

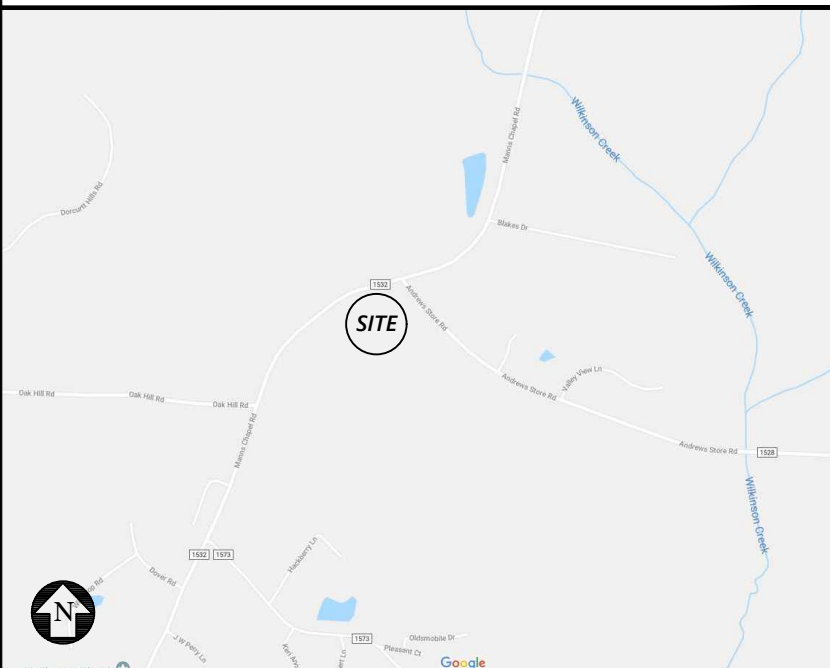
# HOBBY FARMS SUB- DIVISION

## INTERSECTION OF MANNS CHAPEL & ANDREWS STORE ROADS

ENGINEER of RECORD: Chad E. Abbott, PE  
[chad@c3designeng.com](mailto:chad@c3designeng.com) / 919-625-7368

JULY 19, 2019 (Original Submittal)

VICINITY MAP



SITE INFORMATION

**CURRENT OWNER:** BARBARA HACKNEY  
366 WHITE OAK TRAIL  
CHAPEL HILL, NC 27516  
(919) 932-1026

**AKPAR PIN:** 0068308  
9755 00 53 9236

**JURISDICTION:** CHATHAM COUNTY PLANNING  
**TOWNSHIP:** SALDWIN  
**COUNTY:** CHATHAM COUNTY  
**STATE:** NORTH CAROLINA  
**FEMA FLOOD MAP:** 3710975500K  
**FEMA FLOOD ZONE:** X  
**RIVER BASIN:** CAPE FEAR  
**WATERSHED:** JORDAN LAKE (WS-IV PA)

**REFERENCES:** DB 1788 / PG 56

**EXIST PARCEL SIZE:** ±12.92 AC  
**AREA TO BE DEDICATED TO ROW:** ±0.90 ACRES  
**TOTAL PARCEL SIZE:** ±12.02 AC

**CURRENT USE:** VACANT / UNDEVELOPED  
**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL SUBDIVISION  
**LAND USE CLASS:** R-1  
**CURRENT ZONING:** R-1

**REQUIRED**

**STRUCTURE SETBACKS**  
FRONT SETBACK: 40'  
SIDE SETBACK: 25'  
REAR SETBACK: 25'  
MIN. LOT WIDTH: 100'  
MIN. LOT SIZE: 40,000 SF

**AREA OF NEW ROW:** 37,423 SF / 0.86 AC  
**LINEAR FOOTAGE OF NEW ROAD:** 547'

**PROPOSED WATER SUPPLY:** CHATHAM COUNTY PUBLIC UTILITIES  
**PROPOSED SEWAGE TREATMENT:** CONVENTIONAL SEPTIC SYSTEM

CONTACT INFORMATION

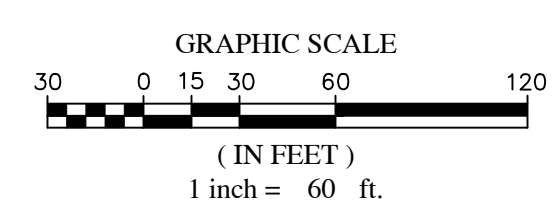
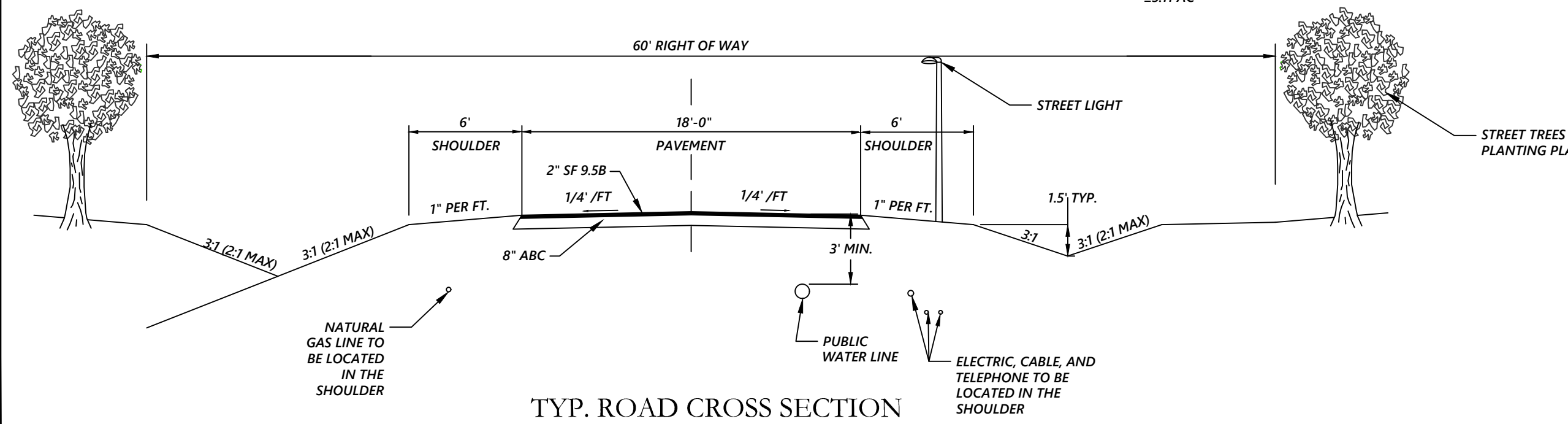
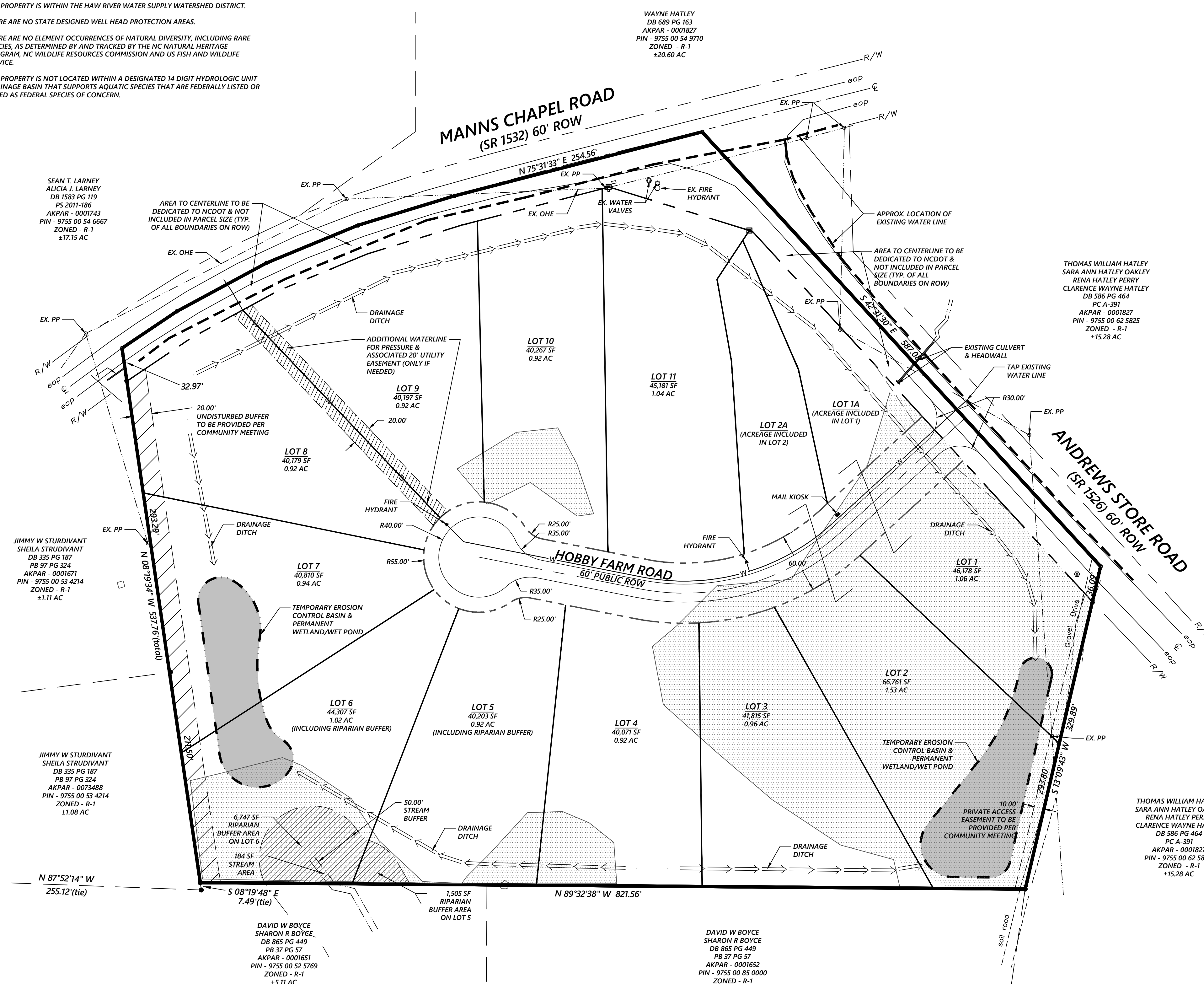
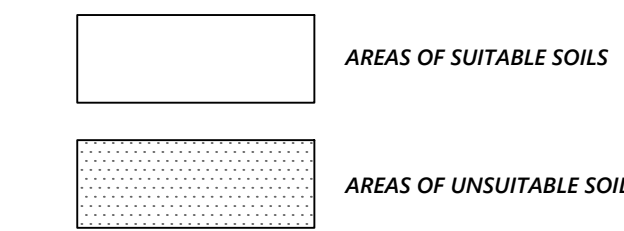
**ENGINEER:** C3 DESIGN & ENGINEERING, PLLC  
CHAD E. ABBOTT, PE  
2537 E LYON STATION ROAD, SUITE 201  
PO BOX 3361  
CREEDMOOR, NC 27522  
(919) 625-7368

**SURVEYOR:** VAN R. FINCH - LAND SURVEYS, P.A.  
109 HILLSBORO STREET  
PITTSBORO, NC 27312  
(919) 542-2503

NOTES & CONDITIONS OF APPROVAL:

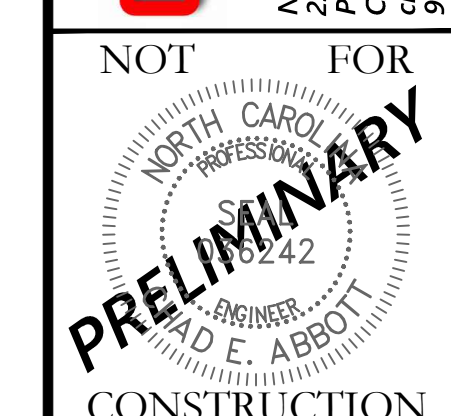
1. THERE ARE NO SIGNIFICANT CULTURAL AND/OR HISTORICAL SITES AS DEFINED BY NC OFFICE OF ARCHAEOLOGY, DEPARTMENT OF CULTURAL RESOURCES AND/OR CHATHAM HISTORICAL ASSOCIATION ON THE PROPERTY.
2. THERE ARE NO EXISTING BUILDINGS, CEMETERIES OR HISTORICAL STRUCTURES GREATER THAN 50 YEARS OF AGE ON THE PROPERTY.
3. THERE ARE NO CEMETERIES OR HISTORICAL STRUCTURES LOCATED WITHIN 100 FEET OF THE DEVELOPMENT ON ANY ADJACENT PROPERTY.
4. NO NON-DISCHARGE PERMIT FOR A LAND APPLICATION WASTE DISPOSAL SYSTEM IS NECESSARY.
5. NO PERMIT FOR ANY SUBSURFACE WASTEWATER DISPOSAL SYSTEM OF 3000 GALLON/DAY OR LARGER IS NECESSARY.
6. NO 404 PERMIT/401 CERTIFICATION IS NECESSARY.
7. THE PROPERTY IS WITHIN THE HAW RIVER WATER SUPPLY WATERSHED DISTRICT.
8. THERE ARE NO STATE DESIGNED WELL HEAD PROTECTION AREAS.
9. THERE ARE NO ELEMENT OCCURRENCES OF NATURAL DIVERSITY, INCLUDING RARE SPECIES, AS DETERMINED BY AND TRACKED BY THE NC NATURAL HERITAGE PROGRAM, NC WILDLIFE RESOURCES COMMISSION AND US FISH AND WILDLIFE SERVICE.
10. THE PROPERTY IS NOT LOCATED WITHIN A DESIGNATED 14 DIGIT HYDROLOGIC UNIT DRAINAGE BASIN THAT SUPPORTS AQUATIC SPECIES THAT ARE FEDERALLY LISTED OR LISTED AS FEDERAL SPECIES OF CONCERN.

SOILS LEGEND



**RICKY SPOON BUILDERS**  
RICKY SPOON  
2400 REDBUD ROAD  
PITTSBORO, NORTH CAROLINA, 27312  
RICKYSPOON@GMAIL.COM  
919.422.1517

**C3 DESIGN & ENGINEERING, PLLC**  
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Creedmoor, NC 27522-0361  
chad@ce3design.com  
919.625.7368

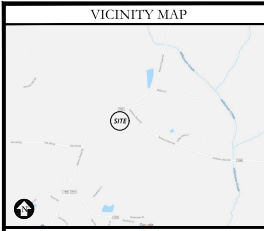


NO.	DATE	REVISIONS	BY
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**FIRST PLAT**  
**HOBBY FARMS SUBDIVISION**  
3267 ANDREWS STORE ROAD, PITTSBORO NC 27312  
CHATHAM COUNTY, NORTH CAROLINA

C3 PROJECT #: 18-067  
REVIEW PROJECT #: XX-XXX  
SHEET #: C-1.0





**SITE INFORMATION**

**CURRENT OWNER:** BARBARA HACCNEY  
380 WHITE OAK TRAIL  
CHAPEL HILL, NC 27516  
919 582 7026

**AKPAR:** 006808  
PIN: 9753 00 53 9026

**JURISDICTION:** CHATHAM COUNTY PLANNING  
**COUNTY:** BALDWIN  
**TOWNSHIP:** NORTH CAROLINA  
**STATE:** NORTH CAROLINA  
**FEMA FLOOD MAP:** 170973000R  
**RIVER BASIN:** CAPE FEAR  
**WATERSHED:** JORDAN LAKE (WS-IV PAL)

**REFERENCES:** DB 1788 / PG 56

**EXIST PARCEL SIZE:** 112.92 AC  
**AREA TO BE DEDICATED TO ROW:** 16.90 ACRES  
**TOTAL PARCEL SIZE:** 112.02 AC

**CURRENT USE:** VACANT / UNDEVELOPED  
**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL SUBDIVISION  
**LAND USE CLASS:** R-1  
**CURRENT ZONING:** R-1

**STRUCTURE SETBACKS:** REQUIRED  
**FRONT SETBACK:** 40'  
**SIDE SETBACK:** 25'  
**REAR SETBACK:** 35'  
**MIN. LOT WIDTH:** 100'  
**MIN. LOT SIZE:** 40,000 SF

**AREA OF NEW ROW:** 37,423 SF / 0.86 AC  
**LINEAR FOOTAGE OF NEW ROAD:** 547'

**PROPOSED WATER SUPPLY:** CHATHAM COUNTY PUBLIC UTILITIES  
**PROPOSED SEWAGE TREATMENT:** CONVENTIONAL SEPTIC SYSTEM

**CONTACT INFORMATION**

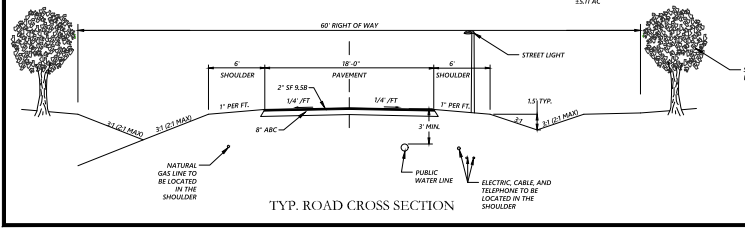
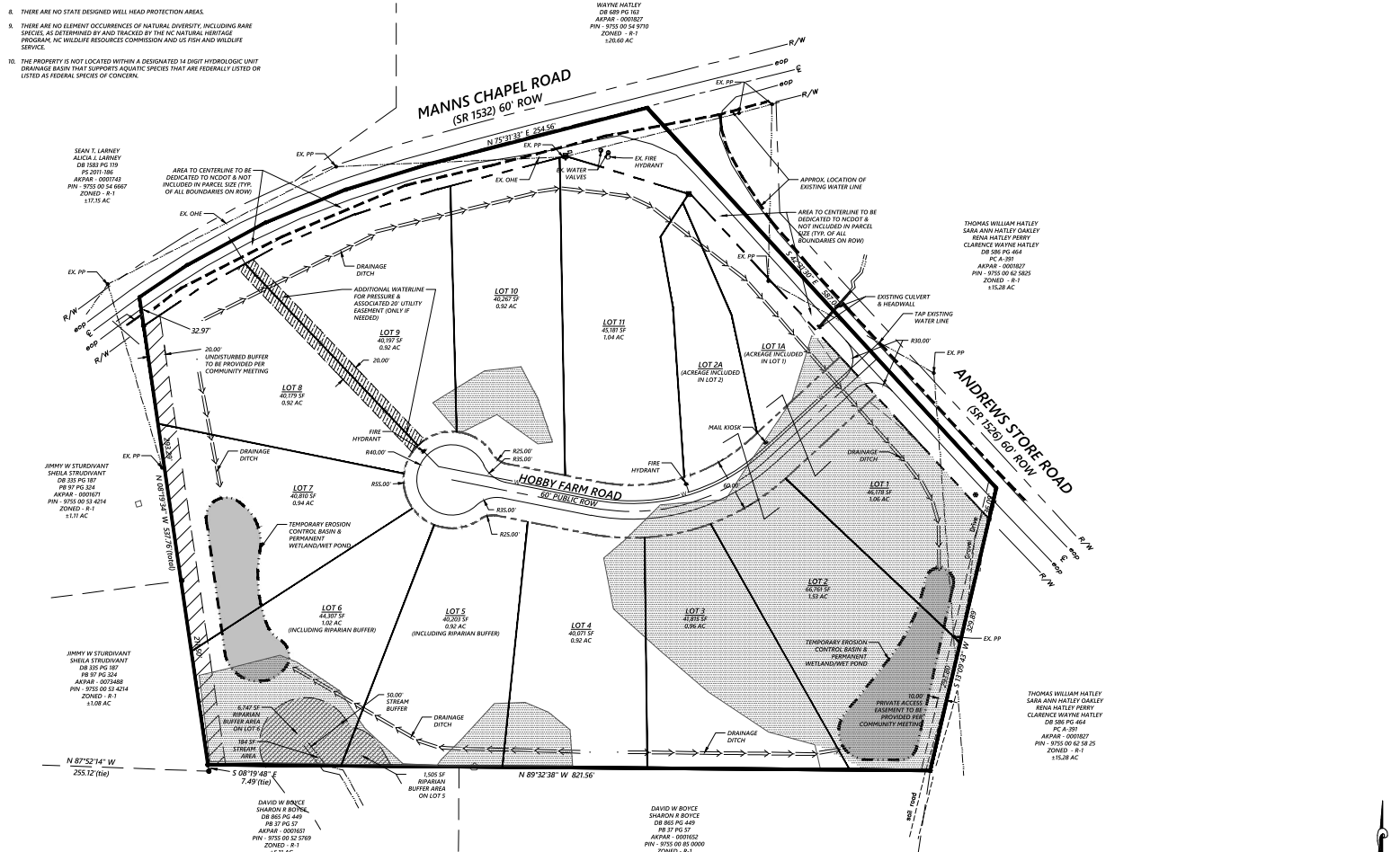
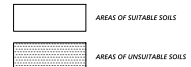
**ENGINEER:** C3 DESIGN & ENGINEERING, PLLC  
CHAD L. ANDRETT, PE  
207 FLORENCE STATION ROAD, SUITE 201  
PO BOX 606  
GREENSBORO, NC 27402  
919 425 7388

**SURVEOR:** VAN R. FINCH, LAND SURVEYOR, P.A.  
109 HILLSBORO STREET  
PITTSBORO, NC 27712  
919 542 2209

**NOTES & CONDITIONS OF APPROVAL:**

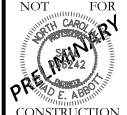
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2. THERE ARE NO EXISTING BUILDINGS, CEMETERIES OR HISTORICAL STRUCTURES GREATER THAN 50 YEARS OF AGE ON THE PROPERTY.
3. THERE ARE NO CEMETERIES OR HISTORICAL STRUCTURES LOCATED WITHIN 100 FEET OF THE DEVELOPMENT ON ANY ADJACENT PROPERTY.
4. NO NON-DISCHARGE PERMIT FOR A LAND APPLICATION WASTE DISPOSAL SYSTEM IS NECESSARY.
5. NO PERMIT FOR ANY SUBSURFACE WASTEWATER DISPOSAL SYSTEM OF 3000 GALLONS PER DAY OR LARGER IS NECESSARY.
6. NO 404 PERMIT/ACT CERTIFICATION IS NECESSARY.
7. THE PROPERTY IS WITHIN THE HAW RIVER WATER SUPPLY WATERSHED DISTRICT.
8. THERE ARE NO STATE DESIGNED WELL HEAD PROTECTION AREAS.
9. THERE ARE NO ELEMENT OCCURRENCES OF NATURAL DIVERSITY, INCLUDING BARE SPECIES, AS DETERMINED BY AND TRACKED BY THE NC NATURAL HERITAGE PROGRAM, NC WILDLIFE RESOURCES COMMISSION AND US FISH AND WILDLIFE SERVICE.
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**SOILS LEGEND**



**RICKY SPOON BUILDERS**  
1603 WOODS ROAD  
3400 WOODS ROAD  
PITTSBORO, NORTH CAROLINA 27712  
RICKY.SPOON@GMAIL.COM  
919 221 1517

**C3 DESIGN & ENGINEERING, PLLC**  
207 FLORENCE STATION ROAD, SUITE 201  
GREENSBORO, NC 27402  
919 425 7388

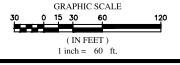


**CONSTRUCTION**

NO.	DATE	BY	REVISIONS
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**FIRST PLAT**  
**HOBBY FARMS SUBDIVISION**  
207 FLORENCE STATION ROAD, SUITE 201  
GREENSBORO, NORTH CAROLINA

C3 PROJECT #: 18-067  
REVIEW PROJECT #: XX-XXX  
SHEET #: C-7.0





VICINITY MAP



NOTES & CONDITIONS OF APPROVAL:

1. THERE ARE NO SIGNIFICANT CULTURAL AND/OR HISTORICAL SITES AS DEFINED BY NC OFFICE OF ARCHAEOLOGY, DEPARTMENT OF CULTURAL RESOURCES AND/OR CHATHAM HISTORICAL ASSOCIATION ON THE PROPERTY.
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SITE INFORMATION

**CURRENT OWNER:** BARBARA HACKNEY  
368 WHITE OAK TRAIL  
CHAPEL HILL, NC 27516  
(919) 532-1026

**AKPAR:** 0068308  
9755 00 53 9236

**JURISDICTION:** CHATHAM COUNTY PLANNING  
**TOWNSHIP:** BALDWIN  
**COUNTY:** CHATHAM COUNTY  
**STATE:** NORTH CAROLINA  
**FEMA FLOOD MAP:** 3710975500K  
**FEMA FLOOD ZONE:** X  
**RIVER BASIN:** CAPE FEAR  
**WATERSHED:** JORDAN LAKE (WS-IV PA)

**REFERENCES:** DB 1788 / PG 56

**EXIST PARCEL SIZE:** ±12.92 AC  
**AREA TO BE DEDICATED TO ROW:** ±0.90 ACRES  
**TOTAL PARCEL SIZE:** ±12.02 AC

**CURRENT USE:** VACANT / UNDEVELOPED  
**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL SUBDIVISION  
**LAND USE CLASS:**  
**CURRENT ZONING:** R-1

**REQUIRED**

**STRUCTURE SETBACKS**  
FRONT SETBACK: 40'  
SIDE SETBACK: 25'  
REAR SETBACK: 25'  
MIN. LOT WIDTH: 100'  
MIN. LOT SIZE: 40,000 SF

**AREA OF NEW ROW:** 37,423 SF / 0.86 AC  
**LINEAR FOOTAGE OF NEW ROAD:** 547'

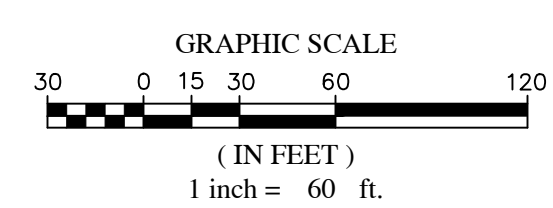
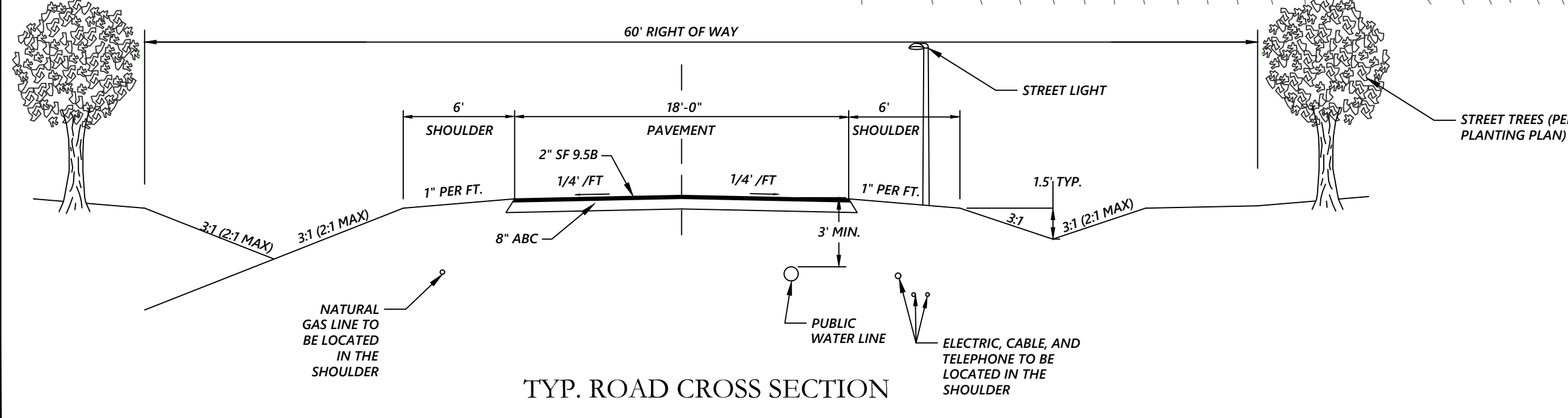
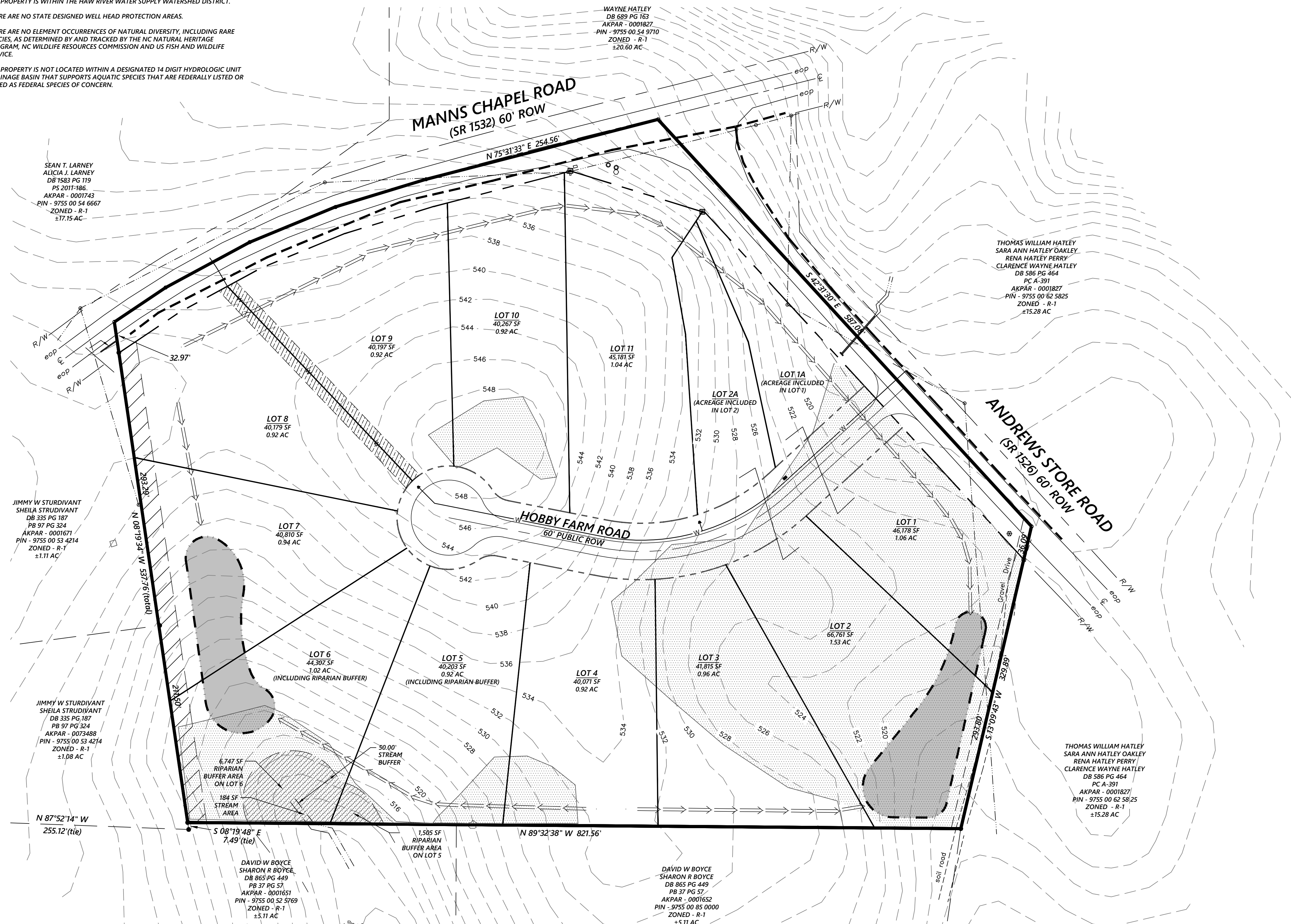
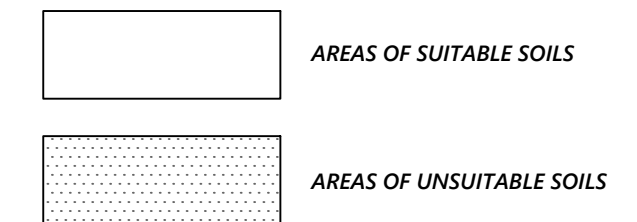
**PROPOSED WATER SUPPLY:** CHATHAM COUNTY PUBLIC UTILITIES  
**PROPOSED SEWAGE TREATMENT:** CONVENTIONAL SEPTIC SYSTEM

CONTACT INFORMATION

**ENGINEER:** C3 DESIGN & ENGINEERING, PLLC  
CHAD E. ABBOTT, PE  
2537 E LYON STATION ROAD, SUITE 201  
PO BOX 0361  
CREEDEMOOR, NC 27522  
(919) 625-7368

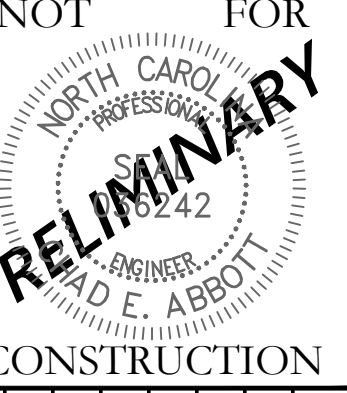
**SURVEYOR:** VAN R. FINCH - LAND SURVEYS, P.A.  
109 HILLSBORO STREET  
PITTSBORO, NC 27312  
(919) 542-2503

SOILS LEGEND



**RICKY SPOON BUILDERS**  
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2400 REDBUD ROAD  
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919.422.1517

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P.O. Box 361(MAILING)  
Creechboro, NC 27522-0361  
chad@ce3eng.com  
919.625.7368



NO.	REVISIONS	DATE	BY
6			
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	FIRST ISSUED		

**FIRST PLAT**  
**HOBBY FARMS SUBDIVISION**  
3267 ANDREWS STORE ROAD, PITTSBORO NC 27312  
CHATHAM COUNTY, NORTH CAROLINA

**TOPOGRAPHIC MAP**

C3 PROJECT #: 18-067  
REVIEW PROJECT #: XX-XXX  
SHEET #: C-1.1



