



MAJOR SUBDIVISION - FIRST PLAT REVIEW APPLICATION

Proposed Subdivision Name: The conservancy at Jordan Lake

Property Owner/Applicant:
Name: The Conservancy Real Estate Group, LLC
Address: 341 Kilmayne Drive Suite 201, Cary NC 27511
Phone: (W) (919) 460-3027
(H) _____
(C) _____

Representative (Surveyor, Engineer, Etc.):
Name: Mark Address
Company Name: CE Group Inc.
Address: 301 Glenwood Ave Suite 220, Raleigh NC 27603
Phone: (W) (919) 307-8790 x 101
(C) _____

Fax: _____
Email: andrew.ross@floyddevelopment.com

Fax: _____
Email: mark@cegroping.com

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

PROPOSAL
Parcel # (AKPAR): see attach P.I.N. # see attach Zoning District: R-1

Flood Map # 3710969900K Zone: X 1/2 *E in Buffer Watershed District: WS-IV PA

Existing Access Road (S. R. # and name): old US 1

Total Acreage +/- 1202.9 AC Total # of Lots 1524 Min. Lot Size (Acres) 2600 SF

Max. Lot Size +/- 14,500 SF Avg. Lot Size +/- 5520 SF # Exempt Lots (over 10 ac.) 1 (WWTP)

Phased Development/Development Schedule? YES NO How Many Phases? 4

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

Proposed Number of Lots: Residential 1521 Commercial H/A Other _____

If Other, Specify (i.e. recreation) WWTP, (2) Amenity lots

Wastewater Disposal: Individual Septic Community Septic Public System

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

Public Water System Name: Chatham County

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

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

Type of Road: Private Length (mi.): 0.9 MI Public Length (mi.): 12.3 MI

Road Surface: Paved Gravel Width of Road Surface (feet) 20 FT MIN. TYP 26 FT WIDE

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.):

~~X~~ HIGHWAY 1 +/- 6.5 AC ~~X~~ HIGHWAY 2 +/- 8.4 AC
WWTTP +/- 18 AC

Date of Community Meeting: 11/8/21

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.

DATE
12/21/21
12/22/21

TIME(S)
9 AM
3 PM

Please See Attached for Submittal Requirements

Signature of Property Owner/Applicant

11/19/2021

Date

<i>For Staff Use Only</i>		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:

- 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.
- Completed Flood Plain Determination Application.

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 4 packets of the following information: The remaining 16 packets shall be submitted within one week after Staff Sufficiency review.

- Folded Plat** showing proposed subdivision (minimum size 18" x 24") See Section 6.1 of Subdivision Regulation for information required to be on Plat
- 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 General Environmental Documentation & approval letter from Watershed Protection or Environmental Impact Assessment-(50 lots or more).
- Community Meeting Report Form
- Recommendation(s) from Technical Review Committee Meeting at Concept (If any)
- Detailed Soil Scientist Report, Soils Map, and e-mail correspondence from Environmental Health
- 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 2 paper copies and 1 digital copy: The remaining 13 packets shall be submitted within one week after Staff Sufficiency review.

- 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 and On-Site Inventory Map
- Confirmation letter from Watershed Protection Department

Revised 7/21/2021

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

The Conservancy at Jordan Lake Conservation Subdivision Project Summary and Phasing

The Conservancy at Jordan Lake consists of +/- 1263 AC. The project as proposed will provide for 1521 residential lots along with (2) community amenity facilities. The conservation subdivision ordinance requires at least 40% of the land mass be preserved with 80% of that to be left as natural space.

We are providing 41% in natural space with another 24% of additional open space; providing at least 65% open space (including the voluntary green space) versus the minimum required 40%. We expect all 100% of the conservation area (+/- 524 AC) to be left undisturbed versus the minimum of 80% (permitted by ordinance).

The conservation space includes significant upland hardwood stand identified by State Natural Heritage Program. Continuous Open Space has been offered along the ACOE project boundary to the upland hardwood stand. Residential development is clustered and will consist of +/- 1000 units of age restricted home sites that will include both single family and duplexes. The remaining +/- 521 residential lots will include both single family and townhome units. Over 50% of the lots back up to common open space (greater than 50' of depth). Each neighborhood will have a separate central amenity. Amenities to include, but not exclude, a combination of (2) pools with clubhouse/shelters, dog parks, tot lots, trails, frisbee golf, passive play lawns, active play lawns, pickle ball, tennis, outdoor kitchens/grilling.

A central 1.7 mile (unloaded) divided parkway with direct access to Old US1 is planned to serve the project. This entrance is within 1.2 miles of the Old US 1 and US 1 interchange. Improvements at the entrance on OLD US 1 and at the interchange are planned. A second gated emergency access is planned from Partian Road. This access will allow fire/ safety a 2nd access point in event of an emergency. The emergency access road will be a paved road with shoulder and ditch section suitable for fire trucks and other emergency vehicles. All the other streets are planned as public.

Water will be provided by Chatham County. Wastewater will be treated on site to reuse standards and irrigated per NC State regulatory standards. The wastewater system will be operated by Aqua NC; a licensed public utility regulated by the State Utilities Commission. Stormwater and Erosion Control will be regulated by Chatham County.

There are (2) proposed public road crossings of stream / wetland buffers. All other proposed crossings of streams or wetlands will be either thru use of an open bottom culvert (2) private roads or an elevated bridge crossing for pedestrian and utility access. All utility crossings will utilize a bore under the stream or wetland for the entirety of Zone 1 (30'). All wastewater forcemains will run within road ROW as between lift stations and the WWTP. As a result, only (2) permanent impacts are expected for the project.

Phasing: The project is anticipated to be developed in (4) major phases with platting of lots likely in sub phases therein.

Final Plat Completion for Phase 1 by December 31, 2027

Final Plat Completion for Phase 2 by December 31, 2030

Final Plat Completion for Phase 3 by December 31, 2032

Final Plat Completion for Phase 4 by December 31, 2035

Internal Property Owners

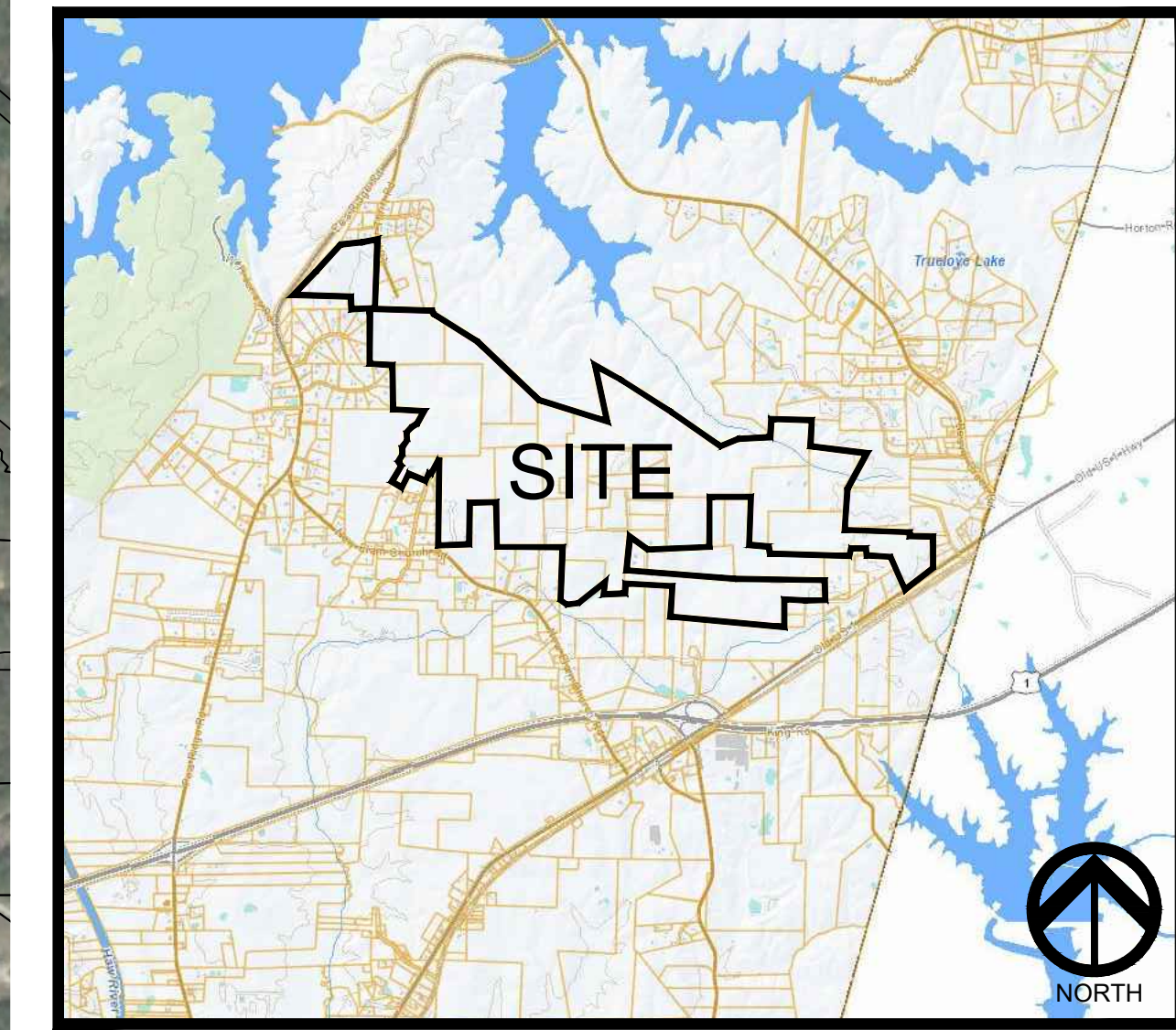
AKPAR	PIN	Billing Name 1	Billing Name 2	Billing Name 3	Billing Address 1	Billing City	Billing State	Billing Zip
	5233 9699-47-0939	MUSIC ROW INVESTMENTS LLC			341 KILMAYNE DR STE 201	CARY	NC	27511-4490
	5504 9699-65-5928.000	3 BOYS CAPITAL LLC ET AL			1018 N WELLONSBURG PL	APEX	NC	27502
	5519 9699-65-0558.000	SB CAPITAL LLC			1064 N LAKESIDE DR	SMITHFIELD	NC	27577-8382
	5775 9699-38-2539.000	OLD NORTH STATE PROPERTY	GROUP LLC		1064 N LAKESIDE DR	SMITHFIELD	NC	27577
	5780 9699-17-6996.000	EQUITY TRUST CO CUST FBO	CHRISTINA ZADELL IRA		1 EQUITY WAY	WESTLAKE	OH	44145
	65275 9699-37-6119.000	EQUITY TRUST CO CUST FBO	CHRISTINA ZADELL IRA		1 EQUITY WAY	WESTLAKE	OH	44145
	68379 9699-55-1805.000	3 BOYS CAPITAL LLC	CONE AVENUE LLC		1064 N LAKESIDE DR	SMITHFIELD	NC	27577
	85342 9699-76-5122.000	3 BOYS CAPITAL LLC ET AL			1018 N WELLONSBURG PL	APEX	NC	27502
	85343 9699-76-4503.000	3 BOYS CAPITAL LLC ET AL			1018 N WELLONSBURG PL	APEX	NC	27502
	85344 9699-66-3488.000	3 BOYS CAPITAL LLC ET AL			1018 N WELLONSBURG PL	APEX	NC	27502
	85346 9699-65-5110.000	3 BOYS CAPITAL LLC ET AL			1018 N WELLONSBURG PL	APEX	NC	27502
	5551 9699-84-4872	CHATHAM CAPITAL GROUP LLC			1064 N LAKESIDE DR	SMITHFIELD	NC	27577
	85347 9699-54-9976	3 BOYS CAPITAL LLC ET AL			1018 N WELLONSBURG PL	APEX	NC	27502
	5238 9699-06-9304.000	CHATHAM CAPITAL GROUP LLC	3 BOYS CAPITAL LLC		1018 N WELLONSBURG PL	APEX	NC	27502
	85341 9699-75-3693.000	3 BOYS CAPITAL LLC ET AL			1018 N WELLONSBURG PL	APEX	NC	27502
	85339 9699-74-4814.000	3 BOYS CAPITAL LLC ET AL			1018 N WELLONSBURG PL	APEX	NC	27502
	85340 9699-75-4204.000	3 BOYS CAPITAL LLC ET AL			1018 N WELLONSBURG PL	APEX	NC	27502
	5558 9699-77-7227.000	EQUITY TRUST CO CUST FBO	CHRISTINA ZADELL IRA		1 EQUITY WAY	WESTLAKE	OH	44145
	5774 9699-09-9505.000	OLD NORTH STATE PROPERTY	GROUP LLC		1064 N LAKESIDE DR	SMITHFIELD	NC	27577
	62390 9780-91-3645.000	TC TIMBER MANAGEMENT LLC			PO BOX 1328	CARY	NC	27512-1328
	5211 9699-35-9636.000	3 BOYS CAPITAL LLC	SB CAPITAL LLC		1018 N WELLONSBURG PL	APEX	NC	27502-7127
	60441 9699-47-9467.000	EQUITY TRUST CO CUST FBO	CHRISTINA ZADELL IRA		1 EQUITY WAY	WESTLAKE	OH	44145
	65274 9699-46-8186.000	EQUITY TRUST CO CUST FBO	CHRISTINA ZADELL IRA		1 EQUITY WAY	WESTLAKE	OH	44145
	69379 9699-44-8898.000	COPELAND WILLIAM RAGAN	COPELAND LISA G	COPELAND KAREN DENISE	2551 HOLLAND CHAPEL CH RD	APEX	NC	27502
	5568 9699-92-5777	TC TIMBER MANAGEMENT LLC			PO BOX 1328	CARY	NC	27512-1328
	5559 9699-54-9149.000	COPELAND WILLIAM RAGAN	COPELAND LISA G	COPELAND KAREN DENISE	2551 HOLLAND CHAPEL CH RD	APEX	NC	27502
	5502 9699-53-6323	CONE AVENUE LLC	CHATHAM CAPITAL GROUP LLC		1064 N LAKESIDE DRIVE	SMITHFIELD	NC	27577
	5570 0609-25-3959.000	FMR INVESTMENTS LLC	EQUITY TRUST CO CUSTODIAN FBO	CHRISTINA ZADELL IRA	PO BOX 1328	CARY	NC	27512
	5545 0609-34-0381	SHADDOX CREEK DEVELOPERS LLC			4201 TAYLOR HALL PL	CHAPEL HILL	NC	27517
	5569 0609-05-8690.000	EQUITY TRUST CO CUST FBO	CHRISTINA ZADELL IRA		1 EQUITY WAY	WESTLAKE	OH	44145

THE CONSERVANCY AT JORDAN LAKE

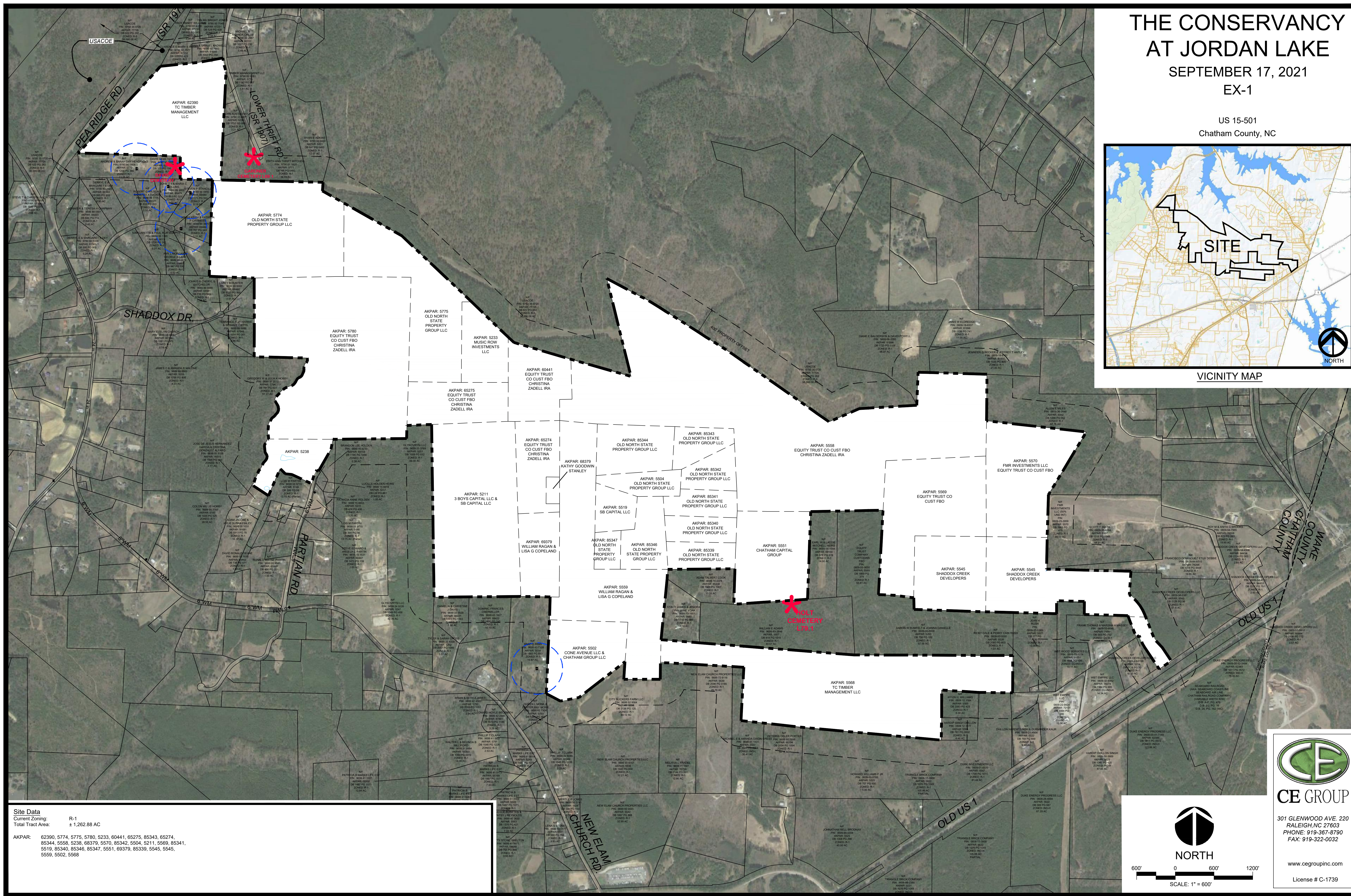
SEPTEMBER 17, 2021

EX-1

US 15-501
Chatham County, NC

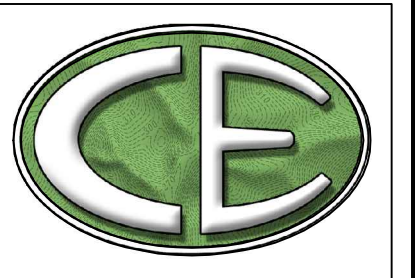
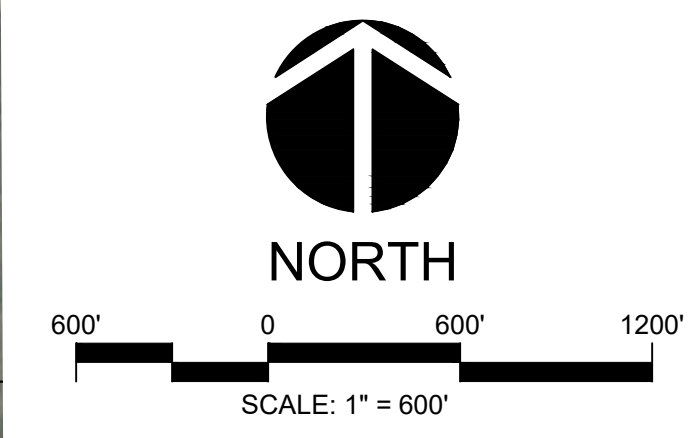


VICINITY MAP



Site Data
 Current Zoning: R-1
 Total Tract Area: ± 1,262.88 AC

AKPAR: 62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 68379, 5570, 85342, 5504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5545, 5559, 5502, 5568



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