



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 Estates at Finley Farms

Property Owner/Applicant:

Representative (Surveyor, Engineer, Etc.):

Name: The Conservancy Real Estate Group, LLC. (Andrew Ross)

Name: Mark Ashness, PE.

Address: PO Box 5548
Cary, NC 27512

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

Phone: (W) 919-467-7333

Raleigh, NC 27603

(H)

Phone: (W) 919-367-8790 ext 101

(C)

(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): 5545 P.I.N. # 0609-00-34-0381 Zoning District: R-1

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

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

Total Acreage 105 AC Total # of Lots 45 Min. Lot Size (Acres) 1.5 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 How Many Phases? 1

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 45 Commercial Other

If Other, Specify (i.e. recreation) Open space for WQ ponds

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.): 1.1 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.):

8.65 AC Community Open Space

Date of Community Meeting: March 6, 2023

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

TIME(S)

TUESDAY, APRIL 25

4 PM

THURSDAY, APRIL 27

9 AM

Please See Attached for Submittal Requirements



3-14-2023

Signature of Property Owner/Applicant

Date

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: THE ESTATES AT FINLEY FARMS

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