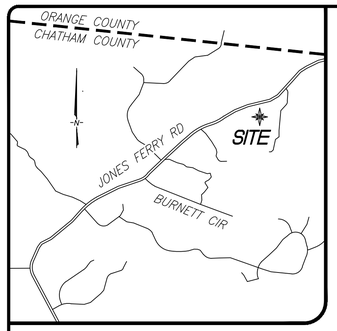


VICINITY MAP
SCALE - 1" = 2000'

CHESTNUT CREEK SUBDIVISION

EROSION AND SEDIMENT CONTROL

LEGEND

- TPF — TREE PROTECTION FENCE
- LOD — LIMITS OF DISTURBANCE
- RIPRAP
- SILT FENCE
- CONTOUR (EXISTING)
- CONTOUR (PROPOSED)
- STORM PIPE (EXISTING)
- STORM PIPE (PROPOSED)
- FLARED END SECTION
- SILT FENCE OUTLET
- CONSTRUCTION ENTRANCE
- 10' SIGHT DISTANCE TRIANGLE

SHEET INDEX:

1. E+SC COVER SHEET
2. LOT EXISTING CONDITIONS
3. FINAL SUBDIVISION LAYOUT PLAN
4. DISTURBED AND DRAINAGE AREA
5. CHESTNUT CREEK WAY E+SC
6. MEANDERING WAY COURT E+SC
7. WALNUT BRANCH ROAD E+SC
8. NCG01 GROUND STABILIZATION DETAILS
9. NCG01 SELF-INSPECTION DETAILS
10. E+SC DETAILS AND SKIMMER SEDIMENT BASIN DESIGN
11. EROSION AND SEDIMENT CONTROL AND STORMWATER DETAILS
12. EROSION AND SEDIMENT CONTROL AND STORMWATER DETAILS
13. SEPTIC CROSSINGS PLAN AND PROFILE
14. SEPTIC CROSSINGS PLAN AND PROFILE

OWNER, ENGINEER AND SURVEYOR:

OWNER: TUSCAN GROUP, INC
KIRK METTY
661 CEDAR GROVE RD
PITTSBORO, NORTH CAROLINA 27312
TEL:(919) 235-2077
EMAIL: TUSCANGROUPINC@GMAIL.COM

ENGINEER: CIVIL AND STRUCTURAL ENGINEERING SERVICES, PLLC
(BUSINESS LICENSE # P-0537)
SAMIR W. BAHHO, PE (LICENSE # 16941)
4612 KAPLAN DRIVE, RALEIGH, NC 27606
TEL:(919) 851-1642 FAX: (919) 854-1960
CELL:(919) 621-0628
BA.CASESPLLC@GMAIL.COM

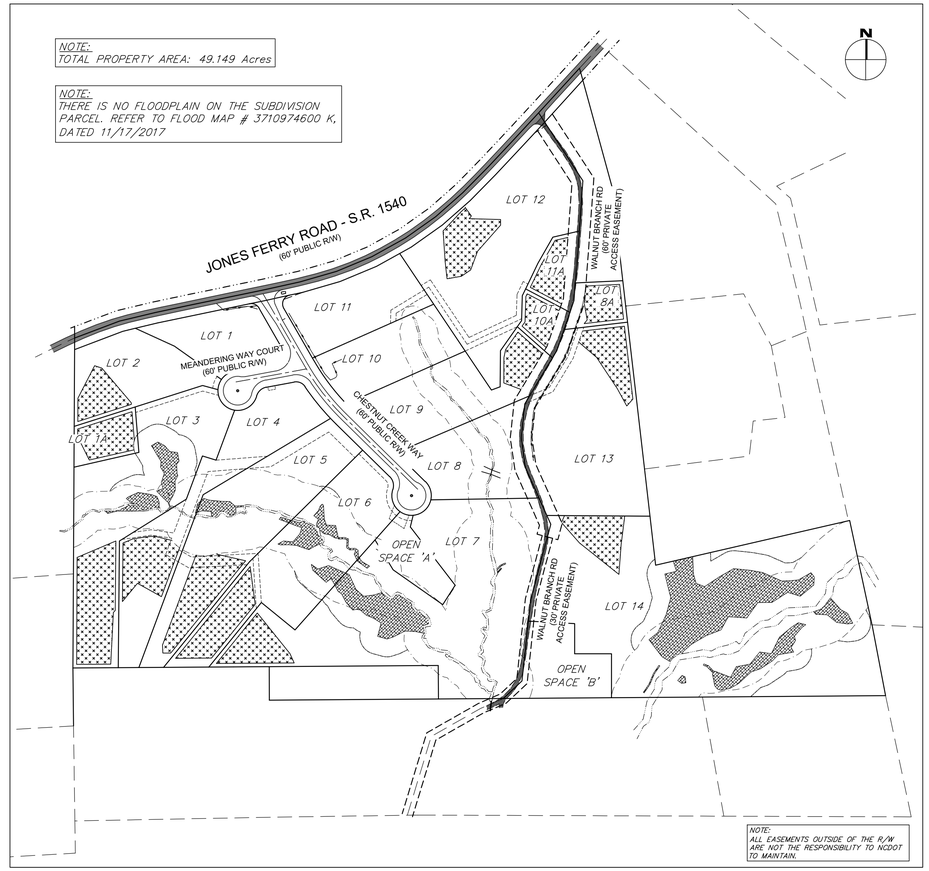
SURVEYOR: DRAKE KINSAUL LAND SURVEYING, LICENSE L-5268
500 NICKS BEND EAST
PITTSBORO, NC 27312
TEL:(919) 533-5151 CELL:(770) 597-1619

SOIL ENGINEER:
CENTRAL CAROLINA SOIL, JASON HALL

ENVIRONMENTAL ENGINEER (BUFFERS, WETLAND AND CREEKS):
SAGE ECOLOGICAL SERVICES, SEAN CLARK

NOTE:
TOTAL PROPERTY AREA: 49.149 Acres

NOTE:
THERE IS NO FLOODPLAIN ON THE SUBDIVISION PARCEL. REFER TO FLOOD MAP # 3710974600 K, DATED 11/17/2017



NOTE:
ALL EASEMENTS OUTSIDE OF THE R/W ARE NOT THE RESPONSIBILITY TO NCDOT TO MAINTAIN.

SUBDIVISION NOTES:

PROPERTY INFORMATION:

OWNER: TUSCAN GROUP INC
ADDRESS: 661 CEDAR GROVE RD, PITTSBORO, NC 27312
TEL: (919) 235-2077 EMAIL: TUSCANGROUPINC@GMAIL.COM
PROPERTY PIN: 9756 00 18 3914
PROPERTY DEED: BOOK # 2115, PAGE # 694
PROPERTY MAP: BOOK # A, PAGE # 22
PROPERTY AREA: 49.149 ACRES
PROPERTY LOCATION: BALDWIN TOWNSHIP, CHATHAM COUNTY, NC
PROPERTY ZONING: R-1 (CHATHAM COUNTY)
LAND CLASSIFICATION: –

NORTH CAROLINA PROFESSIONAL SEAL 16941 ENGINEER SAMIR W. BAHHO

May 30, 2022

SUBDIVISION NAME AND LOTS:

SUBDIVISION NAME: CHESTNUT CREEK SUBDIVISION
SUBDIVISION LOT #'S: 14 LOTS
LOTS MINIMUM AREA: 65,340 SQ FT MINIMUM. SEE PLAT FOR INDIVIDUAL LOTS AREA
SET BACK INFORMATION: FRONT (40'), BACK (25'), SIDE (25')
LOTS FRONTAGE: LOT STREET FRONTAGE (100' MINIMUM)

SUBDIVISION ROADS, STORM WATER SYSTEM:

(DESIGN SHALL BE TO NCDOT SUBDIVISION MINIMUM CONSTRUCTION STANDARDS)

ROAD : PUBLIC ROAD – 20' RIBBON PAVEMENT
ROAD RIGHTS OF WAY: 60' DEDICATED PUBLIC RIGHTS OF WAY AS SHOWN ON PLAT
TOTAL RIGHTS OF WAY AREA: 65,713 SQ FT 1.51 ACRES (INCLUDING CUL-DE-SAC AREA)
SIGHT DISTANCES EASEMENT: 70'X10' DEDICATED PUBLIC EASEMENT AS SHOWN ON PLAT
RIGHT OF WAY, CUL-DE-SAC: DEDICATED 110' DIAMETER AS SHOWN ON PLAT
ROAD WIDTH (NET ASPHALT): 20'
ROADS TOTAL LENGTH: 913 LF – WITH 2 CUL-DE SACS
LENGTH CHESTNUT CREEK WAY 713'
LENGTH MEANDERING WAY COURT 200'
LENGTH WALNUT BRANCH ROAD 1717'

CUL-DE-SAC PAVEMENT WIDTH: 40' DIA. (NET ASPHALT)
PAVEMENT STRUCTURE: 10" ABC AND 2" SF9.5B (SUPER-PAVE)
TOTAL PAVED ROAD AREA: 57,087 SQ FT OR 1.31 ACRES
TOTAL RD IMPERVIOUIS 57,087 SQ FT OR 1.31 ACRES

SUBDIVISION PLANS FOR APPROVAL ARE TO BE THE FINAL CONSTRUCTION PLANS.

DRIVEWAY PERMIT AND SUBDIVISION PLANS WOULD BE APPROVED TOGETHER.

SUBDIVISION WATER SUPPLY:

IT IS PROPOSED TO HAVE EACH LOT SERVED BY ITS OWN PRIVATE WELL AND ON-SITE SEPTIC FIELD.

DUKE PROGRESS POWER:

DUKE PROGRESS COMPANY SHALL PROVIDING POWER FOR THE PROPOSED SUBDIVISION. THE POWER COMPANY SHALL BE CONTACTED TO DESIGN POWER LINES. ALL POWER LINES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED FOR POWER TRANSFORMERS.

SOIL INVESTIGATION, ENVIRONMENTAL AND SOIL REPORT:

SOIL INVESTIGATION FOR ROAD CONSTRUCTION AND WETLAND HAS BEEN CONDUCTED ON THE PROPERTY.

THIS PROPERTY LIES IN ZONE 'X' (MINIMAL FLOOD RISK), WHICH IS OUTSIDE THE 0.2% CHANCE FLOODPLAIN AREA ACCORDING TO MAP NUMBER 3710974600K, PANEL 9746, EFFECTIVE DATE 11/7/2017 AND CID NUMBER 370299.

STORMWATER MANAGEMENT STATEMENT

THIS STATEMENT IS TO CERTIFY THAT "THE DESIGN OF ALL STORMWATER MANAGEMENT FACILITIES AND PRACTICES WILL CONTROL AND TREAT THE RUNOFF FROM THE 1 YEAR, 1 HOUR STORM OVER THE TOTAL DRAINAGE AREA, THAT THE DESIGNS, AND PLANS ARE SUFFICIENT TO COMPLY WITH APPLICABLE STANDARDS AND POLICIES FOUND IN THE NC DENR STORMWATER BMP DESIGN MANUAL, AND THAT THE DESIGNS AND PLANS ENSURE COMPLIANCE WITH THE CHATHAM COUNTY STORMWATER ORDINANCE.

LOT #	AREA in S.F.	AREA in AC	BUA %
1	79,668	1.829	8.23%
2	70,869	1.627	9.26%
3	152,438	3.499	4.30%
4	108,258	2.485	6.06%
5	133,402	3.062	4.92%
6	128,615	2.953	5.10%
7	273,840	6.287	2.40%
8	85,215	1.956	7.70%
9	84,121	1.931	7.80%
10	73,544	1.688	8.92%
11	93,701	2.151	7.00%
12	243,959	5.601	2.69%
13	217,761	4.999	3.01%
14	336,832	7.733	1.95%
TOTAL AREA		47.801	

CHESTNUT CREEK SUBDIVISION PHASING SEQUENCE

(SEE EROSION AND SEDIMENT CONTROL PLAN)

PHASE 1: MOBILIZATION AND EROSION CONTROL MEASURES CONSTRUCTION PHASE

1. BEFORE THE START OF ANY CONSTRUCTION OPERATIONS CALL FOR PRECONSTRUCTION MEETING. THE PURPOSE OF THE MEETING IS TO ESTABLISH CONTACTS, APPOINT RESPONSIBLE CONTACT PERSON AND OBTAIN ALL REQUIRED PERMITS PRIOR TO START OF CONSTRUCTION ACTIVITIES
2. START THE FOLLOWING OPERATIONS ONLY:
   - CALL FOR STAKING OF THE SITE TO HELP INSTALLING THE FOLLOWING:
   - CLEAR ENOUGH AREA TO INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON E&SC PLANS
   - CLEAR ENOUGH AREA TO INSTALL SILT FENCE, SILT FENCE OUTLETS AND TREE PROTECTION FENCE AS SHOWN ON E&SC PLANS. SILT FENCE SHALL BE INSTALLED 5' OUTSIDE THE RIGHT OF WAY
   - CLEAR ENOUGH AREA TO INSTALL SKIMMER SEDIMENT BASINS 1 AND 2. THE BASINS SHALL BE INSTALLED IN DEPTH AND SURFACE DIMENSIONS, WEIR, SKIMMER AND SKIMMER PIPE AS PER THE DESIGN AND CHATHAM COUNTY STANDARD DETAILS SHOWN ON SHEET 10 OF THE APPROVED PLANS. RIP RAP LINING OF WEIR AND SKIMMER PIPE SHALL BE INSTALLED IMMEDIATELY WHEN TRUCK ACCESS TO THE BASIN IS ESTABLISHED.
3. CALL FOR CHATHAM COUNTY WATERSHED PROTECTION DEPARTMENT FOR SITE INSPECTION BEFORE PROCEEDING TO NEXT PHASE

PHASE 2: ROAD CONSTRUCTION PHASE

4. CLEAR THE SITE INCLUDING TOPSOIL STORAGE AREA. INSTALL EROSION CONTROL MEASURES AROUND THE TOPSOIL STORAGE AREA AS SHOWN ON THE APPROVED PLANS. REMOVE TOP SOIL AND STORE IN THE DESIGNATED AREA
5. START GRADING OPERATIONS UP TO AND INCLUDING ROUGH GRADING. INSTALL TEMPORARY DITCHES AS THE PROGRESS OF GRADING AND CONSTRUCTION OPERATIONS CONTINUE. CHECK AND MAINTAIN/REPAIR EROSION CONTROL MEASURES DAMAGED BY CONSTRUCTION.
6. INSTALL 18" RCP #1 , DISSIPATER PAD, SILT FENCE AND SILT FENCE OUTLET AND ADJUST EXISTING TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLANS
7. INSTALL 18" RCP #2, DISSIPATER PAD , SILT FENCE AND SILT FENCE OUTLET AND ADJUST EXISTING TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLANS
8. INSTALL 18" RCP# 3, DISSIPATER PAD, SILT FENCE AND SILT FENCE OUTLET AND ADJUST EXISTING TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLANS
9. INSTALL ROAD SHOULDERS AND ADJUST/MAINTAIN TEMPORARY DITCHES
10. FINE GRADE BASE OF THE ROAD AND INSTALL ABC BASE COURSE AND PROVIDE COMPACTION ACCORDING TO NCDOT STANDARDS AND SPECIFICATIONS
11. INSTALL 2" (S9.5C) FINAL SURFACE ASPHALTIC COURSE TO BE COMPACTED AND TESTED IN ACCORDANCE TO NCDOT STANDARDS AND SPECIFICATIONS.
12. GRADE SHOULDERS AND CONVERT TEMPORARY DITCHES INTO PERMANENT DITCHES TO DEPTH AND SIDE SLOPES AS SHOWN ON THE APPROVED PLANS. GRADE SIDE SLOPE OF DITCH AS PER SECTIONS SHOWN ON APPROVED PLANS
13. FINE GRADE SHOULDER, AND PERMANENT DITCHES. LINE PERMANENT DITCHES WITH JUTE MATTING OR OTHER TYPE OF LINING AS SHOWN ON THE APPROVED PLANS. LINING OF DITCHES SHALL BE INSTALLED AS PER CHATHAM COUNTY STANDARD DETAILS AS SHOWN ON THE APPROVED PLANS. SEED, MULCH AND TAG ALL SHOULDER, SLOPES AND DITCHES

PHASE 3: INSTALLATION OF THE STORMWATER DRY PONDS #1 AND #2

1. CLEAN SKIMMER SEDIMENT BASIN #1 AND #2 IN PREPARATION TO INSTALL PERMANENT STORMWATER PONDS. KEEP SKIMMER SEDIMENT BASIN IN OPERATION UNTIL ALL WORK ON PERMANENT POND #1 AND POND #2 ARE COMPLETED AND APPROVED AND AS-BUILD PLANS APPROVED.
   - INSTALL SEDIMENT BAG FILTER TO PUMP SKIMMER SEDIMENT BASIN WATER. ONE SAND BAG PER SKIMMER SEDIMENT BASIN.
   - WHILE KEEPING SKIMMERS FUNCTION IN THE BASINS, ADJUST OUTLET LOCATIONS TO ALLOW FOR EXPANDING IN SIZE AND DEPTH TO APPROVED DEPTHS DIMENSIONS OF THE DRY PONDS 1 AND 2 AS SHOWN ON APPROVED PLANS SHEET 11 AND SHEET 12.
   - BUILD FOREBAYS, SLOPE DRAINS, CONTROL BOXES, OUTLET PIPES, LEVEL SPREADERS AND DISSIPATERS AS SHOWN ON THE APPROVED PLANS AND DETAILS. PONDS SHALL BE CONSTRUCTED TO THE APPROVED SIDE SLOPES AND WIDTH. DAM WIDTH SHALL BE 10'.
   - KEEP CONTROL BOXES CLOSED UNTIL CHATHAM COUNTY APPROVES AS-BUILT PLANS
   - SEED, MULCH AND TAG ALL DENUDED AREA, DAM, DITCHES AND SLOPES.
15. FILE APPLICATION WITH AS-BUILT STORMWATER PLANS. APPROVAL OF AS-BUILT PLANS SHALL BE OBTAINED BEFORE TEMPORARY E&SC MEASURES ARE CLOSED OUT AND REMOVED.
16. AFTER OBTAINING AS-BUILT APPROVAL, THE SKIMMER SEDIMENT BASINS SHALL BE EMPTIED USING SEDIMENT BAG DEVICE. REMOVE SKIMMERS AND SKIMMER PIPE OUTLETS . SEED ALL DENUDED AREAS, MULCH AND TAG
17. REMOVED ALL OTHER TEMPORARY EROSION CONTROL DEVICES, SEED, MULCH AND STABILIZE
18. OPEN CONTROL BOXES TO PERMANENT POND FUNCTION
19. MONITOR SEEDED AREA ON THE ROAD, SHOULDERS, DITCHES AS WELL AS PERMANENT PONDS AND MAKE REPAIR AS NEEDED UNTIL VEGETATION IS PERMANENTLY ESTABLISHED. ADD FERTILIZER AND SEED IF NEEDED.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL PRACTICES

1. THE CONTRACTOR SHALL CHECK ALL EROSION AND SEDIMENT CONTROL PRACTICES FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY BY THE CONTRACTOR TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL STORMWATER PERMIT (NCG01), A RAIN GAUGE MUST BE INSTALLED ON SITE. THE RAIN GAUGE MUST BE KEPT ONSITE AND INSPECTION BY THE CONTRACTOR MUST BE MADE AND LOGGED AFTER EVERY HALF INCH RAINFALL AND ONCE A WEEK.
2. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS WHEN STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL SHALL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.
3. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND SILT FENCE WHEN IT BECOMES (0.5) FEET DEEP AT THE FENCE. SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
4. THE CONTRACTOR SHALL FERTILIZE, RESEED AS NECESSARY, AND MULCH ALL SEEDED AREAS ACCORDING TO SEEDING SPECIFICATIONS IN THE PLANS TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
5. THE CONTRACTOR SHALL PROVIDE GROUND COVER ON EXPOSED SLOPES OR OTHER AREAS WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING. PERMANENT GROUND COVER IS TO BE PROVIDED FOR ALL DISTURBED AREAS WITHIN 21 CALENDAR DAYS OR SOONER FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.

NOTIFICATION OF LAND RESOURCES SEDIMENT AND EROSION CONTROL SELF- INSPECTION PROGRAM:

THE SEDIMENTATION POLLUTION CONTROL ACT WAS AMENDED IN 2006 TO REQUIRE THAT PERSONS RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES INSPECT A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. RULES DETAILING THE DOCUMENTATION OF THESE INSPECTIONS TOOK EFFECT IN OCTOBER 1, 2010. THE SELF-INSPECTION PROGRAM IS SEPARATE FROM THE WEEKLY SELF-MONITORING PROGRAM OF THE NPDES STORMWATER PERMIT (NCG01-SELF-INSPECTION RECORDING AND REPORTING EFFECTIVE 04/01/2019) FOR CONSTRUCTION ACTIVITIES. THE FOCUS OF THE SELF INSPECTION REPORT IS THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES ACCORDING TO THE APPROVED PLAN. THE INSPECTIONS MUST BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUE UNTIL PERMANENT GROUND COVER IS ESTABLISHED IN ACCORDANCE WITH NCGS 113A-54H AND 15A NCAC 4B.0131. THE SELF-INSPECTION REPORT FORM IS AVAILABLE AS AN EXCEL SPREADSHEET FROM http://www.dir.enr.state.nc.us/phags/sedimentation-new.htm. IF YOU HAVE QUESTIONS OR CANNOT ACCESS THE FORM, PLEASE CONTACT NCDNR DIVISION OF LAND RESOURCES AT (919) 791-4200

SAMIR W. BAHHO, PE
CIVIL & STRUCTURAL ENGINEERING SERVICES, PLLC.
4612 KAPLAN DRIVE
RALEIGH, NORTH CAROLINA 27606
TEL: (919) 851-1642
BUSINESS LICENSE P-0537

PROJECT:
TUSCAN GROUP, INC
CHESTNUT CREEK SUBDIVISION
JONDS FERRY ROAD
CHATHAM COUNTY NORTH CAROLINA
BALDWIN TOWNSHIP
COVER

REVISIONS

NO.	DATE	DESCRIPTION	BY:

DATE: 07.10.21
SCALE: N/A
DESIGNED: SWB
CHECKED: SWB
DRAWN: JKF
APPROVED: TG INC

SHEET: 1 OF 14

CAD FILE: CHESTNUT

PROJECT NO: 2021.01

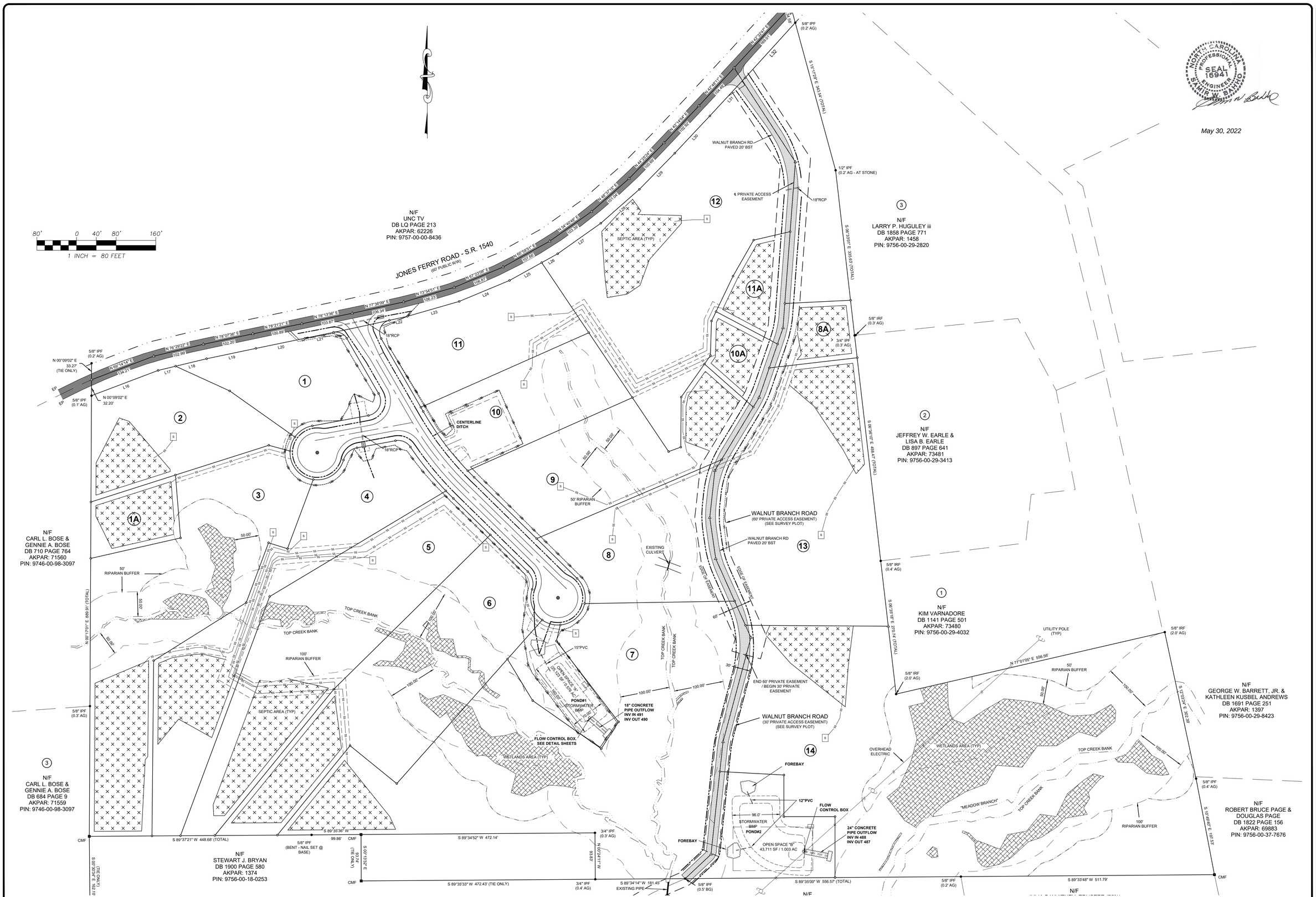
SAMIR W. BAHHO, PE
CIVIL & STRUCTURAL ENGINEERING SERVICES, PLLC.
4612 KAPLAN DRIVE
RALEIGH, NORTH CAROLINA 27606
TEL: (919) 851-1642
BUSINESS LICENSE: P-0337

PROJECT:
TUSCAN GROUP, INC
CHESTNUT CREEK SUBDIVISION
JONES FERRY ROAD
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA
EXISTING LOT AND CONTOUR

REVISIONS			
NO.	DATE	DESCRIPTION	BY:

DATE: 07.10.21	SCALE: 1"=80'
DESIGNED: SWB	CHECKED: SWB
DRAWN: JKF	APPROVED: TC INC

SHEET: 2 OF 14
CAD FILE: CHESTNUT
PROJECT NO: 2021.01



May 30, 2022

SAMIR W. BAHHO, PE
CIVIL & STRUCTURAL ENGINEERING SERVICES, PLLC.
4612 KAPLAN DRIVE
RALEIGH, NORTH CAROLINA 27606
TEL: (919) 851-1642
BUSINESS LICENSE: P-0337

PROJECT:

TUSCAN GROUP, INC

CHESTNUT CREEK SUBDIVISION

JONES FERRY ROAD

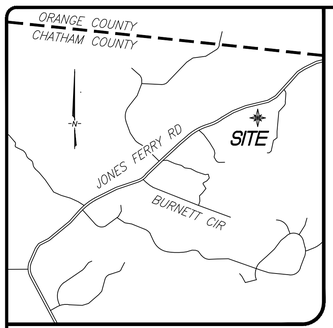
CHATHAM COUNTY NORTH CAROLINA

BALDWIN TOWNSHIP

PROPOSED LAYOUT

REVISIONS			
NO.	DATE	DESCRIPTION	BY:

DATE: 07.10.21	SCALE: 1"=80'
DESIGNED: SWB	CHECKED: SWB
DRAWN: JKF	APPROVED: TG INC
SHEET: 3 OF 14	
CAD FILE: CHESTNUT	
PROJECT NO: 2021.01	



VICINITY MAP
SCALE - 1" = 2000'

Chestnut Creek Subdivision

Lot Areas and BUA %

Lot #	area in Sf.	Area in Acre	BUA %
1	79668	1.829	8.23%
2	70869	1.627	9.26%
3	152438	3.499	4.30%
4	108258	2.485	6.06%
5	133402	3.062	4.92%
6	128615	2.953	5.10%
7	273840	6.287	2.40%
8	85215	1.956	7.70%
9	84121	1.931	7.80%
10	73544	1.688	8.92%
11	93701	2.151	7.00%
12	243959	5.601	2.69%
13	217761	4.999	3.01%
14	336832	7.733	1.95%
Total Area		47.801	

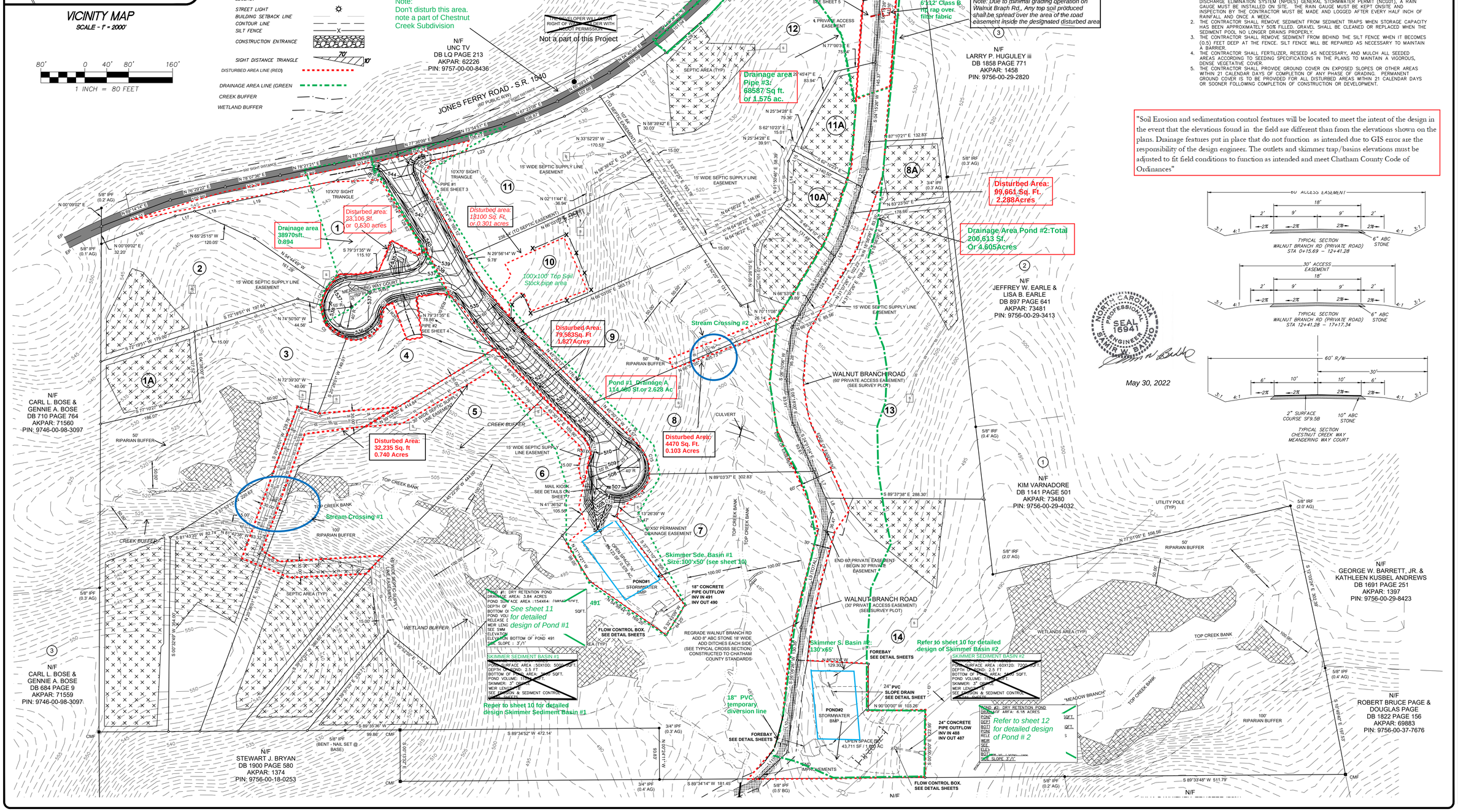
NOTES:
1. CHESTNUT CREEK WAY AND MEANDERING WAY ARE DESIGNED TO NCDOT LATEST EDITION (JANUARY 2010, REVISED JULY 2020) OF "SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS".
2. THE EXISTING GRAVEL WAY IS DESIGNED TO CHATHAM COUNTY SUBDIVISION REGULATION SECTION 7.2 RURAL ROADS. DESIGN AND CONSTRUCTION OF RURAL ROAD SHALL COMPLY TO SECTION 7.2 C AND D (3 AND 4).

** SEE DETAILS OF SIGHT DISTANCE, AND ROAD ELEVATION ALONG SIGHT DISTANCE ON BOTH SIDES OF JONES FERRY ROAD INTERSECTION WITH SHEET 8

TOTAL DISTURBED AREA: 6.40 ACRES
DRAINAGE AREA POND # 1: 2.628 ACRES
DRAINAGE AREA POND # 2: 4.605 ACRES

LEGEND:
STREET LIGHT
BUILDING SETBACK LINE
CONTOUR LINE
SILT FENCE
CONSTRUCTION ENTRANCE
SIGHT DISTANCE TRIANGLE
DISTURBED AREA LINE (RED)
DRAINAGE AREA LINE (GREEN
CREEK BUFFER
WETLAND BUFFER

80' 0 40' 80' 160'
1 INCH = 80 FEET



NOTIFICATION OF LAND RESOURCES SEDIMENT AND EROSION CONTROL SELF-INSPECTION PROGRAM:

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"Soil Erosion and sedimentation control features will be located to meet the intent of the design in the event that the elevations found in the field are different than from the elevations shown on the plans. Drainage features put in place that do not function as intended due to GIS error are the responsibility of the design engineer. The outlets and skimmer trap/basins elevations must be adjusted to fit field conditions to function as intended and meet Chatham County Code of Ordinances"

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16941 SAMIR W. BAHHO

May 30, 2022

SAMIR W. BAHHO, PE
CIVIL & STRUCTURAL ENGINEERING SERVICES, PLLC.
4612 KAPLAN DRIVE
RALEIGH, NORTH CAROLINA 27606
TEL: (919) 851-1642
BUSINESS LICENSE # C-0337

PROJECT:
TUSCAN GROUP, INC
CHESTNUT CREEK SUBDIVISION
JONES FERRY ROAD
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA
STORMWATER, DRAINAGE AREA AND DISTURBED AREA

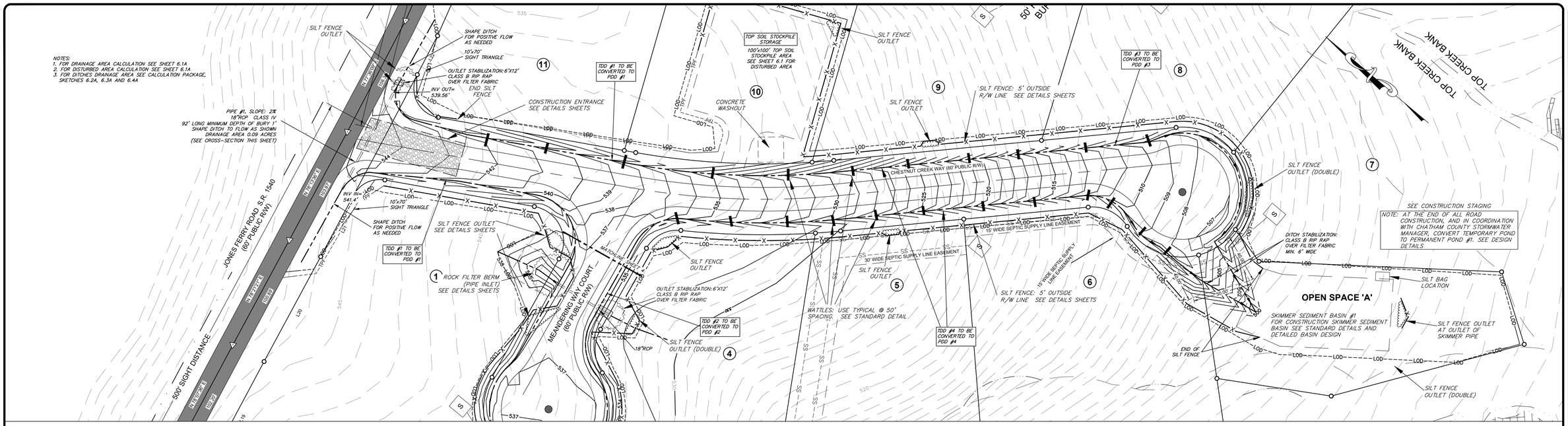
REVISIONS

NO.	DATE	DESCRIPTION	BY:

DATE: 07.10.21	SCALE: 1"=80'
DESIGNED: SWB	CHECKED: SWB
DRAWN: dKF	APPROVED: TG INC

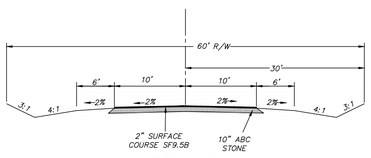
SHEET: 4 of 14
CAD FILE: CHESTNUT
PROJECT NO: 2021.01

NOTES:
1. FOR DRAINAGE AREA CALCULATION SEE SHEET 6.1A
2. FOR DISTURBED AREA CALCULATION SEE SHEET 6.1A
3. FOR DITCHES DRAINAGE AREA SEE CALCULATION PACKAGE, SKETCHES 6.2A, 6.3A AND 6.4A



SOIL EROSION AND SEDIMENTATION CONTROL FEATURES WILL BE LOCATED TO MEET THE INTENT OF THE DESIGN IN THE EVENT THE THE ELEVATIONS FOUND IN THE FIELD ARE DIFFERENT THAN THE ELEVATIONS SHOWN ON THE PLANS. DRAINAGE FEATURES PUT IN PLACE THAT DO NOT FUNCTION AS INTENDED DUE TO GIS ERRORS ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER. THE OUTLETS AND SKIMMER TRAP/BASINS ELEVATIONS MUST BE ADJUSTED TO FIT FIELD CONDITIONS TO FUNCTION AS INTENDED AND MEET CHATHAM COUNTY CODE OF ORDINANCES.

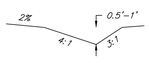
FOR CHESTNUT CREEK PHASING SEQUENCE: REFER TO SHEET (1) AND SHEET (10)



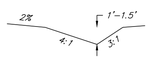
TYPICAL SECTION
CHESTNUT CREEK WAY
MEANDERING WAY COURT

DITCH SECTIONS CHESTNUT CREEK WAY

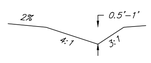
STATION 0+50 TO STATION 2+70 (LEFT):
JUTE MATTING TOTAL WIDTH OF DITCH
STAPLE FIRMLY TO THE GROUND
BURY EDGES 6" IN THE GROUND
DRAINAGE AREA :0.19 ACRES



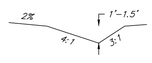
STATION 2+68 TO STATION 7+50 (LEFT):
JUTE MATTING TOTAL WIDTH OF DITCH
STAPLE FIRMLY TO THE GROUND
BURY EDGES 6" IN THE GROUND
DRAINAGE AREA: 0.47 ACRES

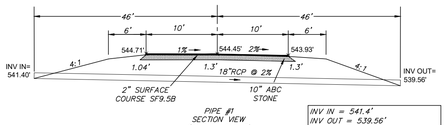


STATION 0+50 TO STATION 1+90 (RIGHT):
JUTE MATTING TOTAL WIDTH OF DITCH
STAPLE FIRMLY TO THE GROUND
BURY EDGES 6" IN THE GROUND
DRAINAGE AREA: 0.19 ACRES



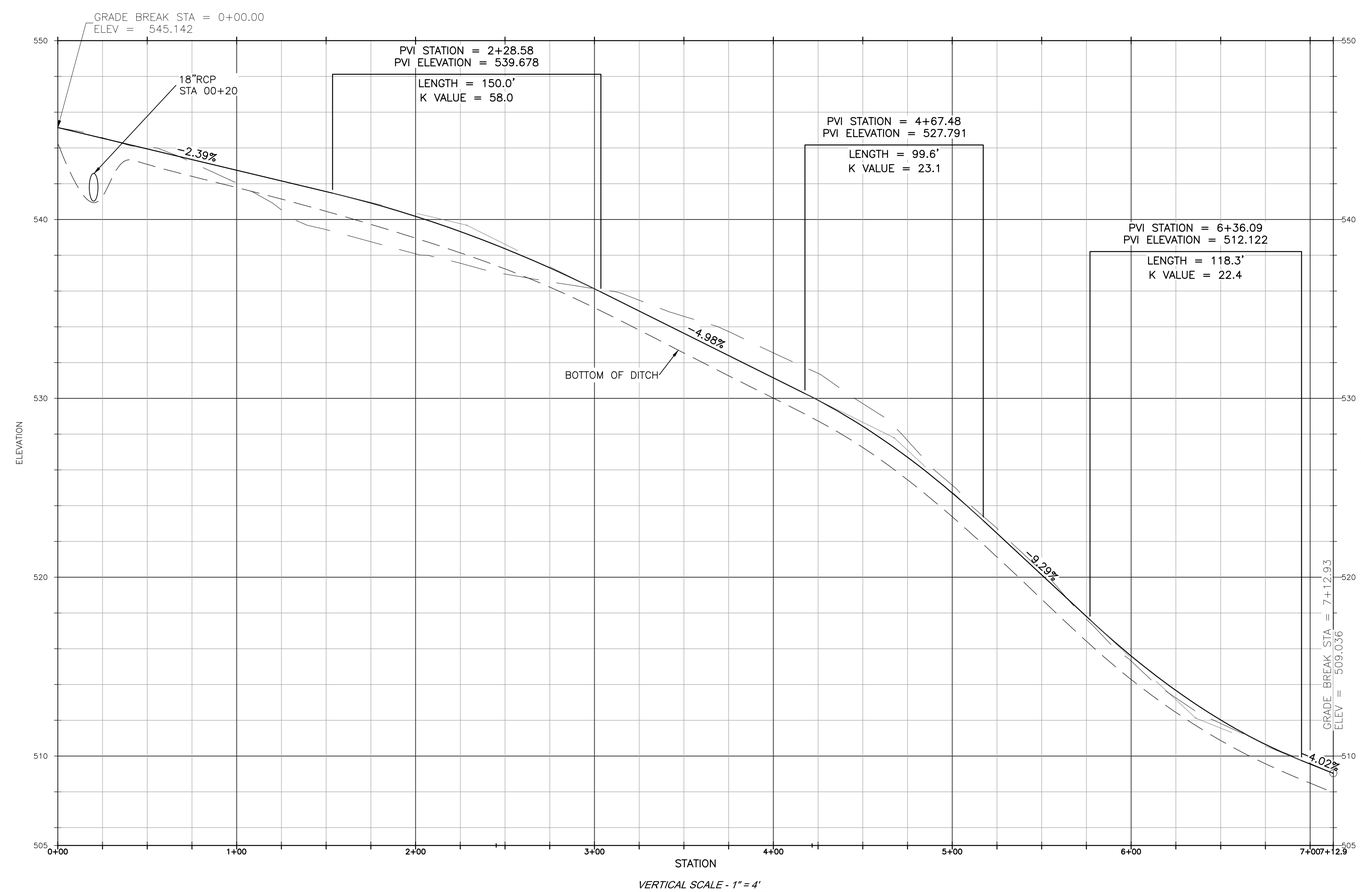
STATION 2+85 TO STATION 7+35 (RIGHT):
JUTE MATTING TOTAL WIDTH OF DITCH
STAPLE FIRMLY TO THE GROUND
BURY EDGES 6" IN THE GROUND
DRAINAGE AREA: 0.36 ACRES





PIPE #1
SECTION VIEW
(NOT TO SCALE)

INV IN = 541.4'
INV OUT = 539.56'
MIN COVER = 1' FROM SUBGADE
SIZE: 18"RCP
CLASS IV

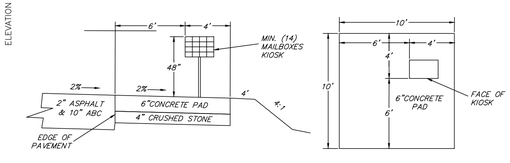


VERTICAL SCALE - 1" = 4'
HORIZONTAL SCALE - 1" = 40'

NOTES:
1. CHESTNUT CREEK WAY AND MEANDERING WAY ARE DESIGNED TO NCDOT LATEST EDITION (JANUARY 2010, REVISED JULY 2020) OF "SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS"

LEGEND

- TPF — TREE PROTECTION FENCE
- LOD — LIMITS OF DISTURBANCE
- RIPRAP
- SILT FENCE
- CONTOUR (EXISTING)
- CONTOUR (PROPOSED)
- STORM PIPE (EXISTING)
- STORM PIPE (PROPOSED)
- FLARED END SECTION
- SILT FENCE OUTLET



MAILBOX KIOSK LAYOUT

DRIVEWAY PIPE SIZES		
LOT #	PIPE SIZE	Q10/CFS
LOT 1	15"	0.48
LOT 2	15"	0.10
LOT 3	15"	0.2
LOT 4	15"	0.32
LOT 5	15"	0.53
LOT 6	15"	0.91
LOT 7	15"	1.19
LOT 8	15"	0.83
LOT 9	15"	0.63
LOT 10	15"	0.82
LOT 11	15"	0.48

NOTE: LOTS 12, 13, AND 14 ARE NOT ON PROPOSED STATE ROAD.

NORTH CAROLINA PROFESSIONAL SEAL 16941 ENGINEER SAMIR W. BAHHO

May 30, 2022

40' 0 20' 40' 80'
1 INCH = 40 FEET

SAMIR W. BAHHO, PE
CIVIL & STRUCTURAL ENGINEERING SERVICES, PLLC.
4612 KAPLAN DRIVE
RALEIGH, NORTH CAROLINA 27606
TEL: (919) 851-1642
BUSINESS LICENSE: P-0337

PROJECT:
TUSCAN GROUP, INC
CHESTNUT CREEK SUBDIVISION
JONES FERRY ROAD
CHATHAM COUNTY NORTH CAROLINA
BALDWIN TOWNSHIP
CHESTNUT CREEK WAY PLAN AND PROFILE / E & SC PLAN

REVISIONS

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SCALE: 1"=40'
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