



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: The Retreat on Haw River

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

Name: The Retreat on Haw River, LLC

Name: Nicolas P. Robinson

Address: 227 W. Trade St., Suite 1000
Charlotte, NC 28202

Company Name: Bradshaw & Robinson, LLP
Address: P.O. Box 607

Phone: (W) 864 710-3989

Pittsboro, NC 27312

(H) _____

Phone: (W) 919 542-2400

(C) _____

(C) _____

Fax: _____

Fax: _____

Email: smunday@crescentcommunities.com

Email: Robinson@bradshawrobinson.com

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

PROPOSAL

Parcel # (AKPAR): See Attached P.I.N. # See Attached Zoning District: CU-RA-90

Flood Map # 3710976300J/3710975300J Zone: A & E Watershed District: WS-IV-PA and RC

Existing Access Road (S. R. # and name): Bynum Ridge Road

Total Acreage +/- 650 ac. Total # of Lots 393 Min. Lot Size (Acres) +/- 7500 sf

Max. Lot Size +/- 43,000 sf Avg. Lot Size .25 ac. # Exempt Lots (over 10 ac.) N/A

Phased Development/Development Schedule? YES NO How Many Phases? 2 (w/ sub 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 393 Commercial _____ Other +/- 2

If Other, Specify (i.e. recreation) Recreational amenity area, pump station lots, WWTP and spray areas

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): Publicly regulated utility company

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

Type of Road: Private Length (mi.): +/- 4700 lf Public Length (mi.): +/- 32,300 lf

Road Surface: Paved Gravel Width of Road Surface (feet) See Roadway and Land Disturbance Exhibit

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.):

See attachments _____

Date of Community Meeting: April 7, 2014 Location: Bradshaw & Robinson Offices

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

<u>DATE</u>	<u>TIME(S)</u>
<u>Wed. June 11, 2014 @ 1:00 pm</u>	<u>Thursday June 12, 2014 @ 5:30 pm</u>
_____	_____
_____	_____

Please See Attached for Submittal Requirements

The Retreat on Haw River, LLC

By: Scott Mordley
Signature of Property Owner/Applicant _____ Date _____

<i>For Staff Use Only</i>	
Date Received _____	By _____
Date Fee Paid _____	Received By _____
Date Review Completed _____	Date Applicant Contacted _____



First Plat Submission Checklist

Subdivision Name: _____

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])

AKPAR TRACT NOS.

308 Bynum Ridge Road, Pittsboro, NC 27312 PARCEL (AKPAR) Nos.: 3027, 3029, 87217, 86946, 81274
and 86878 – 86944 and 86945

PROPOSED ESTIMATED DEVELOPMENT SCHEDULE

It is anticipated that the development will be done in two phases (with sub-phases). The last final plat will be applied for by December 31, 2028.

THE RETREAT ON HAW RIVER CONSERVATION SUBDIVISION
FIRST PLAT APPLICATION NARRATIVE

After having successfully submitted and completed the Concept Plan review with the County and the community input process as well, Applicant hereby submits its First Plat Application for this Conservation Subdivision in accordance with the applicable sections of the Chatham County Subdivision Ordinance, including Section 7.7 thereof. It is Applicant's intent to obtain First Plat Approval of this Conservation Subdivision in order to allow it to proceed to development in accordance with its approved development schedule. This project already has an approved Conditional Use Permit that would be replaced by this First Plat, assuming it is approved. In addition, simultaneously, Applicant is applying to change the zoning of the tract back to its original bifurcated zoning (R-1 and R-5). Approval of the First Plat is a condition precedent to Applicant's request to rezone. The Conservation Space will ultimately be owned and managed by the applicable property owners association for the subdivision, another caretaker non-profit organization, a municipality or some combination thereof. Forty percent of the project will be Conservation Space (approx.. 252 acres). Of that space, approximately 1% is currently estimated to be reserved for Open Space but that percentage may be increased within the parameters of allowance. It is anticipated that the Open Space percentage would not be increased beyond ten percent 10% of the total Conservation Space (approx.. 25.2 acres). This reservation is made simply to account for the possibility of some unanticipated need, whether proposed by Applicant or the ultimate caretaker of the Conservation Space.

As part of this Application, Applicant has submitted not only the standard materials required for a First Application but has also submitted all of the materials related specifically to seeking approval of a Conservation Subdivision. Such materials include, but are not limited to:

1. Base Density Calculation and accompanying Conservation Subdivision Density Calculation.
2. Draft Conservation Management Plan
3. Draft Deed to property owners association
4. Draft Legal Instrument for Permanent Protection
5. Environmental Impact Assessment (previously submitted and approved)