

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

**Type of Review**

Final

**MAJOR SUBDIVISION APPLICATION**

Name of Subdivision: Ryan's Crossing, Phase 3

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:(H) \_\_\_\_\_ Fax: \_\_\_\_\_

Phone:(W) (919) 698-3175  
Phone:(H) \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail alex@sealidevelopment.com

E-Mail alex@sealidevelopment.com

Township: Baldwin Zoning: R1-Conservation

P. I. N. # 9755-00-96-9422

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

Parcel # 1780

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: 51

Min. Lot Size: 0.75 acres

Ph. I Acreage 30.6 acres

Ph. I # of lots 20

Max. Lot Size: 1.99 acres

Ph. II Acreage. 54.2 acres

Ph. II # of lots 18

Avg. Lot Size: 0.97 acres

Ph. III Acreage 29.3 acres

Ph. III # of lots 13

Type of new road:  Private/ Length \_\_\_\_\_  Public/ Length 1,190 LF

Road Surface:

paved  
 gravel

Water System:

individual wells  
 community wells  
 public system  
name Chatham County

Sewer System:

septic systems  
 community system  
 public system  
name \_\_\_\_\_

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

Chris Surt Date 3/18/2024 \_\_\_\_\_ Date \_\_\_\_\_  
Signature of Applicant Signature of Owner

For Office Use Only:

Notes: \_\_\_\_\_

Approved by County Commissioners: First Plat \_\_\_\_\_  
Construction \_\_\_\_\_  
Final \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Sketch</b>	/ /	/ /
<b>Preliminary</b>	/ /	/ /

**Dates and Actions of Planning Board Meetings**

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

**Dates and Actions of Board of Commissioners Meetings**

<b>Sketch</b>	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
<b>Preliminary</b>	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
<b>Final</b>	/ /	<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  
MAJOR SUBDIVISION  
REVIEW CHECKLIST**

Subdivision Name Ryan's Crossing, Phase 3

Review For

Final Plat

Attach all supporting documentation regarding these approvals.

	APPROVAL DATE
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<b>FINAL PLAT REVIEW</b>	
<input checked="" type="checkbox"/> 6 copies of plat if staff reviewed (folded) <small>(Electronic submittal only--will submit the 6 copies when needed)</small>	<u>3 /18 /2024</u>
<input type="checkbox"/> 20 copies of plat if Board reviewed (folded)	.....
<input checked="" type="checkbox"/> Major Subdivision Application	<u>3 /18 /2024</u>
<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	<u>3 /18 /2024</u>
<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	<u>3 /18 /2024</u>
<input type="checkbox"/> County attorney approval of financial guarantee and contract (staff info)	___/___/___
<input type="checkbox"/>	___/___/___
	___/___/___
Fees Paid:	___/___/___
Recreation Fee: _____	___/___/___
	___/___/___
<b>Other:</b>	
	-----
	.....
	___/___/___
	___/___/___
	___/___/___
	___/___/___

Date Complete Application Rec'd: \_\_\_/\_\_\_/\_\_\_ By: \_\_\_\_\_

**CHATHAM COUNTY  
PLANNING OFFICE**

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**DIGITAL DOCUMENT SUBMISSION GUIDELINES**

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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](mailto:jason.sullivan@chathamnc.org).