

**CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST**

SubdivisionName ___ Legacy Phase 4A1 ___

Review For: Sketch Prelim Final

Attach all supporting documentation regarding these approvals. If approvals are still pending, attach applications for approval.

SKETCH DESIGN REVIEW	APPROVAL DATE
<input type="checkbox"/> 25 Copies of Plat with topo along with one (1) 8-1/2 x 11 copy	-----
<input type="checkbox"/> Application w/Complete Adjacent Owner Addresses	-----
<input type="checkbox"/> Soil Scientist Report and soil map	-----
<input type="checkbox"/> Confirmation from Chatham County Historical Association/Jane Pyle/542-3603	
<input type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	
PRELIMINARY PLAT REVIEW	
<input checked="" type="checkbox"/> 25 Copies of Plat along with one (1) 8-1/2 x 11 copy
<input checked="" type="checkbox"/> Application w/ Complete Adjacent Owner Addresses
<input checked="" type="checkbox"/> Detailed Soils Map and Letter of explanation or D.E.M. approval	01/29/15
{see Requirements for soil scientist report}	
<input type="checkbox"/> NCDOT Approval (if public roads) N/A	___/___/___
<input type="checkbox"/> DOT Comm. Driveway Permit N/A	___/___/___
<input checked="" type="checkbox"/> Erosion Control Plan Approval (if new roads or one acre disturbed)	01/05/15
<input type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl)	___/___/___
<input checked="" type="checkbox"/> Road Name Request Form	_02/02/15
<input checked="" type="checkbox"/> County Public Water Approval (if applicable)	11/ 24/14
<input checked="" type="checkbox"/> State Public Water Approval (if applicable)	01/15/15
<input type="checkbox"/> Chatham Co. Schools' Road Comments (if new roads) Approved with Master Plan	___/___/___
<input checked="" type="checkbox"/> Stormwater Management Plan Approval (if appl)	02/04/15
<input type="checkbox"/> Economic & Environmental Impact Study (if appl)	___/___/___
<input type="checkbox"/> Water / Sewer Impact Statement (if appl)	___/___/___
<input type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	
FINAL PLAT REVIEW	
<input type="checkbox"/> 25 Copies of Plat	-----
<input type="checkbox"/> Application
<input type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	___/___/___
<input type="checkbox"/> Chatham County Environmental Health Division septic improvement permits or NCDWQ septic permits for each lot.	___/___/___
<input type="checkbox"/> Road Completion Certificate or Financial Guarantee	___/___/___
<input type="checkbox"/> Utilities Completion Cert. or Financial Guarantee	___/___/___

Comment _____

Date Complete Application Rec'd: _____ / _____ / _____ By: _____

Chatham County Planning Department

P.O. Box 54
Pittsboro, NC 27312
Tel: (919) 542-8204
Fax: (919) 542-2698

Type of Review

- Sketch
- Preliminary
- Final

MAJOR SUBDIVISION APPLICATION

Name of Subdivision: The Legacy Phase 4A1

Subdivision Applicant:

Subdivision Owner:

Name: F-L Legacy Owner LLC

Name: F-L Legacy Owner LLC

Address: c/o FCM NC, LLC

Address: Same

352 Paseo Reyes Dr.

Saint Augustine FL 32095

Phone:(W) 919 230-8800 Fax: _____

Phone:(W) _____

E-Mail frw@frehholdcm.com

Phone:(H) _____ Fax: _____

E-Mail _____

Township: Williams Zoning: R-1

P. I. N. # 978312-2642

Flood Map # 3710978200J Zone: X

Parcel # 17378

Watershed: WS-IV PA

Existing Access Road: S.R. # 1716

S.R. road name Big Woods

Total Acreage 11.66 AC

Total # of Lots: 32

Min. Lot Size: 0.17 AC

Ph. I Acreage _____

Ph. I # of lots _____

Max. Lot Size: 0.31 AC

Ph. II Acreage _____

Ph. II # of lots _____

Avg. Lot Size: 0.20 AC

Ph. III Acreage _____

Ph. III # of lots _____

Name and date of contact with Chatham County Historical Association: Reviewed back in 2005

Type of new road: Private/ Length 1986 LF Public/ Length _____

Road Surface:

paved

gravel

Water System:

individual wells

community wells

public system

name N. Chatham

Sewer System:

septic systems

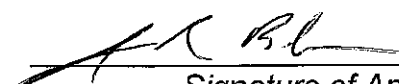
community system

public system

name Aqua NC

List other facilities: commercial, recreation, etc., and the approximate acreage or square footage:

Open Space 2.74 AC


Signature of Applicant

Date 2/3/15


Signature of Owner

Date 2/3/15

For Office Use Only:

Notes: _____

Approved by County Commissioners: Sketch
Preliminary
Final

Payment: Date _____ / _____ / _____ Amount: \$ _____

ADJACENT LAND OWNERS (Property owners across a road, easement, or waterway are considered adjacent land owners):

Legal notices are mailed to these owners, please **type or write neatly**, and include zip codes.

1. F-L Legacy Owner LLC	11.
352 Paseo Reyes Drive	
Saint Augustine FL 32095	
2. Legacy at Jordan Lake HOA Inc	12.
6739 Falls of Neuse Road	
Raleigh NC 27615	
3. Charles and Sharon Howard	13.
15 Rolling Meadows Lane	
Chapel Hill, NC 27517	
4. Michael and Nicole Celeste	14.
50 Rolling Meadows Lane	
Chapel Hill, NC 27517	
5. William and Sandra Allenbaugh	15.
264 Brown Bear	
Chapel Hill, NC 27517	
6.	16.
7.	17.
8.	18.
9.	19.
10.	20.

Payment: Date _____ / _____ / _____ Amount: \$ _____

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264 Brown Bear	
Chapel Hill, NC 27517	
6.	16.
7.	17.
8.	18.
9.	19.
10.	20.

FOR OFFICE USE ONLY

Date's Adjacent Owner Letters were mailed out

Sketch	/ /	/ /
Preliminary	/ /	/ /

Dates and Actions of Planning Board Meetings

Sketch	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Preliminary	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Final	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled

Dates and Actions of Board of Commissioners Meetings

Sketch	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Preliminary	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Final	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled

Conditions stipulated by Planning Board or Board of Commissioners (label as sketch, preliminary or final):

Financial Guarantee (if applicable):

Submitted by: _____

Guarantee Type: _____

Amount: \$_____

Acceptance Date: ___/___/___

Expiration Date: ___/___/___

Release Date: ___/___/___

Release Payable to: _____

_____ / /
Planning Department

Date

REQUIREMENTS FOR SOIL SCIENTIST REPORT
SUBDIVISION PRELIMINARY REVIEW

1. Report must be signed and sealed by a NC licensed soil scientist.
2. Include a soils map drawn to a scale showing initial and repair areas for each lot along with an index of how they are marked in the field. (Include any proposed surface discharge systems.
3. Identify proposed septic systems along with proposed loading rates for each lot.
4. Identify proposed easements for all off site septic areas.
5. Include all special testing results for any proposed pretreatment systems.
6. show proposed or existing set-back restrictions on and adjacent to subject property, ie: water supplies, jurisdictional wetlands, impounded waters, etc.
7. Property lines must be clearly marked and correspond with submitted maps.

CHATHAM COUNTY
PLANNING OFFICE



DIGITAL DOCUMENT SUBMISSION GUIDELINES

Chatham County, in the interest of record automation, requires that all subdivision and re-zoning applications and supporting documents, including plats/maps, be submitted to the Planning Office in digital and hardcopy formats. The primary function of this document is to provide digital submission standards, procedures, and requirements. Failure to comply with these requirements will delay the processing of your application.

ELECTRONIC PLAN AND APPLICATION SUBMITTAL

- ALL DIGITAL FILES MUST BE PC COMPATIBLE. All digital documents must be submitted in Portable Document Format (.pdf). A digital copy of all hardcopy documents must be provided with the application submittal.
- All related digital files should be located in a single directory or folder in the media and named accordingly. Acceptable media will include floppy disks and CD-ROM's. Discs and disc sleeves/cases should be labeled with the contact name, phone number, project name and phase. Revisions to previous submittals should be labeled as such. Digital files may be transmitted via email if approved by the Planning Office.
- Multiple pages of a document shall be combined into a single document when document size permits. Ideally, files should not be larger than 5 megabytes (MB) in size. Files should not be submitted in a compressed format (i.e. WinZip or PkZip).
- PDF documents produced by scanning paper documents should be scanned at resolutions that will ensure pages are legible both on the computer screen and when printed. Therefore, we recommend scanning documents at 300 dots per inch (dpi) to balance legibility and file size. All documents should be properly oriented to the top of the page.
- When submitting numerous digital documents you must provide an ASCII text file named "Submittal.txt" that contains a listing of the documents in the order of the packet submission.

Note: Staff may request digital files compatible with ESRI ArcView GIS software (i.e. AutoCAD .dwg or .dxf files) depending on the size and scope of the project.

If you have any questions regarding the submission of digital documents please contact Jason Sullivan with the Planning Office at 919/542-8233 or jason.sullivan@ncmail.net.