

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: 02077
9771-63-2951
JURISDICTION: CHATHAM COUNTY
TOWNSHIP: NEW HOPE
COUNTY: CHATHAM
STATE: NORTH CAROLINA

FEMA FLOOD MAP: 3710977100K
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
STRUCTURE SETBACKS		
FRONT SETBACK:	40'	40'
SIDE SETBACK:	25'	25'
REAR SETBACK:	25'	25'
MIN. LOT WIDTH:	100'	100'
MIN. LOT SIZE:	130,600SF (3.0AC)	65,340SF (1.5AC)
MIN. AVG. LOT SIZE:	212,800SF (5.0AC)	N/A
MAX. BLDG HEIGHT:	60'	60'

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

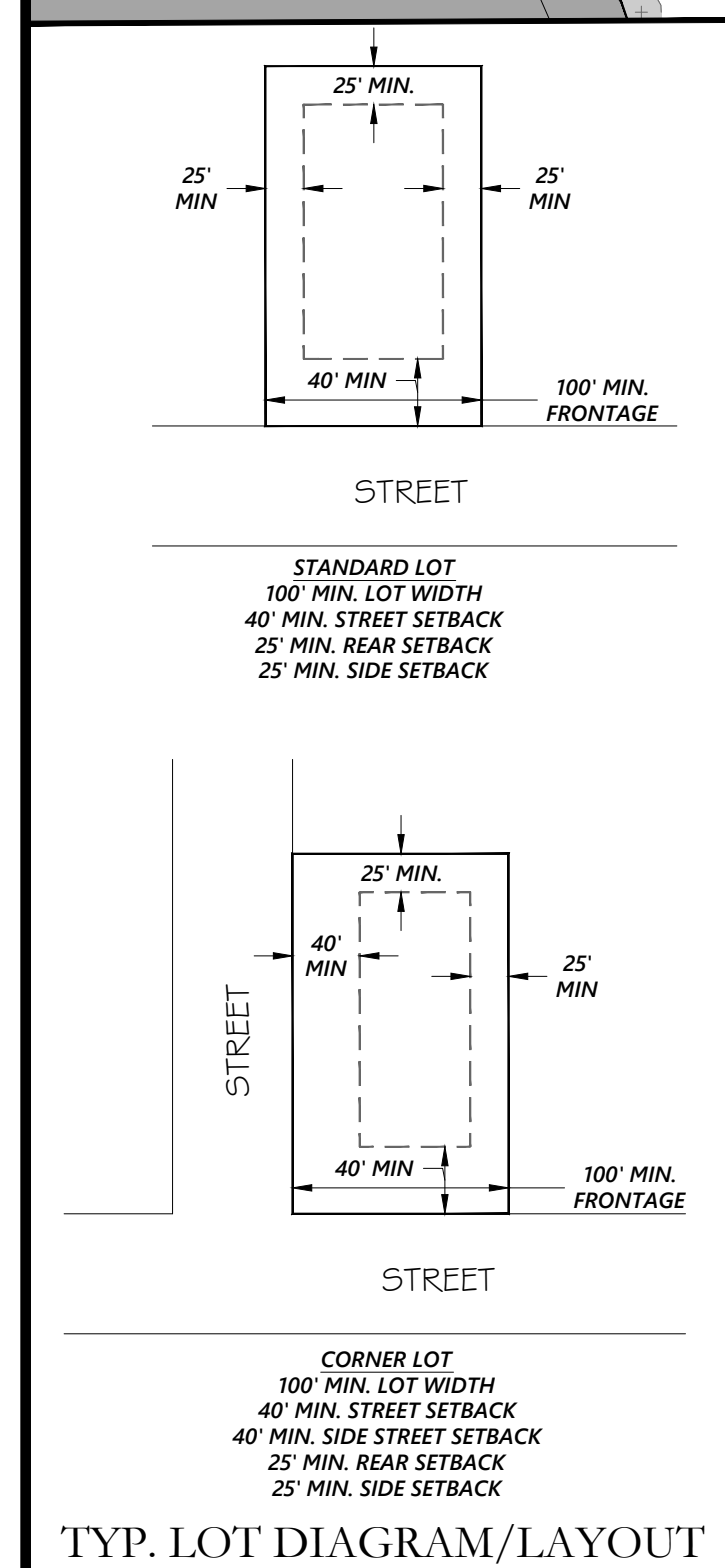
*A PUBLIC WATER SYSTEM IS NOT PRESENTLY AVAILABLE TO THE SUBDIVISION

CONTACT INFORMATION

ENGINEER: C3 DESIGN & ENGINEERING, PLLC
CHAD E. ABBOTT, PE
257 E LYON STATION ROAD, SUITE 201
PO BOX 3361
CREEDMOOR, NC 27522
(919) 625-7368

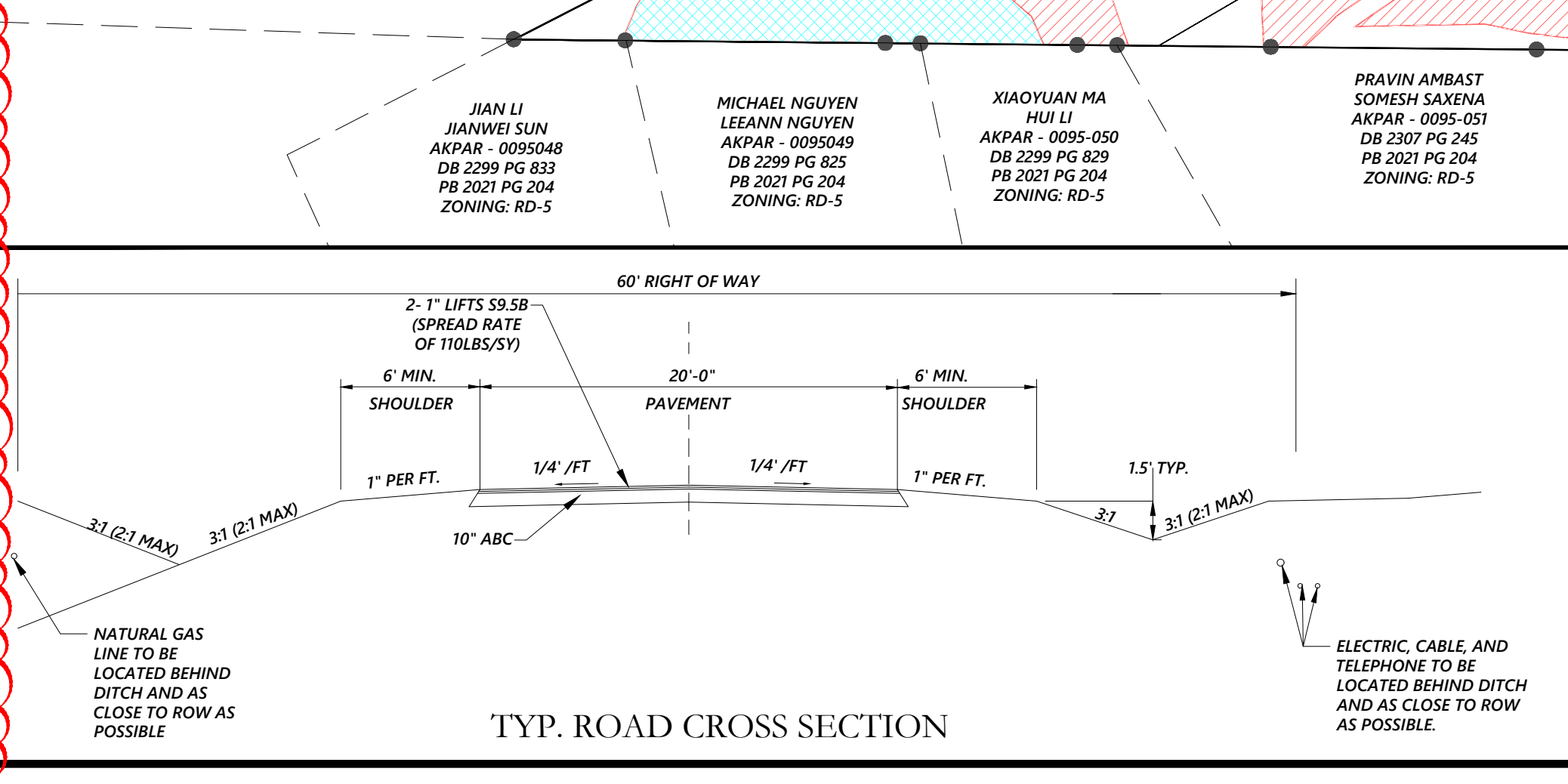
SURVEYOR: CANOY SURVEYING
ADAM R. CANOY, PLS
1154 SHOVEL LANE
STEM, NC 27581
(984) 377-2626

- ### 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 WASTE 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.
 - 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 PROJECT 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 PLAN 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/DELINEATED 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".
 - THIS PLAN CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT.
 - ONCE O&M AGREEMENT IS RECORDED THE DEED BOOK AND PAGE NUMBER WILL BE RECORDED AND REFERENCED ON THE FINAL PLAN.



LOT INFORMATION

LOT	ZONED R-5		ZONED RD-1		TOTAL AC	SF FOR BUFFER	SF FOR FEATURE	SF FOR REMAINING LOT
	TOTAL SF	TOTAL SF	TOTAL SF	TOTAL SF				
1	80,451	87,242	43,501	3,000	0	0	130,743	
2	67,012	130,829	0	3,000	0	0	130,829	
3	101,848	152,082	0	3,720	0	0	162,802	
4	144,608	385,280	0	8,840	36,031	295	348,954	
5	99,079	350,477	0	8,050	92,604	8932	248,941	
6	65,135	217,657	0	5,000	15,681	828	201,148	
7	65,433	217,721	0	5,000	14,358	881	202,482	
8	82,732	206,951	0	4,750	0	0	206,951	
9	181,336	205,504	0	4,720	0	0	205,504	
10	100,556	149,074	0	3,420	0	0	149,074	
11	129,139	348,684	0	8,000	145,302	8100	195,282	
12	56,466	274,854	0	6,310	48,220	2818	223,816	
13	93,094	276,603	0	6,350	27,921	2358	246,424	
14	118,011	252,790	0	5,800	16,091	888	235,811	
15	35,084	144,811	0	3,320	0	0	144,811	
16	102,576	238,319	0	5,470	32,758	1703	203,858	
17	69,812	243,685	0	5,590	44,428	3287	195,970	
18	23,685	3,456	106,725	2,530	8,572	755	100,854	
19	23,201	0	92,761	2,130	0	0	92,761	
20	28,886	0	78,838	1,810	547	0	78,291	
21	18,555	1,930	79,297	1,860	14,933	1274	65,020	
22	89,324	111,761	30,631	3,270	11,898	625	129,869	
23	71,547	135,269	0	3,110	5,815	193	129,261	
24	85,590	232,289	3,144	5,400	14,662	833	219,938	
LOTS	4,377,268	434,900	110.47					
AVG LOT SF:	218,863	108,725						
AVG LOT AC:	5.02	2.50						
TOTAL	254,338	32,041	6.57					
TOTAL	4,631,606	466,941	117.05					



EXAMPLE OF NATURAL AREA MARKER

WELLHEAD

SEAFOORTH ROAD LLC

DEER CREST AT SEAFOORTH

SEAFOORTH ROAD, PITTSBORO, NC 27312

CHATHAM COUNTY

PRELIMINARY PLAN

LOTS WITH STORMWATER DEVICES/EASEMENTS

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

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

NOTES & CONDITIONS OF APPROVAL:

GRAPHIC SCALE
1 inch = 150 ft.

C3 PROJECT #:
23-132

REVIEW PROJECT #:
XX-XXX

SHEET #:
C-1.3A

SEAFOORTH ROAD LLC

C3 DESIGN & ENGINEERING, PLLC

NOT FOR CONSTRUCTION

PRELIMINARY

CHATHAM COUNTY - FIRST PLAT COMMENTS
CHATHAM COUNTY - FIRST PLAT COMMENTS

REVISIONS

DATE

BY

10/29/24 KSW

10/21/24 KSW

09/27/24 KSW