

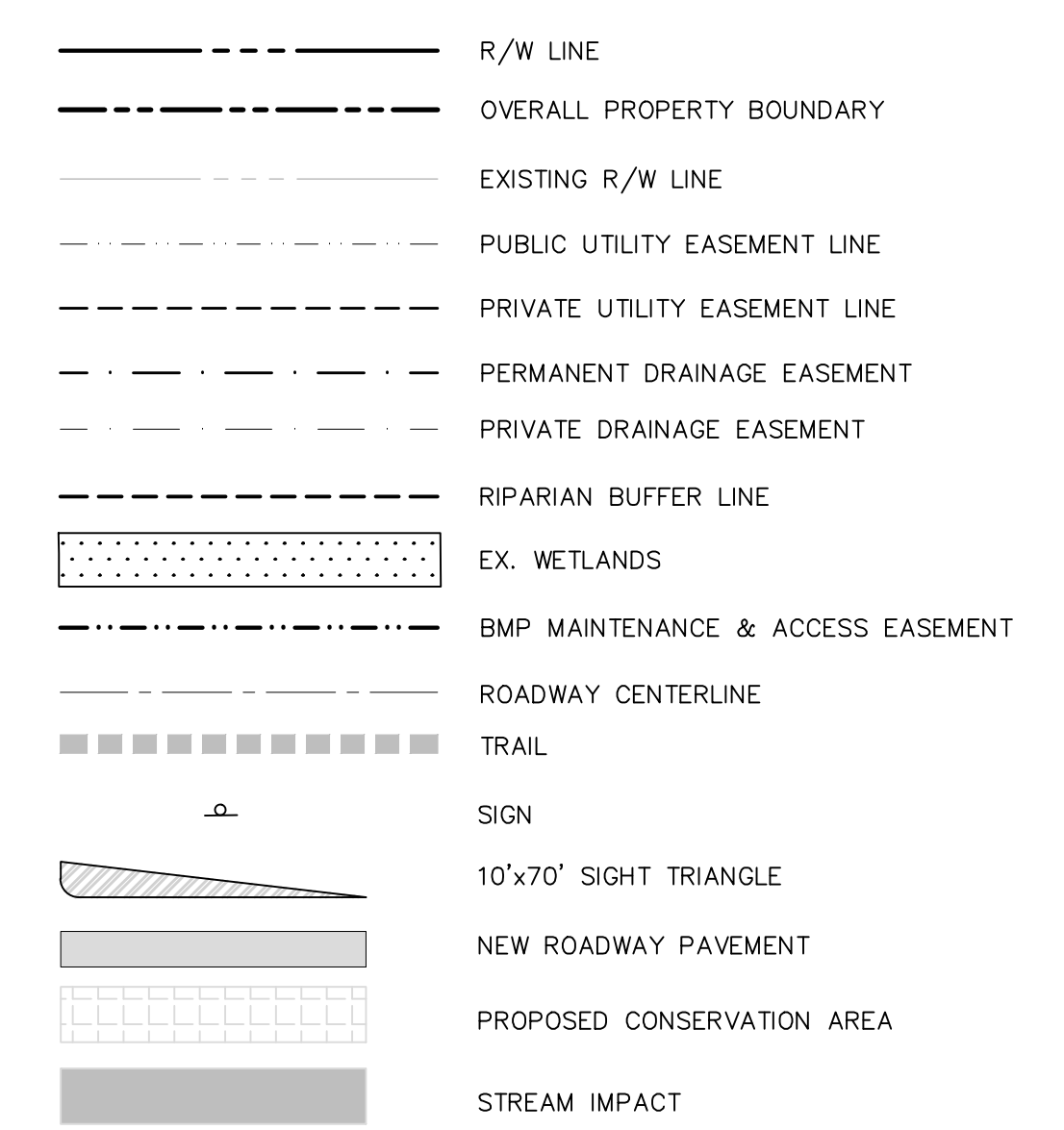
CHATHAM COUNTY REQUIRED SITE NOTES

- PROPERTY OWNER/DEVELOPER:
SEAL ENTERPRISES
239 PARKER ROAD
CHAPEL HILL, NC 27517
PHONE: (919) 698-3175
- SITE AKPAR #: 1780
- TOTAL ENTITLED LOTS: 61
- CONSERVATION SUBDIVISION CALCULATIONS
TOTAL ACREAGE: 114.11
MINIMUM AREA IN CONSERVATION:
45.6 AC (40%)
36.5 AC 80% REQUIRED NATURAL SPACE
9.1 AC IMPACTED OPEN SPACE
CONSERVATION AREA PROVIDED:
50.8 AC (44.5%) CONSERVATION AREA
5.2 AC OPEN SPACE
45.6 AC NATURAL SPACE
BASE DENSITY CALCULATION:
114.11 AC TOTAL ACREAGE
34.2 AC FLOODPLAIN & RIPARIAN BUFFERS
79.9 AC NET LAND AREA AVAILABLE
95.7 LOTS ALLOWABLE (NET LAND AREA AVAILABLE DIVIDED BY 0.918 AC AND MULTIPLY BY 1.1). SHOWING 61 PROPOSED LOTS (1.87 LOTS/AC) (61/114.11)

SITE GENERAL NOTES:

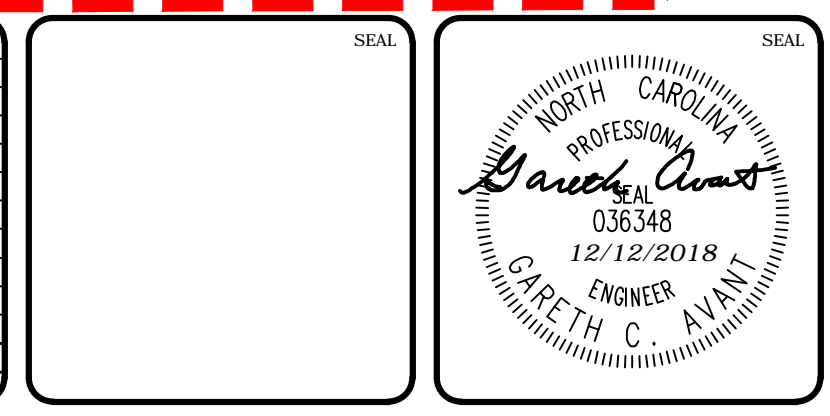
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER IF ANY DISCREPANCIES EXIST PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- STREAM AND WETLAND LOCATIONS ARE BASED ON DELINEATIONS PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA - CONTACT BOB ZARZECKI AT 919-256-4517.
- ALL PROPOSED ROADWAY DIMENSIONS AS SHOWN ARE MEASURED EDGE OF PAVEMENT TO EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY NCDOT STREET OR HIGHWAY RIGHT-OF-WAY, CONTACT NCDOT DISTRICT OFFICE AND OBTAIN ALL PERMITS AND ENCROACHMENTS. KEEP COPIES ON CONSTRUCTION SITE. ALSO CONTACT NCDOT DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER AT 336-629-1423.
- REFER TO PLAN AND PROFILE SHEETS FOR DETAILED STORM DRAINAGE INFORMATION WITHIN PUBLIC ROADS.
- PERMANENT DRAINAGE EASEMENT TO BE MAINTAINED BY NCDOT. PRIVATE EASEMENT TO BE MAINTAINED BY HOA OR AGENT THEREOF.
- UPON ADDITION OF A ROAD TO THE STATE SYSTEM, NCDOT WOULD NOT OWN OR MAINTAIN CLUSTER MAILBOX UNITS (CBU'S) OR OTHER APPURTENANCES ASSOCIATED WITH THESE UNITS SUCH AS CONCRETE PADS. THE CBU'S AND APPURTENANCES SHALL BE CONSIDERED AN ENCROACHMENT AND ADMINISTERED IN ACCORDANCE WITH THE CURRENT EDITION OF THE POLICES AND PROCEDURES FOR ACCOMMODATING UTILITIES ON HIGHWAY RIGHTS OF WAY. IN ADDITION, NCDOT WOULD NOT BE RESPONSIBLE FOR CLEARING SNOW, ICE, LIMBS, TRASH ACCUMULATION, SPECIALIZED VEGETATION MANAGEMENT, ETC. FROM ASSOCIATED PARKING AREAS (IF APPLICABLE) AND THE IMMEDIATE AREA AROUND THE CBU. THESE MAINTENANCE ACTIVITIES MUST BE PROVIDED BY MAILBOX USERS OF HOMEOWNER'S ASSOCIATION AS A CONDITION OF THE ENCROACHMENT AGREEMENT.

LEGEND:



LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	24467.31	0.56	22	35231.47	0.81	43	38855.40	0.89
2	29729.61	0.68	23	34089.93	0.78	44	40080.03	0.92
3	29066.15	0.67	24	35206.26	0.81	45	64616.81	1.48
4	37640.65	0.86	25	37070.55	0.85	46	52122.43	1.20
5	39185.13	0.90	26	73788.20	1.69	47	33611.07	0.77
6	32679.04	0.75	27	33543.15	0.77	48	29045.11	0.67
7	29456.06	0.68	28	35308.51	0.81	49	38641.03	0.89
8	26262.11	0.60	29	29042.54	0.67	50	45383.91	1.04
9	24105.17	0.55	30	31459.69	0.72	51	29555.40	0.68
10	21792.90	0.50	31	31459.69	0.72	52	29974.82	0.69
11	33211.06	0.76	32	30808.80	0.71	53	39308.83	0.90
12	28881.46	0.66	33	29940.95	0.69	54	39250.29	0.90
13	29072.24	0.67	34	26926.18	0.62	55	54461.22	1.25
14	30409.78	0.70	35	29454.88	0.68	56	27876.84	0.64
15	28038.40	0.64	36	48406.73	1.11	57	32681.92	0.75
16	26109.10	0.60	37	28821.21	0.66	58	27607.68	0.63
17	32933.01	0.76	38	25381.24	0.58	59	28024.07	0.64
18	36051.14	0.83	39	26661.15	0.61	60	28054.97	0.64
19	28184.82	0.65	40	31474.15	0.72	61	33175.52	0.76
20	20423.15	0.47	41	38462.67	0.88			
21	26734.08	0.61	42	33532.24	0.77			

REV. NO.	DESCRIPTION	DATE
5	ADDITIONAL INFORMATION FOR CHATHAM COUNTY	2018.12.12
4	REVISIONS PER NCDOT COMMENTS	2018.11.28
3	REVISIONS PER NCDOT COMMENTS	2018.11.27
2	REVISIONS PER NCDOT	2018.11.16
1	REVISIONS PER COUNTY EROSION CONTROL AND STORMWATER, NCDOT PHSS	2018.10.02
0	INITIAL SUBMITTAL	2018.08.17



MCKIM & CREED
ENGINEERS SURVEYORS PLANNERS
1730 VARSITY DRIVE, SUITE 500 FIRM LICENSE #: F-1222
RALEIGH, NORTH CAROLINA 27606 mckimcreed.com
T 919.233.8091 F 919.233.8031

RYAN'S CROSSING
Chatham County, North Carolina

CONSTRUCTION PLAT
OVERALL SITE PLAN

DATE: AUGUST 17, 2018
MCE PROJ. #: 07291-0002
DRAWN: BSS
DESIGNED: BSS
CHECKED: GCA
PROJ. MGR.: CHS
SCALE: HORIZONTAL: 1" = 200'
VERTICAL: N/A
HMC FILE NUMBER: C1.0
DRAWING NUMBER: C1.0
REVISION: 4
STATUS: PRELIMINARY FOR CONSTRUCTION

