

## Mark Ashness

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**From:** Mark Ashness  
**Sent:** Tuesday, June 7, 2022 9:14 AM  
**To:** SyRobbins@gmail.com  
**Cc:** Kimberly Tyson  
**Subject:** The Parks at Meadowview Revised Sketch Plan Parcels 10893, 61935,89725,5912,5983,89726,89728, 89723,89724,5985  
**Attachments:** Existing Entitled PUD.pdf; Proposed Land Plan.pdf

Sy: I hope you are doing well.

The Parks at Meadowview is an existing entitled project where we are looking to compact the development footprint.

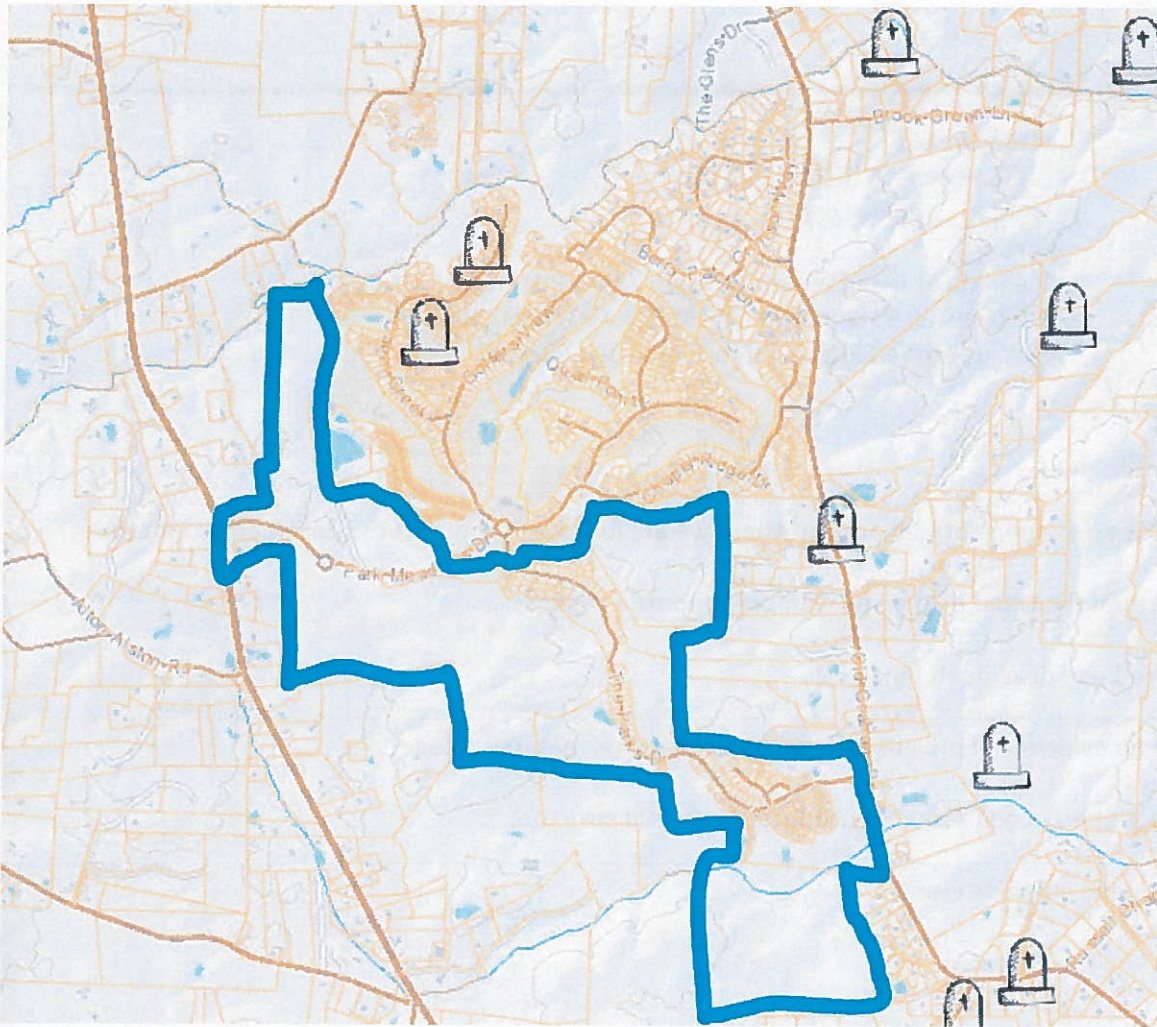
I am attaching the current approved land plan along with our proposed changes.

Portions of the project have been developed (Phase 1).

In looking at the GIS; I see no evidence of private cemeteries or historical features on-site.

We have also been on the property and have not encountered any old structure.

Let me know if you should need anything else.



thx

**Mark Ashness**  
P.E., LEED AP



**CE GROUP**

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ORIGINAL  
PUB

## EXISTING FEATURES

The Project comprises portions of multiple tracts. Two of the tracts were previously owned by International Paper Company. Another was previously owned by Willamette Industries, Inc. All of these tracts have all been professionally timbered by prior owners over the years. However, the Willamette tract was not revegetated and natural succession is occurring (primarily scrub pine). Approximately 1000 feet of road frontage on NC 87 exists at the proposed entrance. NCDOT has already approved plans for turn lanes and an entrance at this location. Approximately 2100 feet of road frontage along Old Graham Road exists at the eastern entrance. The natural slope and elevation variation within the project is well suited for a planned residential community. Elevations range from 420 MSL to 590 MSL. Approximately 90 % of the site has slopes between 0 - 10%.

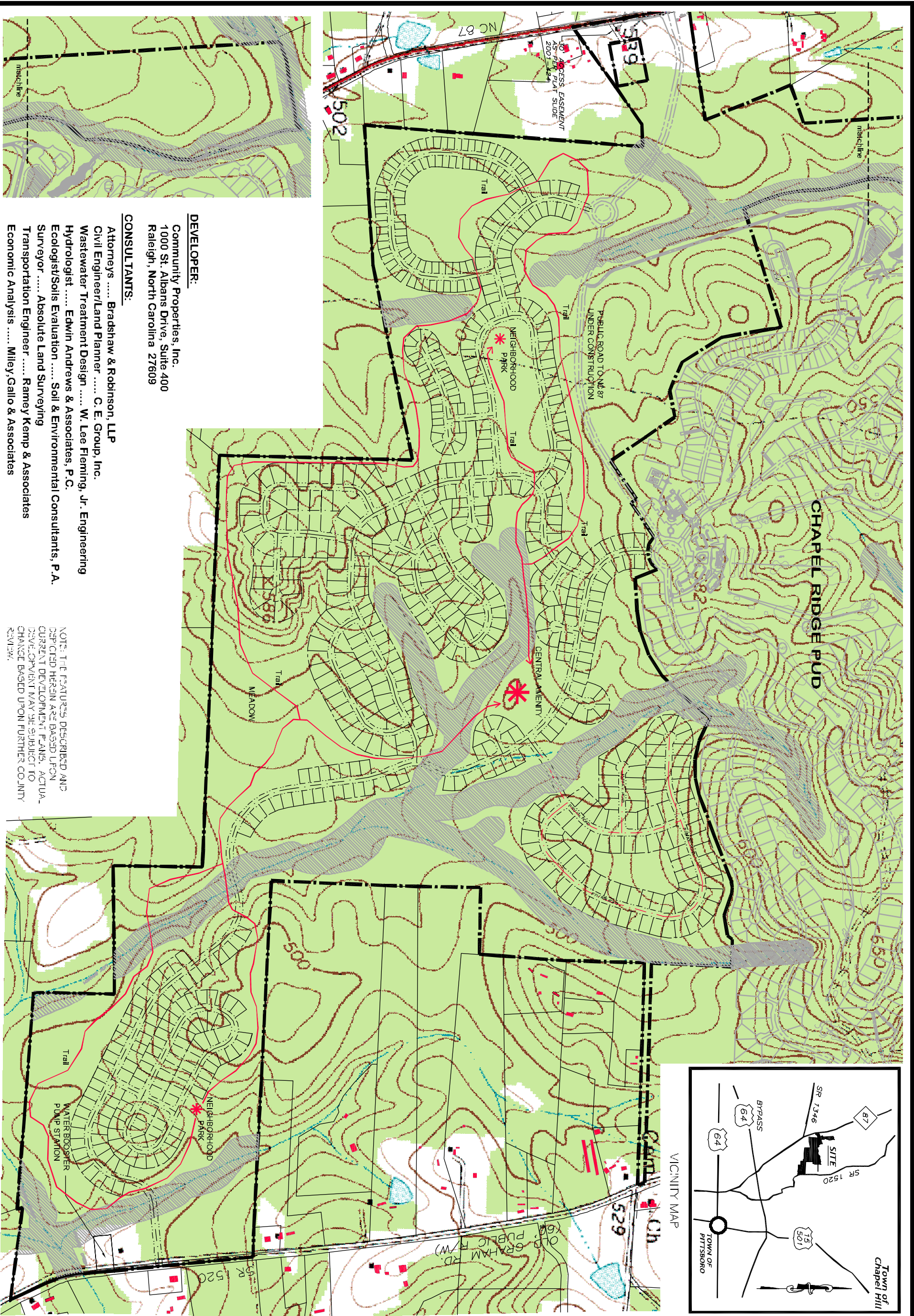
A portion of the southern boundary line runs with Brooks Creek. A passive open space buffer ranging from a minimum of 100' up to 400' has been provided from the creek centerline in this area. All of the intermittent blue line streams extending into the project have a minimum of 100 foot natural buffer along each side of the channel (200' minimum total). Two additional natural draws that are not identified as a blue line stream (most recent USGS map) have also been buffered in the Phase 2 & 3 area of the project.

Informational maps reflecting the existing site features are attached:

Applicant is aware of no historical features located on the portion of the property designated for development. However, Applicant has contacted the Chatham County Historical Association and offered it the opportunity to make a further review of the property in order to confirm this conclusion. The records of the State Historic Preservation Office reflect the existence of a structure referred to as the "F.T. Pugh House" located off the property. It is believed to be no closer than 600 feet from the property line of the Project.

(Natural & Historical Features Inventory Map, County Soils Survey Map, Slope Analysis, Elevation Banding, Vegetation Map, Letter to Chatham County Historical Association follow)





**DEVELOPER:**  
 Community Properties, Inc.  
 1000 St. Albans Drive, Suite 400  
 Raleigh, North Carolina 27609

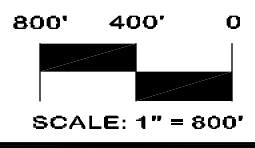
**CONSULTANTS:**  
 Attorneys ..... Bradshaw & Robinson, LLP  
 Civil Engineer/Land Planner ..... C. E. Group, Inc.  
 Wastewater Treatment Design ..... W. Lee Fleming, Jr. Engineering  
 Hydrologist ..... Edwin Andrews & Associates, P.C.  
 Ecologist/Soils Evaluation ..... Soil & Environmental Consultants, P.A.  
 Surveyor ..... Absolute Land Surveying  
 Transportation Engineer ..... Ramey Kemp & Associates  
 Economic Analysis ..... Miley, Gallo & Associates

NOTE: THE FEATURES DESCRIBED AND  
 DETICED HEREIN ARE BASED UPON  
 CURRENT DEVELOPMENT PLANS. ACTUA-  
 L DEVELOPMENT MAY BE SUBJECT TO  
 CHANGE BASED UPON FURTHER COUNTY  
 REVIEW.

**MEADOWVIEW RESIDENTIAL COMMUNITY, CHATHAM COUNTY NC**

Meadowview PUD  
 Natural & Historical Features  
**EXHIBIT MAP**  
 April 11, 2005

**4**  
**EXHIBIT**



**CE Group, Inc.**  
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April 7, 2006

Ms. Jane Pyle  
Chatham County Historical Association, Inc.  
Post Office Box 93  
Pittsboro, NC 27312

Dear Ms. Pyle:

Our clients, The Parks at Meadowview, LLC, Chatham Partners LLC and Polk Sullivan LLC, are planning to add a 155 acre parcel (Harris Tract, Chatham County parcel number 5985) to the previously approved subdivision known as The Parks at Meadowview. The subdivision adjoins the Chapel Ridge subdivision to the south off Old Graham Road. We are not aware of any structures of greater than 50 years of age or having historical significance on the property or within 100 feet of the property but, we nevertheless, wanted to notify the Chatham County Historical Association of our plans. We also would like to invite you, should you feel it necessary, to canvas the property to determine if you believe there are any such structures of historical significance on the property.

I have enclosed a boundary survey of the property referred to. Please let us know if we can assist in any way. Thank you very much for all you do for the County.

Very truly yours,



Nicolas P. Robinson

NPR:jbs

Enclosure

c: Ms. Kathy Smith  
Mr. Allen S. Harrington