

SITE INFORMATION

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

AKPAR PIN: 0001798
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: ±2,380 LF (1) ±793 LF, 2) ±1,587 LF)

STRUCTURE SETBACKS REQUIRED:

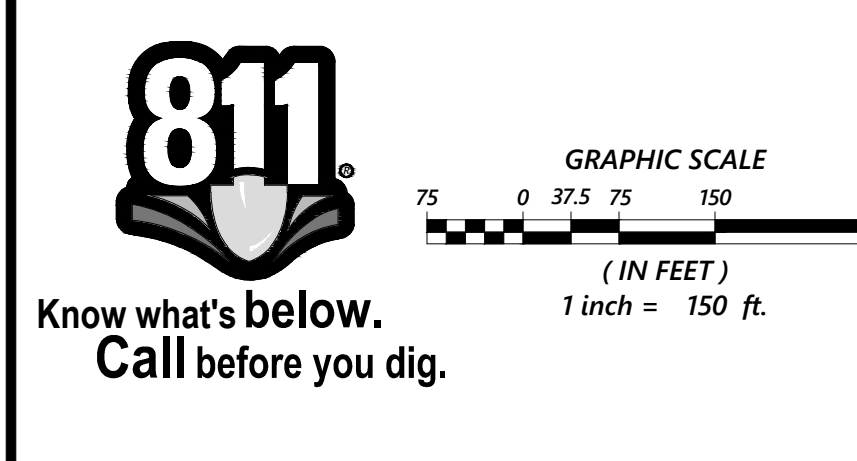
FRONT SETBACK:	40'
SIDE SETBACK:	25'
REAR SETBACK:	25'
MIN. LOT WIDTH:	30' (75' AT BUILDING LINE)
MIN. LOT SIZE:	40,000 SF

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 1187
OXFORD, NC, 27565
(919) 339-4128



LEGEND & NOMENCLATURE

SYMBOLS

- Ex. iron pipe/rod or nail
- Ex. concrete monument
- New iron pipe
- Calculated point
- Cable pedestal
- Telephone pedestal
- Electric pedestal
- Fiber-optic marker
- Traffic signal box
- Iron Rebar Set
- Fire hydrant
- Valve (water or gas)
- Existing Iron Found
- Sanitary sewer cleanout
- Storm curb inlet
- Drainage inlet (w/ grate)
- Sanitary Sewer Manhole
- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Calc. Corner
- Straw Wattle
- Silt Fence Outlet
- Outlet Protection/Plunge Pool Riprap
- Inlet Protection (Block & Gravel or Hardware Cloth)

ABBREVIATIONS

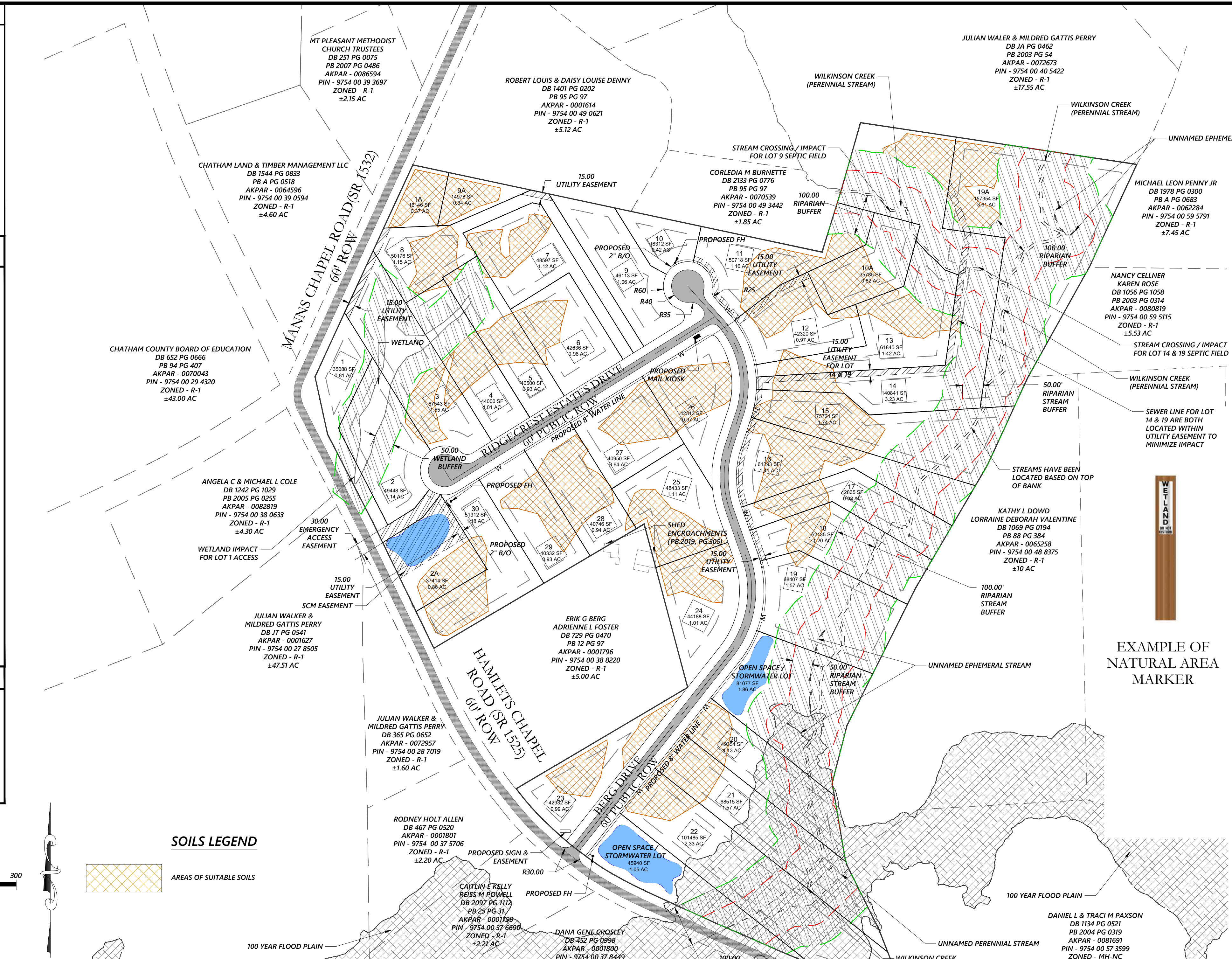
- DB Deed Book
- PB or BM Plat or Map Book
- N/F Now or formerly
- Pg. Page
- SF Square feet
- Ac. Acres
- R/W Right-of-way
- NCSR NC State Route
- NC DOT NC Dept. of Trans.
- R/W Right-of-way
- Ex. Existing
- RCP Reinforced concrete pipe
- PVC Polyvinyl chloride pipe
- (M) Measured
- AG Above ground
- BG Below ground

NOTES SYMBOLS

- CE Construction Entrance/Exit
- DD Temporary Diversion Ditch
- PD Permanent Diversion Ditch
- IP Inlet Protection
- SB Slope Blanket
- SF Silt Fence
- SFO Silt Fence Outlet
- SW Straw Wattle (12" see details)
- TS Temporary Seeding
- PS Permanent Seeding
- TP Tree Protection Fence
- CAW Concrete Washout Area
- DBW Silt Bag Dewatering
- BM Blanket Matting
- OP Outlet Protection/Plunge Pool

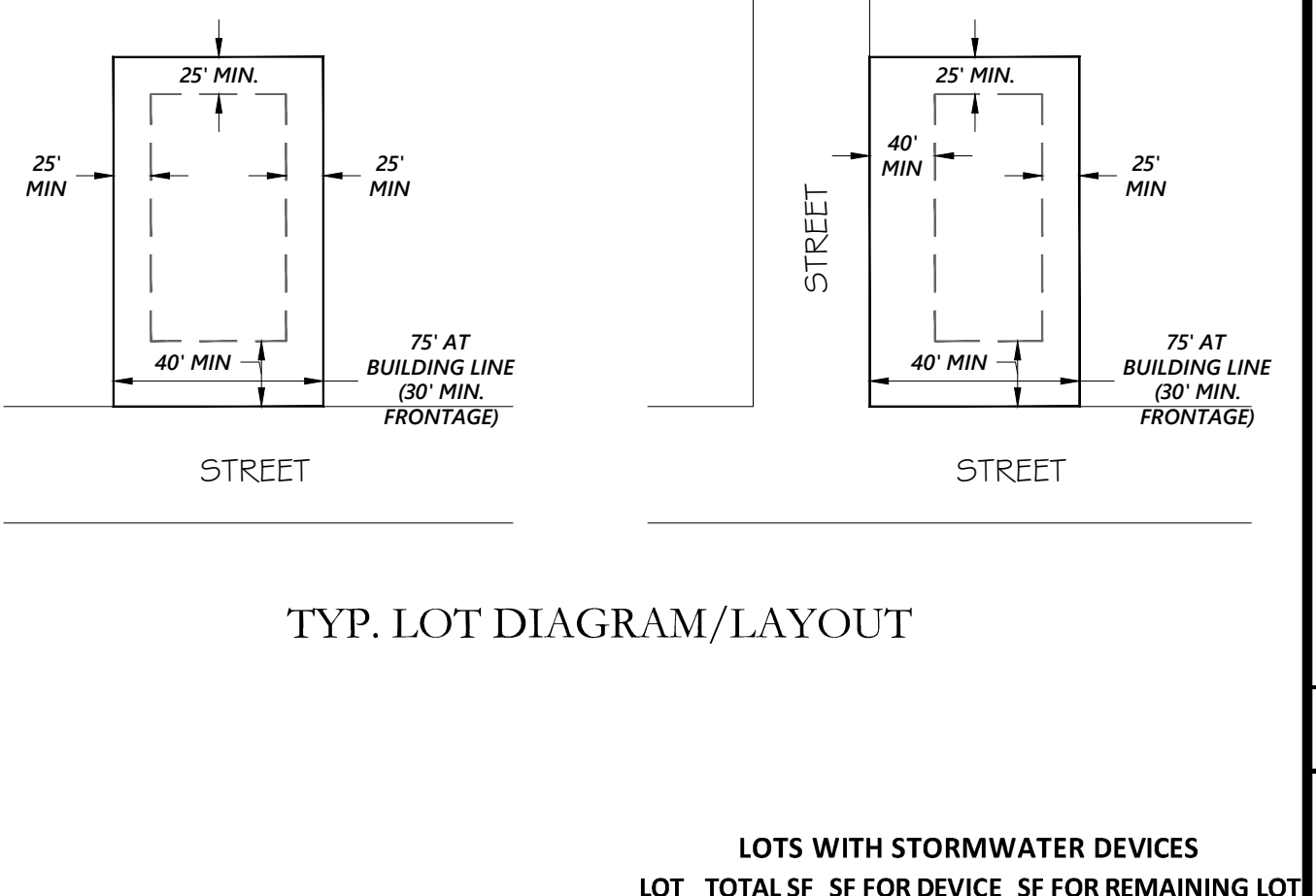
LINETYPES

- SS Ex. Sanitary Sewer
- W Ex. Waterline
- OHE Ex. Overhead Electric
- UGE Ex. Underground Electric
- SD Ex. Storm Drain
- X Ex. Fence
- Ex. Treeline
- SS Sanitary Sewer
- W Waterline
- OHE Overhead Electric
- UGE Underground Electric
- SD Storm Drain
- X Fence
- Ex. Treeline
- SF Silt Fence
- LD Limit of Disturbance
- TP Tree Protection



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.



TYP. ROAD CROSS SECTION

LOTS WITH STORMWATER DEVICES

LOT	TOTAL SF	SF FOR DEVICE	SF FOR REMAINING LOT
2/2A	86,862	±19,106	±67,756

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	51,234	7,614	566	0	43,054
2/2A	12,793	86,862	19,699	8,781	0	58,382
3	12,749	67,543	22,434	10,026	0	35,083
4	10,387	44,000	12,811	1,805	0	29,384
5	11,740	40,500	9,968	422	0	30,110
6	11,327	42,636	0	0	0	42,636
7	15,595	48,597	10	0	0	48,587
8	12,993	50,176	1,900	0	0	48,276
9/9A	10,053	61,091	0	0	0	61,091
10/10A	18,941	54,097	13,626	227	0	40,244
11	18,268	50,718	6,830	0	0	43,888
12	17,376	42,320	0	0	0	42,320
13	19,670	61,845	13,962	0	0	47,883
14	19,933	140,841	81,037	2,317	0	57,487
15	26,198	75,724	35,178	1,246	0	39,300
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	22,886
19/19A	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	42,313	0	0	0	42,313
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	51,132	0	0	0	51,132

APPLICANT: PETER GREENE
2 TONAC CT.
OLD GREENWICH, CT 06870
pgreen18@gmail.com
(461) 236-0455

NOT PRELIMINARY FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY
6			
5			
4			
3			
2			
1			
0			

FIRST PLAT
RIDGECREST ESTATES
130 MANN'S CHAPEL ROAD, PITTSPORO, 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