



MAJOR SUBDIVISION – CONSTRUCTION PLAN

Subdivision Name: The Retreat at Haw River Phase 1 and 2

Property Owner/Applicant:

Surveyor / Engineer:

Name: Flying Crown Ranch, LLC.

Name: Mark Ashness

Address: 100 Weston Estates, Cary NC 27514

Company Name: CE Group, Inc

Address: 301 Glenwood Avenue, Suite 220,

Ral NC 27603

Phone: (W) _____

Phone: (W) 919 367-8790 x 101

(H) _____

(C) _____

(C) _____

Fax: _____

Fax: _____

Email: tim@prestondev.com

Email: mark@cegroupinc.com

Parcel # (AKPAR): 3027,87217,81274 **P.I.N. #** 9763-00-44-5228 **Zoning District:** R-1

Flood Map # 3710976300K **Zone:** AE and X **Watershed District:** WS-IV PA

Existing Access Road (S. R. # and name): Bynum Ridge Road, SR 1711

Phased Development/Development Schedule? YES NO **Phases #** 1 & 2

Total Acreage 375.9 AC **Total # of Lots** 177 **Min. Lot Size (Acres)** 7800 SF

Max. Lot Size 18,739 SF **Avg. Lot Size** 8500 SF **# Exempt Lots (over 10 ac.)** None

*Please attached a **DETAILED** Phasing Schedule or Development Schedule (for subdivisions consisting of 50 Lots or More). Provided at 1st Plat*

Mixed-Use YES NO **Multi-Family (Townhomes, Apts., etc.)** YES NO

Proposed Number of Lots: Residential +/- 400 Ultimate Commercial None Other 3

If Other, Specify (i.e. recreation) Amenities Planned in Future Phases and Lots for Utilities in Future

Are there historical structures located on the property that may be 50 years or older, i.e. cemetery, fences, chimneys, structures. Yes No **If yes, type of structure(s)** Cemetery

and date and type of contact, i.e. on-site visit, telephone, letter, with Chatham County Historical Association: Thoroughly Discussed during 1st Plat Approval (Email exchange attached).

Type of Wastewater Disposal: Individual Septic Community Septic Public System

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

Public Water System Name: Chatham County Water _____

Public Wastewater System Name (ex. Aqua NC): Flying Crown Ranch (Developer)

Type of Road: Private Length (mi.): _____ Public Length (mi.): 2.28 _____

Road Surface: Paved Gravel Width of Road Surface (feet) 22 - 30 (Asphalt)

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 <input checked="" type="checkbox"/>	DATE 10/24/23	N/A <input type="checkbox"/>
NCDOT COMMERCIAL DRIVEWAY PERMIT	YES <input checked="" type="checkbox"/>	DATE 10/24/23	N/A <input type="checkbox"/>
EROSION CONTROL PLAN APPROVAL	YES <input checked="" type="checkbox"/>	DATE 10/23/23	N/A <input type="checkbox"/>
STORMWATER PLAN APPROVAL	YES <input checked="" type="checkbox"/>	DATE 10/24/23	N/A <input type="checkbox"/>
NCDENR (401) WATER QUALITY CERT	YES <input type="checkbox"/>	DATE _____	N/A <input checked="" type="checkbox"/>
U.S. ARMY CORPS OF ENGINEERS (404) STREAM IMPACT	YES <input type="checkbox"/>	DATE _____	N/A <input checked="" type="checkbox"/>
ROAD NAME REQUEST FORM	YES <input checked="" type="checkbox"/>	DATE 9/9/22	N/A <input type="checkbox"/>
COUNTY PUBLIC WATER APPROVAL	YES <input checked="" type="checkbox"/>	DATE 1/17/23	N/A <input type="checkbox"/>
STATE PUBLIC WATER APPROVAL (NCDENR)	YES <input checked="" type="checkbox"/>	DATE 9/6/23	N/A <input type="checkbox"/>
NCDENR DWQ (WASTE WATER TREATMENT PLANT)	YES <input checked="" type="checkbox"/>	DATE 6/30/23	N/A <input type="checkbox"/>
NCDENR DWQ (WASTEWATER COLLECTION)	YES <input checked="" type="checkbox"/>	DATE 10/24/23	N/A <input type="checkbox"/>
OTHER: Riparian Buffer Authorization	YES <input checked="" type="checkbox"/>	DATE 10/18/23	N/A <input type="checkbox"/>

Include one (1) paper copy and (1) electronic copy of all items above (see Digital Document Requirements) and 2 paper copies of Construction Plan (scale not to be more than 200 feet to 1 inch)



Signature of Property Owner/ Applicant Date 10/24/23

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