



Chatham County Planning Department
 80-A East Street
 P.O. Box 54, Pittsboro, NC 27312-0054
 Phone: 919-542-8204
Concept Plan Review Fee: \$100.00
PL 20

CONCEPT PLAN REVIEW APPLICATION

Property Owner/Applicant:

Name: Bobby A. Branch
 Address: 402 Forrestwood Park Rd.
Sanford, NC 27330
 Phone: (W) (919) 708-8465
 (H) _____
 (C) _____
 Fax: _____
 Email: redmud@windstream.net

Representative (Surveyor, Engineer, Etc.):

Name: Michael Blakley
 Company Name: Michael Blakley
 Address: 6728 Carbonton Road
Sanford, NC 27330
 Phone: (W) (919) 499-8759
 (C) _____
 Fax: _____
 Email: draftinganddesign@gmail.com

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

PROPOSAL

Project Title: Goldston Subdivision

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

Proposed Number of Lots: Residential 40 Commercial _____ Other _____

If Other, Specify (i.e. recreation) _____

Average Subdivision Lot Size (Acres) 0.61 Total Acreage 24.91

Number Lots Over 10 Acres _____ Wastewater Disposal Type Goldston Sewer

Access Type NCDOT Road Water Source Goldston-Gulf Sanitary District

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

Will this Subdivision be Phased? YES NO If Yes, how many Phases? _____

Will this Subdivision have a Development Schedule (50 Lots or more)? YES NO

When do you Expect Full Build-Out of this Subdivision (Year)? 2023

Signature of Property Owner/Applicant

Date

PROPERTY INFORMATION

Parcel # (AKPAR): 9533

Zoning District: Goldston R-15

Flood Map # 3710960600J

Zone: _____

Watershed District: Local

S. R. road name: Vernie Phillips Road - SR 2189 & Pittsboro Goldston Road - SR 1010

Will a Rezoning or Conditional Use Permit be Requested? YES NO

Has Property Been Timbered in Last 5 Years? YES NO If YES, what year? _____

Is the Property Adjacent to Public Lands (i.e. State, County, Non-Profit or Federal) YES NO

(CIRCLE ALL THAT APPLY)

Is the Property Adjacent to any Voluntary Agricultural District(s) YES NO

Environmental Features (Use County GIS [www.chathamgis.com] to determine if features are present)

Water Bodies (Rivers, Streams, Ponds, Lakes) YES NO

Wetlands YES NO

Steep Slopes YES NO

Significant Natural Heritage Area (SNHA) YES NO

Prime Farmland Soils YES NO

Cemeteries YES NO

Other known Historical Features (i.e. structures over 50 years in age) YES NO

Please Attach the Following:

x Vicinity Map showing the subject property, surrounding area, labels for access roads, and any water bodies on or near the property (available from www.chathamgis.com)

x List of Adjacent Property Owners (within 400 feet of subject property) for Community Meeting Notifications

x Draft Concept Plan (minimum 18"x24" size) – This is a Horizontal plan giving a general overview of suggested layout(s) for development. If more than one plan is offered, it is suggested that at least one be a sustainable development plan with a conservation design incorporating Low Impact Development (LID) options.

For Staff Use Only		PL _____
Date Received	<u>6/24/22</u>	By <u>HUNTER GLENN</u>
Date Fee Paid	<u>7/7/22</u>	Received By <u>HUNTER GLENN</u>
Date Review Completed	_____	Date Applicant Contacted _____