



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

Amendment to:

First Plat Review Fee: \$250.00 + \$50.00 per Lot

MAJOR SUBDIVISION - FIRST PLAT REVIEW APPLICATION

Proposed Subdivision Name: The Conservancy at Jordan Lake

Property Owner/Applicant:

Representative (Surveyor, Engineer, Etc.):

Name: The Conservancy Real Estate Group LLC

Name: Mark Ashness

Address: 341 Kilmayne Drive, Suite 201
Cary, NC 27511

Company Name: CE Group, Inc

Address: 301 Glenwood Avenue, Suite 220
Raleigh, NC 27603

Phone: (W) (919) 460-3021

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

(H)

(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): See attached P.I.N. # See Attached Zoning District: R-1

Flood Map # 3710969900K, 3720060800I Zone: X and AE Watershed District: WS-IV PA

Existing Access Road (S. R. # and name): Old US 1

Total Acreage +/- 1262.9 Total # of Lots 1524 Min. Lot Size (Acres) 2600 SF

Max. Lot Size +/- 14,500 SF Avg. Lot Size +/- 5520 SF # Exempt Lots (over 10 ac.) (1) WWTP

Phased Development/Development Schedule? YES [X] NO [] How Many Phases? 4

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

Proposed Number of Lots: Residential 1521 Commercial N/A Other 3

If Other, Specify (i.e. recreation) WWTP, (2) Amenity sites

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 Wastewater System Name (ex. Aqua NC): Public Utility TBD

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

Type of Road: Private Length (mi.): 13.2 Public Length (mi.): _____

Road Surface: Paved Gravel Width of Road Surface (feet) 22' Minimum

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.):

Amenity 1 +/- 6.5 AC Amenity 2 +/- 8.4 AC

WWTP +/- 18 AC

Date of Community Meeting: 11/8/21 Location: New Hill Comm Ctr

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>
<u>N/A</u>	<u>N/A</u>
_____	_____
_____	_____

Please See Attached for Submittal Requirements

Signature of Property Owner/Applicant

8/17/23

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: CONSERVANCY AT JORDAN LAKE

Submit the following with this application:

- 1 digital copy of all documents conforming to Digital Document Submission Guideline
- N/A 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.
- N/A Completed Flood Plain Determination Application.

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

- N/A 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* * ROAD NAME PLAN ONLY
- Completed First Plat Review Application (2 Pages)
- N/A Location Map (with Aerial Photo) from County GIS System (8.5" x 11")
- N/A 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.
- N/A Comments from Chatham County Historical Association from Concept Review (If any)
- N/A 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).
- N/A Community Meeting Report Form
- N/A Recommendation(s) from Technical Review Committee Meeting at Concept (If any)
- N/A Detailed Soil Scientist Report, Soils Map, and e-mail correspondence from Environmental Health
- Road name submittal form from Chatham County Emergency Operations office
- N/A Copy of Riparian Buffer Review
- N/A Army Corps of Engineers Permit, if required
- N/A 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.

- 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