

SAVANNAH RIDGE SUBDIVISION

MAJOR SUBDIVISION FIRST PLAT

CHATHAM COUNTY NORTH CAROLINA

DECEMBER 21, 2023 -
FEBRUARY 12, 2024

GENERAL NOTES:

- CONSTRUCTION PLAN APPROVAL FROM CHATHAM COUNTY SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEM.
- ALL REQUIRED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CHATHAM COUNTY AND NCDOT STANDARDS.
- ALL STREETS SHALL BE PUBLIC AND SHALL BE INSTALLED IN ACCORDANCE WITH CHATHAM COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
- CONSTRUCTION PLAN APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION COMMENCING ON THE SITE.
- REFER TO ROAD CROSS-SECTION PLAN FOR REQUIRED ROADWAY PAVEMENT SECTIONS.
- WATER SERVICES SHALL BE INSTALLED PRIOR TO PLACING STONE IN THE ROADS.
- ALL STUB ROADS SHALL BE CONSTRUCTED TO THE PROPERTY LINE.
- THE HOMEOWNERS ASSOCIATION THAT IS ESTABLISHED FOR THE NEIGHBORHOOD SHALL OWN AND MAINTAIN ALL OPEN SPACE AREAS WITHIN THE SUBDIVISION.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS, EASEMENT, RIGHT-OF-WAY, AND ENCROACHMENT AGREEMENTS HAVE BEEN OBTAINED.
- THE LAND SURVEYOR RESPONSIBLE FOR STAKING THE IMPROVEMENTS SHALL INDEPENDENTLY VERIFY THE HORIZONTAL AND VERTICAL DATUM FOR THIS PROJECT PRIOR TO CONSTRUCTION.
- ALL RETAINING WALLS SHALL BE DESIGNED BY OTHERS.

DESIGN STANDARD NOTES:

- THIS PROJECT WILL CONNECT TO THE CHATHAM COUNTY PUBLIC WATER SYSTEM. WATER INFRASTRUCTURE WILL BE CONSTRUCTED BY THE DEVELOPER.
- THIS PROJECT WILL INSTALL INDIVIDUAL SEPTIC SYSTEMS ON EACH LOT FOR WASTEWATER DISPOSAL.
- THIS PROJECT LIES WITHIN THE CHATHAM COUNTY'S PLANNING AND ZONING JURISDICTION AND IS SUBJECT TO THE REGULATIONS SET FORTH IN THE LATEST VERSION OF THE CHATHAM COUNTY SUBDIVISION REGULATIONS.
- ROADWAYS WITHIN THE SUBDIVISION SHALL BE BUILT WITHIN A 60' WIDE PUBLIC RIGHT-OF-WAY TO NCDOT STANDARDS AND WILL BE OWNED AND MAINTAINED BY NCDOT ONCE ACCEPTED AFTER CONSTRUCTION.
- THE PROJECT IS SUBJECT TO STREET TREE REQUIREMENTS OF SECTION 12 OF THE CHATHAM COUNTY ZONING ORDINANCE REQUIRING STREET TREES AT INTERVALS OF 40 FEET.
- THIS PROJECT WILL REQUIRE A STORMWATER PERMIT FROM THE CHATHAM COUNTY WATERSHED PROTECTION DEPARTMENT.
- THIS PROJECT SITE INCLUDES THREE (3) EPHEMERAL STREAMS, TWO (2) INTERMITTENT STREAMS, ONE (1) PERENNIAL STREAM, AND ELEVEN (11) WETLANDS. REFER TO EXISTING CONDITIONS PLAN FOR LOCATIONS AND REQUIRED BUFFERS.
- THIS PROJECT WILL REQUIRE AN EROSION CONTROL PERMIT FROM THE CHATHAM COUNTY WATERSHED PROTECTION DEPARTMENT.
- THIS PROPERTY IS LOCATED IN ZONE X, ACCORDING TO FEMA FLOOD MAP NUMBERED 3710967800L, DATED 11/17/2017.

SHEET INDEX		
DRAWING	TITLE	REVISION DATE
C-0.0	COVER SHEET	02/12/2024
	EXISTING CONDITIONS	
C-1.0	OVERALL EXISTING CONDITIONS PLAN	12/21/2023
	SITE LAYOUT	
C-2.0	OVERALL SITE PLAN	02/12/2024
	SITE UTILITIES	
C-3.0	OVERALL UTILITY PLAN	02/12/2024
	GRADING AND DRAINAGE	
C-4.0	OVERALL GRADING AND DRAINAGE PLAN	02/12/2024

TOTAL SHEETS INCLUDED IN FIRST PLAT SUBMITTAL SET = 5

EXISTING PROPERTY AND PROJECT INFORMATION

PROJECT NAME	SAVANNAH RIDGE
DEVELOPER NAME	GARDEN STREET COMMUNITIES SOUTHEAST, LLC
DEVELOPER ADDRESS	148 US HWY 70 GARNER, NC 27529
OWNER NAME	ESPLANADE COMMUNITIES OF FLORIDA, LLC
OWNER ADDRESS	3000 GULF BREEZE PARKWAY GULF BREEZE, FLORIDA 32563
SITE ADDRESS	1052 MONCURE SCHOOL ROAD MONCURE, NC 27559
DEED REFERENCE	DB 2141 PG 0174
PLAT REFERENCE	98-3020 PG 0121
PARCEL ID (AKPAR)	11239
PIN #	9678-00-55-1853
PROJECT AREA	150.58 ACRES
EXISTING USE	VACANT / TIMBER
PLANNING JURISDICTION	CHATHAM COUNTY
TOWNSHIP	HAW RIVER
COUNTY	CHATHAM
EXISTING ZONING	R1
RIVER BASIN	CAPE FEAR
RECEIVING STREAM	UNNAMED TRIBUTARY (UT) TO DEEP RIVER
STREAM CLASSIFICATION	DEEP RIVER = WS-IV PA
STREAM INDEX	DEEP RIVER = 17-143.5

PROPERTY AND DEVELOPMENT DATA

OWNER NAME	ESPLANADE COMMUNITIES OF FLORIDA, LLC
OWNER ADDRESS	3000 GULF BREEZE PARKWAY GULF BREEZE, FLORIDA 32563
ENGINEER	O'KANE AND ASSOCIATES, PLLC
ENGINEER ADDRESS	107 UNION DRIVE, SUITE 202 WASHINGTON, NC 27889
TOTAL SITE AREA	150.58 ACRES
CURRENT ZONING	R-1 RESIDENTIAL DISTRICT 1
PROPOSED USE	SINGLE FAMILY RESIDENTIAL (ALLOWABLE USE IN R-1 ZONING)
PROPOSED # OF LOTS	78
PARKING REQUIREMENT	SINGLE-FAMILY DETACHED 2 SPACES PER DWELLING UNIT 2 X 78 = 156 PARKING SPACES MAIL KIOSK = 2 SPACES PER LOCATION
TOTAL PARKING REQ'D	156 + 2 = 158 TOTAL SPACES
PARKING PROVIDED	SINGLE-FAMILY + KIOSK = 159 SPACES (TWO SPACES PER DRIVEWAY + THREE SPACES PER MAIL KIOSK)
LENGTH OF STREETS	8,876 LF
AVERAGE LOT SIZE	52,453 SF
OPEN SPACE	42.08 ACRES
PROPOSED ROW AREA	12.43 ACRES
R-1 LOT DIMENSIONAL REQUIREMENTS	
MINIMUM AREA	40,000 SF
MINIMUM LOT WIDTH	100 FEET
FRONT SETBACK	40 FEET
SIDE SETBACK	25 FEET
REAR SETBACK	25 FEET
CORNER SIDE SETBACK	25 FEET MIN.

REVISIONS



CLIENT:
GARDEN STREET COMMUNITIES
SOUTHEAST
ZACH DAUGHTERY
149 US HWY 70 WEST
GARNER, NC 27529

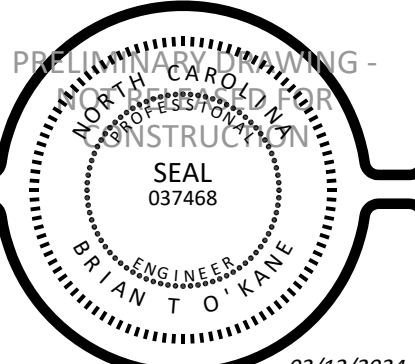
FIRST PLAT

COVER SHEET

SAVANNAH RIDGE
CHATHAM COUNTY, NORTH CAROLINA



Know what's below.
Call before you dig.
1-800-632-4949



HORIZONTAL SCALE:
N/A

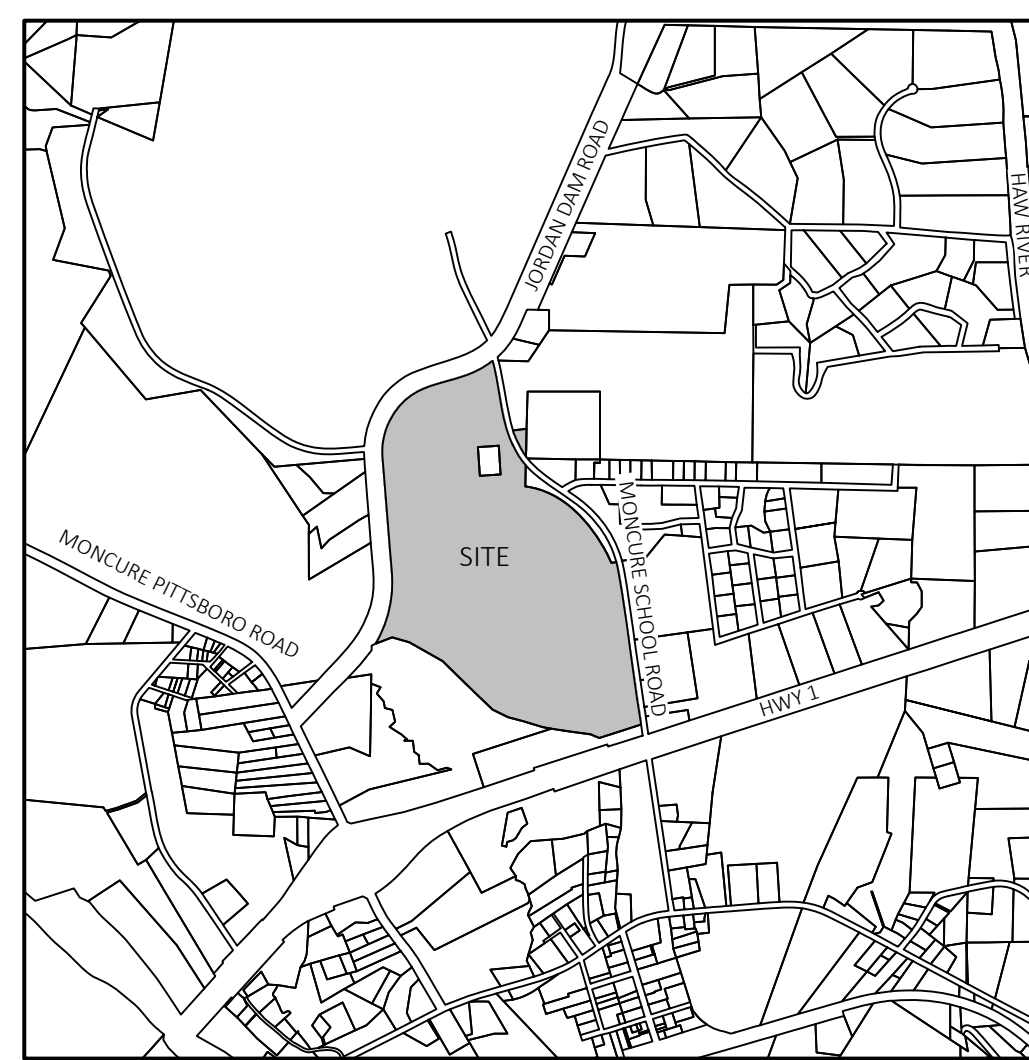
VERTICAL SCALE:
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DATE:
12/21/2023

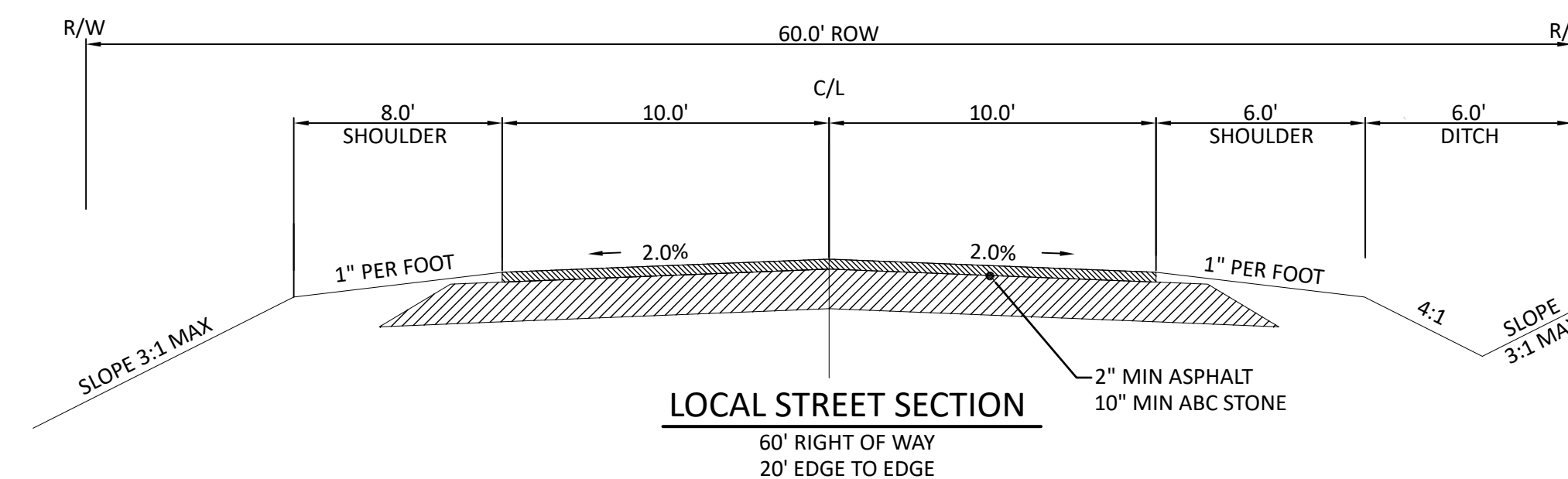
SHEET NUMBER:
C-0.0

PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION

VICINITY MAP



SCALE: 1" = 2000'



LOCAL STREET SECTION
60' RIGHT OF WAY
20' EDGE TO EDGE

DEVELOPER

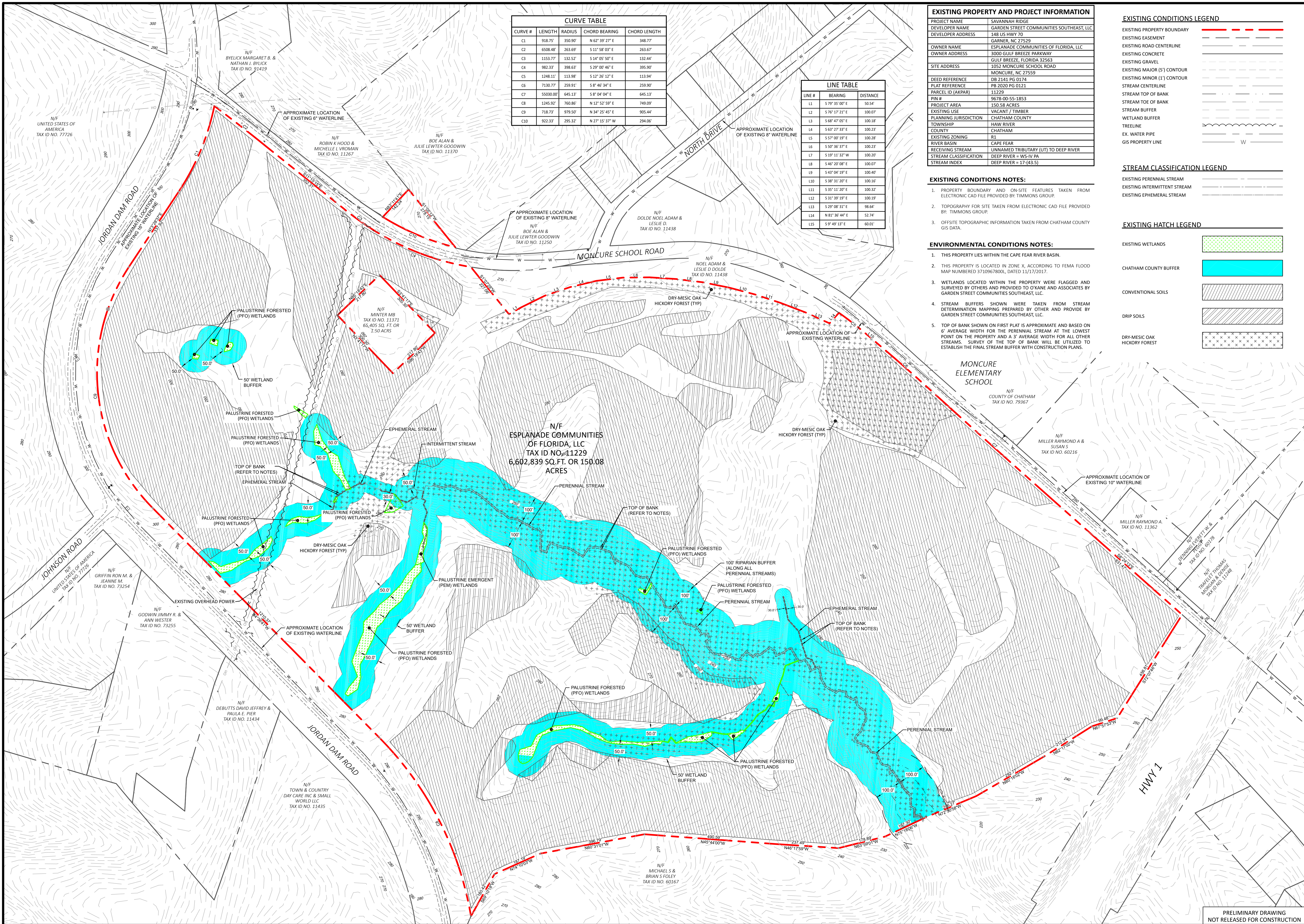
GARDEN STREET COMMUNITIES SOUTHEAST, LLC
149 US HWY 70
GARNER, NC 27529
CONTACT: ZACH DAUGHTERY
PHONE: 919-422-2753
EMAIL: ZDAUGHTERY@GARDENSTREETCOMMUNITIES.COM

LANDOWNER

ESPLANADE COMMUNITIES OF FLORIDA, LLC
3000 GULF BREEZE PARKWAY
GULF BREEZE, FL 32563
CONTACT: ZACH DAUGHTERY
PHONE: 919-422-2753
EMAIL: ZDAUGHTERY@GARDENSTREETCOMMUNITIES.COM

CIVIL ENGINEER

O'KANE AND ASSOCIATES, PLLC
107 UNION DRIVE, SUITE 202
WASHINGTON, NC 27889
CONTACT: BRIAN O'KANE, PE
PHONE: 252-702-1910



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	918.75	350.90	N 62° 39' 27" E	348.77
C2	6508.48	263.69	S 11° 58' 08" E	263.67
C3	1153.77	132.52	S 14° 05' 50" E	132.44
C4	982.33	398.63	S 29° 00' 46" E	395.90
C5	1248.11	113.88	S 12° 26' 12" E	113.94
C6	7130.77	259.91	S 8° 46' 34" E	259.90
C7	55030.00	645.13	S 8° 04' 04" E	645.13
C8	1245.92	760.86	N 12° 52' 59" E	749.09
C9	718.73	979.50	N 34° 25' 45" E	905.44
C10	922.33	295.32	N 27° 15' 37" W	294.06

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 79° 35' 00" E	50.54
L2	S 76° 17' 21" E	100.07
L3	S 68° 47' 05" E	100.18
L4	S 63° 27' 33" E	100.23
L5	S 57° 00' 39" E	100.28
L6	S 50° 30' 37" E	100.40
L7	S 19° 11' 32" W	100.30
L8	S 46° 20' 08" E	100.07
L9	S 43° 04' 19" E	100.40
L10	S 38° 31' 20" E	100.16
L11	S 35° 11' 20" E	100.32
L12	S 31° 39' 39" E	100.19
L13	S 29° 08' 31" E	98.64
L14	N 81° 36' 44" E	52.74
L15	S 9° 49' 13" E	60.01

EXISTING PROPERTY AND PROJECT INFORMATION	
PROJECT NAME	SAVANNAH RIDGE
DEVELOPER NAME	GARDEN STREET COMMUNITIES SOUTHEAST, LLC
DEVELOPER ADDRESS	148 US HWY 70
OWNER NAME	ESPLANADE COMMUNITIES OF FLORIDA, LLC
OWNER ADDRESS	3000 GULF BREEZE PARKWAY
SITE ADDRESS	GULF BREEZE, FLORIDA 32563
EXISTING USE	VACANT / THIMBER
PLANNING JURISDICTION	CHATHAM COUNTY
TOWNSHIP	HAW RIVER
COUNTY	CHATHAM
EXISTING ZONING	R1
RIVER BASIN	CAPE FEAR
RECEIVING STREAM	UNNAMED TRIBUTARY (UT) TO DEEP RIVER
STREAM CLASSIFICATION	DEEP RIVER - WS-W PA
STREAM INDEX	DEEP RIVER - 17443.5

- EXISTING CONDITIONS NOTES:**
- PROPERTY BOUNDARY AND ON-SITE FEATURES TAKEN FROM ELECTRONIC CAD FILE PROVIDED BY TIMMONS GROUP.
 - TOPOGRAPHY FOR SITE TAKEN FROM ELECTRONIC CAD FILE PROVIDED BY TIMMONS GROUP.
 - OFF-SITE TOPOGRAPHIC INFORMATION TAKEN FROM CHATHAM COUNTY GIS DATA.

- ENVIRONMENTAL CONDITIONS NOTES:**
- THIS PROPERTY LIES WITHIN THE CAPE FEAR RIVER BASIN.
 - THIS PROPERTY IS LOCATED IN ZONE X, ACCORDING TO FEMA FLOOD MAP NUMBERED 3710967800, DATED 11/17/2017.
 - WETLANDS LOCATED WITHIN THE PROPERTY WERE FLAGGED AND SURVEYED BY OTHERS AND PROVIDED TO O'KANE AND ASSOCIATES BY GARDEN STREET COMMUNITIES SOUTHEAST, LLC.
 - STREAM BUFFERS SHOWN WERE TAKEN FROM STREAM DETERMINATION MAPPING PREPARED BY OTHER AND PROVIDED BY GARDEN STREET COMMUNITIES SOUTHEAST, LLC.
 - TOP OF BANK SHOWN ON FIRST PLAT IS APPROXIMATE AND BASED ON 6' AVERAGE WIDTH FOR THE PERENNIAL STREAM AT THE LOWEST POINT ON THE PROPERTY AND A 3' AVERAGE WIDTH FOR ALL OTHER STREAMS. SURVEY OF THE TOP OF BANK WILL BE UTILIZED TO ESTABLISH THE FINAL STREAM BUFFER WITH CONSTRUCTION PLANS.

EXISTING CONDITIONS LEGEND	
EXISTING PROPERTY BOUNDARY	---
EXISTING EASEMENT	---
EXISTING ROAD CENTERLINE	---
EXISTING CONCRETE	---
EXISTING GRAVEL	---
EXISTING MAJOR (5') CONTOUR	---
EXISTING MINOR (1') CONTOUR	---
STREAM CENTERLINE	---
STREAM TOP OF BANK	---
STREAM TOE OF BANK	---
STREAM BUFFER	---
WETLAND BUFFER	---
TREELINE	---
EX. WATER PIPE	---
GIS PROPERTY LINE	---

STREAM CLASSIFICATION LEGEND	
EXISTING PERENNIAL STREAM	---
EXISTING INTERMITTENT STREAM	---
EXISTING EPHEMERAL STREAM	---

EXISTING HATCH LEGEND	
EXISTING WETLANDS	---
CHATHAM COUNTY BUFFER	---
CONVENTIONAL SOILS	---
DRIP SOILS	---
DRY-MESIC OAK HICKORY FOREST	---

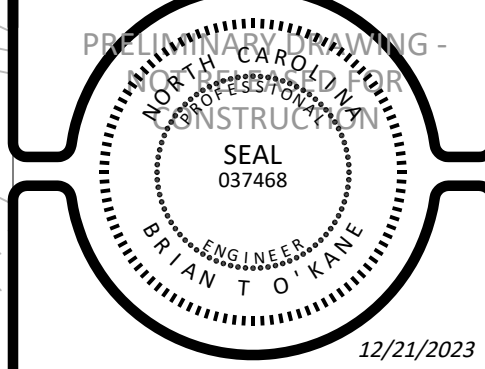
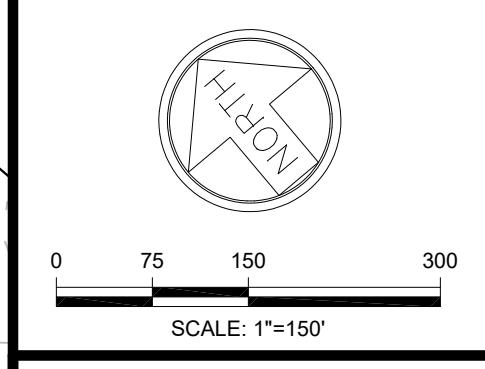
REVISIONS	
1	12/21/2023 Revised per Chatham County TRC

O'KANE & ASSOCIATES, PLLC
 107 UNION DRIVE, SUITE 202
 WASHINGTON, NORTH CAROLINA
 PHONE: 252-702-1910
 FIRM NC LICENSE NUMBER: P-2529

CLIENT:
 GARDEN STREET COMMUNITIES
 SOUTHEAST
 ZACH DAUGHERTY
 149 US HWY 70 WEST
 GARNER, NC 27529

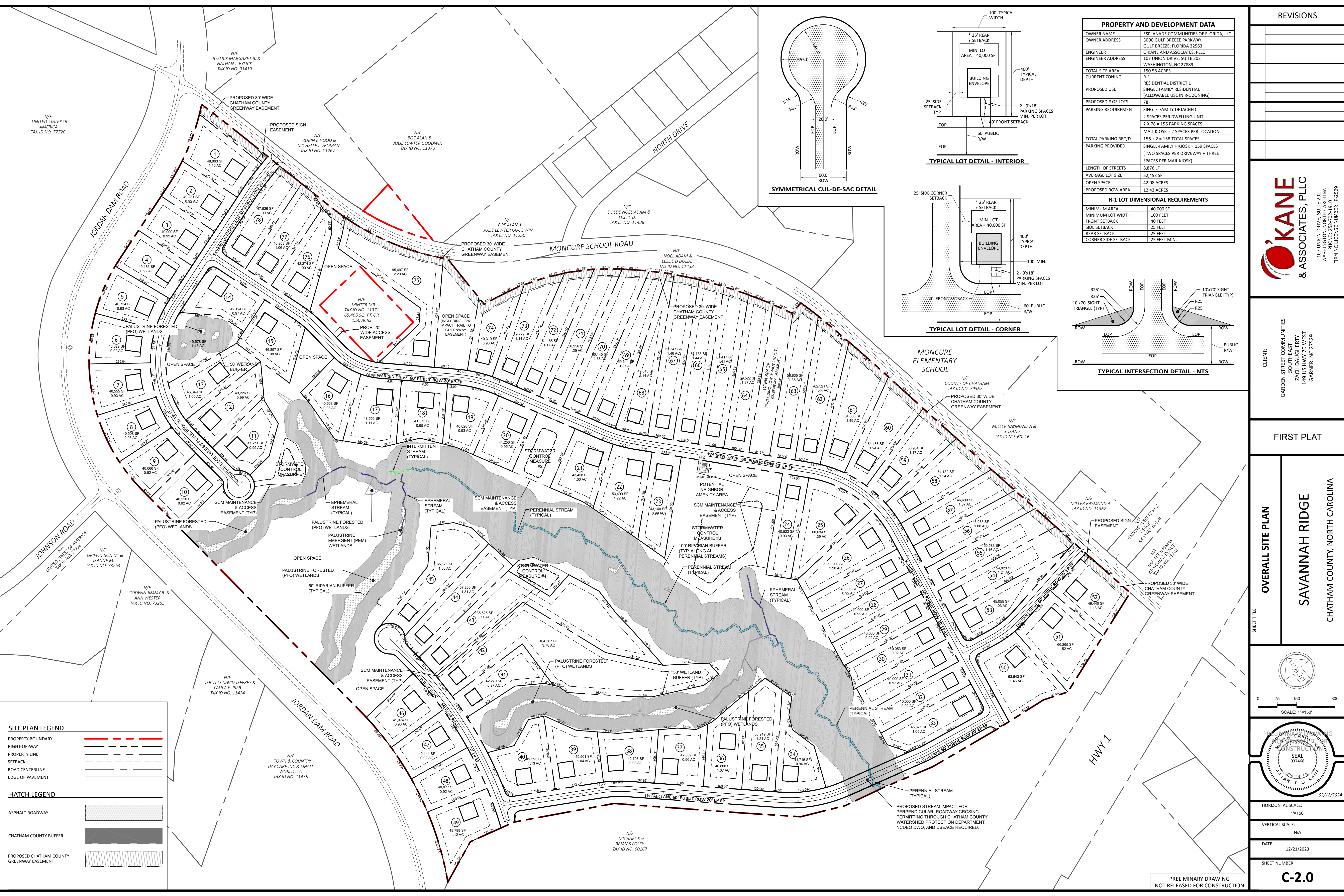
FIRST PLAT

EXISTING CONDITIONS PLAN
SAVANNAH RIDGE
 CHATHAM COUNTY, NORTH CAROLINA



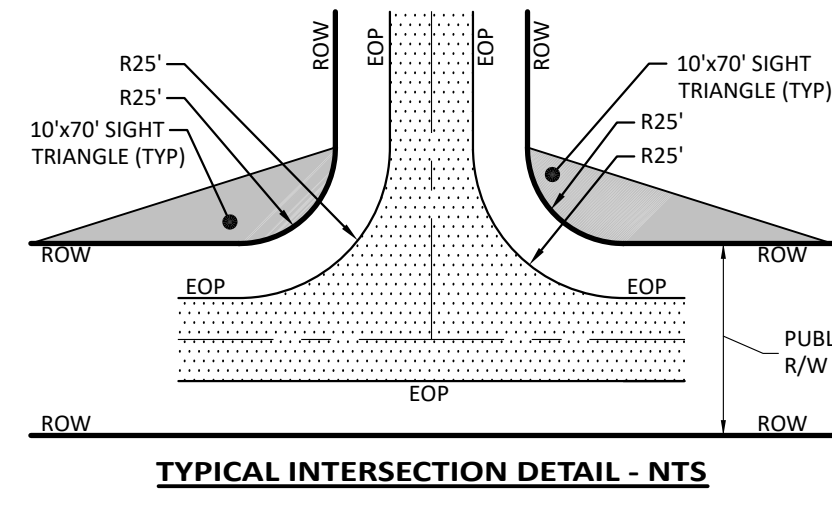
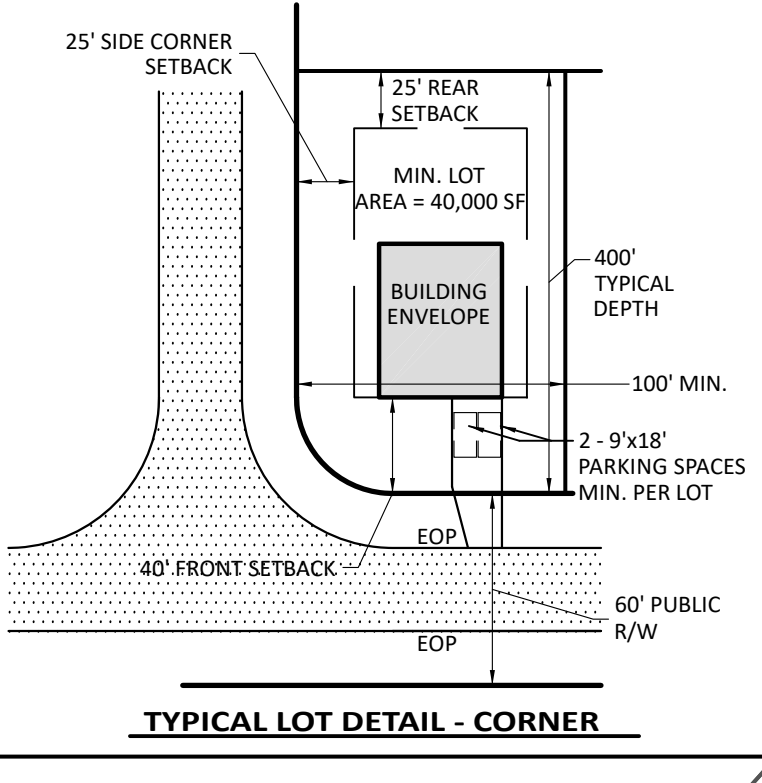
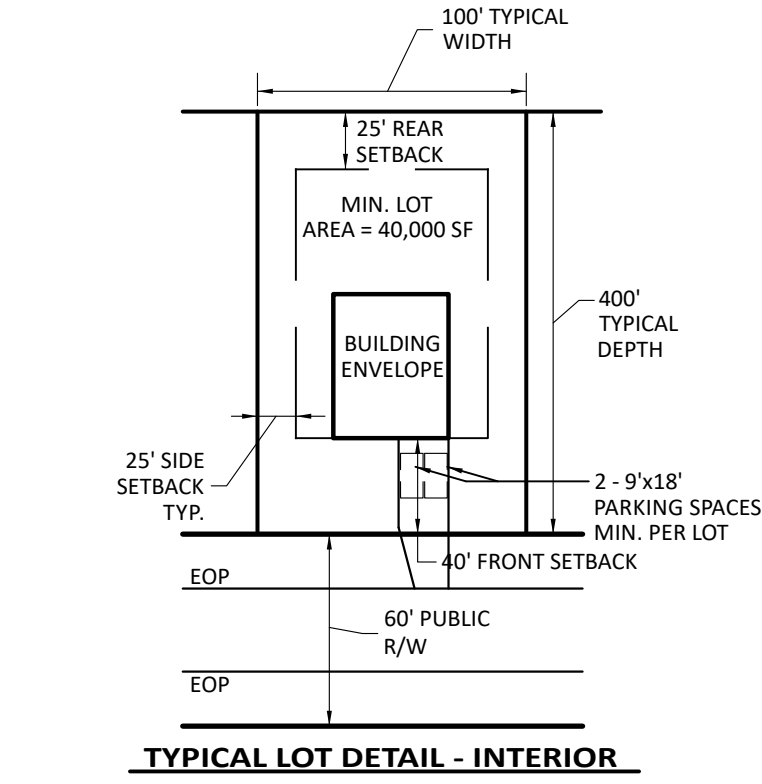
HORIZONTAL SCALE:	1"=150'
VERTICAL SCALE:	N/A
DATE:	12/21/2023
SHEET NUMBER:	C-1.0

PRELIMINARY DRAWING
 NOT RELEASED FOR CONSTRUCTION



PROPERTY AND DEVELOPMENT DATA	
OWNER NAME	ESPLANADE COMMUNITIES OF FLORIDA, LLC
OWNER ADDRESS	3000 GULF BREEZE PARKWAY GULF BREEZE, FLORIDA 32563
ENGINEER	O'KANE AND ASSOCIATES, PLLC
ENGINEER ADDRESS	107 UNION DRIVE, SUITE 202 WASHINGTON, NC 27889
TOTAL SITE AREA	150.58 ACRES
CURRENT ZONING	R-1 RESIDENTIAL DISTRICT 1
PROPOSED USE	SINGLE FAMILY RESIDENTIAL (ALLOWABLE USE IN R-1 ZONING)
PROPOSED # OF LOTS	78
PARKING REQUIREMENT	SINGLE-FAMILY DETACHED 2 SPACES PER DWELLING UNIT 2 X 78 = 156 PARKING SPACES
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AVERAGE LOT SIZE	52,453 SF
OPEN SPACE	42.08 ACRES
PROPOSED ROW AREA	12.43 ACRES

R-1 LOT DIMENSIONAL REQUIREMENTS	
MINIMUM AREA	40,000 SF
MINIMUM LOT WIDTH	100 FEET
FRONT SETBACK	40 FEET
SIDE SETBACK	25 FEET
REAR SETBACK	25 FEET
CORNER SIDE SETBACK	25 FEET MIN.



SYMMETRICAL CUL-DE-SAC DETAIL

TYPICAL LOT DETAIL - INTERIOR

TYPICAL LOT DETAIL - CORNER

TYPICAL INTERSECTION DETAIL - NTS

SITE PLAN LEGEND	
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
SETBACK	---
ROAD CENTERLINE	---
EDGE OF PAVEMENT	---

HATCH LEGEND	
ASPHALT ROADWAY	---
CHATHAM COUNTY BUFFER	---
PROPOSED CHATHAM COUNTY GREENWAY EASEMENT	---

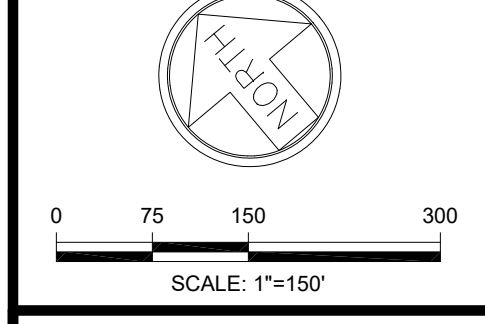
REVISIONS	
NO.	DESCRIPTION

O'KANE & ASSOCIATES, PLLC
 107 UNION DRIVE, SUITE 202
 WASHINGTON, NORTH CAROLINA
 PHONE: 252-702-1910
 FIRM NC LICENSE NUMBER: P-2529

CLIENT:
 GARDEN STREET COMMUNITIES
 SOUTH EAST
 ZACH DAUGHERTY
 149 US HWY 70 WEST
 GARNER, NC 27529

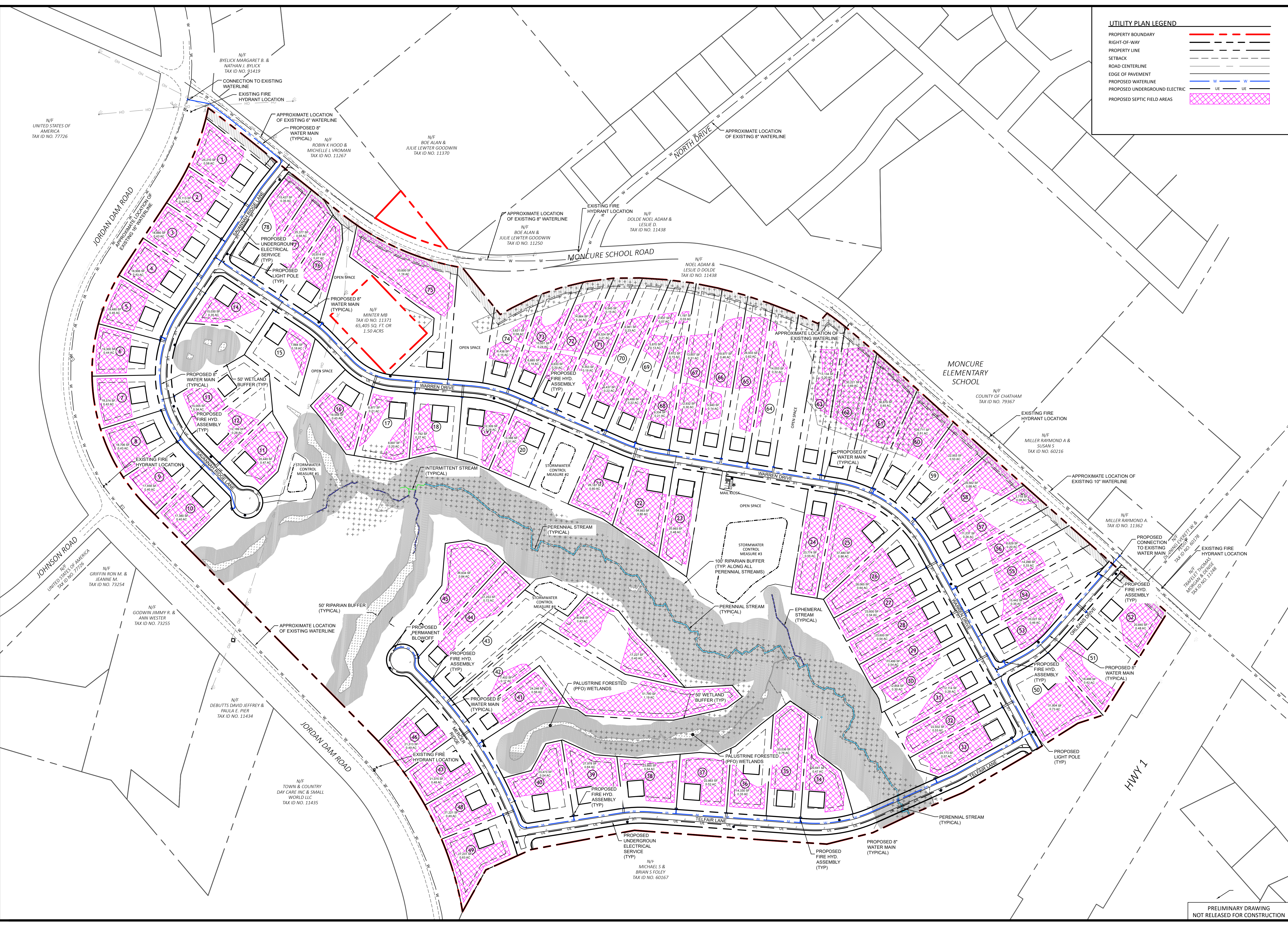
FIRST PLAT

OVERALL SITE PLAN
 SAVANNAH RIDGE
 CHATHAM COUNTY, NORTH CAROLINA



HORIZONTAL SCALE:	1"=150'
VERTICAL SCALE:	N/A
DATE:	12/21/2023
SHEET NUMBER:	C-2.0

PRELIMINARY DRAWING
 NOT RELEASED FOR CONSTRUCTION



UTILITY PLAN LEGEND

PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
SETBACK	---
ROAD CENTERLINE	---
EDGE OF PAVEMENT	---
PROPOSED WATERLINE	---
PROPOSED UNDERGROUND ELECTRIC	---
PROPOSED SEPTIC FIELD AREAS	---

REVISIONS

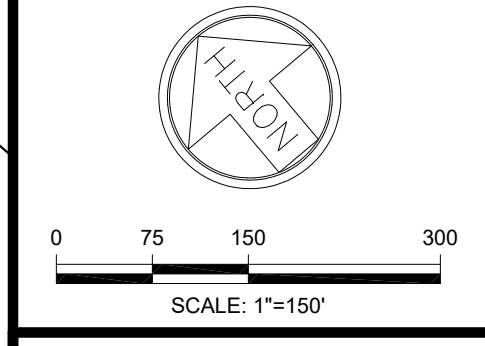
NO.	DESCRIPTION

KANE & ASSOCIATES, PLLC
 107 UNION DRIVE, SUITE 202
 WASHINGTON, NORTH CAROLINA
 PHONE: 252-702-1910
 FIRM NC LICENSE NUMBER: P-2529

CLIENT:
 GARDEN STREET COMMUNITIES
 SOUTHEAST
 ZACH DAUGHERTY
 149 US HWY 70 WEST
 GARNER, NC 27529

FIRST PLAT

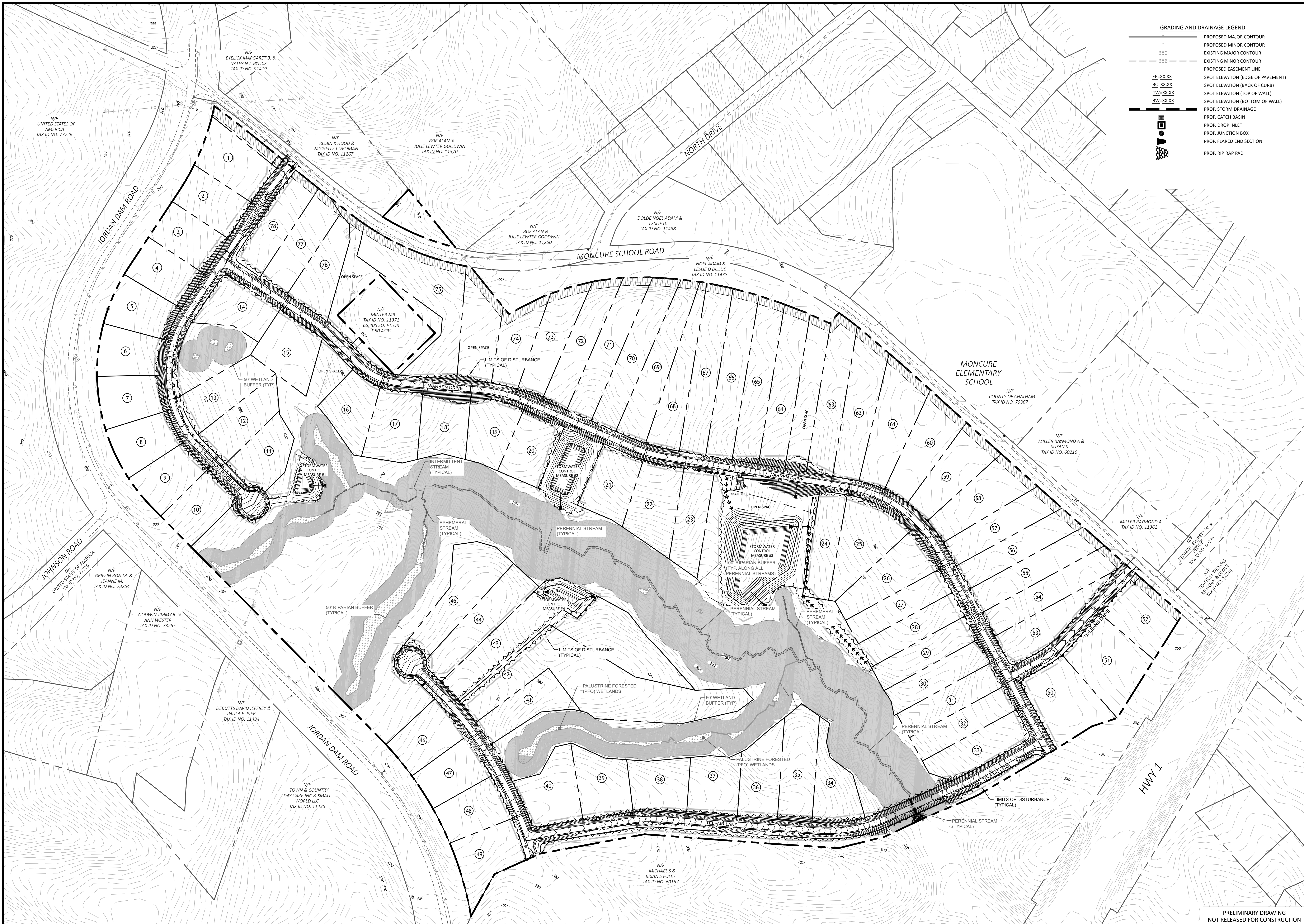
OVERALL UTILITY PLAN
SAVANNAH RIDGE
 CHATHAM COUNTY, NORTH CAROLINA



Professional Engineer Seal for Brian T. Kane, State of North Carolina, License No. 48121. Date: 02/12/2024.

HORIZONTAL SCALE:	1"=150'
VERTICAL SCALE:	N/A
DATE:	12/21/2023
SHEET NUMBER:	C-3.0

PRELIMINARY DRAWING
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GRADING AND DRAINAGE LEGEND

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED EASEMENT LINE
	SPOT ELEVATION (EDGE OF PAVEMENT)
	SPOT ELEVATION (BACK OF CURB)
	SPOT ELEVATION (TOP OF WALL)
	SPOT ELEVATION (BOTTOM OF WALL)
	PROP. STORM DRAINAGE
	PROP. CATCH BASIN
	PROP. DROP INLET
	PROP. JUNCTION BOX
	PROP. FLARED END SECTION
	PROP. RIP RAP PAD

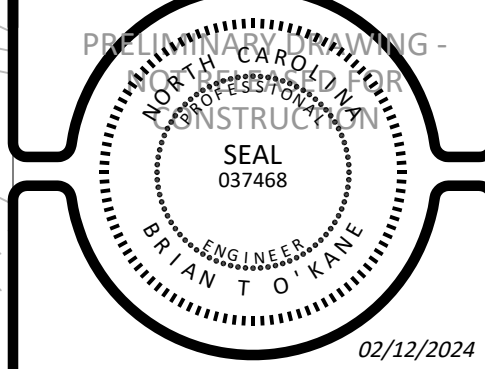
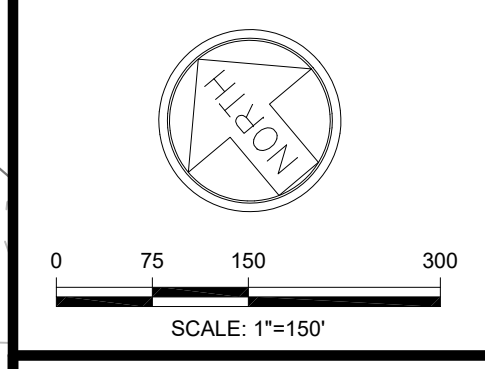
REVISIONS

KANE & ASSOCIATES, PLLC
 107 UNION DRIVE, SUITE 202
 WASHINGTON, NORTH CAROLINA
 PHONE: 252-702-1910
 FIRM NC LICENSE NUMBER: P-2529

CLIENT:
 GARDEN STREET COMMUNITIES
 SOUTHEAST
 ZACH DAUGHERTY
 149 US HWY 70 WEST
 GARNER, NC 27529

FIRST PLAT

OVERALL GRADING AND DRAINAGE PLAN
SAVANNAH RIDGE
 CHATHAM COUNTY, NORTH CAROLINA



HORIZONTAL SCALE:	1"=150'
VERTICAL SCALE:	N/A
DATE:	12/21/2023
SHEET NUMBER:	C-4.0

PRELIMINARY DRAWING
 NOT RELEASED FOR CONSTRUCTION