



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.

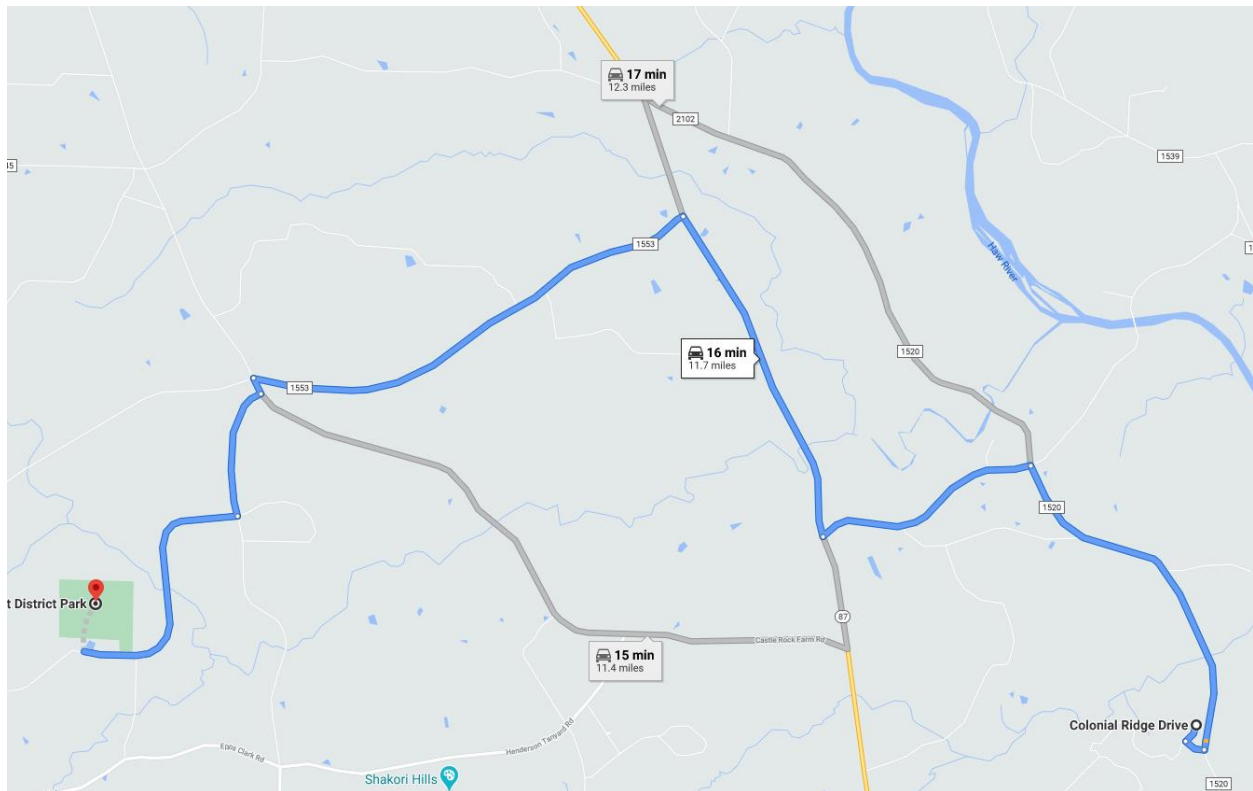
We would appreciate your attendance and input at the community meeting. If you have questions before the meeting you may contact Zachary Fuller at zfuller@withersravenel.com. A copy of the map showing our proposed subdivision is attached and can also be viewed on the Chatham County web site at www.chathamnc.org/planning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

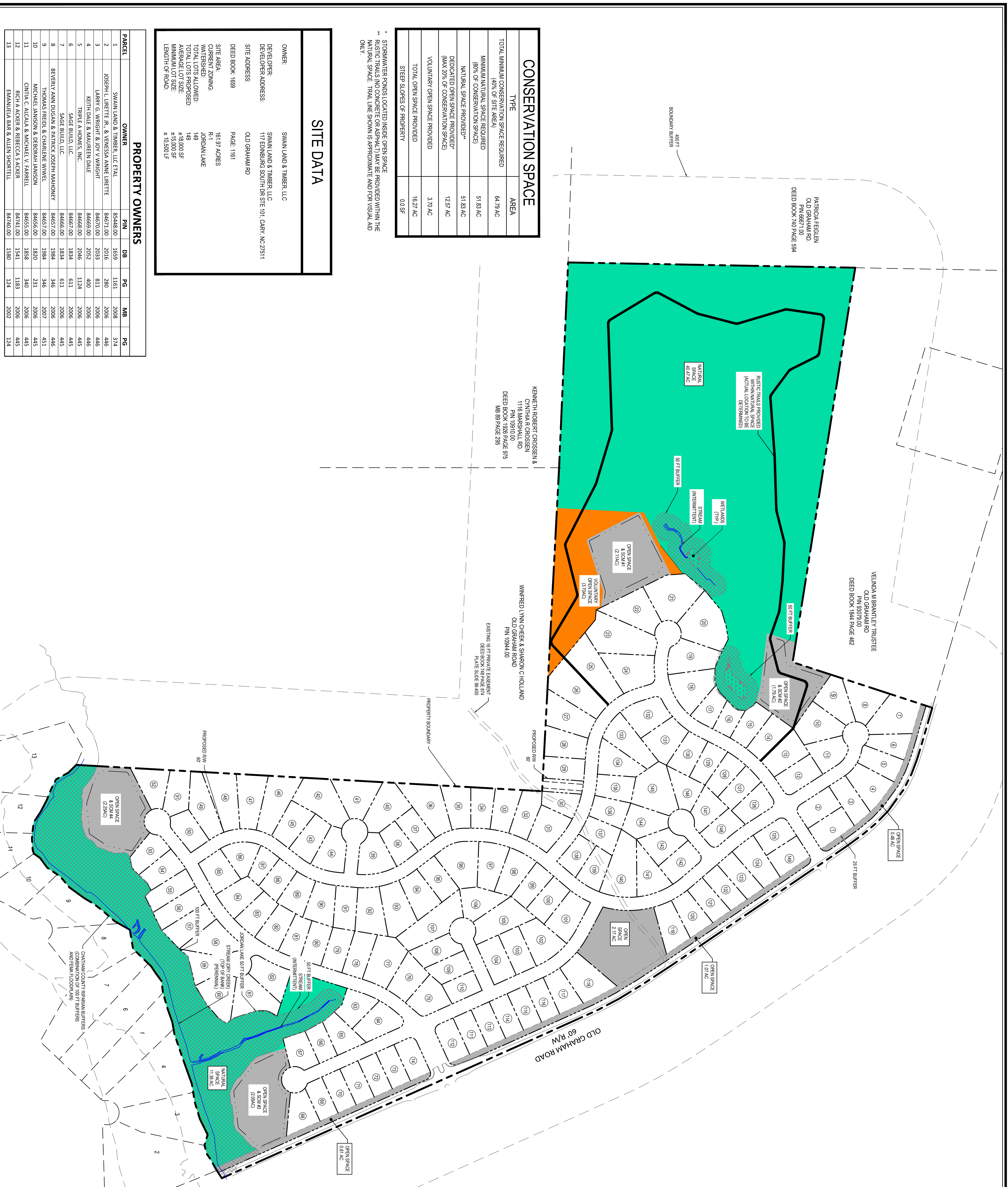


- Head North on Old Graham Rd/Old North Carolina 87 N
- Turn left onto Chicken Bridge Rd (1.4 mi)
- Sharp right onto NC-87 N (2.2 mi)
- Turn left onto Pete Thomas Rd/S.R. 1553 (2.9 mi)
- Sharp left onto Castle Rock Farm Rd (.1 mi)
- Turn right onto White-Smith Rd (.8 mi)
- Turn right onto Woody Store 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 - 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 AUA.



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

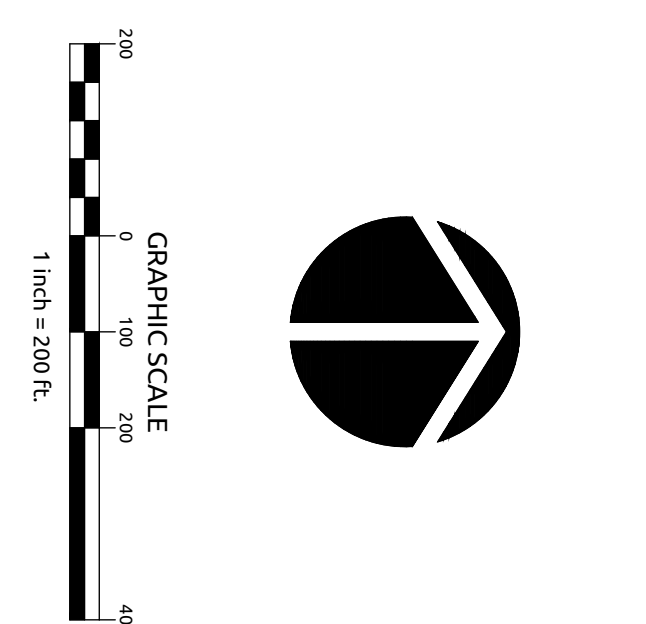
* STORMWATER PONDS LOCATED INSIDE OPEN SPACE
 ** RUSTIC TRAILS (NO CONCRETE OR ASPHALT) CAN BE PROVIDED WITHIN THE NATURAL SPACE. TRAIL LINE SHOWN IS APPROXIMATE AND FOR VISUAL AID ONLY.

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
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	84671.00	2016	280	2006	446
3	LARRY G. WRIGHT & JOY V. WRIGHT	84672.00	2033	811	2006	446
4	KEITH DALE & MARILYN DALE	84669.00	2052	400	2006	446
5	TRIPLE A HOMES, INC.	84668.00	2046	1124	2006	445
6	SAGE BUILD, LLC.	84667.00	1834	611	2006	445
7	BEVERLY ANN DUGAN & PATRICK JOSEPH MAHONEY	84657.00	1984	346	2006	446
8	THOMAS FREDI & CHARLENE WIVEL	84657.00	1984	346	2007	451
9	MICHAEL JANSON & DEBORAH JANSON	84656.00	1820	231	2006	445
10	CINTIA C. ALCALA & MICHAEL V. FARRELL	84655.00	1858	340	2006	445
11	RICHA A. ACKER & REBECCA S. ACKER	84741.00	1541	1183	2006	445
12	EMANUELA BARI & ALLEN SHORTTELL	84740.00	1580	124	2002	124



<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>PRELIMINARY NOT APPROVED FOR CONSTRUCTION</p>			
<p>1</p>			



NC OneMap Parcels with Statewide Standardized Attributes

Enter place, address, or coordinate

