



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: Carolina Crossings

Property Owner/Applicant:

Representative (Surveyor, Engineer, Etc.):

Name: KC2 Enterprises, LLC & I-3, LLC

Name: Mark P. Ashness

Address: 341 Kilmayne, Suite 204

Company Name: CE Group

Cary, NC 27511

Address: 301 Glenwood Avenue, Suite 220

Phone: (W) 919 362-6211

Raleigh, NC 27603

(H) _____

Phone: (W) 919 367-8790 ext 101

(C) 919-427-7106

(C) _____

Fax: _____

Fax: 919 322-0032

Email: brad.zadell@gmail.com

Email: mark@cegroupinc.com

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

PROPOSAL

Parcel # (AKPAR): 60710 **P.I.N. #** 0714-23-0860 **Zoning District:** R-1

Flood Map # 3720070400J **Zone:** X **Watershed District:** WS-IV PA

Existing Access Road (S. R. # and name): NC HWY 751

Total Acreage 73.23 **Total # of Lots** 20 **Min. Lot Size (Acres)** 1.61

Max. Lot Size 7.19 **Avg. Lot Size** 3.26 **# Exempt Lots (over 10 AC)** 0

Phased Development/Development Schedule? YES NO **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 **Multi-Family (Townhomes, Apts., etc.)** YES NO

Proposed Number of Lots: Residential 20 Commercial _____ Other _____

If Other, Specify (i.e. recreation) _____

Wastewater Disposal: Individual Septic Community Septic Public System

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

Public Water System Name: _____

Public Wastewater System Name (ex. Aqua NC): _____

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

Type of Road: Private Length (mi.): _____ Public (X) Length (mi.): 0.65

Road Surface: Paved (X) Gravel Width of Road Surface (feet) 20

Will this be a Conservation Subdivision (See Section 7.7 of Subdivision Ordinance) YES NO (X)

Type and Acreage of Other Facilities (ex. Recreation, Mixed-Use, Commercial, etc.):

Common Open Space (1.73AC) _____

Date of Community Meeting: March 10, 2014 _____ Location: Martha's Chapel Church _____

Provide At Least two (2) separate dates for County Staff and Board (Volunteer Advisory and Elected) site visits – Please provide at least one date when site will be available between 8am and 5pm, and one date when site will be available after 5pm

DATE	TIME(S)
May 21st	8-5
May 28th	after 5:00pm

Please See Attached for Submittal Requirements


5/13/14

 Signature of Property Owner/Applicant Date

For Staff Use Only	
Date Received _____	By _____
Date Fee Paid _____	Received By _____
Date Review Completed _____	Date Applicant Contacted _____



First Plat Submission Checklist

Subdivision Name: Carolina Crossings

Submit the following with this application:

- 20 paper copies (folded) of the Plat showing proposed subdivision (minimum size 18" x 24") *See Section 6.1 of Subdivision Regulation for information required to be on Plat*
- 1 digital copy of all documents conforming to Digital Document Submission Guideline
- 1 Reduced copy of plat (8.5" x 11")
- List (1 copy) of adjoining property owners with mailing addresses. List must include all adjoining property owners within 400 feet of property boundaries. A Microsoft Excel spreadsheet listing the names and addresses shall be submitted with the digital submission.

Submit two (2) paper copies and one (1) digital copy of the following:

- Utility Plan (proposed layouts for sewer and water where applicable, showing feasible connections to the existing utility system, or any proposed utility system).

Submit 20 bound packets of the following information:

- Completed First Plat Review Application (2 Pages)
- Location Map (with Aerial Photo) from County GIS System (8.5" x 11")
- Topographic Map (contours at vertical intervals of not more than five [5] feet, at the same scale as the First Plat), if required by staff.
- Comments from Chatham County Historical Association from Concept Review (If any)
- Comments from Chatham County Schools from Concept Review (If any)
- Copy of Environmental Documentation or Environmental Impact Assessment and report from Environmental Quality Department.
- Community Meeting Report Form
- Recommendation(s) from Technical Review Committee Meeting at Concept (If any)
- Detailed Soil Scientist Report and Soils Map
- Road name submittal form from Chatham County Emergency Operations office
- Copy of Riparian Buffer Review
- Army Corps of Engineers Permit, if required
- NC Division of Water Quality Permit, if required

If submitting a Conservation Subdivision, must also submit the following documentation along with 15 paper copies (bound in a 3 ring binder) and 1 digital copy:

- Documentation (i.e. deed, easement document) of Ownership of Conservation Space
- Conservation Space Management Plan (See Section 7.7 [G])
- Legal Instrument for Permanent Protection (See Section 7.7 [H])