



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: Brookside at Fieldstone

Property Owner/Applicant:

Name: SHERYL-MAR COMPANY, LLC

Address: 87 Norwood Road
Chapel Hill, NC 27516

Phone: (W) 919-210-0920

(H) _____

(C) _____

Fax: _____

Email: jhodgin@email.unc.edu

Representative (Surveyor, Engineer, Etc.):

Name: George J. Retshle, PE

Company Name: Ballentine Associates, PA

Address: 221 Providence Road
Chapel Hill, NC 27514

Phone: (W) 919-929-0481

(C) _____

Fax: 919-489-2803

Email: georger@bapa.eng.pro

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

PROPOSAL

Parcel # (AKPAR): 80775 **P.I.N. #** 9766-20-6324 **Zoning District:** R-1

Flood Map # 3710976500J & 3710976600J **Zone:** X **Watershed District:** WS-IV PA

Existing Access Road (S. R. # and name): Manns Chapel Road and Fieldstone Lane

Total Acreage 20.00 **Total # of Lots** 13 **Min. Lot Size (Acres)** 0.918

Max. Lot Size 1.1 ac **Avg. Lot Size** 1 ac. **# Exempt Lots (over 10 ac.)** N/A

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 13 Commercial 0 Other 0

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: Chatham County

Public Wastewater System Name (ex. Aqua NC): N/A

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

Type of Road: Private ☐ Length (mi.): _____ Public ☒ Length (mi.): 0.28

Road Surface: Paved ☒ Gravel ☐ Width of Road Surface (feet) 20

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.):

N/A

Date of Community Meeting: 30 May 2015 Location: Ex. Fieldstone Lane culdesac

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)

16 Nov 2015

8:00 AM to 5:00 PM

17 Nov 2015

8:00 AM to 5:00 PM

18 Nov 2015

8:00 AM to 5:00 PM

Please See Attached for Submittal Requirements



Signature of Property Owner/Applicant

11/5/15

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: Brookside at Fieldstone

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.
- N/A Comments from Chatham County Historical Association from Concept Review (If any)
- N/A 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
- N/A Recommendation(s) from Technical Review Committee Meeting at Concept (If any)
- ✓ Detailed Soil Scientist Report and Soils Map
- N/A Road name submittal form from Chatham County Emergency Operations office
- ✓ Copy of Riparian Buffer Review
- N/A Army Corps of Engineers Permit, if required
- N/A 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:

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