

SITE INFORMATION

CURRENT OWNER: LOVIN SPOONFULL, LLC
PETER GRIFFIN
2 TOMAC CT
OLD GREENWICH, CT 06870

AKPAR PIN: 0001798
9754 00 48 2914

JURISDICTION: CHATHAM COUNTY
TOWNSHIP: BALDWIN
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 STREETS: 1,620 LF - RIDGECREST ESTATES DRIVE
711 LF - LANE
2,331 LF TOTAL

REQUIRED

STRUCTURE SETBACKS:
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

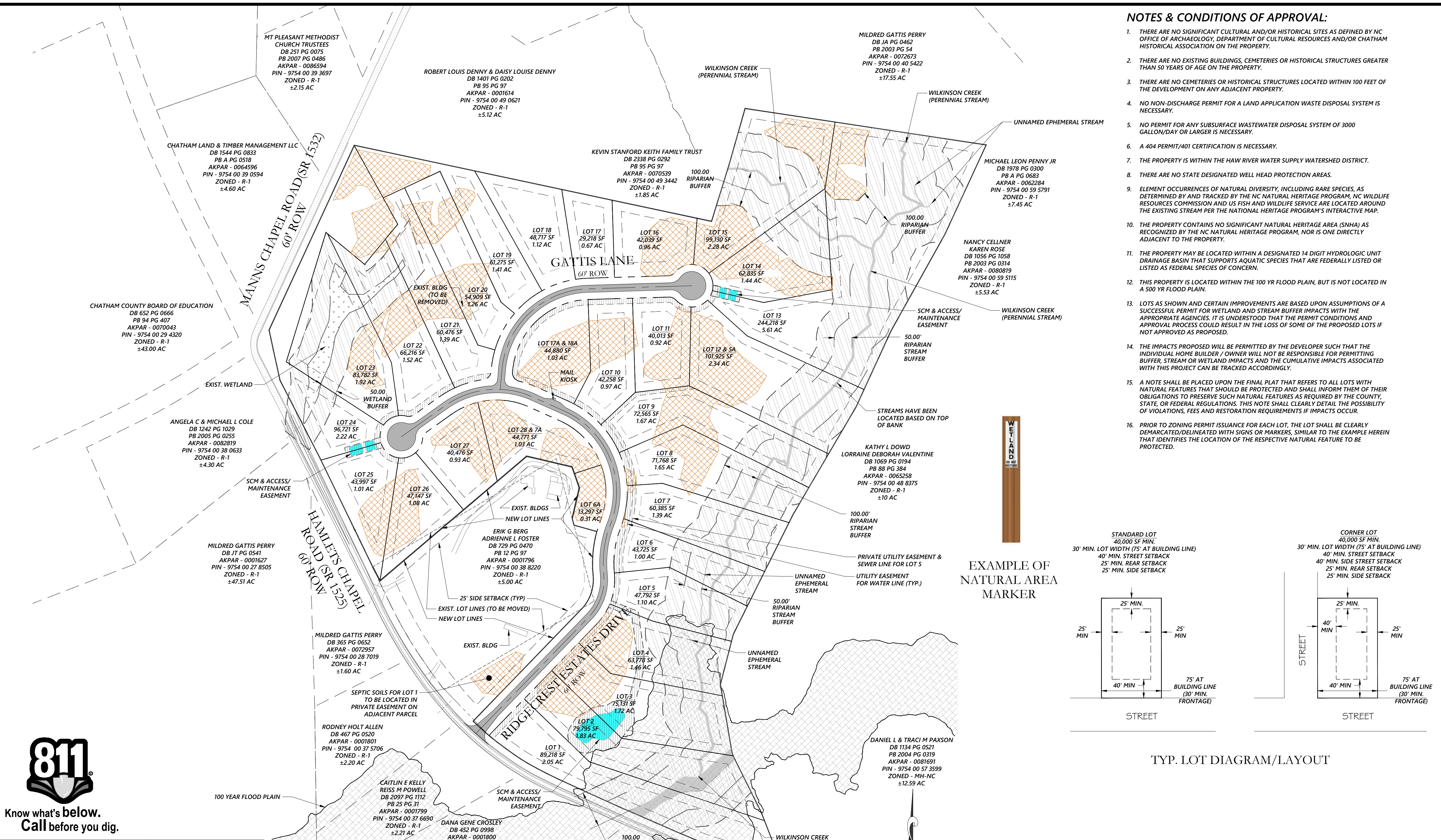
ENGINEER: C3 DESIGN & ENGINEERING, PLLC
CHAD E. ABBOTT, PE
2537 E LYON STATION ROAD, SUITE 201
PO BOX 0361
CREEDMOOR, NC 27522
(919) 625-7368

SURVEYOR: HAWKEYE GEOMATICS
AARON J. PERKINSON, PLS
PO BOX 1187
OXFORD, NC 27565
(919) 339-4128

SOILS LEGEND

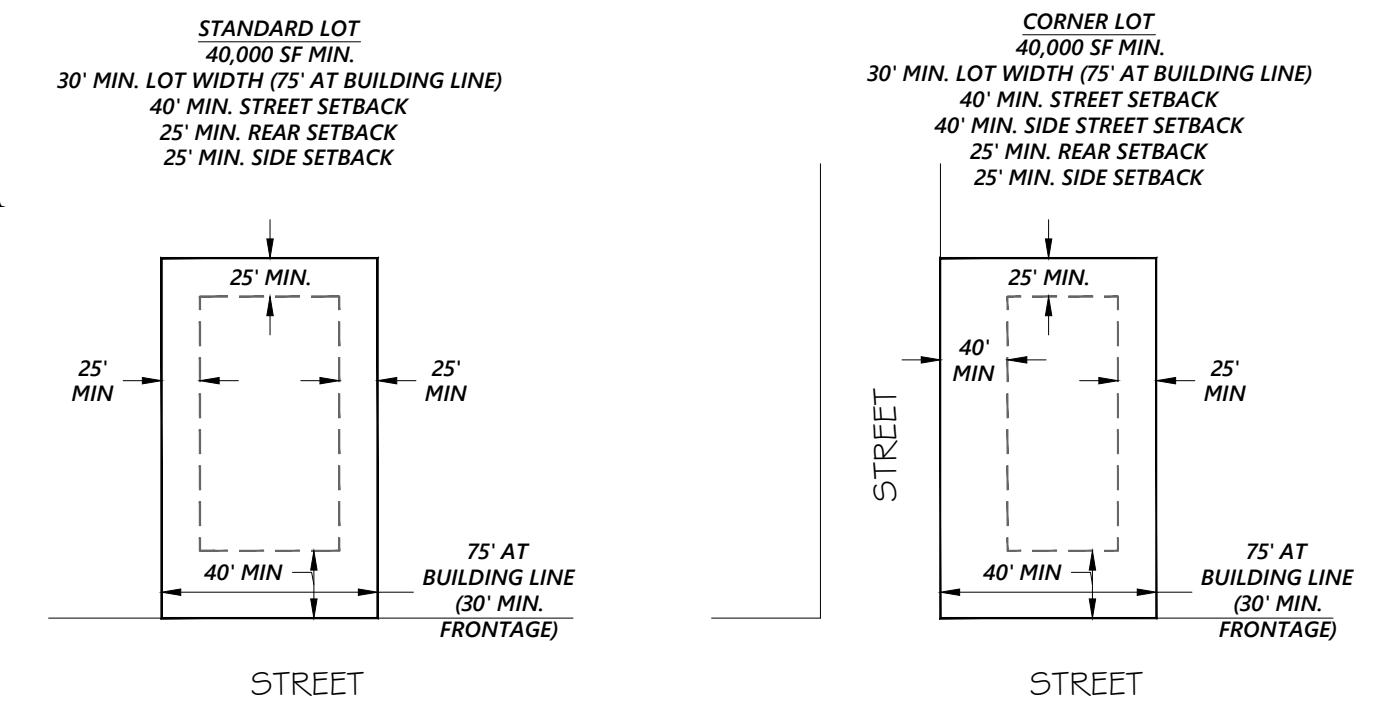
AREAS OF SUITABLE SOILS

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDED THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

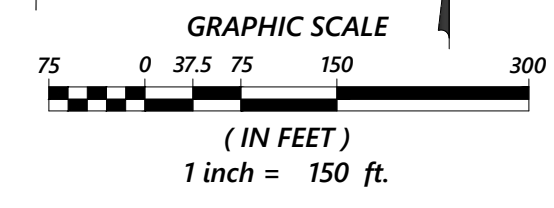


NOTES & CONDITIONS OF APPROVAL:

- 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.



EXAMPLE OF NATURAL AREA MARKER



LEGEND & NOMENCLATURE

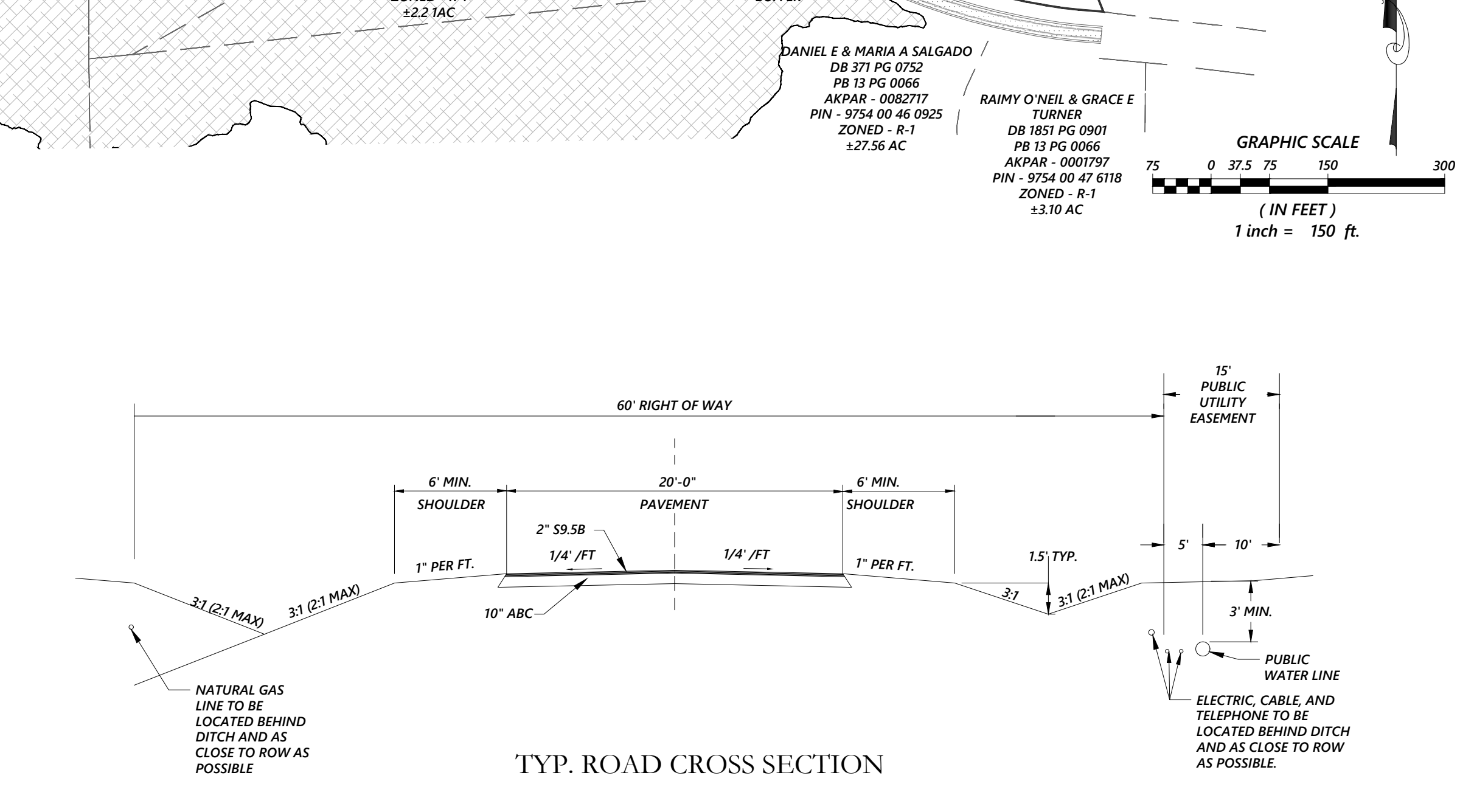
SYMBOLS		LINETYPES	
● Ex. iron pipe/rod or nail	☒ Traffic signal box	—●—●— Sanitary Sewer Manhole	—●—●— Ex. Sanitary Sewer
■ Ex. concrete monument	⊠ Iron Rebar Set	—○— Utility pole	—○— Ex. Waterline
● New iron pipe	⊠ Fire hydrant	—○— Lamp post	—○— Ex. Overhead Electric
● Calculated point	⊠ Valve (water or gas)	—○— Signal pole	—○— Ex. Underground Electric
● Cable pedestal	⊠ Existing Iron Found	—○— Guy wire	—○— Ex. Storm Drain
● Telephone pedestal	⊠ Sanitary sewer cleanout	—○— Calc. Corner	—○— Ex. Fence
● Electric pedestal	⊠ Storm curb inlet	—○— Straw Wattle	—○— Ex. Treeline
● Fiber-optic marker	⊠ Drainage inlet (w/ grate)	⊠ Silt Fence Outlet	—○— Sanitary Sewer
⊠ Inlet Protection	⊠ Construction Entrance/Exit	⊠ Outlet Protection/Plunge Pool Riprap	—○— Waterline
⊠ Temporary Diversion Ditch	⊠ Permanent Diversion Ditch	⊠ Inlet Protection	—○— Overhead Electric
⊠ Permanent Seeding	⊠ Inlet Protection	⊠ Slope Blanket	—○— Underground Electric
⊠ Permanent Seeding	⊠ Slope Blanket	⊠ Silt Fence	—○— Storm Drain
⊠ Tree Protection Fence	⊠ Tree Protection Fence	⊠ Silt Fence Outlet	—○— Fence
⊠ Concrete Washout Area	⊠ Concrete Washout Area	⊠ Temporary Seeding	—○— Treeline
⊠ Silt Bag Dewatering	⊠ Silt Bag Dewatering	⊠ Temporary Seeding	—○— Baffles
⊠ Blanket Matting	⊠ Blanket Matting	⊠ Temporary Seeding	—○— Diversion
⊠ Outlet Protection/Plunge Pool	⊠ Outlet Protection/Plunge Pool	⊠ Temporary Seeding	—○— Temporary Slope Drain
		⊠ Temporary Seeding	—○— Silt Fence
		⊠ Temporary Seeding	—○— Limit of Disturbance
		⊠ Temporary Seeding	—○— Tree Protection

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
NCDOT NC Dept. of Trans.
R/DW 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
CW Concrete Washout Area
DW Silt Bag Dewatering
BM Blanket Matting
OP Outlet Protection/Plunge Pool



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	0	89,218	28,424	3,595	17,692	39,507
2	11,098	79,795	27,303	7,192	14,695	30,605
3	18,504	75,131	27,616	1,390	11,023	35,102
4	16,728	63,778	32,309	1,168	1,289	29,012
5	0	47,792	29,740	1,097	0	16,955
6	0	43,725	23,430	808	0	19,487
6A	11,253	13,297	0	0	0	N/A
7	0	60,385	31,726	813	0	27,707
8	16,904	71,768	28,884	813	0	42,071
9	17,930	72,565	23,649	1,001	0	47,915
10	14,523	42,258	0	0	0	42,258
11	17,253	40,013	0	0	0	40,013
12/5A	33,793	101,925	41,067	1,299	0	59,559
13	17,320	244,218	161,647	6,007	0	76,564
14	24,391	62,835	24,981	640	0	37,214
15	36,438	99,130	50,621	1,316	0	47,193
16	20,632	42,039	0	0	0	42,039
17	0	29,218	0	0	0	29,218
18	0	48,717	0	0	0	48,717
17A/18A	24,373	44,880	0	0	0	N/A
19	16,867	61,275	0	0	0	61,275
20	20,254	54,909	0	0	0	54,909
21	17,633	60,476	9,322	314	0	50,840
22	13,027	66,216	18,856	2,545	0	44,815
23	10,909	83,782	33,407	15,694	0	34,681
24	20,502	96,721	12,853	3,051	0	80,817
25	12,335	42,391	0	0	0	42,391
26	16,127	40,036	0	0	0	40,036
27	17,343	40,111	0	0	0	40,111
28/7A	27,546	44,473	0	0	0	44,473

APPLICANT: PETER GRIFFIN
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Pgriff13@gmail.com
(440.236.8055)

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2537 E LYON STATION RD, STE 102(PHYSICAL)
P.O. Box 361
CREEDMOOR, NC 27522
chad@csdesigneng.com
919.625.7368

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	BY
1	4/18/23	CEA

FIRST ISSUED

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

PRELIMINARY PLAT

C3 PROJECT #: 20-051
REVIEW PROJECT #: XX-XXX
SHEET #: C-1.3