

### VICINITY MAP

SEAFOORTH ROAD LLC  
C/O DONALD DENIHAN  
950 CLIFTON AVENUE  
CLIFTON, NEW JERSEY 07013  
DDENIHAN@CORDEVELOPMENT.COM  
919-625-8719

### SITE INFORMATION

**CURRENT OWNER:** SEAFOORTH ROAD, LLC  
C/O DONALD DENIHAN  
950 CLIFTON AVENUE  
CLIFTON, NEW JERSEY 07013

**AKPAR:** 62077  
9771-63-2951

**JURISDICTION:** CHATHAM COUNTY  
**TOWNSHIP:** NEW HOPE  
**COUNTY:** CHATHAM  
**STATE:** NORTH CAROLINA

**FEMA FLOOD MAP:** 371077100K  
**FEMA FLOOD ZONE:** X  
**RIVER BASIN:** CAPE FEAR  
**WATERSHED:** STINKING CREEK - HAW RIVER (CRITICAL AREA)

**REFERENCES:** DB 2271 / PG 57

**EXIST PARCEL SIZE:** ±117.05 AC

**CURRENT USE:** VACANT / UNDEVELOPED  
**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL SUBDIVISION  
**LAND USE CLASS:** C  
**CURRENT ZONING:** RD-5 & RD-1

**PROPOSED STREETS:** 2,500 LF - DEER CREST BOULEVARD  
410 LF - WILD GOOSE LANE  
1,540 LF - STONE MOUNTAIN LOOP  
4,450 LF TOTAL

**ZONING:** RD-5 RD-1

<b>STRUCTURE SETBACKS</b>	RD-5	RD-1
FRONT SETBACK:	40'	40'
SIDE SETBACK:	25'	25'
REAR SETBACK:	25'	25'
MIN. LOT WIDTH:	100'	100'
MIN. LOT SIZE:	120,600SF (3.0AC)	65,340SF (1.5AC)
MIN. AVG. LOT SIZE:	232,800SF (5.0AC)	N/A
MAX. BLDG HEIGHT:	60'	60'

**PROPOSED WATER SUPPLY:** CONVENTIONAL INDIVIDUAL WELLS  
**PROPOSED SEWAGE TREATMENT:** CONVENTIONAL SEPTIC SYSTEM

\*A PUBLIC WATER SYSTEM IS NOT PRESENTLY AVAILABLE TO THE SUBDIVISION

### CONTACT INFORMATION

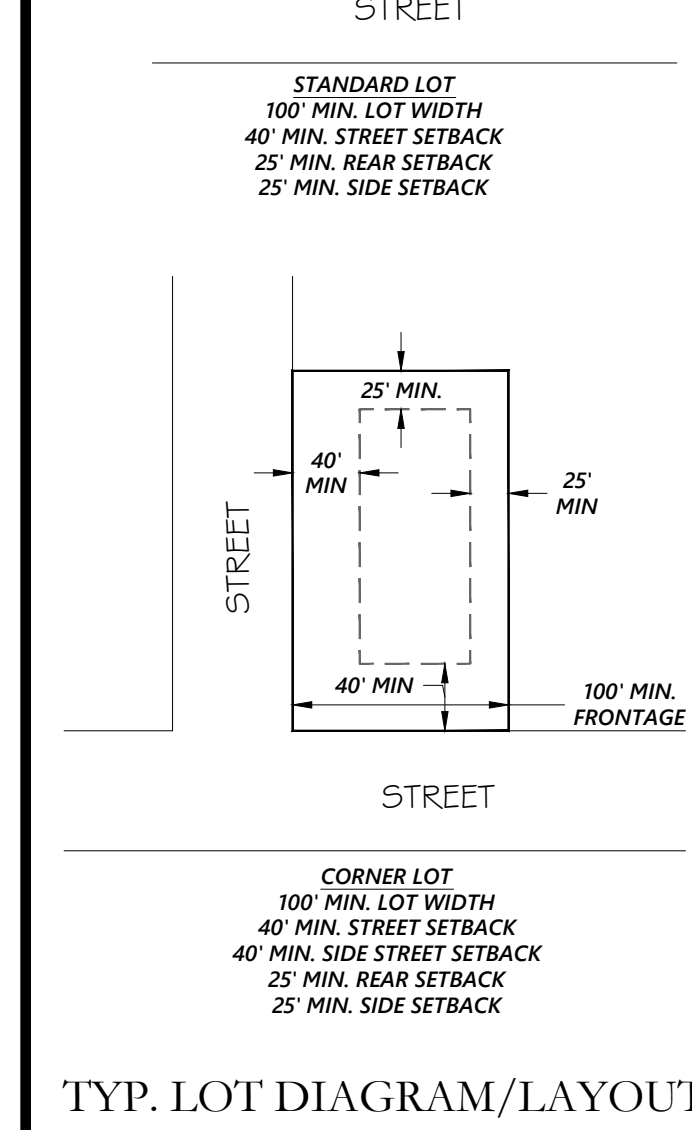
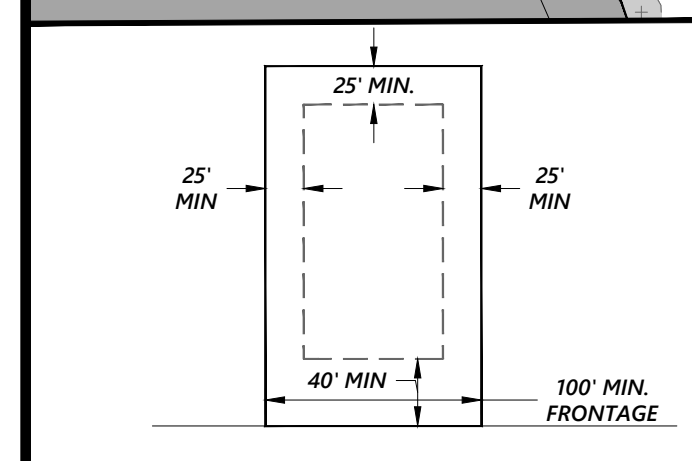
**ENGINEER:** C3 DESIGN & ENGINEERING, PLLC  
CHAD E. ABBOTT, PE  
257 E LYON STATION ROAD, SUITE 201  
PO BOX 3561  
CREEDMOOR, NC 27522  
(919) 625-7368

**SURVEYOR:** CANOY SURVEYING  
ADAM R. CANOY, PLS  
1154 SHOVEL LANE  
STEM, NC 27581  
(984) 377-2626

### 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.
- 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/DELINATED WITH SIGNS OR MARKERS, SIMILAR TO THE EXAMPLE HEREIN THAT IDENTIFIES THE LOCATION OF THE RESPECTIVE NATURAL FEATURE TO BE PROTECTED.
- ALL DRIVEWAY PIPES SHALL BE NCDOT APPROVED AND MIN. 15".

B. EVERETT JORDAN LAKE (ZONE AE)



### LOT INFORMATION

LOT	SF FOR SEPTIC SOILS	TOTAL SF	TOTAL AC	SF FOR BUFFER	SF FOR FEATURE	SF FOR REMAINING LOT
1	80,451	130,743	3.00	0	0	130,743
2	67,012	130,829	3.00	0	0	130,829
3	101,848	162,082	3.72	0	0	162,082
4	145,618	385,280	8.84	36,031	295	348,954
5	99,079	350,477	8.05	92,604	8932	248,941
6	68,506	217,657	5.00	15,681	828	201,148
7	65,433	217,721	5.00	14,358	881	202,482
8	82,732	206,951	4.75	0	0	206,951
9	181,336	205,504	4.72	0	0	205,504
10	100,556	149,074	3.42	0	0	149,074
11	135,278	348,684	8.00	145,302	8100	195,282
12	69,702	274,854	6.31	48,220	2818	223,816
13	93,094	276,603	6.35	27,921	2258	246,424
14	118,011	252,790	5.80	16,091	888	235,811
15	35,084	144,811	3.32	0	0	144,811
16	106,866	238,319	5.47	32,758	1703	203,858
17	69,812	243,685	5.59	44,428	3287	195,970
18	23,685	110,181	2.53	8,572	755	100,854
19	23,201	92,764	2.13	0	0	92,764
20	28,886	78,838	1.81	0	0	78,291
21	18,555	81,227	1.86	14,933	1274	65,020
22	89,324	142,392	3.27	11,898	625	129,869
23	71,547	135,269	3.11	5,815	193	129,261
24	85,590	235,433	5.40	14,662	833	219,938
ROW TOTAL		286,379	6.57			
		5,098,547	117.05			

### EXAMPLE OF NATURAL AREA MARKER

WETLAND

LOT TOTAL SF SF FOR DEVICE SF FOR REMAINING LOT

4	385,280	21,064	364,216
5	350,477	58,595	291,882
7	217,721	25,883	191,838
11	348,684	16,500	332,184
18	110,181	9,491	100,690

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 PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

Know what's below. Call before you dig.

SEAFOORTH ROAD LLC

C3 DESIGN & ENGINEERING, PLLC

NOT FOR CONSTRUCTION

PRELIMINARY PLAT

REVISIONS

NO.	DATE	BY
1	FIRST ISSUED	
2		
3		
4		
5		
6		

FIRST PLAT DEER CREST AT SEAFOORTH  
SEAFOORTH ROAD, PITTSBORO, NC 27124  
CHATHAM COUNTY

C3 PROJECT #: 23-132  
REVIEW PROJECT #: XX-XXX  
SHEET #: C-1.3A