



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: Hamlet's Forest Subdivision

Property Owner/Applicant:

Representative (Surveyor, Engineer, Etc.):

Name: Moore Family Partnership

Name: K. Luke Turner, P.E.

Address: c/o Marilyn M. Koenig
293 Fearrington Post, Pittsboro,
NC 27312

Company Name: McKim & Creed, Inc.

Address: 4300 Edwards Mill Road, Suite 200
Raleigh, NC 27612

Phone: (W) _____

Phone: (W) (919) 233-8091

(H) 919-542-3344

(C) 919-880-1363

(C) (336) 514-5509

Fax: _____

Fax: _____

Email: MKoenig@mindspring.com

Email: KLTurner@mckimcreed.com

Who should staff contact (circle one)?

Property Owner/Applicant

Consultant

PROPOSAL 1806, 2035,

9754-82-7488, 9754-93-1889

Parcel # (AKPAR): 95989

P.I.N. # 9754-82-1556

Zoning District: County Zoning

Flood Map # Cary, NC 27513

Zone: R-1

Watershed District: WS IV Protected & WS IV Critical

Existing Access Road (S. R. # and name): S.R. 1525 - Hamlets Chapel Road

Total Acreage 118.76 ac.

Total # of Lots 47

Min. Lot Size (Acres) 0.92 ac.

Max. Lot Size 7.52 ac.

Avg. Lot Size 1.80 ac.

Exempt Lots (over 10 ac.) N/A

Phased Development/Development Schedule? YES NO

How Many Phases? N/A

*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 47 Commercial N/A Other N/A

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 Water

Public Wastewater System Name (ex. Aqua NC): Individual Septic

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

Type of Road: Private Length (mi.): _____ Public Length (mi.): 1.04 mi.

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

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: 3/2/2024 Location: Chatham County Ag. & Conference Center

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)
August 15-16, 2024 All day, please call 919-395-3099 to notify
August 19-23, 2024 All day, please call 919-395-3099 to notify

Please See Attached for Submittal Requirements

Signed by: Marilyn M. Koenig 8/14/2024
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