



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: Folkner Branch Subdivision

Property Owner/Applicant:

Representative (Surveyor, Engineer, Etc.):

Name: Marthas Investment, LLC attn: Ping Chen
Address: 205 Ivyshaw Road
Cary, NC 27519
Phone: (W)
(H)
(C)
Fax:
Email: ppingchen@gmail.com

Name: Mark P. Ashness
Company Name: CE Group Inc
Address: 301 Glenwood Avenue, Suite 220
Raleigh, NC 27517
Phone: (W) 919 367-8790
(C)
Fax:
Email: mark@cegroupinc.com

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

PROPOSAL 0704 00 81 5752

Parcel # (AKPAR): 17850 & 70380 P.I.N. # 0704 00 92 1440 Zoning District: R-1

Flood Map # 3720070400K Zone: X Watershed District: WS-IV PA

Existing Access Road (S. R. # and name): SR 1752, Marthas Chapel Road

Total Acreage +/- 186 AC Total # of Lots 40 Min. Lot Size (Acres) 2.0 AC

Max. Lot Size 9.96 AC Avg. Lot Size 4.21 AC # Exempt Lots (over 10 ac.) 0

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

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

Proposed Number of Lots: Residential 40 Commercial N/A Other (4)

If Other, Specify (i.e. recreation) Open Space for WQ Ponds

Wastewater Disposal: Individual Septic X Community Septic Public System

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

Public Water System Name:

Public Wastewater System Name (ex. Aqua NC): _____

Will New Road(s) be constructed? YES NO Internal External/Access

Type of Road: Private Length (mi.): _____ Public Length (mi.): 1.1

Road Surface: Paved Gravel Width of Road Surface (feet) 20 feet

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.):

Community Open Space 8.23 AC

Date of Community Meeting: May 2nd 2019 Location: Hyatt Place Hotel (Southpoint Area, NC 751)

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)

7/24/19 5:30 PM _____
7/18/19 9:00 AM _____

Please See Attached for Submittal Requirements


Signature of Property Owner/Applicant

6/11/2019
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: Folkner Branch Subdivision

Submit the following with this application:

- 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")
- 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.
- 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 **EMXL**
- 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



CHATHAM COUNTY

PLANNING DEPARTMENT

DIGITAL DOCUMENT SUBMISSION GUIDELINES

Chatham County, in the interest of record automation, requires that all subdivision and re-zoning applications and supporting documents, including plats/maps, be submitted to the Planning Department in digital and hardcopy formats. The primary function of this document is to provide digital submission standards, procedures, and requirements. Failure to comply with these requirements will delay the processing of your application.

ELECTRONIC PLAN AND APPLICATION SUBMITTAL

- **ALL DIGITAL FILES MUST BE PC COMPATIBLE.** All digital documents must be submitted in Portable Document Format (.pdf). A digital copy of all hardcopy documents must be provided with the application submittal.
- All related digital files should be located in a single directory or folder in the media and named accordingly. Acceptable media includes CD-ROM's. Discs and disc sleeves/cases should be labeled with the contact name, phone number, project name and phase. Revisions to previous submittals should be labeled as such. Digital files may be transmitted via email if approved by the Planning Division.
- Multiple pages of a document shall be combined into a single document when document size permits. Ideally, files should not be larger than 5 megabytes (MB) in size. Files should not be submitted in a compressed format (i.e. WinZip or PkZip).
- PDF documents produced by scanning paper documents should be scanned at resolutions that will ensure pages are legible both on the computer screen and when printed. Therefore, we recommend scanning documents at 300 dots per inch (dpi) to balance legibility and file size. All documents should be properly oriented to the top of the page.
- When submitting numerous digital documents you must provide an ASCII text file named "Submittal.txt" that contains a listing of the documents in the order of the packet submission.

Note: Staff may request digital files compatible with ESRI ArcView GIS software (i.e. AutoCAD .dwg or .dxf files) depending on the size and scope of the project.

If you have any questions regarding the submission of digital documents please contact Jason Sullivan with the Planning Department at 919/542-8233 or jason.sullivan@chathamnc.org.

For Questions, Contact Kimberly Tyson, Subdivision Administrator (Kimberly.Tyson@chathamnc.org) or (919) 542-8283