



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: Firefly Overlook

Property Owner/Applicant:

Representative (Surveyor, Engineer, Etc.):

Name: Pea Ridge Developers, LLC. (Andrew Ross)

Name: Mark Ashness, PE.

Address: 4201 Taylor Hall Pl
Chapel Hill, NC 27517

Company Name: CE Group, Inc.
Address: 301 Glenwood Ave., Ste 220

Phone: (W)
(H)
(C) 919-703-6203

Raleigh, NC 27603
Phone: (W) 919-367-8790
(C)

Fax:

Fax:

Email: andrew.ross@floyddevelopment.com

Email: mark@cegroupinc.com

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

Consultant

PROPOSAL

Parcel # (AKPAR): 18070, 17531 P.I.N. # 9781-00-08-7055, 9771-00-96-7705 Zoning District: R-1

Flood Map # 3710977100K, 3710978000K Zone: "X" Watershed District: CA, WS-IV PA

Existing Access Road (S. R. # and name): SR 1700 (N. PEA RIDGE RD), SR 1941 (SEAFORTH RD)

Total Acreage 75.2 AC Total # of Lots 30 Min. Lot Size (Acres) 1.5 AC

Max. Lot Size 3.7 AC Avg. Lot Size 1.8 AC # Exempt Lots (over 10 ac.) 0

Phased Development/Development Schedule? YES NO 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 Multi-Family (Townhomes, Apts., etc.) YES NO

Proposed Number of Lots: Residential 30 Commercial Other

If Other, Specify (i.e. recreation)

Wastewater Disposal: Individual Septic Community Septic Public System

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

Public Water System Name: N/A

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.): 0.74 MI

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

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.):

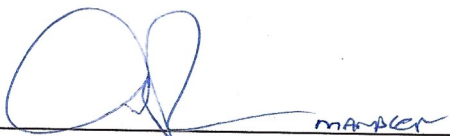
N/A

Date of Community Meeting: August 31, 2022 Location: Chatham County Public Library

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>
TUESDAY, OCTOBER 25	9 AM
THURSDAY, OCTOBER 27	4 PM

Please See Attached for Submittal Requirements


 Signature of Property Owner/Applicant _____ Date 9-13-2022

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: Firefly overlook

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 adjoining property owners with mailing addresses. List must include all adjoining property owners within 400 feet of property boundaries. A Microsoft Excel spreadsheet listing the names and addresses shall be submitted with the digital submission.

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 bound 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
- NC Division of Water Quality Permit, if required

If submitting a Conservation Subdivision, must also submit the following documentation along with 15 paper copies (bound in a 3 ring binder) 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])