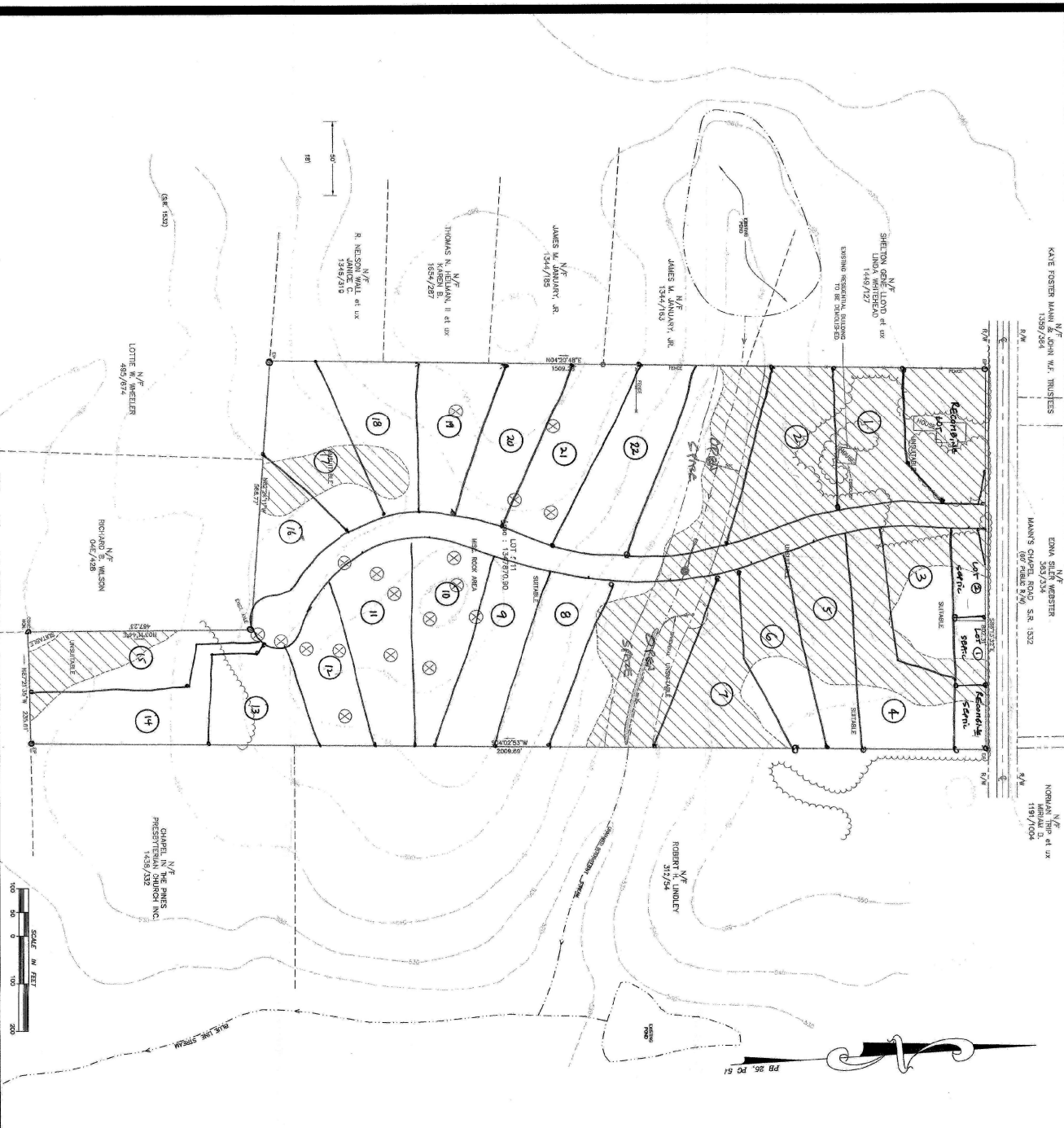
This meeting is required as part of the County subdivision process; however, County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application 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, 2017 Cases.

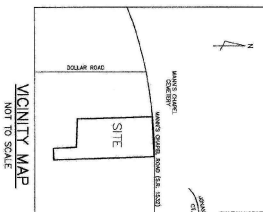
Sincerely,

David Lazzo

For More Information, Please Contact:
David Lazzo
919-601-2816 - Dlazzo2100@gmail.com



- REGULATORY SUBDIVISION**
- NET AREA IN TRACT: 1,347,271 S.F. (30.945 AC.)
 - NUMBER OF LOTS: 25 + *Exempt* = 25
 - PROPOSED ROAD: PUBLIC PAVED 20' TRAVEL SURFACES; 50' R/W
 - WATER SUPPLY: CHATHAM COUNTY PUBLIC WATER
 - SEWERAGE: CHATHAM COUNTY SEWERAGE
 - LOT SIZE: 40,000 S.F. TO 1,000,000 S.F.; *Average* = 40,000 S.F.
 - PROPOSED STRIPBACKS: A) MANN'S CHAPEL: 40'; B) INTERIOR FRONT: 40'; C) REAR: 25'; D) SIDE: 25'
 - AREA IN PROPOSED PUBLIC STREET RIGHT-OF-WAY: 78,000 S.F.
- OTHER INFORMATION**
- STREAMS: INTERTITLED AND EMBEHAL, AS SHOWN
 - WETLANDS ADJACENT TO STREAM AS SHOWN
 - FLOODPLAINS: NONE
 - WETLANDS: NONE
 - CULTURAL & HISTORICAL RESOURCES: NONE
 - EXISTING LANDCOVER: HARDWOODS AND PINES EXCEPT AT EXISTING HOUSES
 - STREAM CROSSING DISTANCE: 180 TO 90 LF OF EXISTING CHANNEL
 - WATERSHED: JORDAN LAKE
- TRACT INFORMATION**
- PIN: 9796-02-0623 9796-01-0728
 - APPLIC: 2024 2024 2024



SCALE 1"=100'

DRAWN BY: MOP

CHECKED BY: JBP

DATE: 2018-02-09

PROJECT NO. 520401

DRAWING NO. 98198K02

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CONCEPT PLAN "K"

VICTORIAN HILLS SUBDIVISION

MANN'S CHAPEL ROAD

BALDWIN TWP. CHATHAM COUNTY, NC

Philip Post

PHILIP POST & ASSOCIATES

ENGINEERS PLANNERS SURVEYORS

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Chapel Hill, NC 27514
(919)929-1173
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822 North Elm Street
Greensboro, NC 27401
(919)273-7711

Proposed Development

Neighborhood Meeting Location

