

SITE INFORMATION

CURRENT OWNER: ALBERT A BECHTOLDT JR
3761 HIGHWAY 357
INMAN, SC 29349
919-548-1014

AKPAR: 0001798
PIN: 9754 00 48 2914

JURISDICTION: CHATHAM COUNTY
TOWNSHIP: SALDWIN
COUNTY: CHATHAM
STATE: NORTH CAROLINA

FEMA FLOOD MAP: 3710975400K
FEMA FLOOD ZONE: X & AE
RIVER BASIN: CAPE FEAR
WATERSHED: HAW RIVER (WS-IV NSW P)

REFERENCES: DB 355 / PG 415

EXIST PARCEL SIZE: ±49.41 AC

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

PROPOSED STREET: ±2,397 LF (1) ±966 LF, 2) ±1,431 LF)

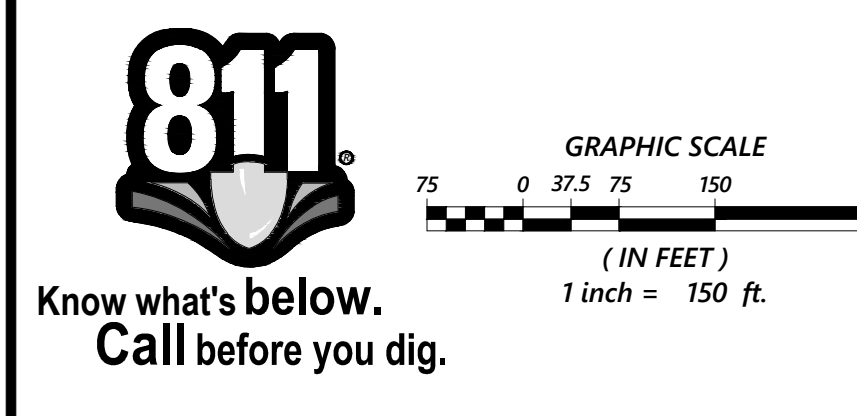
STRUCTURE SETBACKS: REQUIRED
FRONT SETBACK: 40'
SIDE SETBACK: 25'
REAR SETBACK: 25'
MIN. LOT WIDTH: 30' (75' AT BUILDING LINE)
MIN. LOT SIZE: 40,000 SF

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

CONTACT INFORMATION

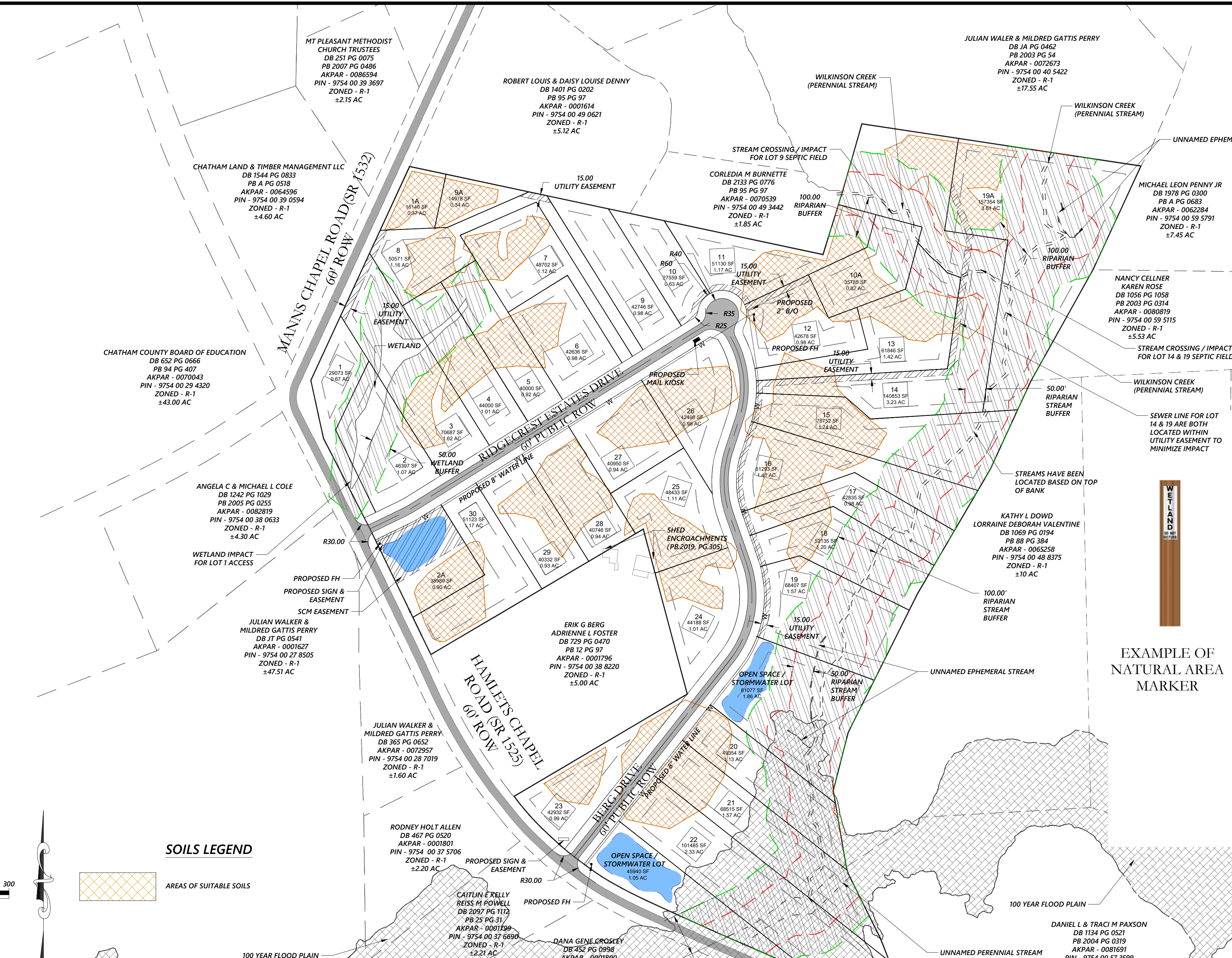
ENGINEER: C3 DESIGN & ENGINEERING, PLLC
CHAD E. ABBOTT, PE
2537 E LYON STATION ROAD, SUITE 201
PO BOX 0361
CREEDMOOR, NC 27522
(919) 625-7368

SURVEYOR: HAWKEYE GEOMATICS
AARON J. PERKINSON, PLS
PO BOX 1127
OXFORD, NC, 27565
(919) 339-4128



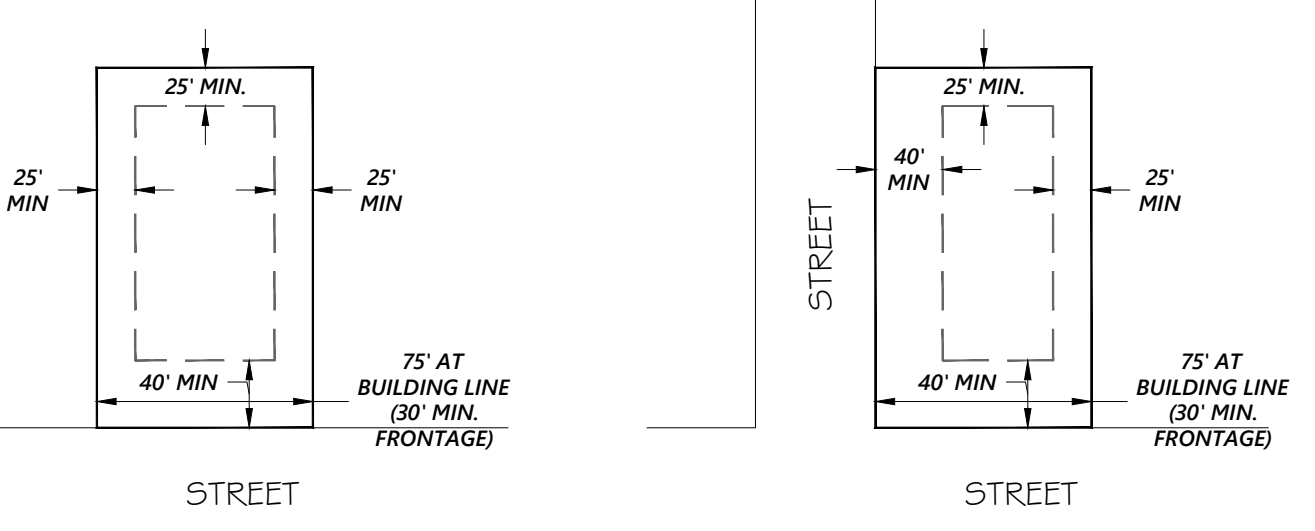
LEGEND & NOMENCLATURE

SYMBOLS		LINETYPES	
● Ex. iron pipe/rod or nail	⊗ Traffic signal box	—SS— Ex. Sanitary Sewer	—SS— Sanitary Sewer
■ Ex. concrete monument	⊕ Iron Rebar Set	—W— Ex. Waterline	—W— Waterline
● New iron pipe	⊗ Fire hydrant	—OHE— Ex. Overhead Electric	—OHE— Overhead Electric
● Calculated point	⊗ Valve (water or gas)	—UGE— Ex. Underground Electric	—UGE— Underground Electric
⊗ Cable pedestal	⊗ Existing Iron Found	—SD— Ex. Storm Drain	—SD— Storm Drain
⊗ Telephone pedestal	⊗ Sanitary sewer cleanout	—X— Ex. Fence	—X— Ex. Fence
⊗ Electric pedestal	⊗ Storm curb inlet	—T— Ex. Tree Line	—T— Ex. Tree Line
⊗ Fiber-optic marker	⊗ Drainage inlet (w/ grate)	—SF— Silt Fence	—SF— Silt Fence
DB Deed Book	CE Construction Entrance/Exit	—LD— Limit of Disturbance	—LD— Limit of Disturbance
PB or BM Plat or Map Book	DD Temporary Diversion Ditch	—TP— Tree Protection	—TP— Tree Protection
N/F Now or formerly	PD Permanent Diversion Ditch		
Pg. Page	IP Inlet Protection		
SF Square feet	SB Slope Blanket		
Ac. Acres	⊗ Silt Fence		
R/W Right-of-way	SFO Silt Fence Outlet		
NCSR NC State Route	SW Straw Wattle (12" see details)		
NC DOT NC Dept. of Trans.	TS Temporary Seeding		
R/W Right-of-way	PS Permanent Seeding		
Ex. Existing	TP Tree Protection Area		
RCP Reinforced concrete pipe	⊗ Concrete Washout Area		
PVC Polyvinyl chloride pipe	DW Silt Bag Dewatering		
(M) Measured	BM Blanket Matting		
AG Above ground	OP Outlet Protection/Plunge Pool		
BG Below ground			



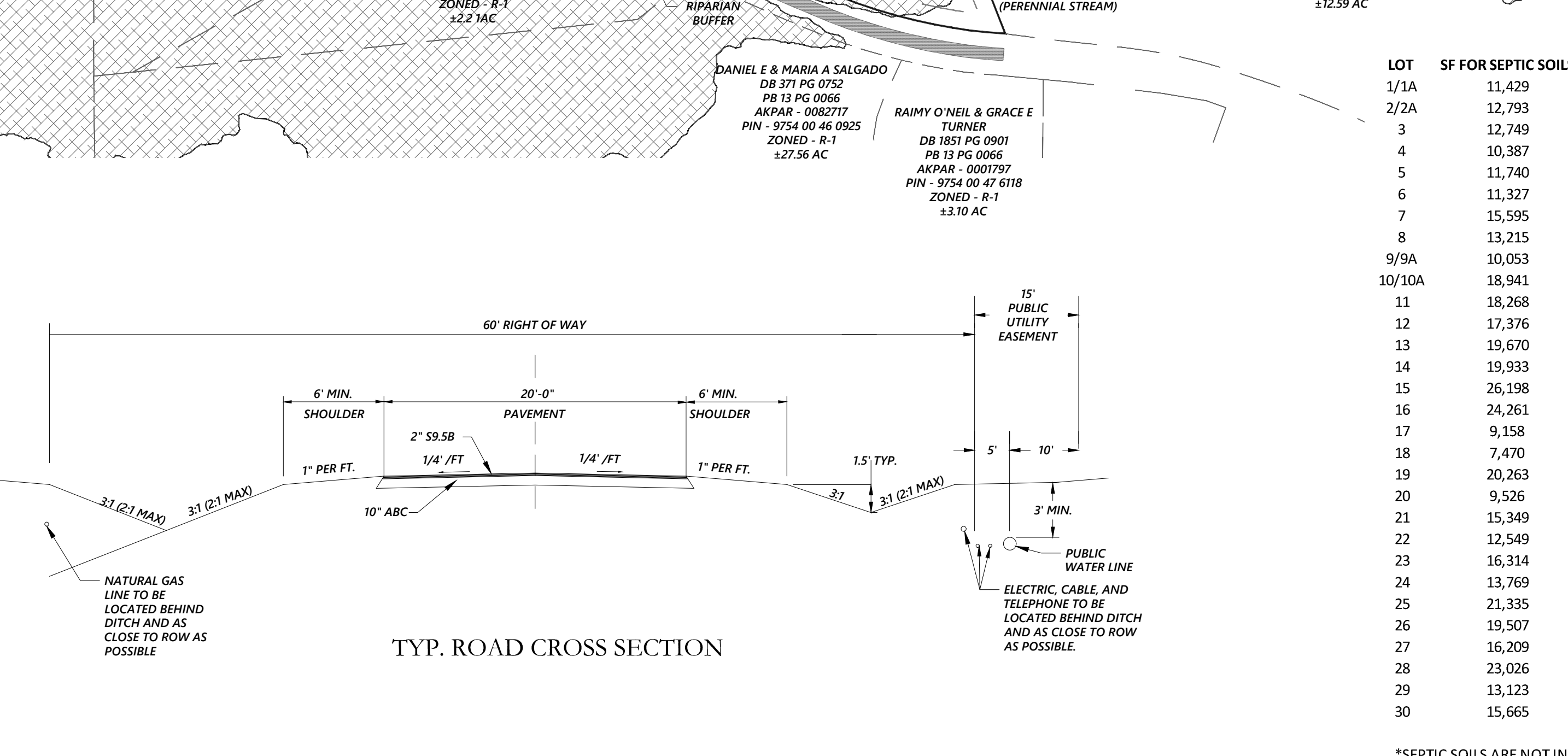
NOTES & CONDITIONS OF APPROVAL:

- 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.
- THERE ARE NO EXISTING BUILDINGS, CEMETERIES OR HISTORICAL STRUCTURES GREATER THAN 50 YEARS OF AGE ON THE PROPERTY.
- THERE ARE NO CEMETERIES OR HISTORICAL STRUCTURES LOCATED WITHIN 100 FEET OF THE DEVELOPMENT ON ANY ADJACENT PROPERTY.
- NO NON-DISCHARGE PERMIT FOR A LAND APPLICATION WASTE DISPOSAL SYSTEM IS NECESSARY.
- NO PERMIT FOR ANY SUBSURFACE WASTEWATER DISPOSAL SYSTEM OF 3000 GALLON/DAY OR LARGER IS NECESSARY.
- A 404 PERMIT/401 CERTIFICATION IS NECESSARY.
- THE PROPERTY IS WITHIN THE HAW RIVER WATER SUPPLY WATERSHED DISTRICT.
- THERE ARE NO STATE DESIGNATED WELL HEAD PROTECTION AREAS.
- 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 ARE LOCATED AROUND THE EXISTING STREAM PER THE NATIONAL HERITAGE PROGRAM'S INTERACTIVE MAP.
- THE PROPERTY CONTAINS NO SIGNIFICANT NATURAL HERITAGE AREA (SNHA) AS RECOGNIZED BY THE NC NATURAL HERITAGE PROGRAM, NOR IS ONE DIRECTLY ADJACENT TO THE PROPERTY.
- THE PROPERTY MAY BE 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.
- THIS PROPERTY IS LOCATED WITHIN THE 100 YR FLOOD PLAIN, BUT IS NOT LOCATED IN A 500 YR FLOOD PLAIN.
- LOTS AS SHOWN AND CERTAIN IMPROVEMENTS ARE BASED UPON ASSUMPTIONS OF A SUCCESSFUL PERMIT FOR WETLAND AND STREAM BUFFER IMPACTS WITH THE APPROPRIATE AGENCIES. IT IS UNDERSTOOD THAT THE PERMIT CONDITIONS AND APPROVAL PROCESS COULD RESULT IN THE LOSS OF SOME OF THE PROPOSED LOTS IF NOT APPROVED AS PROPOSED.
- THE IMPACTS PROPOSED WILL BE PERMITTED BY THE DEVELOPER SUCH THAT THE INDIVIDUAL HOME BUILDER / OWNER WILL NOT BE RESPONSIBLE FOR PERMITTING BUFFER, STREAM OR WETLAND IMPACTS AND THE CUMULATIVE IMPACTS ASSOCIATED WITH THIS PROJECT CAN BE TRACKED ACCORDINGLY.
- A NOTE SHALL BE PLACED UPON THE FINAL PLAT THAT REFERS TO ALL LOTS WITH NATURAL FEATURES THAT SHOULD BE PROTECTED AND SHALL INFORM THEM OF THEIR OBLIGATIONS TO PRESERVE SUCH NATURAL FEATURES AS REQUIRED BY THE COUNTY, STATE, OR FEDERAL REGULATIONS. THIS NOTE SHALL CLEARLY DETAIL THE POSSIBILITY OF VIOLATIONS, FEES AND RESTORATION REQUIREMENTS IF IMPACTS OCCUR.
- PRIOR TO ZONING PERMIT ISSUANCE FOR EACH LOT, THE LOT SHALL BE CLEARLY DEMARCATED/DELIMITED WITH SIGNS OR MARKERS, SIMILAR TO THE EXAMPLE HEREIN THAT IDENTIFIES THE LOCATION OF THE RESPECTIVE NATURAL FEATURE TO BE PROTECTED.



LOTS WITH STORMWATER DEVICES

LOT	TOTAL SF	SF FOR DEVICE	SF FOR REMAINING LOT
2/2A	85,386	±20,677	±64,709



LOT INFORMATION

LOT	SF FOR SEPTIC SOILS	TOTAL SF	SF FOR BUFFER	SF FOR FEATURE	SF FOR FLOOD PLAIN OUTSIDE BUFFER	SF FOR REMAINING LOT
1/1A	11,429	45,219	7,614	566	0	37,039
2/2A	12,793	85,386	19,699	8,781	0	56,906
3	12,749	70,687	22,434	10,026	0	38,227
4	10,387	44,000	12,811	1,805	0	29,384
5	11,740	40,000	9,807	422	0	29,771
6	11,327	42,636	0	0	0	42,636
7	15,595	48,702	10	0	0	48,692
8	13,215	50,571	2,061	0	0	48,510
9/9A	10,053	57,724	0	0	0	57,724
10/10A	18,941	63,344	13,626	227	0	49,491
11	18,268	51,130	6,830	0	0	44,300
12	17,376	42,678	0	0	0	42,678
13	19,670	61,846	13,962	0	0	47,884
14	19,933	140,853	81,037	2,317	0	57,499
15	26,198	75,752	35,178	1,246	0	39,328
16	24,261	61,293	18,185	548	0	42,560
17	9,158	42,835	21,092	919	0	20,824
18	7,470	52,135	28,444	805	0	22,896
19	20,263	225,761	158,136	6,433	0	61,192
20	9,526	49,354	25,955	1,105	2,407	19,887
21	15,349	68,515	26,057	4,247	9,587	28,624
22	12,549	101,485	31,443	5,349	25,571	39,122
23	16,314	42,932	0	0	0	42,932
24	13,769	44,188	0	0	0	44,188
25	21,335	48,433	0	0	0	48,433
26	19,507	42,498	0	0	0	42,498
27	16,209	40,950	0	0	0	40,950
28	23,026	40,746	0	0	0	40,746
29	13,123	40,332	0	0	0	40,332
30	15,665	51,123	0	0	0	51,123

RICKY SPOON BUILDERS
RICKY SPOON
2400 REDBUD ROAD
PITTSBORO, NC 27312
rkspspoon@gmail.com
919.422.1517

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P.O. Box 361(MAILING)
Creedmoor, NC 27522-0361
creedmoor@rkspspoon.com
919.625.7368

NOT FOR PRELIMINARY CONSTRUCTION

NO.	DATE	REVISIONS	BY
6			
5			
4			
3			
2			
1			
		FIRST ISSUED	

FIRST PLAT
RIDGECREST ESTATES
130 MANN'S CHAPEL ROAD, PITTSBORO, NC 27312
CHATHAM COUNTY

CONCEPT PLAN

C3 PROJECT #: 20-051
REVIEW PROJECT #: XX-XXX
SHEET #: C-1.1

*SEPTIC SOILS ARE NOT INCLUDED WITHIN BUFFER, FEATURE, ROW, OR BUILDING FOOTPRINT