



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: GRANVILLE

Property Owner/Applicant:

Representative (Surveyor, Engineer, Etc.):

Name: Fitch Creations, Inc.
Address: Attn: Greg Fitch
2000 Ferrington Village Ctr. Pittsboro. NC
Phone: (W) 919-545-5736
(H)
(C) 919-632-1159
Fax: n/a
Email: Greg@Ferrington.com

Name: Dan Sears, PLA
Company Name: Dan Sears / Sears Design Group, PA
Address: 625 W Jones St, Raleigh, NC 27603
Phone: (W) 919-832-7000
(C) 919-414-2903
Fax: n/a
Email: Dan@SearsDesignGroup.com

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

PROPOSAL

Parcel # (AKPAR): 95264 P.I.N. # 9774-42-5129 Zoning District: R-1

Flood Map # 3710977400J Zone: N/A Watershed District: WS-IV PA

Existing Access Road (S. R. # and name): SR-1812 Weathersfield to US 15-501

Total Acreage 51.76 Total # of Lots 43 Min. Lot Size (Acres) 18,910 SF (0.43 Ac.)

Max. Lot Size 60,292 SF (1.39 Ac) Avg. Lot Size 28,948 SF (0.66 Ac) # Exempt Lots (over 10 ac.) 0

Phased Development/Development Schedule? YES [X] NO [ ] How Many Phases? 3 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). N/A

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

Proposed Number of Lots: Residential 43 Commercial N/A Other open space

If Other, Specify (i.e. recreation) Common Open Space Area to be deeded to a new "Granville HOA"

Wastewater Disposal: Individual Septic [ ] Community Septic [ ] Public System [X]

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

Public Water System Name: Chatham County Public Utilities

Public Wastewater System Name (ex. Aqua NC): Ferrington Utilities, LLC

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

Type of Road: Private  Length (mi.): N/A Public  Length (mi.): 0.616 miles

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.):

Recreation (Public): None, payment in lieu proposed

Recreation (HOA Owned): 0.51 Acres park included within 19.09 Acres Open Space.

Date of Community Meeting: 28 June 2022 Location: Ferrington Village Center Barn

*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)**

First Choice: Tuesday (AM) 1-10-23

9:30 AM

First Choice: Thursday (PM) 1-12-23

3:30 PM

Rain/Snow Date Options: Thursday (AM) 1-19-23

9:30 AM

Friday (AM) 1-20-23

9:30 AM

Monday (PM) 1-23-23

3:30 PM

Tuesday (AM) 1-24-23

9:30 AM

Wednesday (PM) 1-25-23

3:30 PM

**Please See Attached for Submittal Requirements**

Acey Fital  
Signature of Property Owner/Applicant

12/2/22  
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:** GRANVILLE

**Submit the following with this application:**

- Attached** 1 digital copy of all documents conforming to Digital Document Submission Guideline
- A-1 (digital #)** 1 Reduced copy of plat (8.5" x 11")
- A-2** 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.
- A-3** Completed Flood Plain Determination Application.

**Submit two (2) paper copies and one (1) digital copy of the following:**

- A-4** 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.**

- B-01** **Folded** Plat showing proposed subdivision (minimum size 18" x 24") See Section 6.1 of Subdivision Regulation for information required to be on Plat
- B-02** Completed First Plat Review Application (2 Pages)
- B-03** Location Map (with Aerial Photo) from County GIS System (8.5" x 11")
- B-04** 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.
- B-05** Comments from Chatham County Historical Association from Concept Review (If any)
- B-06** Comments from Chatham County Schools from Concept Review (If any)
- B-07** Copy of General Environmental Documentation & approval letter from Watershed Protection or Environmental Impact Assessment-(50 lots or more). ^See B-10 (Riparian Buffer Review)
- B-08** Community Meeting Report Form ^n/a (43 lots)
- B-09** Recommendation(s) from Technical Review Committee Meeting at Concept (If any)
- B-10** Detailed Soil Scientist Report, Soils Map, and e-mail correspondence from Environmental Health >Public Sewer Only, Info Included
- B-11** Road name submittal form from Chatham County Emergency Operations office
- B-12** Copy of Riparian Buffer Review

**n/a -see note>** Army Corps of Engineers Permit, if required >No floodplains on site

**n/a -see note>** NC Division of Water Quality Permit, if required >No wells are proposed/  
No wetlands disturbed

**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.**

- 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 and On-Site Inventory Map
- n/a** Confirmation letter from Watershed Protection Department

Revised 7/21/2021