

APPLICATION FOR PRELIMINARY PLAN APPROVAL MAJOR SUBDIVISION

ORANGE COUNTY

5/05

PLEASE TYPE OR PRINT (INK ONLY)

DATE: 4/17/19

SUBDIVISION NAME: Fairway Hills

LOCATION: 2715 US 70 E, Hillsborough, NC 27278

OWNER/DEVELOPER: Old NC 86 Partners, LLC c/o Jim Parker

ADDRESS: 504 Meadowlands Drive
Hillsborough, NC 27278

TELEPHONE NO.: 919-732-3883

AGENT/CONTACT: Jim Parker

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Hillsborough, NC 27278

TELEPHONE NO.: 919-732-3883

A SUMMARY INFORMATION 9884323275 & 9884319874

Orange County Tax Map _____ Block _____ Lot(s) _____ Township _____

Zoning District(s): R-1

Total Number of Acres: 41.97 acres

Total Number of Lots: 20 Average Lot Size: 1.3 acres Minimum Lot Size: 40,000 SF

Number/Type of Structures: (existing) 1 single family residence (proposed) 20 single family residences

Linear Feet in Streets: 2,300 lf Acres in Open Space: 14.89 acres

Water Supply: _____ Public (specify) _____ Community _____ Wells _____ Individual _____

Wastewater Disposal: _____ Public (specify) _____ Community _____ Septic _____ Individual _____

School District: Orange County Fire District: Eno

General Land Uses in Area: Residential & Golf Course

Critical Areas: _____ Two stream features _____ stream/drainageways _____ None _____ flood prone areas
_____ Lower Eno Protected _____ watershed (specify) _____ None _____ historic sites
other (explain) _____

Is the property to be subdivided currently under "farm use value taxation"? Yes _____ No X. If "yes," please contact the Orange County Tax Office. Subdivision of the property may require payment of deferred taxes under "farm use value taxation."

B All plats must be submitted on sheet no smaller than one inch equals two-hundred feet (1"=200') and no larger than one inch equals twenty feet (1"=20') and must contain the following information:



<u> </u> <u>X</u>	subdivision name	<u> </u> <u>X</u>	zoning of tract and adjacent properties
<u> </u> <u>X</u>	name & address of owner(s)	<u> </u> <u>X</u>	building setback lines by notation or typical lot layout
<u> </u> <u>X</u>	name & address of subdivider (if other than owner)	<u> </u> <u>X</u>	location and width of existing and proposed easements (drainage, utilities, roads, etc.)
<u> </u> <u>X</u>	name of surveyor, engineer, landscape architect or architect, address, registration # & seal	<u> </u> <u>X</u>	Existing, proposed and adjoining rights-of-way including dimensions and street names and State Road numbers. Linear feet of road centerlines and approximate acreage of new street rights-of-way
<u> </u> <u>X</u>	(title) Preliminary Plan		
<u> </u> <u>X</u>	scale, north arrow		
<u> </u> <u>X</u>	date of plan preparation and revisions		
<u> </u> <u>X</u>	township, tax map-block-lot references	<u> </u> <u>X</u>	existing and proposed utilities, including type, sizes, hydrants, valves, manholes
<u> </u> <u>X</u>	Parent Parcel Identification #		
<u> </u> <u>X</u>	deed book and page # of property to be subdivided		
<u> </u> <u>X</u>	boundary described with bearings and distances	<u> </u> <u>X</u>	existing and proposed curbs, gutters and culverts, including sizes and grades

<input checked="" type="checkbox"/>	total acreage of the tract and acreage of lots, including and excluding area within rights-of-way control corner	<input checked="" type="checkbox"/>	location and width of alleys, sidewalks, bike lanes, transit systems, and bus stops
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	typical street cross-sections and intersection details including design and width of travelway and shoulders
<input checked="" type="checkbox"/>	proposed lot lines with dimensions	<input checked="" type="checkbox"/>	horizontal alignment, centerline radius, and general curve data on all proposed streets
<input checked="" type="checkbox"/>	lot & block numbers	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	phasing line(s)	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	topography at ten (10) foot intervals	<input type="checkbox"/>	permanent features such as buildings, cemeteries, historic landmarks
<input checked="" type="checkbox"/>	water bodies, streams, floodways and floodplains	<input checked="" type="checkbox"/>	adjoining lot layout names of adjoining property owners. If subdivided, subdivision plat name, plat book & page number, and perimeter lot numbers.
<input checked="" type="checkbox"/>	stream buffers	<input checked="" type="checkbox"/>	location and size of lots of restricted development potential and notation on plat regarding same
<input checked="" type="checkbox"/>	location and size of parcels dedicated for public use, recreational use or reserved in common, with purpose noted	<input checked="" type="checkbox"/>	stormwater detention and/or retention sites and undisturbed areas for infiltration purposes (if located in water supply watershed)
<input checked="" type="checkbox"/>	impervious surface data (if located in water supply watershed)	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	vicinity map showing general location of subdivision with streets and roads identified by State Road number and name	<input checked="" type="checkbox"/>	Identified natural areas and wildlife corridors
<input checked="" type="checkbox"/>	landscaping and buffer requirements		
<input type="checkbox"/>	township, corporate and extraterritorial planning jurisdiction lines which cross the property		

C OTHER SUBMITTAL REQUIREMENTS:

1. Twenty-five (25) copies of the Preliminary Plat.
2. One full size copy of an Orange County Tax Map (with tax parcels involved clearly marked).
3. Where municipal or OWASA sewer is not available, a copy of the Preliminary Plat indicating Health Department approval/denial for each lot show thereon.
4. Where a private road is proposed, a written statement by the applicant or his/her authorized representative which sets for the justification for a private road (see Section IV-B-3-d-1 of the Orange County Subdivision Regulations).
5. Auxiliary documents, in draft form, prepared in accordance with Section VI of this Ordinance which assure completion and/or maintenance of Improvements required by this Ordinance. Such documents may include, but not be limited to, a private road maintenance agreement and articles of incorporation and restrictive covenants pertaining to a homeowners association. These documents may be required as necessary as evidence that the ordinance requirements are being met.
6. Fee - \$500 plus \$5.00 per lot (one fee for Preliminary and Final Plat).
7. If the subdivision contains 10 lots or more, the following information shall be submitted with the application:
 - a. Number of years to buildout.
 - b. Number of houses to be built during each year until buildout.
 - c. Average price of houses including lots for each year to buildout.

I certify that to the best of my knowledge the information contained above, and in the supporting documents, is a factual representation of the proposed development. I acknowledge that by signing this application, the Orange County Planning and Inspections Department is authorized, pursuant to N.C. Gen. Stat. Section 153a-360, to make as many inspections of the subject property as may be necessary to verify that the proposed work outlined herein is consistent with the provisions of all applicable State and local laws, ordinances and regulations. By signing this application, I acknowledge and agree that inspectors, zoning officers, erosion control officers, and other staff of the Orange County Planning & Inspections Department have a right, upon presentation of proper credentials, to enter the subject property at any reasonable hour for the purposes of inspection or other enforcement action.


4-17-19

4/17/19
 APPLICANT'S SIGNATURE DATE OWNER'S SIGNATURE DATE

FEES: Amount _____ Date Paid _____ Receipt # _____