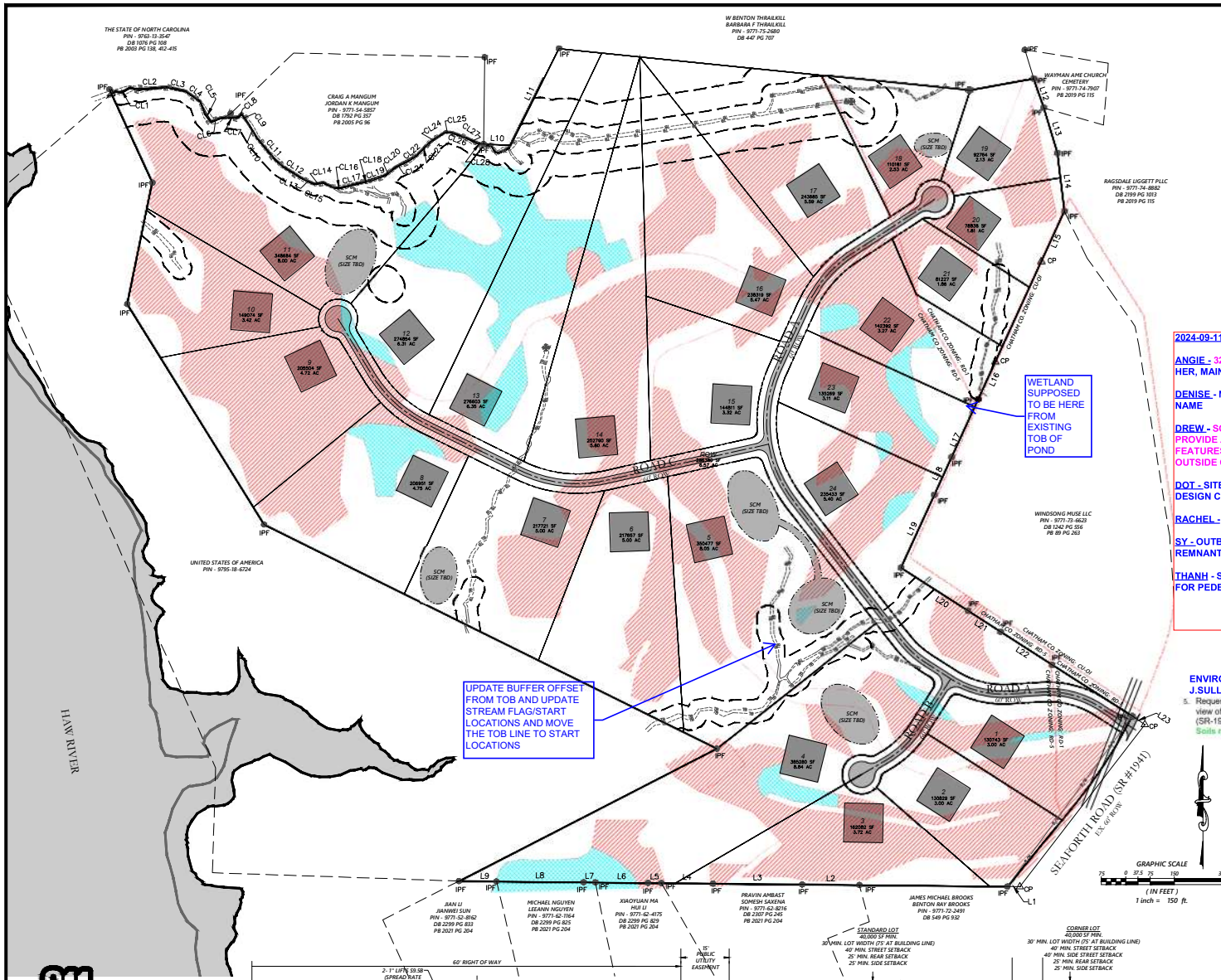


NOTES & CONDITIONS OF APPROVAL:

1. 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.
2. THERE ARE NO EXISTING BUILDINGS, CEMETERIES OR HISTORICAL STRUCTURES GREATER THAN 50 YEARS OF AGE ON THE PROPERTY.
3. THERE ARE NO CEMETERIES OR HISTORICAL STRUCTURES LOCATED WITHIN 100 FEET OF THE DEVELOPMENT ON ANY ADJACENT PROPERTY.
4. NO NON-DISCHARGE PERMIT FOR A LAND APPLICATION WASTE DISPOSAL SYSTEM IS NECESSARY.
5. NO PERMIT FOR ANY SUBSURFACE WASTEWATER DISPOSAL SYSTEM OF 3000 GALLON/DAY OR LARGER IS NECESSARY.
6. A 404 PERMIT/401 CERTIFICATION IS NECESSARY.
7. THE PROPERTY IS WITHIN THE HAW RIVER WATER SUPPLY WATERSHED DISTRICT.
8. THERE ARE NO STATE DESIGNATED WELL HEAD PROTECTION AREAS.
9. 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.
10. 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.
11. 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.
12. THIS PROPERTY IS LOCATED WITHIN THE 100 YR FLOOD PLAIN, BUT IS NOT LOCATED IN A 500 YR FLOOD PLAIN.
13. 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.
14. 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.

2024-09-11 CONCEPT TRC MEETING:

ANGIE - 32 SQFT OF SIGN AREA, PERMIT SIGN/STREET LIGHTING WITH HER, MAINTENANCE AREAS VS HOME CONSTRUCTION

DENISE - NEED ROAD NAMES AND MAIN ROAD WILL BE SUB-DIVISION NAME

DREW - SCM WITH EASEMENTS AND OUT OF BUFFER, WIDE ENOUGH TO PROVIDE ACCESS AND MAINTENANCE, TOP BANK LINES OUTSIDE OF FEATURES CAN BE TRIMMED REMOVED, MAKE SURE ALL SEPTIC AREAS OUTSIDE OF RIPARIAN BUFFERS,

DOT - SITE DISTANCES AND SITE TRIANGLE, DESIGN PER CURRENT DESIGN CRITERIA

RACHEL - GOOD

SY - OUTBUILDING OR STRUCTURE FROM 1938 AND SEE IF ANY REMNANTS

THANH - SIDEWALKS? IF BLIND SPOTS....POSSIBLE INCLUSION OF SIGNS FOR PEDESTRIANS AT BLIND SPOTS

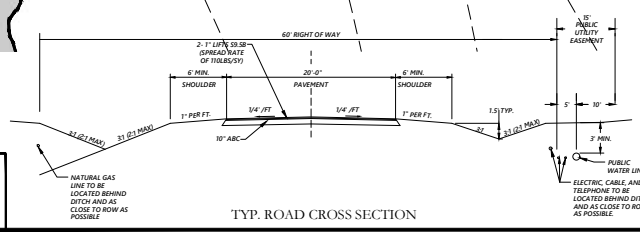
ENVIRONMENTAL HEALTH / SOILS COMMENTS VIA EMAIL FROM J.SULLIVAN 9-11-24

5. Request Chad Abbott, P.E. on behalf of Seaforth Road , LLC for subdivision **Concept Plan** review of **Deercrest at Seaforth**, consisting of 32 lots on 110.48 acres, located off Seaforth (SR-1941) Road, parcel 62077.
Soils map appears to indicate enough suitable soil for the desired number of lots.

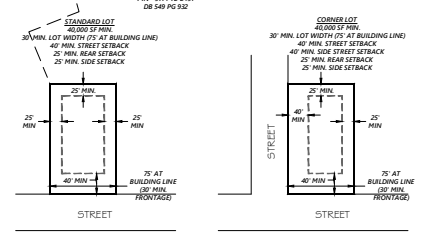
L3	N	89°26'52"	W	274.91'
L4	N	89°23'34"	W	158.99'
L5	N	89°40'48"	W	41.13'
L6	N	89°23'06"	W	162.34'
L7	N	89°22'17"	W	36.22'
L8	N	89°26'02"	W	269.07'
L9	N	89°25'44"	W	115.32'
L10	S	87°15'21"	E	84.27'
L11	N	26°30'02"	E	333.16'
L12	S	19°12'15"	E	94.33'
L13	S	16°48'50"	E	146.44'
L14	S	06°47'36"	E	180.38'
L15	S	24°36'34"	W	171.21'
L16	S	24°36'34"	W	125.79'
L17	S	24°31'09"	W	198.65'
L18	S	24°36'34"	W	127.53'
L19	S	24°36'34"	W	247.17'
L20	S	57°19'12"	E	245.66'
L21	S	57°17'54"	E	118.86'
L22	S	57°13'48"	E	198.52'
L23	S	56°06'48"	E	47.39'

CENTERLINE OF CREEK
LINE TABLE

LINE	BEARING	DISTANCE
CL1	N 75°01'03" E	63.12'
CL2	N 89°09'30" E	113.51'
CL3	S 77°59'09" E	53.51'
CL4	S 56°08'20" E	55.34'
CL5	S 69°16'47" E	71.40'
CL6	N 73°53'05" E	38.86'
CL7	S 89°07'53" E	42.88'
CL8	S 11°18'09" E	19.56'
CL9	S 36°05'34" E	39.29'
CL10	S 29°59'13" E	48.53'
CL11	S 42°57'00" E	107.40'
CL12	S 56°50'01" E	89.83'
CL13	S 87°37'31" E	40.48'
CL14	N 80°50'16" E	25.61'
CL15	S 65°43'42" E	32.41'
CL16	S 89°15'21" E	34.90'
CL17	N 73°47'31" E	59.75'
CL18	N 88°30'44" E	20.94'
CL19	N 68°00'07" E	53.96'
CL20	N 49°33'28" E	39.48'
CL21	N 67°49'23" E	44.78'
CL22	N 50°15'05" E	53.35'
CL23	N 36°08'38" E	33.02'
CL24	N 58°47'21" E	54.90'
CL25	N 83°14'39" E	18.77'
CL26	S 68°40'44" E	58.11'
CL27	S 55°49'28" E	59.38'
CL28	S 88°17'09" E	27.32'



TYP. ROAD CROSS SECTION



TYP. LOT DIAGRAM/LAYOUT

EXAMPLE OF NATURAL AREA MARKER

811 Know what's below. Call before you dig.

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.

XXXX
XXX
XXX
XXX@XXX.COM
XXX-XXX-XXXX

C3 DESIGN & ENGINEERING, PLLC
NC FIRM LICENSE #: P-1264
2537 E LYON STATION RD, STE 102 (PHYSICAL)
P.O. BOX 861 (MAILING)
PITTSBORO, NC 27312-0861
chad@c3designeng.com
919-425-7968

	DATE	BY
6		
5		
4		
3		
2		
1	FIRST ISSUED	
	REVISIONS	

CONSTRUCTION DRAWINGS
DEERCREST SEAFORTH
SEAFORTH ROAD, PITTSBORO, NC 27312
CHATHAM COUNTY

PRELIMINARY PLAT

C3 PROJECT #: 23-132

REVIEW PROJECT #: XX-XXX

SHEET #: C-1.3A