



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: Sunset Grove

Property Owner/Applicant:

Representative (Surveyor, Engineer, Etc.):

Name: Chatham Capital LLC

Name: Mark P. Ashness

Address: 400 Market Street, Suite 115
Chapel Hill, NC 27516

Company Name: CE Group
Address: 301 Glenwood Avenue, Suite 220

Phone: (W) 919 933-4422

Raleigh, NC 27603

(H) _____

Phone: (W) 919 367-8790 ext 101

(C) _____

(C) _____

Fax: _____

Fax: 919 322-0032

Email: sarah.bpropnc@gmail.com

Email: mark@cegroupinc.com

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

PROPOSAL

Parcel # (AKPAR): 17425, 17440, 17441 **P.I.N. #** 9773-60-6982, 9772-59-2771, 9772-59-4420 **Zoning District:** R-1

Flood Map # 3710977300J & 3710977200J **Zone:** X **Watershed District:** WS-IV PA

Existing Access Road (S. R. # and name): Mt. Gilead Church Road (SR 1700)

Total Acreage 107.82 **Total # of Lots** 55 **Min. Lot Size (Acres)** 0.92

Max. Lot Size 7.5 **Avg. Lot Size** 1.7 **# Exempt Lots (over 10 AC)** 0

Phased Development/Development Schedule? YES ☒ NO ☐ **How Many Phases?** 2 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** 55 **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: North Chatham Water System

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

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Will New Road(s) be constructed?

YES (X)

NO ☐Internal ☐

External/Access (X)

Type of Road: Private ☐ Length (mi.): _____

Public (X) Length (mi.): 1.36

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.):

Date of Community Meeting: April 7, 2015 _____

Location: Haw River Baptist 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

DATETIME(S)November 4th

10 AM _____

November 5th

5 PM _____

Please See Attached for Submittal Requirements

Janal K. OR, manager

10/15/15

Lynn (Trustee)

12/15/15

Signature of Property Owner/Applicant

Date

For Staff Use Only

Date Received _____ By _____

Date Fee Paid _____ Received By _____

Date Review Completed _____ Date Applicant Contacted _____

For Questions, Contact Lynn Richardson, Subdivision Administrator (lynn.richardson@chathamnc.org) or (919) 542-8207