

Meeting Announcement for County Website

A Community Input Meeting will be held on Thursday, December 3rd, 2020 at 5:00 pm to discuss a proposed subdivision located on Old Graham Road, approximately 900 ft north of the intersection of Brook Green Lane and Old Graham Road. The meeting will be held at the North shelter of the Northwest District Park located off Woody Store Rd in Siler City, and will last approximately two (2) hours. The proposed subdivision will consist of 149 lots on 162 acres, with an average lot size of .41 acres. Water and sewer service for the proposed lots will be provided by AQUA. A representative will be available to answer any questions there may be, and all interested parties are encouraged to attend to offer feedback. A location of the property to be subdivided, detailed directions to the meeting site, and the proposed development plan are available below. Please contact Zachary Fuller at 919-238-0356 for more information.



October 30, 2020

Robert Swain Company
Robert Swain
PO Box 5689
Cary, NC 27512

RE: Development Input Meeting for McBane Conservation Subdivision located on Old Graham Road Thursday, December 3rd, 2020.

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a 149 lot residential subdivision on 162 acres we are proposing on Old Graham Road near your property, on Parcel Number 85448.00 . An informal community meeting will be held on Thursday, December 3rd, 2020 beginning at 5:00 PM at Northwest District Park, Northwest Shelter, and lasting approximately two (2) hours. Detailed directions are attached. Water and sewer service for the proposed lots will be provided by AQUA, with an average lot size of 18,000 sf (0.41 acres). 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.

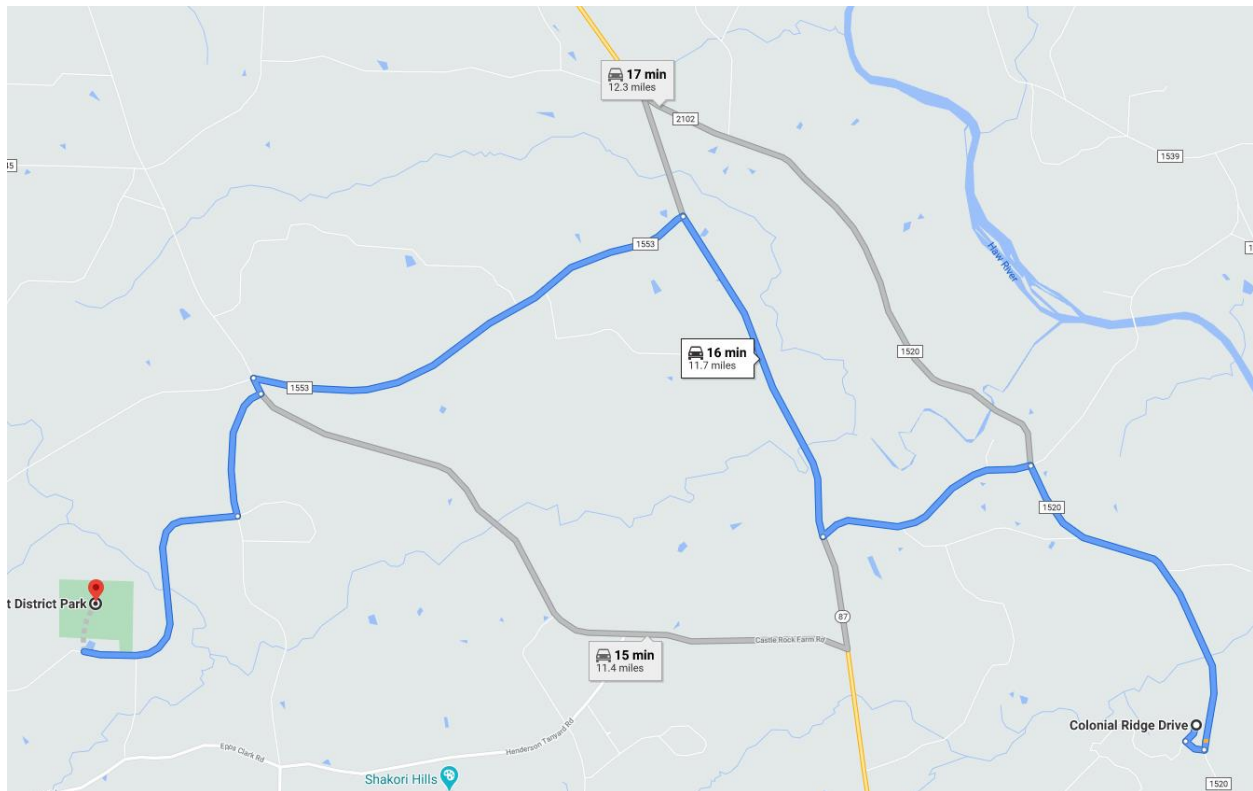
We would appreciate your attendance and input at the community meeting. If you have questions before the meeting you may contact Zachary Fuller at zfuller@withersravenel.com. A copy of the map showing our proposed subdivision is attached and can also be viewed on the Chatham County web site at www.chathamnc.org/planning under the Planning Links & News, Concept Plans.

Sincerely,
WithersRavenel

Zachary Fuller, PE
Project Manager

Directions to Community Input Meeting:
Thursday, December 3rd, 2020
5pm - 7pm

Meeting Location: Northwest District Park
2413 Woody Store Road
Siler City, NC 27344

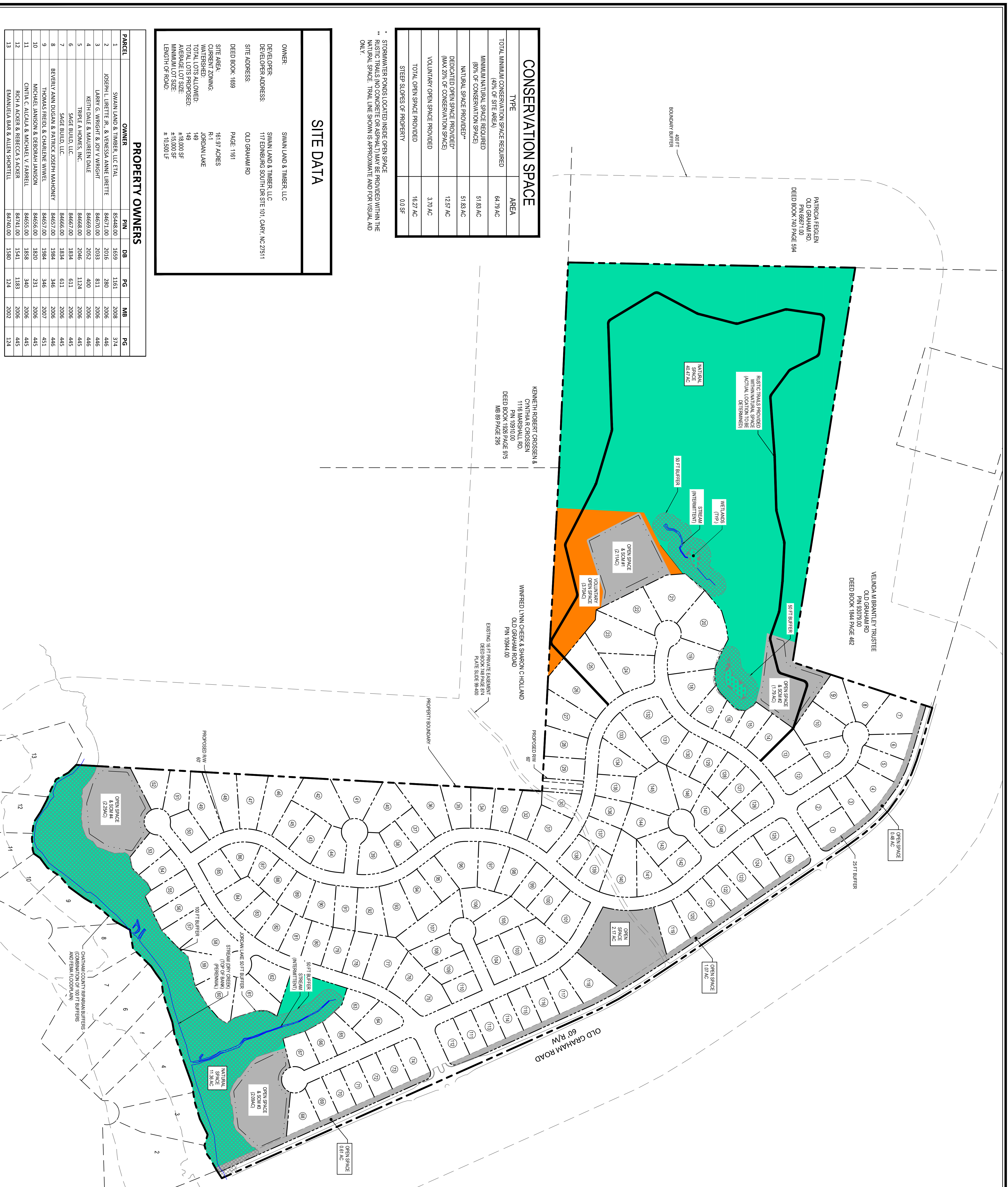


- Head North on Old Graham Rd/Old North Carolina 87 N
- Turn left onto Chicken Bridge Rd (1.4 mi)
- Sharp right onto NC-87 N (2.2 mi)
- Turn left onto Pete Thomas Rd/S.R. 1553 (2.9 mi)
- Sharp left onto Castle Rock Farm Rd (.1 mi)
- Turn right onto White-Smith Rd (.8 mi)
- Turn right onto Woody Store Rd (1.7 mi)
- Park entrance will be on the right.
- Community Meeting will be at the North Shelter inside the park.

CONSERVATION LEGEND

| | |
|--|--|
| | INTERMITTENT STREAMS |
| | PERENNIAL STREAMS |
| | EXISTING WETLANDS |
| | STREAM CONSERVATION BUFFER |
| | CONSERVATION AREA - NATURAL SPACE AREA |
| | CONSERVATION AREA - OPEN SPACE |
| | CONSERVATION AREA - VOLUNTARY OPEN SPACE |

- NOTES:
 1. BOUNDARY AND ENVIRONMENTAL FEATURES (WETLANDS & STREAMS) SHOWN BY WITHERSRAVENEL.
 2. WETLAND AND STREAM RESTORATION PERFORMED BY WITHERSRAVENEL. BUFFERS ARE FURNISHING REVIEW BY CHATHAM COUNTY.
 3. THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO REVIEW AND APPROVAL BY LOCAL PLANNING, ZONING AND ENGINEERING REVIEW AGENCIES.
 4. UTILITIES (WATER AND SEWER) TO BE PROVIDED BY AUDA.



CONSERVATION SPACE

| TYPE | AREA |
|---|----------|
| TOTAL MINIMUM CONSERVATION SPACE REQUIRED | 64.79 AC |
| MINIMUM NATURAL SPACE REQUIRED (80% OF SITE AREA) | 51.83 AC |
| NATURAL SPACE PROVIDED* | 51.83 AC |
| DEDICATED OPEN SPACE PROVIDED (MAX 20% OF CONSERVATION SPACE) | 12.57 AC |
| VOLUNTARY OPEN SPACE PROVIDED | 3.70 AC |
| TOTAL OPEN SPACE PROVIDED | 16.27 AC |
| STEEP SLOPES OF PROPERTY | 0.03 SF |

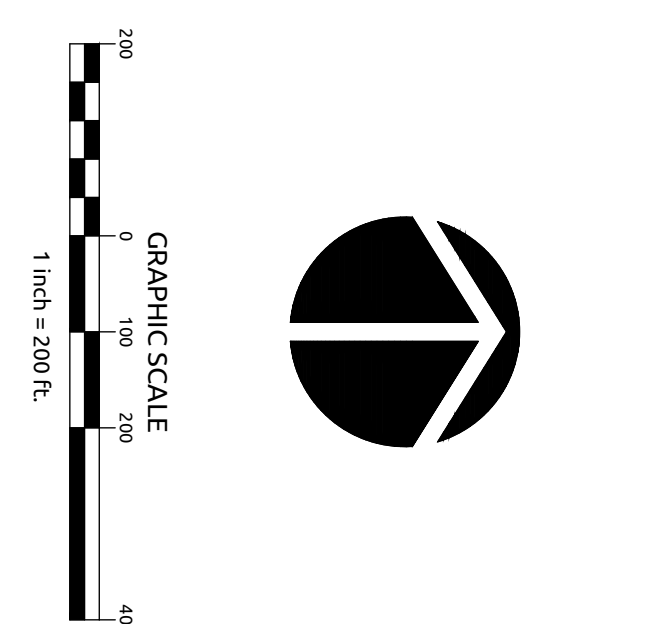
* STORMWATER PONDS LOCATED INSIDE OPEN SPACE
 ** RUSTIC TRAILS (NO CONCRETE OR ASPHALT) CAN BE PROVIDED WITHIN THE NATURAL SPACE. TRAIL LINE SHOWN IS APPROXIMATE AND FOR VISUAL AID ONLY.

SITE DATA

| | |
|----------------------|--|
| OWNER: | SWAN LAND & TIMBER, LLC |
| DEVELOPER: | SWAN LAND & TIMBER, LLC |
| DEVELOPER ADDRESS: | 117 EDWARDS SOUTH DRN SITE 101, CARY, NC 27511 |
| SITE ADDRESS: | OLD GRAHAM RD |
| DEED BOOK: 1689 | PAGE: 1161 |
| SITE AREA: | 161.97 ACRES |
| CURRENT ZONING: | R-1 |
| WATERSHED: | JORDAN LAKE |
| TOTAL LOTS ALLOWED: | 148 |
| TOTAL LOTS PROVIDED: | 148 |
| AVERAGE LOT SIZE: | ±18,000 SF |
| MINIMUM LOT SIZE: | ±15,000 SF |
| LENGTH OF ROAD: | ±10,500 LF |

PROPERTY OWNERS

| PARCEL | OWNER | PN | DB | PG | MB | PG |
|--------|---|----------|------|------|------|-----|
| 1 | SWAN LAND & TIMBER, LLC ETAL | 83448.00 | 1659 | 1161 | 2008 | 374 |
| 2 | JOSEPH L. LIBRETTE, JR. & VERESSA ANNE LIBRETTE | 84672.00 | 2016 | 280 | 2006 | 446 |
| 3 | LARRY G. WRIGHT & JOY V. WRIGHT | 84672.00 | 2033 | 811 | 2006 | 446 |
| 4 | KEITH DALE & MARGARET DALE | 84669.00 | 2052 | 400 | 2006 | 446 |
| 5 | TRIPLE A HOMES, INC. | 84669.00 | 2046 | 1124 | 2006 | 445 |
| 6 | SAGE BUILD, LLC. | 84667.00 | 1834 | 611 | 2006 | 445 |
| 7 | SAGE BUILD, LLC. | 84666.00 | 1834 | 611 | 2006 | 445 |
| 8 | BEVERLY ANN DUGAN & PATRICK JOSEPH MAHONEY | 84657.00 | 1984 | 346 | 2006 | 446 |
| 9 | THOMAS FREDI & CHARLENE WIVEL | 84657.00 | 1984 | 346 | 2007 | 451 |
| 10 | MICHAEL JANSON & DEBORAH JANSON | 84656.00 | 1820 | 231 | 2006 | 445 |
| 11 | CINTIA C. ALCALA & MICHAEL V. FARRELL | 84655.00 | 1858 | 340 | 2006 | 445 |
| 12 | RICHA A. ACKER & REBECCA S. ACKER | 84741.00 | 1541 | 1183 | 2006 | 445 |
| 13 | EMANUELA BARI & ALLEN SHOPTILL | 84740.00 | 1580 | 124 | 2002 | 124 |



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|---|---|---|---|
| <p>115 MacKenan Drive Cary, NC 27511 t: 919.469.3340 license #: C-0832 www.withersravenel.com</p> | <p>WithersRavenel Engineers Planners Surveyors</p> | <p>CONCEPT PLAN</p> | <p>MCBANE CONSERVATION SUBDIVISION</p> |
| <p>3201 No. 03060411.00 Drawn By: WR Date: 11/03/20 Design: WR</p> | | <p>PRELIMINARY NOT APPROVED FOR CONSTRUCTION</p> | |
| <p>Sheet No. 1</p> | | | |



NC OneMap Parcels with Statewide Standardized Attributes

Enter place, address, or coordinate

