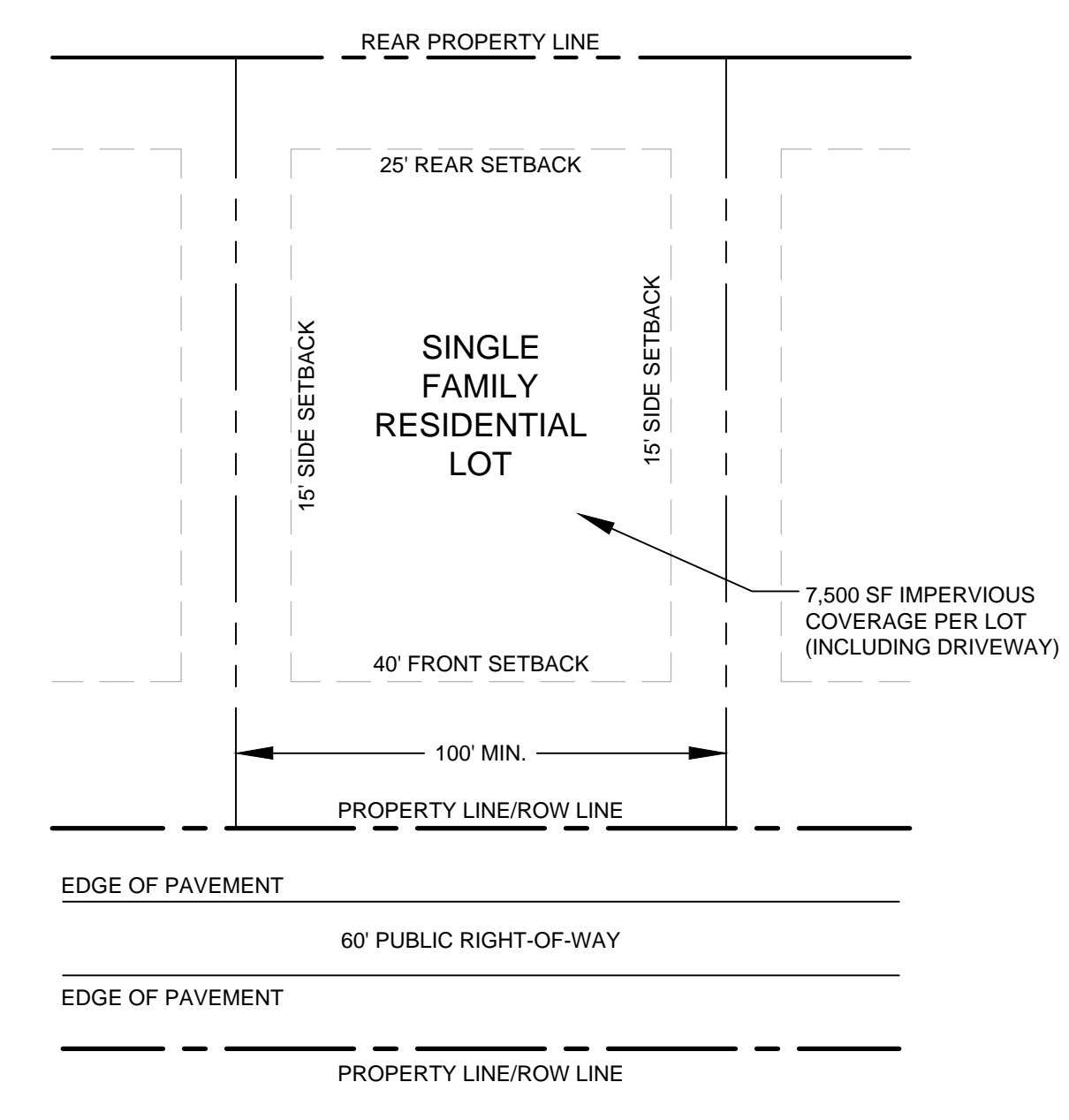
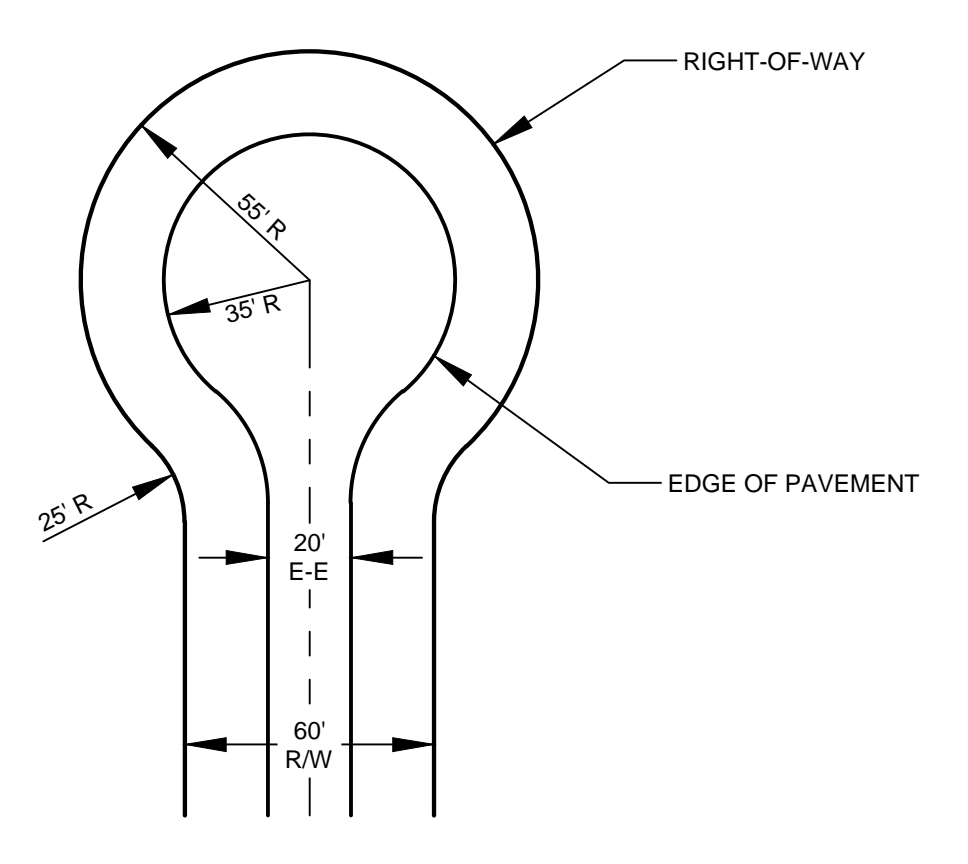


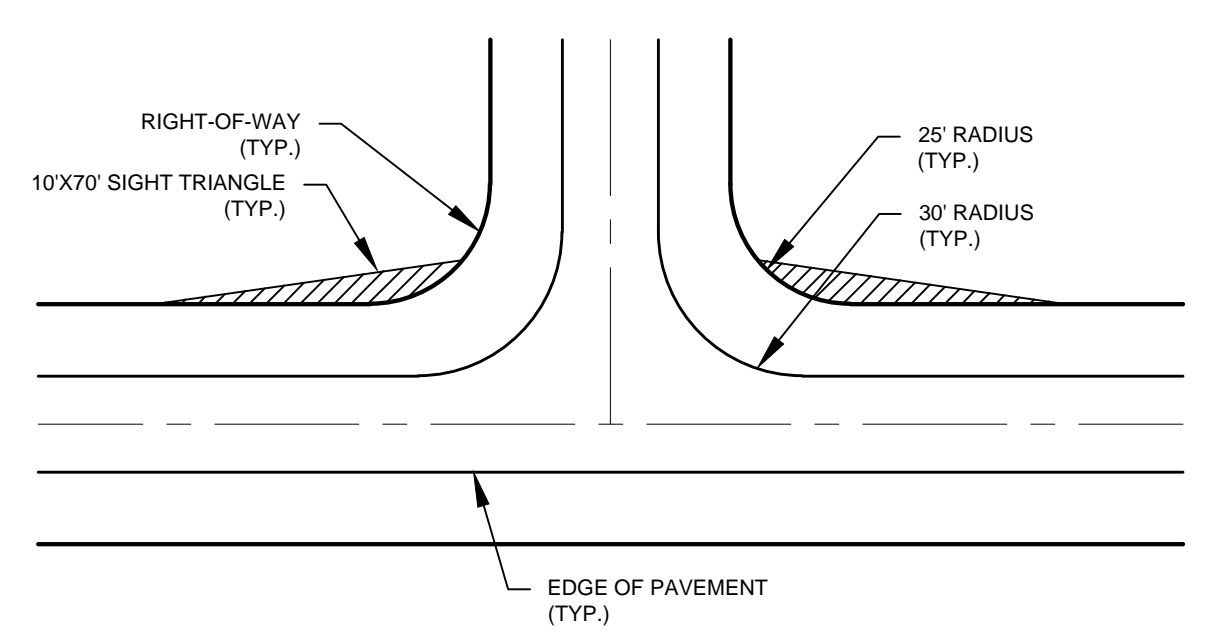
ROADWAY TYPICAL SECTION
20' EDGE-TO-EDGE; 60' PUBLIC R.O.W.
NOT TO SCALE



TYPICAL SINGLE FAMILY LOT
NOT TO SCALE



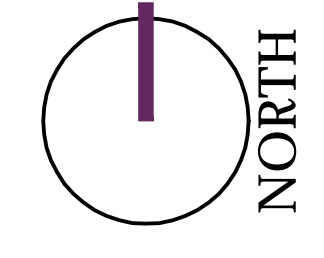
TYPICAL CUL-DE-SAC
NOT TO SCALE



TYPICAL ROADWAY INTERSECTION
NOT TO SCALE

NOTES:

- CURRENT DENSITY CALCULATIONS INDICATE 61 RESIDENTIAL LOTS.
 - CHATHAM COUNTY PUBLIC WATER IS AVAILABLE AND WILL BE UTILIZED FOR THE SUBDIVISION.
- CONSERVATION SUBDIVISION CALCULATIONS**
- | | | |
|-------------------------------|----------------------------|--|
| TOTAL ACREAGE: | 114.85 | |
| MINIMUM AREA IN CONSERVATION: | 45.9 AC (40%) | |
| | 36.8 AC 80% REQUIRED | |
| | NATURAL SPACE | |
| | 9.8 AC IMPACTED OPEN SPACE | |
| CONSERVATION AREA PROVIDED: | 46.55 AC (40.53%) | |
- BASE DENSITY CALCULATION:**
- | | |
|-----------|-------------------------------|
| 114.85 AC | TOTAL ACREAGE |
| 34.2 AC | FLOODPLAIN & RIPARIAN BUFFERS |
| 80.65 AC | NET LAND AREA AVAILABLE |
- 96.6 LOTS ALLOWABLE (NET LAND AREA AVAILABLE DIVIDED BY 0.918 AC AND MULTIPLY BY 1.1). SHOWING 61 PROPOSED LOTS.





First Plat Review Fee: \$250.00 + \$50.00 per Lot

MAJOR SUBDIVISION - FIRST PLAT REVIEW APPLICATION

Proposed Subdivision Name: Ryan's Crossing

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

Name: Alex Barroso/Seali Enterprises Chris Seamster, PLA
Address: 239 Parker Road Chapel Hill, NC 27517 McKim & Creed, Inc. 1730 Varsity Drive, Suite 500 Raleigh, NC 27606
Phone: (W) (919) 698-3175 (919) 233-8091
(H) (919) 539-5464
(C)
Fax: (919) 233-8091
Email: alex@sealidevelopment.com cseamster@mckimcreed.com

Who should staff contact (circle one)? Property Owner/Applicant Consultant
PROPOSAL 88505, 1777, 9755-00-97-9689
Parcel # (AKPAR): 88506 & 1780 P.I.N. # 9755-00-97-5436
Flood Map # 3710975500K Zone: Developed area only in Zone X Zoning District: R-1
3710976500K Watershed District: WS-IV PA

Existing Access Road (S. R. # and name): Manns Chapel Road (S.R. # 1532)

Total Acreage 114.85 Total # of Lots 61 Min. Lot Size (Acres) 0.46
Max. Lot Size 1.69 Avg. Lot Size 0.81 # Exempt Lots (over 10 ac.) N/A

Phased Development/Development Schedule? YES [] NO [X] How Many Phases? 1

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 [X] Multi-Family (Townhomes, Apts., etc.) YES [] NO [X]

Proposed Number of Lots: Residential 61 Commercial 0 Other 0

If Other, Specify (i.e. recreation)

Wastewater Disposal: Individual Septic [X] Community Septic [] Public System []

Water System: Individual Well [] Community Well(s) [] Public System [X]

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.): 1.05 miles

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.):

Date of Community Meeting: 12/15/2017

Location: Mount Pleasant United Methodist Church, 7:00pm - 8:30pm

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)

May 17, 2018

8:00am-5:00pm

May 22, 2018

8:00am-7:00pm

Please See Attached for Submittal Requirements



4/20/2018

Signature of Property Owner/Applicant

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: Ryan's Crossing

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
- N/A 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
- 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:

- 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])



**CHATHAM COUNTY
PLANNING DEPARTMENT**

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 Department 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 includes 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 Division.
- 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 Department at 919/542-8233 or jason.sullivan@chathamnc.org.

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