



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:** Savannah Ridge

**Property Owner/Applicant:**

Name: Garden Street Communities Southeast, LLC  
Address: 149 US Highway 70  
Garner, NC 27529  
Phone: (W) 919-422-2753  
(H) N/A  
(C) N/A  
Fax: N/A  
Email: zdaughtery@gardenstreetcommunities.com

**Representative (Surveyor, Engineer, Etc.):**

Name: Brian O'Kane, PE  
Company Name: O'Kane and Associates  
Address: 107 Union Drive, Suite 202  
Washington, NC 27889  
Phone: (W) 252-702-1910  
(C) 252-702-1910  
Fax: N/A  
Email: brian@okaneandassociates.com

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

**Consultant**

**PROPOSAL**

**Parcel # (AKPAR):** 11229 **P.I.N. #** 9678-00-55-1853 **Zoning District:** R1

**Flood Map #** 3710967800L **Zone:** X **Watershed District:** WS-IV-PA

**Existing Access Road (S. R. # and name):** Moncure School Road

**Total Acreage** 152.08 **Total # of Lots** 78 **Min. Lot Size (Acres)** 0.92

**Max. Lot Size** 3.80 **Avg. Lot Size** 1.20 **# Exempt Lots (over 10 ac.)** 0

**Phased Development/Development Schedule?** YES ☐ NO ☒ **How Many Phases?** Single Phase

*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** 78 **Commercial** 0 **Other** 0

**If Other, Specify (i.e. recreation)** N/A

**Wastewater Disposal:** **Individual Septic** ☒ **Community Septic** ☐ **Public System** ☐

**Water System:** **Individual Well** ☐ **Community Well(s)** ☐ **Public System** ☒

**Public Water System Name:** Chatham County

**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.): 1.68

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.):

N/A

Date of Community Meeting: 12/19/2022 Location: The Sprott Youth Center  
80 Sprott Center Drive

*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)

**Please See Attached for Submittal Requirements**

Garden Street Communities Southeast, LLC

Signature of Property Owner/Applicant

Michael Patrick Green, V.P. OF OPERATIONS

Date

11.16.2023

**For Staff Use Only**

PL \_\_\_\_\_

Date Received \_\_\_\_\_ By \_\_\_\_\_

Date Fee Paid \_\_\_\_\_ Received By \_\_\_\_\_

Date Review Completed \_\_\_\_\_ Date Applicant Contacted \_\_\_\_\_