



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:** Ridgewood Hills

**Property Owner/Applicant:**

Name: Pranay Parekh

Address: 213 Slate Blue Pl.  
Cary, NC 27519

Phone: (W) 919-757-7462

(H) "

(C) "

Fax: N/A

Email: parekh@yahoo.com

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

Name: Sam Nye, PE

Company Name: The Site Group, PLLC

Address: 1111 Oberlin Rd  
Raleigh NC 27605

Phone: (W) 919-835-4787

(C) 919-996-9136

Fax: N/A

Email: SRN@thesitegroup.net

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

Consultant

**PROPOSAL**

Parcel # (AKPAR): 17357 P.I.N. # 9772-0079-6324 Zoning District: R-5

Flood Map # 3710977200K Zone: ZONE X Watershed District: WS-IV PA  
3710977300J

Existing Access Road (S. R. # and name): Hatley Road SR 1714

Total Acreage 130.306 Total # of Lots 27 Min. Lot Size (Acres) 3.139

Max. Lot Size 9.426 Avg. Lot Size 5.055 # 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 25 Commercial        Other 2

If Other, Specify (i.e. recreation) Two Open Space for Stormwater Lots

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

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

Public Water System Name: Chatham Co. Municipal System

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.): 5,400 LF  
1.02 mi. Public ☐ Length (mi.): \_\_\_\_\_

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

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.):

(2) Open / Stormwater lots

Date of Community Meeting: 9/28/2023

Location: Chatham Community Library

*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**

*Phyllis B. Paul*

03/14/2024

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 \_\_\_\_\_