



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: Hamlets Reserve

Property Owner/Applicant: Representative (Surveyor, Engineer, Etc.):

Name: Jason Dell, Hamlets Reserve, LLC

Name: Douglas Cooper, PE

Address: 50051 Governors Drive
Chapel Hill, NC 27517

Company Name: Bateman Civil Survey Company
Address: 2524 Reliance Avenue

Phone: (W) 919-929-6288

Apex, NC 27539

(H)

Phone: (W) 919-577-1080

(C) 919-260-1857

(C)

Fax:

Fax: 919-577-1081

Email: jason@boldnc.com

Email: engineering@batemancivilsurvey.com

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

PROPOSAL

Parcel # (AKPAR): 1795, 68866, 61669, 2102 P.I.N. # 9757-78-8307, 9754-77-5765, 9754-76-5325, 9754-87-7823, Zoning District: R1

Flood Map # 3710975400K Zone: AE, X Watershed District: Jordan Reservoir, WS-IV

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

Total Acreage 110.28 Total # of Lots 39 Min. Lot Size (Acres) 1.03 Ac.

Max. Lot Size 5.69 Ac. Avg. Lot Size 2.34 Ac. # Exempt Lots (over 10 ac.) 0

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

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 [] NO [X]

Proposed Number of Lots: Residential 39 Commercial Other

If Other, Specify (i.e. recreation)

Wastewater Disposal: Individual Septic [X] Community Septic [] Public System []

Water System: Individual Well [] Community Well(s) [] Public System [X]

Public Water System Name: Chatham County

Public Wastewater System Name (ex. Aqua NC):

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

Type of Road: Private Length (mi.): _____ Public Length (mi.): 0.80

Road Surface: Paved Gravel Width of Road Surface (feet) 26'

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.):

Date of Community Meeting: August 19th, 2024 Location: 128 Hillsboro Street, Pittsboro, NC

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>
10/28/2024	5pm
11/1/2024	9am

Please See Attached for Submittal Requirements

 _____ 9/26/24
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 _____	