

**CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST**

Subdivision Name Ryan's Crossing, Phase 1

Review For

Final Plat

Attach all supporting documentation regarding these approvals.

	APPROVAL DATE

FINAL PLAT REVIEW	
<input checked="" type="checkbox"/> 6 copies of plat if staff reviewed (folded) <small>(Electronic submittal only--can bring copies when needed)</small>	03...25 2020
<input type="checkbox"/> 20 copies of plat if Board reviewed (folded)	03...25 2020
<input checked="" type="checkbox"/> Major Subdivision Application	03/ 25 / 2020
<input type="checkbox"/> Chatham County Environmental Health approval of Soil Scientist report and map	___/___/___
<input type="checkbox"/>	___/___/___
<input type="checkbox"/>	___/___/___
<input type="checkbox"/>	___/___/___
<input checked="" type="checkbox"/> Road , Utilities, Erosion Control, and/or Stormwater Completion Certificates or engineers cost estimate and documentation for Financial Guarantee & Contract	03/ 25 / 2020
<input checked="" type="checkbox"/> 1 electronic copy of all items above	___/___/___
<input type="checkbox"/>	___/___/___
<input checked="" type="checkbox"/> Draft copy of financial guarantee and draft copy of contract	03 / 25 / 2020
<input type="checkbox"/> County attorney approval of financial guarantee and contract (staff info)	___/___/___
<input type="checkbox"/>	___/___/___
	___/___/___
Fees Paid:	___/___/___
Recreation Fee: _____	___/___/___
	___/___/___
Other:	

	___/___/___
	___/___/___
	___/___/___
	___/___/___

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

[X] Final

MAJOR SUBDIVISION APPLICATION

Name of Subdivision: Ryan's Crossing, Phase 1

Subdivision Applicant: _____ Subdivision Owner: _____

Name: Alex Barroso/Manns Chapel Subdivision LLC Name: Alex Barroso/Manns Chapel Subdivision LLC

Address: 514 Daniels Street, Suite #165
Raleigh, NC 27605

Address: 514 Daniels Street, Suite #165
Raleigh, NC 27605

Phone:(W) (919) 698-3175

Phone:(W) (919) 698-3175

Phone:(H) _____ Fax: _____

Phone:(H) _____ Fax: _____

E-Mail alex@sealidevelopment.com

E-Mail alex@sealidevelopment.com

Township: Baldwin Zoning: R1-Conservation

P. I. N. # 9755-00-97-9031

Flood Map # #3710975500K, #3710976500K Zone: Developed area only in Zone X

Parcel # _____

Watershed: WS-IV PA

Existing Access Road: S.R. # S.R. #1532

S.R. road name Manns Chapel Road

Total Acreage: 114.1 acres

Total # of Lots: 61

Min. Lot Size: 0.5 acres

Ph. I Acreage 30.6 acres

Ph. I # of lots 20

Max. Lot Size: 1.54 acres

Ph. II Acreage. _____

Ph. II # of lots _____

Avg. Lot Size: 0.78 acres

Ph. III Acreage _____

Ph. III # of lots _____

Type of new road: [] Private/ Length _____ [X] Public/ Length 1,990 LF

Road Surface:

[X] paved
[] gravel

Water System:

[] individual wells
[] community wells
[X] public system
name Chatham County

Sewer System:

[X] septic systems
[] community system
[] public system
name _____

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

Signature of Applicant Date _____ Signature of Owner Date _____

For Office Use Only:

Notes: _____
Approved by County Commissioners: First Plat _____
Construction _____
Final _____
Fee Paid: _____ Date: _____

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

**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@chathamnc.org.