



Exhibit A.1

Chatham County Planning Department
80-A East Street
P.O. Box 54, Pittsboro, NC 27312-0054
Phone: 919-542-8204
First Plat Review Fee: \$250.00 + \$50.00 per Lot

MAJOR SUBDIVISION - FIRST PLAT REVIEW APPLICATION

Proposed Subdivision Name: Herndon Farms

Property Owner/Applicant: Representative (Surveyor, Engineer, Etc.):

Name: Herndon Farms One, LLC

Name: M. Travis Blake

Address: 1506 East Franklin Street, Suite 300
Chapel Hill, NC 27514

Company Name: Saprolite Development Company, LLC
Address: 1506 East Franklin Street, Suite 300
Chapel Hill, NC 27514

Phone: (W) 919.260.4881

Phone: (W) 919.260.4881

(H)

Phone: (W) 919.260.4881

(C)

(C)

Fax:

Fax:

Email: info@herndonfarms.com

Email: info@herndonfarms.com

Who should staff contact (circle one)? Property Owner/Applicant Consultant

PROPOSAL

Parcel # (AKPAR): 93852, 2752, 18750, 18897, 18896, 18909 P.I.N. # 977500143649, 977500340427, 977501454512, 977504540411, 977503444270, 977503438617 Zoning District: R-1

Flood Map # 3710977500 Zone: X Watershed District: WS-IV-PA

Existing Access Road (S. R. # and name): US 15-501 N. and Vickers Road SR# 1719

Total Acreage 97.86 Total # of Lots 164 Min. Lot Size (Acres) .05

Max. Lot Size 3 Avg. Lot Size .2 # Exempt Lots (over 10 ac.)

Phased Development/Development Schedule? YES NO X How Many Phases? 1

If Subdivision will be Phased or Developed under a Development Schedule, Please attached a DETAILED Phasing Schedule or Development Schedule (for subdivisions consisting of 50 Lots or More).

Mixed-Use YES X NO Multi-Family (Townhomes, Apts., etc.) YES X NO

Proposed Number of Lots: Residential 161 Commercial 2 Other 1

If Other, Specify (i.e. recreation)

Wastewater Disposal: Individual Septic Community Septic X Public System

Water System: Individual Well Community Well(s) Public System X

Public Water System Name: Chatham County Utilities

Public Wastewater System Name (ex. Aqua NC):

Will New Road(s) be constructed? YES NO Internal External/Access
Alleyways / access drives Curb & gutter streets
16' width - 783 linear feet 28' width - 3,427 linear feet
Type of Road: Private Length (mi.): 12' width - 1,797 linear feet Public Length (mi.): 18' width - 3,997 linear feet

Road Surface: Paved Gravel Width of Road Surface (feet) See Above

Will this be a Conservation Subdivision (See Section 7.7 of Subdivision Ordinance) YES NO

Type and Acreage of Other Facilities (ex. Recreation, Mixed-Use, Commercial, etc.):

Date of Community Meeting: March 7th, 2019 Location: 9780 US 15-501 N, Chapel Hill

Once the Planning Department has determined sufficiency, the applicant shall provide time(s) during at least two (2) separate days for site visits by county staff, advisory board, and elected officials.

DATE TIME(S)

Please See Attached for Submittal Requirements

M. Travis Bluff 8/20/2021
Signature of Property Owner/Applicant Date

For Staff Use Only		PL _____
Date Received _____	By _____	
Date Fee Paid _____	Received By _____	
Date Review Completed _____	Date Applicant Contacted _____	



First Plat Submission Checklist

Subdivision Name: Herndon Farms

Submit the following with this application:

- 4 20 paper copies (folded) of the Plat showing proposed subdivision (minimum size 18" x 24") **See Section 6.1 of Subdivision Regulation for information required to be on Plat**
- 1 digital copy of all documents conforming to Digital Document Submission Guideline
- 1 Reduced copy of plat (8.5" x 11")
- List (1 copy) of all property owners names and mailing addresses **within 400 feet** of property boundaries. A Microsoft Excel spreadsheet listing the names and addresses shall be submitted with the digital submission. If more than 10 property owners, provide mailing labels.

Submit two (2) paper copies and one (1) digital copy of the following:

- Utility Plan (proposed layouts for sewer and water where applicable, showing feasible connections to the existing utility system, or any proposed utility system).

Submit 20 packets of the following information:

- ✓ Completed First Plat Review Application (2 Pages)
- ✓ Location Map (with Aerial Photo) from County GIS System (8.5" x 11") **Exhibits B.1.4 & B.7.1**
- ✓ Topographic Map (contours at vertical intervals of not more than five [5] feet, at the same scale as the First Plat), if required by staff.
- ✓ Comments from Chatham County Historical Association from Concept Review (If any)
- Comments from Chatham County Schools from Concept Review (If any)
- ✓ Copy of Environmental Documentation or Environmental Impact Assessment and report from Environmental Quality Department. **Online**
- ✓ Community Meeting Report Form
- ✓ Recommendation(s) from Technical Review Committee Meeting at Concept (If any)
- ✓ Detailed Soil Scientist Report and Soils Map
- Road name submittal form from Chatham County Emergency Operations office
- ✓ Copy of Riparian Buffer Review
- Army Corps of Engineers Permit, if required
- NC Division of Water Quality Permit, if required

If submitting a Conservation Subdivision, must also submit the following documentation along with 15 paper copies and 1 digital copy:

- Documentation (i.e. deed, easement document) of Ownership of Conservation Space
- Conservation Space Management Plan (See Section 7.7 [G])
- Legal Instrument for Permanent Protection (See Section 7.7 [H])
- Fragmentation Map
- Confirmation letter from Watershed Protection Department

Revised 4/30/2019

**OWNER AUTHORIZATION AND CONSENT
(SUBDIVISION AND ZONING APPLICATION – HERNDON FARMS)**

THIS OWNER AUTHORIZATION AND CONSENT ("**Authorization**") is made and entered into as of the date set forth below, by James Bunn Riggsbee ("**Owner**"), for the benefit of Saprolite Development Company, LLC ("**Buyer**"), and CHATHAM COUNTY, NORTH CAROLINA (the "**County**");

RECITALS

A. Owner is the owner of that certain real property located in Chatham County, North Carolina, bearing PIN Numbers as follows (the "**Property**"):

- 18896 – 9775-44-6300.000 – 6.3 Acres
- 18897 – 9775-54-2463.000 – 25.47 Acres
- 18750 – 9775-45-5619.000 – 18.35 Acres
- 02752 – 9775-14-7758.000 – 34.82 Acres

B. Buyer has an option contract to purchase the Property and in connection therewith has made and/or intends to make certain applications to the County for zoning, subdivision approval and permits necessary in connection with the proposed subdivision and development of the Property by Buyer for a subdivision known as Herndon Farms (the "**Subdivision and Zoning Application**") (See Exhibit A).

C. Owner has agreed to provide this Authorization to authorize and consent to the Subdivision and Zoning Application.

AUTHORIZATION AND CONSENT

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner hereby authorizes Buyer to make the Subdivision and Zoning Application and hereby consents to the Subdivision and Zoning Application. Buyer and the County shall be authorized to rely on this Authorization as to the Subdivision and Zoning Application for Herndon Farms and the Property made by Buyer.

IN WITNESS WHEREOF, Owner has caused this Authorization to be executed as of the date set forth as of the date indicated below.


James Bunn Riggsbee

Date: November 3, 2020