

**SPI-1: SUBDIVISION SPECIFICATIONS**  
(SUBDIVISION REGULATIONS - SECTION 8.1 - GENERAL FIRST PLAT NOTES)

- A. NAME: GRANVILLE
- B1. OWNER/S: FITCH CREATIONS, INC. 2000 FERRINGTON VILLAGE CR. PITTSBORO, NC 27312 / 919-546-8784 ATTN: GREG FITCH
- B2. DESIGN TEAM:
  - APPLICANT / LAND PLANNING: DAN SEARS, P.L.A. SEARS DESIGN GROUP 625 N JONES STREET, RALEIGH, NC 27603. 919-882-7000
  - CIVIL ENGINEERING / INSTRUMENTED SURVEY: WATER DESIGN ALAN KEITH, DIEHL & PHILLIPS 270 EAST CHATHAM STREET, SUITE 304, CARY, NC 27513. 919-467-9772 EXT.25
  - ENVIRONMENTAL CONSULTANTS: SOI & ENVIRONMENTAL CONSULTANTS, INC. / NORTH QUARTER OFFICE PARK 612 FALLS OF NEUSE ROAD, SUITE 104, RALEIGH, NC 27615. 919-844-9400
  - SURVEY: VAN R. FRICK, VAN R. FRICK LAND SURVEYS 10 507 475, PITTSBORO, NC 27312. 919-542-2005
  - TRAFFIC ENGINEERING: HARTY KOPPA ASSOCIATES 800 FARRINGTON PLACE, SUITE 100, RALEIGH, NC 27604. 919-897-1301
- B3. EXISTING RIGHTS-OF-WAY/EASEMENTS: SENIOR ACCESS EASEMENT ON ADJACENT PROPERTY, BOOK 2021, PAGE 420
- B4. EXISTING COVENANTS: THERE ARE NO CURRENT COVENANTS ON PROPERTY; HOWEVER, A NEW GRANVILLE HOA WILL BE DEEDED FOR MAINTENANCE OF THE COMMON AREAS WITHIN GRANVILLE.
- C. ACRAB NUMBER: 95264
- D. DESCRIPTION: TAX MAP 2021, PAGE 917 / DEED BOOK 2271, PAGE 0883
- D. FEATURES:
  - 1-3a. LOCATION MAP, ADJOINING PROPERTY INFO PROVIDED THIS SHEET
  - 4. PROPOSED ZONING CLASSIFICATION: R-1 S.U.P.
  - 5. BOUNDARY LINES - SEE PLAN SHEET SP-2
  - 6. TOTAL ACRES TO BE SUBDIVIDED: 51,765 ACRES
  - 7. LINEAL FEET PROPOSED STREET: 3,262 LF, 0.646 MILES TO CU-D-E-SAC CENTERLINES)
  - 8-4. SITE INFORMATION/STREETS - SEE SHEET SP-2 - FIRST PLAT FOR ALL EXISTING SITE INFORMATION AND EXISTING AND PROPOSED STREETS
  - 10. STORMWATER - 80% LOCATIONS, TYPE, SIZES, AND EASEMENTS NOTED ON SP2. SEE CIVIL DRAWINGS FOR DETAILED DESIGN OF DEVICES.
  - 11-12. LOT LAYOUT AND USE - SEE SHEET SP-2 - FIRST PLAT FOR LOCATION, DIMENSIONS, AND ACRES OF ALL PROPOSED AND EXISTING LOTS AND PROPERTY PROPOSED TO BE SET ASIDE FOR ACTIVE OPEN SPACE.
  - 13. STREETS - SEE SHEET SP-2 - FIRST PLAT - ROAD NAMES PREVIOUSLY APPROVED FOR USE - ALL SUBJECTS TO BE PUBLIC.
  - 14-15. LOT DESIGNATION - SEE SHEET SP-2 - FIRST PLAT. ALL SINGLE-FAMILY LOTS NUMBERED. OTHERS LANDS USED FOR OPEN SPACE UNDER HOA MANAGEMENT.
  - 16. PUBLIC WATER SYSTEM AVAILABLE: YES, ACCESSED FROM ADJACENT FERRINGTON VILLAGE. ALL WATER MAINS SHALL BE OWNED AND OPERATED BY CHATHAM COUNTY PUBLIC UTILITIES. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH CHATHAM COUNTY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
  - 17. WAL (LESS THAN 50 LOTS PROPOSED)
  - 18. SIGNIFICANT CULTURAL AND/OR HISTORICAL SITES: NONE
  - 19. EX. BUILDINGS, CONSTRUCTED, HISTORICAL STRUCTURES: NONE
  - 20. CENTERS OR HISTORICAL STRUCTURES WITHIN 100 FEET OF DEVELOPMENT ON ANY ADJACENT PROPERTY: NONE
  - 21. NON-DISCHARGE PERMIT REQUIREMENT FOR A LAND APPLICATION WASTE DISPOSAL DEVICES: WA, TYING INTO EXISTING PUBLIC SYSTEM (FERRINGTON UTILITIES, LLC.)
  - 22. PERMIT FOR ANY SUBSURFACE WATER SAMPLING SYSTEM OR 3000 GALLONS/DAY OR LARGER: WA, TYING INTO EXISTING PUBLIC SYSTEM (FERRINGTON UTILITIES, LLC.)
  - 23. INDICATE WHETHER A WA PERMIT/CERTIFICATION IS NECESSARY: WA, NO NETLAND DISTURBANCE IS PROPOSED.
  - 24. WATERSHED DISTRICT: NS-IV PA
  - 25. STATE DESIGNATED WELL HEADS: NONE
  - 26. ELEMENT OCCURRENCES OF NATURAL DIVERSITY, RARE SPECIES: NONE IDENTIFIED IN SNWA REPORT PROVIDED
  - 27. DOES PROPERTY CONTAIN OR IS ADJACENT TO SNWA: NO; SEE PROVIDED SNWA REPORT DOCUMENTATION
  - 28. IS PROPERTY WITHIN 1/4-MILE HYDROLOGIC UNIT DRAINAGE BASIN THAT SUPPORTS AQUATIC SPECIES THAT ARE FEDERAL, LISTED OR LISTED AS FEDERAL SPECIES OF CONCERN: NO FOR COUNTY 48 OCCURRENCE

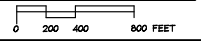
**SPI-2: PLANNED UNIT DEVELOPMENT**  
(SUBDIVISION REGULATIONS - SECTION 9 P.U.D. - FIRST PLAT NOTES)

- 9.2.A. EXISTING LAND USE: 66% MATURE FOREST; 14% FARM FIELD  
PROPOSED LAND USE: SINGLE-FAMILY HOMES / OPEN SPACE  
DENSITY OF THE PROPOSED DWELLINGS: (1) DWELLING PER 1.20 AC.
- 9.2.B. NEAREST MAJOR THOROUGHFARE: 15-501 (SEE MAP THIS SHEET)
- 9.2.C. PUBLIC USES - RECREATION SITES - 7.8(2)  
- REQUIRED: 1/95 ACRE X 43 LOTS = 1.125 ACRES  
- PROVIDED: NO ACRES IS PROPOSED  
TO BE DEDICATED OR CONVEYED TO COUNTY FOR RECREATION (FEE IN LIEU)
- 9.2.D. AREAS PROPOSED TO BE CONVEYED FOR PARKS: NO PUBLIC PARKS TO BE DEDICATED (FEE IN LIEU PROPOSED). PRIVATE USABLE OPEN SPACE IS PROVIDED FOR RESIDENTS WITHIN DEVELOPMENT AND WALKING TRAILS TO FERRINGTON VILLAGE AMENITIES.
- 9.2.E. COMMON OPEN SPACE = 19.09 AC. (36.88% TOTAL) - SEE SITE PLAN SHEET SP-2
- 9.2.F. CONSTRUCTION SCHEDULE TABLE (APPROXIMATE)  

PHASE ONE:	START DATE:	2023
	COMPLETION DATE:	2025
PHASE TWO:	START DATE:	2025
	COMPLETION DATE:	2027
PHASE THREE:	START DATE:	2028
	COMPLETION DATE:	2028
- 9.2.G. ESTIMATE OF POPULATION = 86 (ASSUMING 2 PER HOUSEHOLD) / ESTIMATE OF DENSITY = 51,765 ACRES / RESIDENTS PER ACRE = 1.46 POP\_DENSITY
- 9.2.H. TABULATION OF LAND AREA DEVOTED TO VARIOUS USES & ACTIVITIES:
  - RESIDENTIAL LOTS & ROADS = 32.68 AC (63.12%)
  - (WOODED PERIMETER BUFFERS ON LOTS = 142,031 SF (3.72 AC)
  - OPEN SPACE - NATURAL OPEN SPACE/STREAM BUFFERS 14.72 AC (28.44%)
  - OPEN SPACE - USABLE OPEN SPACE 0.51 AC (1%)
  - OPEN SPACE - STORMWATER PONDS 3.87 AC (7.47%)

**GRANVILLE  
SUBDIVISION**

**GRANVILLE - COVERSHEET/LOCATION MAP**  
SCALE: 1"=400'



Fitch Creations, Inc.  
2000 Ferrington Village Circle  
Pittsboro, NC 27312

FIRST PLAT PLAN SUBMITTAL  
**GRANVILLE**  
PLANNED RESIDENTIAL DEVELOPMENT (S.U.P.)  
Chatham County, North Carolina

Prop. County: DC15  
Date: 12/01/2022  
Revisions:

**SEARS DESIGN GROUP, P.A.**  
LANDSCAPE ARCHITECTS  
625 W. Jones Street, Raleigh, NC 27603  
(919) 838-7100 Fax (919) 832-8140  
email: sdesign@searsdesign.com  
Sheet No. **SPI**  
OF 2

**LEGEND**

- PHASE BOUNDARY
- - - RIGHT OF WAY LINE
- - - EASEMENT
- LOT LINE
- BUFFER BUFFER
- STREAM BUFFER
- STREAM BANK
- TREE LINE
- PHASE LINE
- STREET LIGHTS
- OPEN SPACE FEATURE
- STORMWATER POND
- SC#
- REQUIRED EMERGENCY ACCESS CONNECTOR AND PUBLIC UTILITIES EASEMENT ON FEARRINGTON PROPERTY TO THE RIGGEBEE PROPERTY
- STREAM/WETLAND BUFFERS
- USABLE OPEN SPACE
- 50' WOODED BUFFER ON LOT
- WETLAND AND 50' BUFFER

**SP2-4: SPECIAL USE PERMIT PLAN**

NOTES: ZONING SECTION 17.5.C - PLANNED RESIDENTIAL DEVELOPMENT (PRD)

PURPOSE: PERMIT MAXIMUM FLEXIBILITY IN LOT CREATION AND RESIDENTIAL UNIT PLACEMENT WITHIN LARGER PLANNED RESIDENTIAL PROJECTS WHILE AT THE SAME TIME PRESERVING OPEN SPACE IN A MORE USABLE AND ENVIRONMENTALLY SENSITIVE UNITS.

EXECUTION: PRD WITH 43 PROPOSED LOTS AVERAGING 20,948 SF (728 SMALLER THAN 40,000 SF MIN. LOT SIZE OF R2 ZONING). 36.88% OF SITE IS DEDICATED AS OPEN SPACE AREAS, INCLUDING ENVIRONMENTALLY SENSITIVE BUFFERS AND WILDLIFE CORRIDORS ACROSS THE SITE, STORMWATER TREATMENT FACILITIES, USABLE OPEN SPACE GATHERING AREA WITH GAZEBO AND TRAIL CONNECTION TO THE FEARRINGTON VILLAGE TRAIL NETWORK AND VILLAGE APARTMENTS.

EXISTING ZONING - R1 (1 DWELLING UNIT FOR EACH 40,000 SF OF NET LAND AREA) - SEE CALCULATIONS IN SPECIAL USE PERMIT APPLICATION NOTES ITEM 'D' (BELOW, RIGHT)

**SITE ACREAGE:**  
- 51.765 ACRES (2,254,806 SF) (MINIMUM REQUIRED FOR PRD = 50 ACRES)  
**NET LAND AREA COMPUTATION**  
- SEE 'D' BELOW RIGHT (S.U.P. NOTES)  
**EXISTING LAND USE:**  
- 84% MATURE FORST, 14% FARM FIELD

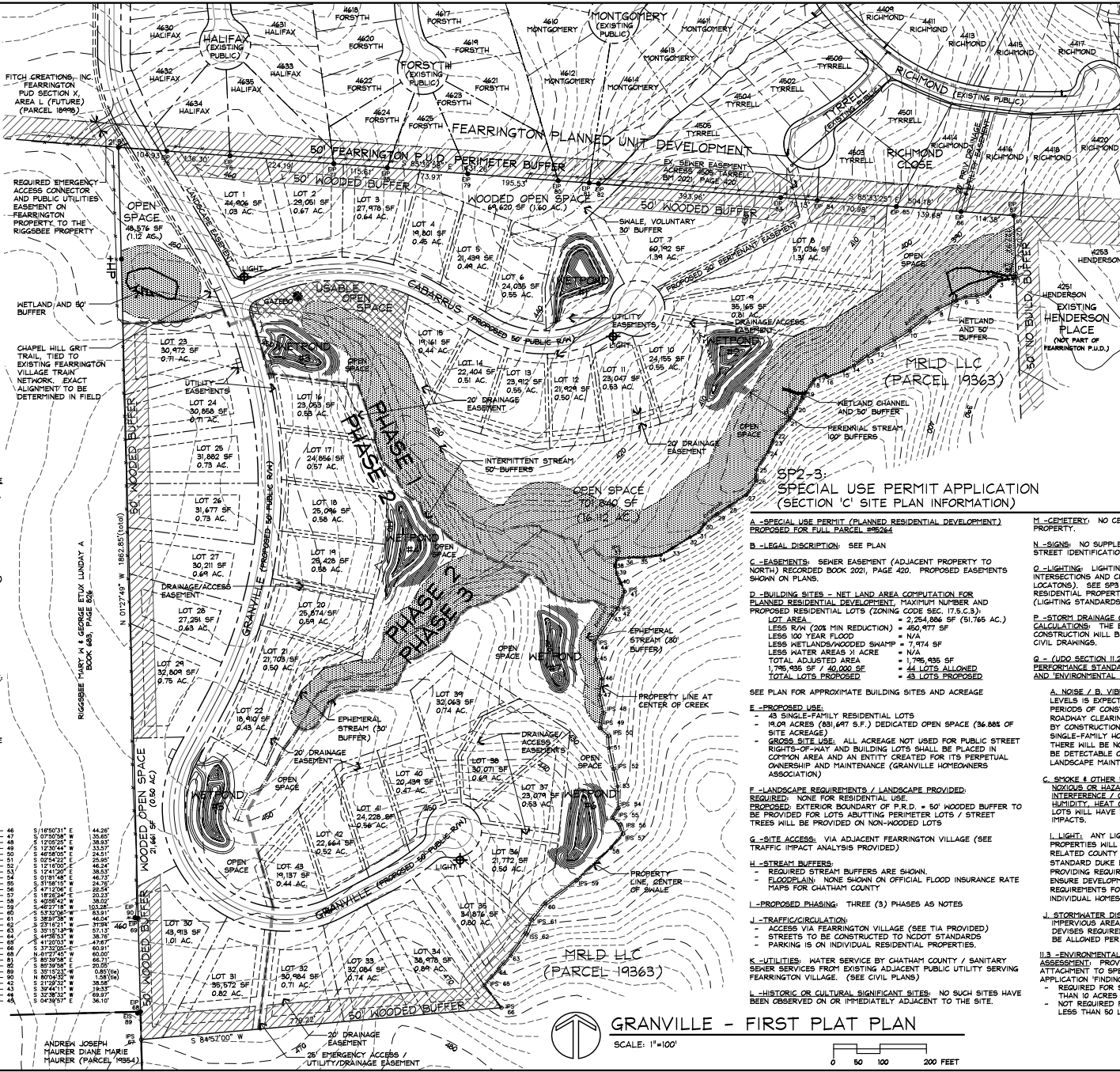
**PROPOSED LAND USE:**  
PLANNED RESIDENTIAL DEVELOPMENT (PRD) / SPECIAL USE PERMIT (SUP)  
LOCATION OF NEAREST MAJOR THROUGHPHARE: US-501 (SEE SHEET SP1 - COVERSHEET)

**PROPOSED PUBLIC USES:** NONE. PAYMENT IN LIEU. SEE SUMMARY SHEET SP1.

**PLANNED UNIT DEVELOPMENTS:**  
SUBDIVISION REGULATIONS - SECTION 4 - SEE COVERSHEET NOTES (SHEET SP1-)

**LEGAL DESCRIPTION**

LINE	BEARING	DISTANCE	ACRES
1	S 84°02'09" W	6.87	46
2	S 81°48'41" W	30.89	46
3	S 82°14'10" W	37.26	46
4	S 82°14'10" W	37.26	46
5	S 82°14'10" W	37.26	46
6	S 82°14'10" W	37.26	46
7	S 82°14'10" W	37.26	46
8	S 82°14'10" W	37.26	46
9	S 82°14'10" W	37.26	46
10	S 82°14'10" W	37.26	46
11	S 82°14'10" W	37.26	46
12	S 82°14'10" W	37.26	46
13	S 82°14'10" W	37.26	46
14	S 82°14'10" W	37.26	46
15	S 82°14'10" W	37.26	46
16	S 82°14'10" W	37.26	46
17	N 37°24'12" W	7.79	60
18	S 81°17'12" W	33.78	60
19	S 80°14'10" W	30.23	60
20	S 80°14'10" W	30.23	60
21	S 80°14'10" W	30.23	60
22	S 80°14'10" W	30.23	60
23	S 80°14'10" W	30.23	60
24	S 80°14'10" W	30.23	60
25	S 80°14'10" W	30.23	60
26	S 80°14'10" W	30.23	60
27	S 80°14'10" W	30.23	60
28	S 80°14'10" W	30.23	60
29	S 80°14'10" W	30.23	60
30	S 80°14'10" W	30.23	60
31	S 80°14'10" W	30.23	60
32	S 80°14'10" W	30.23	60
33	S 80°14'10" W	30.23	60
34	S 80°14'10" W	30.23	60
35	S 80°14'10" W	30.23	60
36	S 80°14'10" W	30.23	60
37	S 80°14'10" W	30.23	60
38	S 80°14'10" W	30.23	60
39	S 80°14'10" W	30.23	60
40	S 80°14'10" W	30.23	60
41	S 80°14'10" W	30.23	60



**SP2-1: QUANTITY SUMMARY**

TOTAL SIZE AREA:	51.765 AC.
ROAD LENGTH:	3,252 LF (0.616 MILES) (*TO CUL-DE-SAC CENTERLINES)
RIGHT-OF-WAY:	4.10 AC. (7.92%)
NUMBER OF SINGLE-FAMILY LOTS:	43
DENSITY:	1.20 UNITS/ACRE
TOTAL LOT AREA:	28.58 AC. (55.2%)
AVERAGE LOT SIZE:	0.66 AC.
OPEN SPACE:	
ENVIRONMENTAL BUFFERS:	7.43 AC. (14.35%)
STORMWATER PONDS:	3.87 AC. (7.47%)
SUP OPEN SPACE - USABLE:	0.51 AC. (0.98%)
SUP OPEN SPACE - NATURAL:	7.29 AC. (14.08%)

**SP2-2: PROPOSED SETBACKS**

<b>PERIMETER LOTS (MATCH R1 SETBACKS)</b>
MIN. FRONT SETBACK 40'
MIN. SIDE 25'
MIN. REAR 25'
<b>INTERNAL LOTS (S.U.P.)</b>
MIN. FRONT SETBACK 20'
MIN. SIDE 10'
MIN. REAR 25'

**SP2-3: SPECIAL USE PERMIT APPLICATION (SECTION 'C' SITE PLAN INFORMATION)**

- A - SPECIAL USE PERMIT (PLANNED RESIDENTIAL DEVELOPMENT) PROPOSED FOR FULL PARCEL #28264**
- B - LEGAL DESCRIPTION:** SEE PLAN
- C - EASEMENTS:** SEWER EASEMENT (ADJACENT PROPERTY TO NORTH) RECORDED BOOK 2021, PAGE 400. PROPOSED EASEMENTS SHOWN ON PLANS.
- D - BUILDING SITES - NET LAND AREA COMPUTATION FOR PLANNED RESIDENTIAL DEVELOPMENT, MAXIMUM NUMBER AND PROPOSED RESIDENTIAL LOTS (ZONING CODE SEC. 17.5.C.3.)**  
LOT AREA = 2,254,806 SF (51.765 AC.)  
LESS R/W (20% MIN REDUCTION) = 450,977 SF  
LESS 100 YEAR FLOOD = N/A  
LESS WETLANDS/WOODED SHAMP = 7,974 SF  
LESS WATER AREAS 31 ACRE = N/A  
TOTAL ADJUSTED AREA = 1,795,935 SF  
TOTAL LOTS PROPOSED = 43 LOTS
- E - PROPOSED PHASING:** THREE (3) PHASES AS NOTES
- J - STORMWATER DISCHARGE:** COMMUNITY ROADWAYS AND IMPERVIOUS AREAS WILL BE TREATED BY STORMWATER DEVICES REQUIRED BY PERMIT. NO OTHER DISCHARGES WILL BE ALLOWED PER COMMUNITY COVENANTS.

SEE PLAN FOR APPROXIMATE BUILDING SITES AND ACREAGE

- E - PROPOSED USE:**  
- 43 SINGLE-FAMILY RESIDENTIAL LOTS  
- 19.08 ACRES (891,897 S.F.) DEDICATED OPEN SPACE (26.88% OF SITE ACREAGE)  
- **GRASSY SITE USE:** ALL ACREAGE NOT USED FOR PUBLIC STREET RIGHTS-OF-WAY AND BUILDING LOTS SHALL BE PLACED IN COMMON AREA AND AN ENTITY CREATED FOR ITS PERPETUAL OWNERSHIP AND MAINTENANCE (GRANVILLE HOMEOWNERS ASSOCIATION)
- F - LANDSCAPE REQUIREMENTS / LANDSCAPE PROVIDED:**  
REQUIRED: NONE FOR RESIDENTIAL USE.  
PROPOSED: EXTERIOR BOUNDARY OF P.R.D. = 50' WOODED BUFFER TO BE PROVIDED FOR LOTS BUTTING PERIMETER LOTS / STREET TREES WILL BE PROVIDED ON NON-WOODED LOTS
- G - SITE ACCESS:** VIA ADJACENT FEARRINGTON VILLAGE (SEE TRAFFIC IMPACT ANALYSIS PROVIDED)
- H - STREAM BUFFERS:**  
- REQUIRED STREAM BUFFERS ARE SHOWN.  
- FLOODPLAIN: NONE SHOWN ON OFFICIAL FLOOD INSURANCE RATE MAPS FOR CHATHAM COUNTY
- K - UTILITIES:** WATER SERVICE BY CHATHAM COUNTY / SANITARY ACCESS VIA FEARRINGTON VILLAGE (SEE TIA PROVIDED)  
- STREETS TO BE CONSTRUCTED TO NCDOT STANDARDS  
- PARKING IS ON INDIVIDUAL RESIDENTIAL PROPERTIES.
- L - HISTORIC OR CULTURAL SIGNIFICANT SITES:** NO SUCH SITES HAVE BEEN OBSERVED ON OR IMMEDIATELY ADJACENT TO THE SITE.

**M - CEMETERY:** NO CEMETERIES ARE KNOWN TO EXIST ON THE PROPERTY.

**N - SIGNAGE:** NO SUPPLEMENTAL SIGNAGE IS PROPOSED BEYOND STREET IDENTIFICATION SIGNS.

**Q - LIGHTING:** LIGHTING TO BE PROVIDED BY DUKE ENERGY AT INTERSECTIONS AND CUL-DE-SACS ONLY (SEE PLAN FOR 3 LOCATIONS). SEE SP3 FOR PHOTO OF FUTURE. ANY LIGHTING ON RESIDENTIAL PROPERTIES SHALL COMPLY WITH SECTION 13 (LIGHTING STANDARDS) OF CHATHAM COUNTY UDO.

**R - STORM DRAINAGE CONTROL/IMPERVIOUS SURFACE CALCULATIONS:** THE ESTIMATED IMPERVIOUS SURFACE POST CONSTRUCTION WILL BE 44.7% (4.9% OF SITE). SEE CIVIL DRAWINGS.

**S - (UDO SECTION 11.2.A - 1): GENERAL ENVIRONMENTAL PERFORMANCE STANDARDS (ALSO SEE DETAILED FINDINGS OF FACT AND ENVIRONMENTAL IMPACT ASSESSMENT)**

**T - NOISE / VIBRATION:** THE ONLY TIMES ELEVATED NOISE LEVELS IS EXPECTED WILL BE DURING THE TEMPORARY PERIODS OF CONSTRUCTION OF STORMWATER PONDS AND ROADWAY CLEARING/PAVING TO PREPARE THE SITE, FOLLOWED BY CONSTRUCTION OF THE PROPOSED INDIVIDUAL SINGLE-FAMILY HOMES. ONCE CONSTRUCTION IS COMPLETED, THERE WILL BE NO NOISE-GENERATING ACTIVITY THAT WOULD BE DETECTABLE OFFSITE OTHER THAN STANDARD RESIDENTIAL LANDSCAPE MAINTENANCE.

**U - SMOKE & OTHER PARTICULATE MATTER / D. ODORS / E. TOXIC, VOLATILE OR HAZARDOUS MATTER / F. ELECTROMAGNETIC INTERFERENCE / G. FIRE AND EXPLOSION HAZARDS / H. HUMIDITY, HEAT OR GLEBE:** THE PROPOSED SINGLE FAMILY LOTS WILL HAVE NONE OF THESE STATED ENVIRONMENTAL IMPACTS.

**I - LIGHT:** ANY LIGHTING OF SINGLE-FAMILY RESIDENTIAL PROPERTIES WILL BE RESTRICTED BY COVENANTS AND RELATED COUNTY ORDINANCES. STREET LIGHTING SHALL BE STANDARD DUKE ENERGY "OPEN TRADITIONAL LED" FIXTURES PROVIDING REQUIRED CUTOFF. FITCH CREATIONS, INC. WILL ENSURE DEVELOPMENT MEETS THE ZONING ORDINANCE REQUIREMENTS FOR EXTERIOR LIGHTING INSTALLATION ON INDIVIDUAL HOMES.

**J - STORMWATER DISCHARGE:** COMMUNITY ROADWAYS AND IMPERVIOUS AREAS WILL BE TREATED BY STORMWATER DEVICES REQUIRED BY PERMIT. NO OTHER DISCHARGES WILL BE ALLOWED PER COMMUNITY COVENANTS.

**I1.3 - ENVIRONMENTAL IMPACT ASSESSMENT:** PROVIDED AS ATTACHMENT TO SPECIAL USE PERMIT APPLICATION (SECTION 'C').  
- REQUIRED FOR S.U.P. WITH GREATER THAN 10 ACRES DISTURBANCE  
- NOT REQUIRED FOR SUBDIVISION LESS THAN 50 LOTS

Fitch Creations, Inc.  
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PLANNED RESIDENTIAL DEVELOPMENT (S.U.P.)  
GRANVILLE  
FIRST PLAT PLAN SUBMITTAL  
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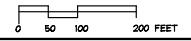
Prop. Civil  
Date: 12/01/2022  
Revisions:

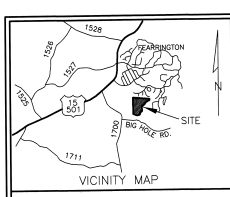
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email: sdesign@searsdesign.com  
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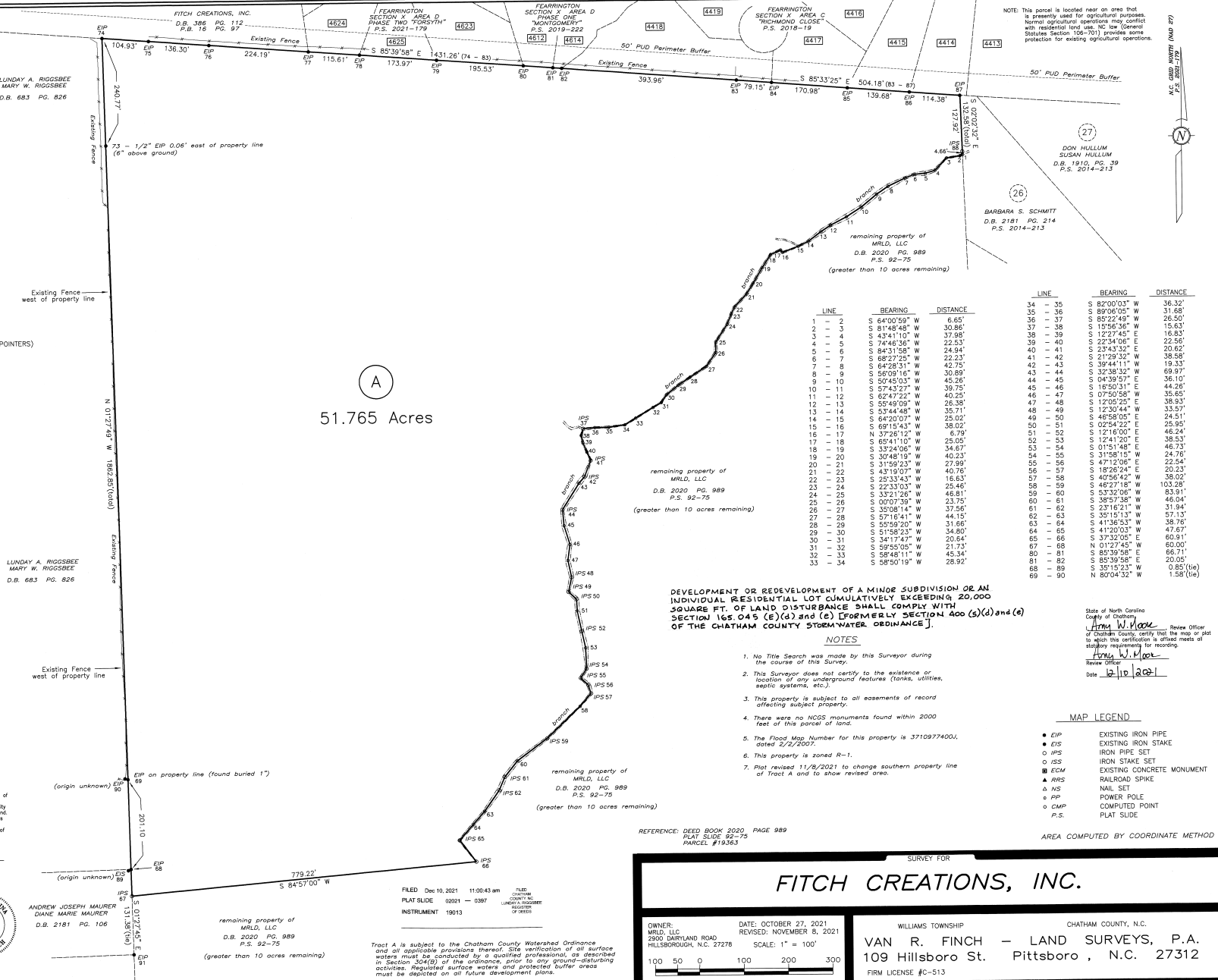
**GRANVILLE - FIRST PLAT PLAN**

SCALE: 1"=100'





- IPS 1 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 37 1/2" IRON PIPE 7" ABOVE GROUND
- IPS 41 1/2" IRON PIPE 7" ABOVE GROUND
- IPS 42 1/2" IRON PIPE 6" ABOVE GROUND
- IPS 44 1/2" IRON PIPE 6" ABOVE GROUND
- IPS 48 1/2" IRON PIPE 8" ABOVE GROUND
- IPS 49 1/2" IRON PIPE 6" ABOVE GROUND
- IPS 50 1/2" IRON PIPE 3" ABOVE GROUND
- IPS 52 1/2" IRON PIPE 6" ABOVE GROUND
- IPS 54 1/2" IRON PIPE 6" ABOVE GROUND
- IPS 55 1/2" IRON PIPE 3" ABOVE GROUND
- IPS 56 1/2" IRON PIPE 7" ABOVE GROUND
- IPS 57 1/2" IRON PIPE 6" ABOVE GROUND
- IPS 59 1/2" IRON PIPE 6" ABOVE GROUND
- IPS 61 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 62 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 65 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 66 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 67 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 68 1/2" IRON PIPE 5" ABOVE GROUND
- IPS 69 3/4" IRON PIPE BURIED 1" DEEP
- IPS 74 1" IRON PIPE 8" ABOVE GROUND (WITH POINTERS)
- IPS 75 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 76 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 77 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 78 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 79 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 80 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 81 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 82 1/2" IRON PIPE 2" ABOVE GROUND
- IPS 83 1" IRON PIPE 6" ABOVE GROUND
- IPS 84 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 85 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 86 1/2" IRON PIPE 4" ABOVE GROUND
- IPS 87 1" IRON PIPE 18" ABOVE GROUND
- IPS 88 1/2" IRON PIPE 3" ABOVE GROUND
- IPS 89 1" IRON STAKE 5" ABOVE GROUND
- IPS 90 1" IRON PIPE FLUSH
- IPS 91 1/2" IRON PIPE 4" ABOVE GROUND



A  
51.765 Acres

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1 - 2	S 64°00'59" W	6.65'	34 - 35	S 82°00'03" W	36.32'
2 - 3	S 81°48'48" W	30.86'	35 - 36	S 89°05'05" W	31.68'
3 - 4	S 43°41'02" W	37.98'	36 - 37	S 85°22'49" W	26.50'
4 - 5	S 74°46'36" W	22.53'	37 - 38	S 91°58'11" E	15.63'
5 - 6	S 84°31'58" W	24.94'	38 - 39	S 122°7'45" E	16.83'
6 - 7	S 68°27'25" W	22.23'	39 - 40	S 23°34'06" E	22.95'
7 - 8	S 64°28'31" W	42.75'	40 - 41	S 374°33'02" E	20.62'
8 - 9	S 80°00'14" W	30.89'	41 - 42	S 21°29'32" W	38.58'
9 - 10	S 50°45'03" W	45.26'	42 - 43	S 84°41'11" W	19.33'
10 - 11	S 57°43'22" W	39.75'	43 - 44	S 32°38'32" W	69.97'
11 - 12	S 62°47'22" W	40.25'	44 - 45	S 04°39'57" E	36.10'
12 - 13	S 55°49'09" W	26.38'	45 - 46	S 85°53'11" E	44.28'
13 - 14	S 53°44'48" W	35.71'	46 - 47	S 07°50'58" W	35.65'
14 - 15	S 64°20'07" W	25.02'	47 - 48	S 12°05'25" E	38.93'
15 - 16	S 69°16'43" W	38.02'	48 - 49	S 12°05'25" E	33.57'
16 - 17	N 37°26'15" W	6.79'	49 - 50	S 02°42'22" E	25.95'
17 - 18	S 85°41'10" W	25.05'	50 - 51	S 48°58'05" E	24.51'
18 - 19	S 33°24'06" W	34.67'	51 - 52	S 02°54'22" E	25.95'
19 - 20	S 30°48'10" W	40.23'	52 - 53	S 12°16'00" E	46.24'
20 - 21	S 31°59'23" W	27.99'	53 - 54	S 12°41'20" E	38.53'
21 - 22	S 33°12'07" W	40.76'	54 - 55	S 01°51'48" E	46.73'
22 - 23	S 25°33'43" W	16.63'	55 - 56	S 31°58'15" W	24.76'
23 - 24	S 22°33'03" W	29.46'	56 - 57	S 47°12'06" E	22.24'
24 - 25	S 33°12'08" W	46.81'	57 - 58	S 18°29'04" W	20.62'
25 - 26	S 00°07'39" W	23.75'	58 - 59	S 40°56'42" W	38.02'
26 - 27	S 53°08'14" W	37.56'	59 - 60	S 48°27'18" W	103.28'
27 - 28	S 57°16'41" W	44.15'	60 - 61	S 53°52'08" W	83.91'
28 - 29	S 52°59'20" W	31.66'	61 - 62	S 38°57'38" W	46.04'
29 - 30	S 15°52'23" W	34.80'	62 - 63	S 23°16'21" W	31.84'
30 - 31	S 34°17'47" W	20.64'	63 - 64	S 35°15'13" W	57.13'
31 - 32	S 59°55'05" W	21.73'	64 - 65	S 41°36'53" W	35.76'
32 - 33	S 58°48'11" W	45.34'	65 - 66	S 11°27'45" W	47.67'
33 - 34	S 58°50'19" W	28.92'	66 - 67	S 37°32'05" E	60.91'
			67 - 68	N 01°47'45" W	60.00'
			68 - 69	S 85°39'58" E	66.71'
			69 - 70	S 85°39'58" E	20.05'
			70 - 71	S 35°15'13" W	0.85'(tie)
			71 - 72	N 80°04'32" W	1.58'(tie)

DEVELOPMENT OR REDEVELOPMENT OF A MINOR SUBDIVISION OR AN INDIVIDUAL RESIDENTIAL LOT CUMULATIVELY EXCEEDING 20,000 SQUARE FT. OF LAND DISTURBANCE SHALL COMPLY WITH SECTION 165.045 (c)(4) and (c) [FORMERLY SECTION 400 (5)(d) and (e) OF THE CHATHAM COUNTY STORMWATER ORDINANCE].

**NOTES**

1. No Title Search was made by this Surveyor during the course of this Survey.
2. This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, electric systems, etc.).
3. This property is subject to all easements of record affecting subject property.
4. There were no ICCS monuments found within 2000 feet of this parcel of land.
5. The Flood Map Number for this property is 3710977400L, dated 2/2/2007.
6. This property is zoned R-1.
7. Plot revised 11/8/2021 to change southern property line of Tract A and to show revised area.

**MAP LEGEND**

- EIP EXISTING IRON PIPE
- EIS EXISTING IRON STAKE
- IPS IRON PIPE SET
- ISS IRON STAKE SET
- ECM EXISTING CONCRETE MONUMENT
- ▲ ARS RAILROAD SPIKE
- ▲ HS NAIL SET
- PP POWER POLE
- CMP COMPUTED POINT
- P.S. PLAT SLIDE

AREA COMPUTED BY COORDINATE METHOD

REFERENCE: DEED BOOK 2020, PAGE 989  
PARCEL #19363

FILED Dec 10, 2021 11:00:43 am  
PLAT SLIDE 02021 - 0387  
INSTRUMENT 19013

OWNER: MRLD, LLC  
2800 DARRIHLAND ROAD  
HILLSBOROUGH, N.C. 27278

DATE: OCTOBER 27, 2021  
REVISED: NOVEMBER 8, 2021

SCALE: 1" = 100'

WILLIAMS TOWNSHIP CHATHAM COUNTY, N.C.  
VAN R. FINCH - LAND SURVEYS, P.A.  
109 Hillsboro St. Pittsboro, N.C. 27312  
FIRM LICENSE #C-513

Points 1-36, 38-40, 43, 45-47, 51, 53, 58, 60, and 63-64 are computed points in the center of the branch.

LUNDAY A. RIGGSBEE  
MARY W. RIGGSBEE  
D.B. 683 PG. 826

**OWNER CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS**

(I/We certify that I am (We are) the owner(s) of the property shown and described herein and that said property is exempt from the Subdivision Regulations of Chatham County by definition.)

11-03-2021  
Ray Little, D.D. 1, 2021  
Authorized Agent and Title

**CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS**

I hereby certify the property shown and described herein is exempt from the Subdivision Regulations of Chatham County by definition.

11-03-2021  
Paul D. Allison  
Planning Director of Authorized Representative

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one of the following as indicated thus: ✓

- (a) that the survey crosses a subdivision of land within the area of a county or municipality that has an ordinance that requires periodic of land.
- (b) that the survey is located in such portion of a county or municipality that is unincorporated as to not require that register parcels of land.
- (c) that the survey is of an existing parcel or parcels of land and does not create a new parcel or parcels of land or any existing street.
- (d) that the survey is of another category, such as the recombination of existing parcels, or a correction of a survey, or other exception to the definition of subdivision.

11-03-2021  
Van R. Finch

I, Van R. Finch, certify that this plat was drawn under my supervision from an actual survey made under my supervision (and description recorded in Book 2020, Page 289, 1) (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book of status.

11-03-2021  
Van R. Finch

17 NOV 2021  
NORTH CAROLINA  
SEAL  
L-2507  
VAN R. FINCH  
LAND SURVEYOR

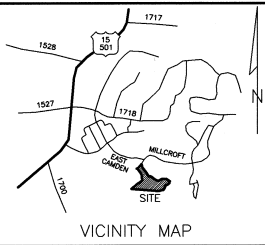
ANDREW JOSEPH MAURER  
DIANE MARIE MAURER  
D.B. 2181 PG. 106

remaining property of MRLD, LLC  
D.B. 2020 PG. 989  
P.S. 92-75  
(greater than 10 acres remaining)

Tract A is subject to the Chatham County Watershed Ordinance and all applicable provisions thereof. Site verification of all surface waters must be conducted by a qualified professional, as described in Section 304(B) of the ordinance, prior to any ground-disturbing activities. Regulated surface waters and protected buffer areas must be depicted on all future development plans.

LICENSE NUMBER L-2507

2021-397



**MAP LEGEND**

- EIP EXISTING IRON PIPE
- EIS EXISTING IRON STAKE
- IPS IRON PIPE SET
- ISS IRON STAKE SET
- △ EXN EXISTING NAIL
- CMP COMPUTED POINT
- EOP EDGE OF PAVEMENT
- SSMH SANITARY SEWER MANHOLE

— Voluntary  
— Stream  
— Buffer  
— Branch

4613  
FITCH CREATIONS, INC.  
D.B. 386 PG. 112  
P.S. 2019-222

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.07'	55.00'	34°26'52"	S 46°00'37" E	32.57'
C2	47.37'	55.00'	49°20'42"	S 87°54'24" E	45.92'

Proposed New 20' Sanitary Sewer Easement

LINE	BEARING	DISTANCE
A - H	S 41°04'14" E	34.60' (tie only)
H - B	S 41°04'14" E	12.44'
B - E	N 48°55'46" E	16.07'
E - F	S 13°35'58" E	72.08'
F - D	N 85°33'25" W	10.52'
D - G	N 85°33'25" W	10.52'
G - H	N 13°35'58" W	69.20'
G - 2	N 85°33'25" W	32.32'

CERTIFICATION OF OWNERSHIP AND DEDICATION  
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to the public or for private use as noted.  
DATE: 12/29/2021  
*Julian D. Bobbitt Jr.*  
*Annnett C. Bobbitt*  
OWNER(S)

Development or redevelopment of a Minor Subdivision or an individual residential lot cumulatively exceeding 20,000 square feet of land disturbance shall comply with Section 165.045(E) (d) and (e) [formerly Section 400(5) (d) and (e)] of the Chatham County Stormwater Ordinance.

4614  
MARY EBERST  
D.B. 2089 PG. 598  
P.S. 2019-222

LINE	BEARING	DISTANCE
5 - 6	N 02°38'20" E	13.47'
9 - 10	N 20°14'15" E	11.60'
11 - 12	S 85°39'41" E	59.90'

4418  
1.167 Ac.  
(AREA COMPUTED BY COORDINATE METHOD)  
JULIAN D. BOBBITT, JR.  
HARRIETT C. BOBBITT  
Parcel number 92693  
DEED BOOK 1971 PAGE 401  
PLAT SLIDE 2018-19  
(Existing residence and other improvements not surveyed)

4419  
JAMES P. JONES  
MARY T. JONES  
D.B. 1989 PG. 297  
P.S. 2018-19

4420  
JOHN R. DIBBLE  
ELIZABETH JOY DIBBLE  
D.B. 2199 PG. 935  
P.S. 2018-19

4417  
GARY HERWIG  
KRISTA HERWIG  
D.B. 2158 PG. 323  
P.S. 2018-19

LINE	BEARING	DISTANCE
12 - 13	N 85°39'41" W	15.00'
12 - A	N 85°39'41" W	5.49'
A - B	S 41°04'14" E	47.04'
B - C	N 48°55'46" E	17.19'

MRLD, LLC  
D.B. 2020 PG. 989  
Parcel number 19363

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one of the following as indicated thus: ✓  
(a) That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.  
(b) That the survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.  
(c) That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.  
(d) That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.  
*Van R. Finch*  
SURVEYOR  
LICENSE NUMBER L-2507

OWNER CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS  
I (We) certify that I am (We are) the owner(s) of the property shown and described hereon and that said property is exempt from the Subdivision Regulations of Chatham County by definition.  
Date: 12/29/2021  
*Julian D. Bobbitt Jr.*  
Owner  
*Annnett C. Bobbitt*  
Owner

CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS  
I hereby certify the property shown and described hereon is exempt from the Subdivision Regulations of Chatham County by definition.  
Date: December 29, 2021  
*Hauke D. Phillips*  
Planning Director or Authorized Representative

- NOTES
- No Title Search was made by this Surveyor during the course of this Survey.
  - This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, septic systems, etc.).
  - This property is subject to all easements of record affecting subject property.
  - There were no NCGS monuments found within 2000 feet of this parcel of land.
  - The purpose of this survey is to create a sanitary sewer easement through the property of Julian D. Bobbitt, Jr. and Harriett C. Bobbitt, to serve parcel number 19363, the adjoining property to the south.
  - Plat revised 12/29/2021 to add certificate.

NOTE:  
POINTS H, E, F, AND G ARE 1/2" IRON PIPES SET, 2" ABOVE GROUND.  
POINTS D AND B ARE COMPUTED POINTS ONLY  
POINT 1 IS A 1/2" EIP 3" ABOVE GROUND  
POINT 2 IS A 1" EIP 6" ABOVE GROUND

REFERENCE: DEED BOOK 1971 PAGE 401  
PLAT SLIDE 2018-19  
PARCEL #92693

FILED Dec 30, 2021 09:56:09 am  
PLAT SLIDE 02021 - 0420  
INSTRUMENT 19891  
FILED CHATHAM COUNTY NC LINDA A. ROSS-REE REGISTER OF DEEDS



State of North Carolina  
County of Chatham  
I, *Annnett C. Bobbitt*, Review Officer of Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
Review Officer  
Date 12-30-2021

## SANITARY SEWER EASEMENT SURVEY for JULIAN D. BOBBITT, JR. and HARRIETT C. BOBBITT

OWNER:  
JULIAN D. BOBBITT, JR.  
HARRIETT C. BOBBITT

DATE: DECEMBER 4, 2021  
REVISED: DECEMBER 29, 2021

SCALE: 1" = 30'

WILLIAMS TOWNSHIP  
CHATHAM COUNTY, N.C.

VAN R. FINCH - LAND SURVEYS, P.A.  
109 Hillsboro St. Pittsboro, N.C. 27312  
FIRM LICENSE #C-513

2021-420