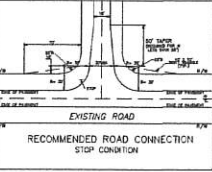
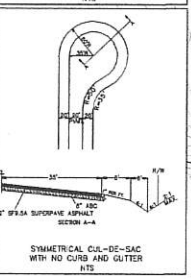
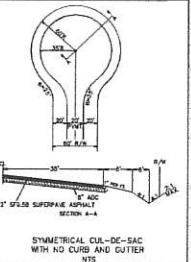


AREAS CONTAIN 30 INCHES OR MORE OF PROVISIONALLY USABLE MATERIAL AND HAVE POTENTIAL FOR CONVENTIONAL OR MODIFIED CONVENTIONAL SEPTIC SYSTEMS. THESE WILL BE INCLUSIONS OF SOBS IN THESE AREAS THAT MAY ONLY BE DETAIL FOR SPP.

AREAS CONTAIN SOBS WITH 24 TO 29 INCHES OR MORE OF PROVISIONALLY USABLE MATERIAL AND HAVE POTENTIAL UP OR WITHIN 100 FEET OF CONVENTIONAL SEPTIC SYSTEMS. THESE AREAS WILL CONTAIN SMALL AREAS OF SOBS WITH GREATER THAN 30 INCHES OF DETAIL FOR MATERIAL.

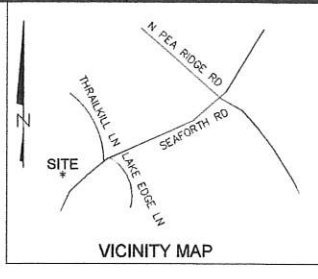
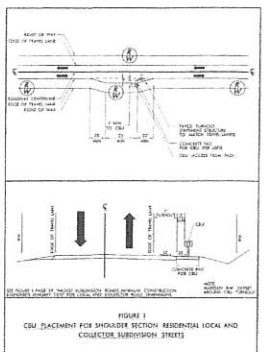
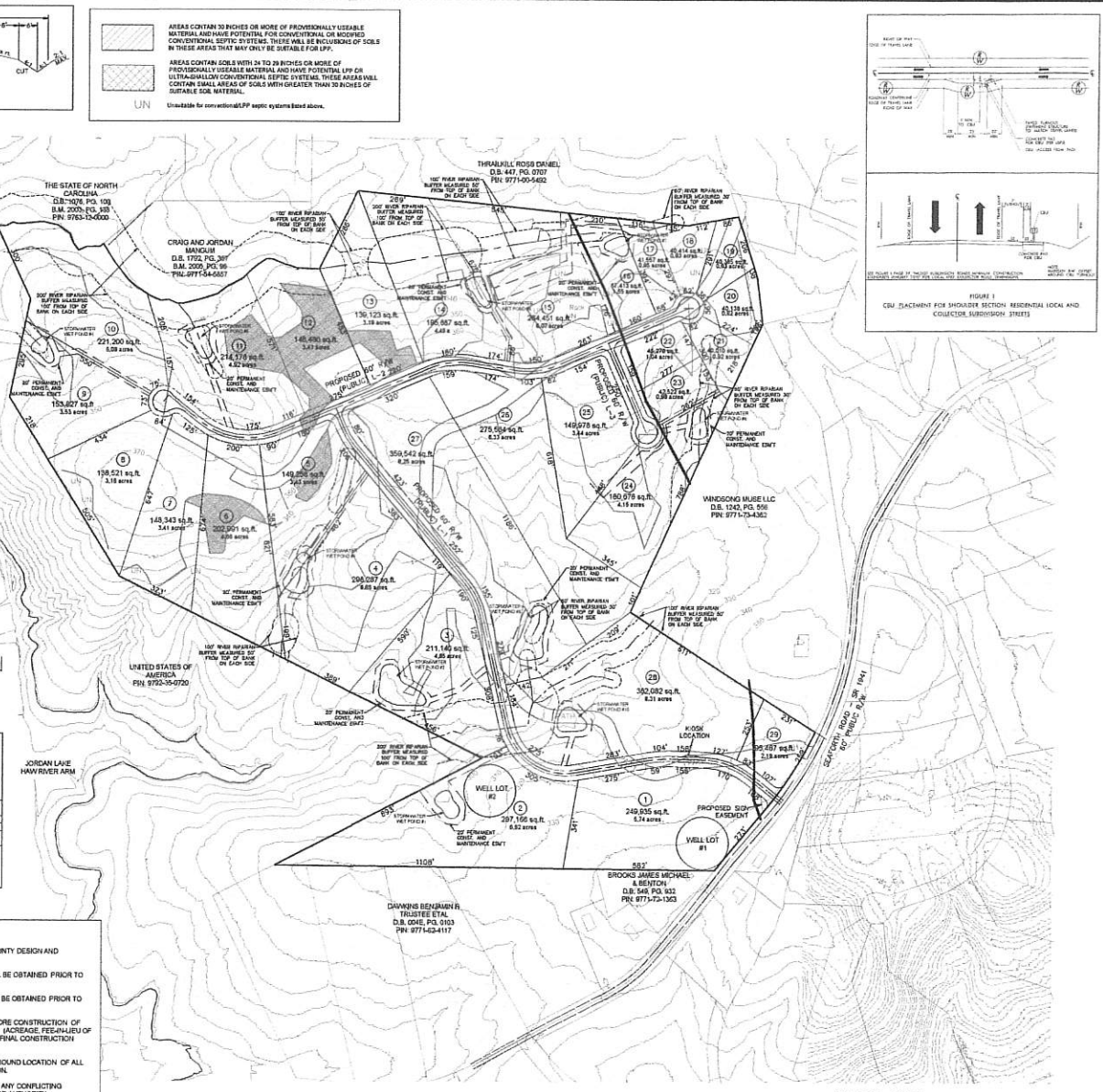
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Unavailable for conventional SPP septic systems based above.



GENERAL SITE NOTES

1. SITE CURRENTLY IS FALLOW AND VACANT.
2. ALL CONSTRUCTION SHALL CONFORM TO CHATHAM COUNTY DESIGN AND CONSTRUCTION STANDARDS.
3. ALL NECESSARY APPROVALS, STATE AND LOCAL, SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
4. ALL NECESSARY ENCROACHMENT AGREEMENTS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES (ACRAGE, FEE/ANNUITY OF ASSESSMENT, AND INSPECTION FEES) ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL.
6. CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
7. CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. NOTE - A SIGN PERMIT IS REQUIRED PRIOR TO INSTALLATION.



NOTES:

- PRESENT LAND USE IS RESIDENTIAL, VACANT, WOODED AND FALLOW.
- STREETS WILL HAVE A 60' RW.
- ALL RADI AT STREET INTERSECTIONS ARE 25'
- ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
- WATER SYSTEM WILL BE COMMUNITY WATER SYSTEM.
- SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
- ALL CHATHAM COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION.
- ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
- ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
- TOPO TAKEN FROM NORTH CAROLINA SPATIAL DATA FROM FLOWM LIDAR AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
- CONTOUR INTERVAL IS 2'
- DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT. AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED.
- SOLICITARY INFORMATION TAKEN FROM CHATHAM COUNTY GIS. OPEN SPACE TO BE DEEDED TO HOMEOWNERS ASSOCIATION. ROADS AND INTERSECTIONS WILL NEED TO COMPLY WITH ALL NCOTI REQUIREMENTS.
- MAXIMUM IMPERVIOUS LIMIT MUST BE SHOWN ON EACH LOT PRIOR TO FINAL PLAT APPROVAL.
- STREET NAME(S) MUST BE APPROVED BY GIS PRIOR TO FINAL PLAT. A DRIVEWAY PERMIT WILL BE REQUIRED PRIOR TO RECORDATION OF PLAT FOR ROADS.

SITE DATA - TOTAL

- PIN 9770045-2091
- CHATHAM COUNTY APPAR 62077
- ZONED R-1
- TOTAL TRACT SIZE = 117.10 ACRES
- NO. LOTS = 29
- AVERAGE LOT SIZE = 3.76 ACRES (164,566 SF)
- LINEAR FEET OF STREET = 5,120 LF
- IMPERVIOUS IN STREET = 2.22 ACRES (96,703 SF)
- IMPERVIOUS IN LOTS = 7.57 ACRES
- IMPERVIOUS IN HOUSH = 0.09 ACRES (3,485 SF)
- TOTAL IMPERVIOUS IN WELL LOT = 9.18 ACRES (400,000 SF)
- IMPERVIOUS = 8.07%
- DENSITY = 0.25 UNITS/ACRE

SETBACKS

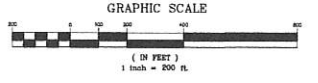
FRONT	= 40 FEET
SIDE	= 25 FEET
REAR	= 25 FEET

SITE DATA R-1

- PIN 977453-2061
- CHATHAM COUNTY APPAR 62077
- ZONED R-1
- MINIMUM REQUIRED LOT SIZE = 40,000 SF
- MINIMUM REQUIRED LOT WIDTH = 100 FT
- TRACT SIZE = 10.75 ACRES
- NO. LOTS = 15
- AVERAGE LOT SIZE = 1.05 ACRES (46,840 SF)
- LINEAR FEET OF STREET = 4,221 LF
- IMPERVIOUS IN STREET = 0.19 ACRES (8,376 SF)
- IMPERVIOUS IN LOTS = 3.35 ACRES (150,000 SF PER LOT)
- TOTAL IMPERVIOUS = 2.49 ACRES
- AREA OF STREETS = 1,871 ACRES
- IMPERVIOUS = 22.8%
- DENSITY = 0.91 UNITS/ACRE

SITE DATA R-5

- PIN 977453-2061
- CHATHAM COUNTY APPAR 62077
- ZONED R-5
- MINIMUM REQUIRED LOT SIZE = 3,000 ACRES
- MINIMUM REQUIRED LOT WIDTH = 100 FT
- TRACT SIZE = 10.75 ACRES
- NO. LOTS = 15
- AVERAGE LOT SIZE = 0.71 ACRES (31,031 SF)
- LINEAR FEET OF STREET = 4,707 LF
- IMPERVIOUS IN STREET = 0.19 ACRES (8,477 SF)
- IMPERVIOUS IN LOTS = 5.67 ACRES (250,000 SF PER LOT)
- IMPERVIOUS IN HOUSH = 0.01 ACRES (3,485 SF)
- IMPERVIOUS IN WELL LOT = 5.18 ACRES (230,000 SF)
- TOTAL IMPERVIOUS = 7.09 ACRES
- AREA OF STREETS = 1,871 ACRES
- IMPERVIOUS = 7.0%
- DENSITY = 0.18 UNITS/ACRE



DATE	
REVISION	
SCALE	
SEAL	

STEWART - PROCTOR
ENGINEERING AND SURVEYING P-0149
100 NORTH MAIN ST. SUITE 200
RALEIGH, NC 27603
Phone (919) 779-1855 Fax (919) 779-1661

SP

CHATHAM COUNTY, NORTH CAROLINA
DEERCREEK AT SEAFORTH SUBDIVISION
CONCEPT PLAN

CHATHAM COUNTY, NORTH CAROLINA
DEERCREEK AT SEAFORTH SUBDIVISION
CONCEPT PLAN
DRAWING SHEET P-1