



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: The Conservancy at Jordan Lake

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

Name: Shaddox Creek Developers LLC

Name: Mark P. Ashness

Address: 341 Kilmayne Dr., Suite 201

Company Name: CE Group Inc

Cary, NC 27511

Address: 301 Glenwood Avenue, Suite 220

Phone: (W) 919 467-7333

Raleigh, NC 27517

(H)

Phone: (W) 919 367-8790

(C)

(C)

Fax:

Fax:

Email: andrewross647@gmail.com

Email: mark@cegroupinc.com

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

PROPOSAL P.I.N. 0609 43 0050, 0609 34 0381, & 0609 33 1236

Parcel # (AKPAR): 66894, 5334, 5545, & 5557 P.I.N. 0609 54 0282 Zoning District: R-1

Flood Map # 3720060800L Zone: X Watershed District: WS-IV PA

Existing Access Road (S. R. # and name): SR 1011, Old US 1

Total Acreage +/- 105 AC Total # of Lots +/- 47 Min. Lot Size (Acres) 1.02 AC

Max. Lot Size 3.46 AC Avg. Lot Size 1.83 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 47 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 Community Well(s) Public System X

Public Water System Name: Chatham County Public Water System

Public Wastewater System Name (ex. Aqua NC): N/A

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

Type of Road: Private  Length (mi.): \_\_\_\_\_ Public  Length (mi.): +/- 1.18

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 8.65 AC

Date of Community Meeting: September 24<sup>nd</sup> 2019 Location: New Hill Community Center

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.

<u>DATE</u>	<u>TIME(S)</u>
December 11 <sup>th</sup>	4:00 PM
December 18 <sup>th</sup>	4:00 PM

**Please See Attached for Submittal Requirements**

  
 \_\_\_\_\_  
 Signature of Property Owner/Applicant 11/19/19  
Date

<b>For Staff Use Only</b>		PL _____
Date Received _____	By _____	
Date Fee Paid _____	Received By _____	
Date Review Completed _____	Date Applicant Contacted _____	



**First Plat Submission Checklist**

**Subdivision Name:** THE CONSERVANCY AT JORDAN LAKE

**Submit the following with this application:**

- MPA 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**
- MPA 1 digital copy of all documents conforming to Digital Document Submission Guideline
- MPA 1 Reduced copy of plat (8.5" x 11")
- MPA 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:**

- MPA 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:**

- MPA Completed First Plat Review Application (2 Pages)
- MPA Location Map (with Aerial Photo) from County GIS System (8.5" x 11")
- MPA 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.
- MPA Comments from Chatham County Historical Association from Concept Review (If any)
- MPA Comments from Chatham County Schools from Concept Review (If any)
- MPA Copy of Environmental Documentation or Environmental Impact Assessment and report from Environmental Quality Department.
- MPA Community Meeting Report Form
- MPA Recommendation(s) from Technical Review Committee Meeting at Concept (If any)
- MPA Detailed Soil Scientist Report and Soils Map
- MPA Road name submittal form from Chatham County Emergency Operations office
- MPA Copy of Riparian Buffer Review
- N/A Army Corps of Engineers Permit, if required
- N/A 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:***

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

Revised 4/30/2019