



Chatham County Planning Department
80-A East Street
P.O. Box 54, Pittsboro, NC 27312-0054
Phone: 919-542-8204

MAJOR SUBDIVISION - CONSTRUCTION PLAN

Subdivision Name: Firefly Overlook

Property Owner/Applicant: Pea Ridge Developers, LLC (Andy Ross)
Address: 4201 Taylor Hall Pl, Chapel Hill, NC 27517
Phone: (W) (H) (C) 919-703-6203
Fax:
Email: andrew.ross@floyddevelopment.com
Surveyor / Engineer: Jeff Foster, PE
Company Name: CE Group, Inc.
Address: 301 Glenwood Ave, Suite 220, Raleigh, NC 27603
Phone: (W) 919-367-8790 x-105
Fax:
Email: jeff@cegroupinc.com

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)

Phased Development/Development Schedule? YES [ ] NO [X] Phases # N/A
Total Acreage 75.2 Total # of Lots 30 Min. Lot Size (Acres) 1.5
Max. Lot Size 3.7 AC Avg. Lot Size 1.8 AC # Exempt Lots (over 10 ac.) 0

Please attached a DETAILED Phasing Schedule or Development Schedule (for subdivisions consisting of 50 Lots or More).

Mixed-Use YES [ ] NO [X] Multi-Family (Townhomes, Apts., etc.) YES [ ] NO [X]
Proposed Number of Lots: Residential 30 Commercial 0 Other 0

If Other, Specify (i.e. recreation)

Are there historical structures located on the property that may be 50 years or older, i.e. cemetery, fences, chimneys, structures. Yes [ ] No [X] If yes, type of structure(s) and date and type of contact, i.e. on-site visit, telephone, letter, with Chatham County Historical Association:

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

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

Public Water System Name: N/A

Public Wastewater System Name (ex. Aqua NC): N/A

Type of Road: Private  Length (mi.): \_\_\_\_\_ Public  Length (mi.): 0.74

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

Type and Acreage of Other Facilities (ex. Recreation, Mixed-Use, Commercial, etc.):  
N/A

**PERMITS/APPROVALS REQUIRED: (copies of all required permits shall be included with Construction Plan submittal)**

- NCDOT ROAD PLAN APPROVAL YES  DATE 8/11/23 N/A
- NCDOT COMMERCIAL DRIVEWAY PERMIT YES  DATE 8/11/23 N/A
- EROSION CONTROL PLAN APPROVAL YES  DATE 8/23/23 N/A
- STORMWATER PLAN APPROVAL YES  DATE 8/23/23 N/A
- NCDENR (401 WATER QUALITY CERT) YES  DATE 7/26/23 N/A
- U.S. ARMY CORPS OF ENGINEERS (404 STREAM IMPACT) YES  DATE 8/8/23 N/A
- ROAD NAME REQUEST FORM YES  DATE 8/31/22 N/A
- COUNTY PUBLIC WATER APPROVAL YES  DATE \_\_\_\_\_ N/A
- STATE PUBLIC WATER APPROVAL (NCDENR) YES  DATE \_\_\_\_\_ N/A
- NCDENR DWQ (WASTE WATER TREATMENT PLANT) YES  DATE \_\_\_\_\_ N/A
- SOIL SCIENTIST REPORT YES  DATE 9/10/22 N/A
- OTHER: RIPARIAN BUFFER AUTHORIZATION YES  DATE 8/23/23 N/A

**Include one (1) paper copy and (1) electronic copy of all items above (see Digital Document Requirements) and 10 paper copies of Construction Plan (scale not to be more than 200 feet to 1 inch)**

[Signature] 8-23-23  
Signature of Property Owner/Applicant Date

<b>For Staff Use Only</b>		PL _____
Date Received _____	By _____	
Date Review Completed _____	Date Applicant Contacted _____	
TRC Meeting Date: _____	Construction Plan Approval Date: _____	