

TOTAL SITE AREA 5,676,141 SF
 130.306 ACRES
 NET AREA 6,526,879 SF
 129.175 ACRES
 AREA IN R/W 49262 SF
 1.131 ACRES

COURSE	BEARING	DISTANCE
L-1	S 56°20'05"W	45.06'
L-2	N 78°30'59"W	42.98'
L-3	S 47°12'25"W	29.84'
L-4	N 75°30'21"W	40.07'
L-5	S 52°55'10"W	38.88'
L-6	S 03°33'44"E	50.02'
L-7	S 03°33'22"E	195.48'
L-8	S 63°58'53"W	187.08'
L-9	S 58°59'06"W	170.62'
L-10	S 74°41'39"W	100.03'
L-11	N 69°05'12"E	123.95'
L-12	N 71°24'32"E	67.88'
L-13	N 23°58'16"E	60.17'
L-14	N 34°54'39"E	53.33'
L-15	S 85°44'33"E	42.35'
L-16	S 37°39'11"E	53.35'
L-17	S 70°09'38"E	33.78'
L-18	S 74°25'15"E	45.79'
L-19	S 75°17'32"E	23.03'
L-20	N 82°04'33"E	116.94'
L-21	N 84°09'14"E	182.19'
L-22	N 72°29'58"E	54.88'
L-23	N 79°31'56"E	62.57'
L-24	N 81°19'37"E	62.85'
L-25	N 82°31'28"E	66.11'
L-26	N 83°26'37"E	62.18'
L-27	N 84°09'05"E	67.30'
L-28	N 84°23'07"E	66.48'
L-29	N 84°46'45"E	65.62'
L-30	N 85°03'48"E	60.22'
L-31	N 80°41'08"E	58.97'
L-32	N 75°22'31"E	60.24'
L-33	N 71°07'47"E	63.00'
L-34	N 70°59'07"E	66.52'
L-35	N 70°58'54"E	60.07'
L-36	N 71°33'40"E	63.46'
L-37	N 71°50'16"E	64.99'
L-38	N 75°20'09"E	59.35'
L-39	N 72°20'13"E	66.92'
L-40	N 73°24'03"E	61.79'
L-41	N 71°59'23"E	61.85'
L-42	N 70°34'16"E	60.13'
L-43	N 68°02'49"E	66.48'
L-44	N 65°44'40"E	59.12'
L-45	N 64°52'58"E	59.66'
L-46	N 63°28'38"E	60.75'
L-47	N 62°00'03"E	47.55'
L-48	N 63°28'38"E	59.86'
L-49	N 64°00'08"E	51.26'
L-50	S 05°58'47"E	59.90'
L-51	N 83°50'59"E	269.48'

SITE DATA SUMMARY

PROJECT NAME:	RIDGEWOOD HILLS SUBDIVISION
PROPERTY OWNER:	RUTHERGLEN HOLDINGS LLC
SITE ADDRESS:	739 HATLEY ROAD
PIN:	9772-79-6324.000
AKPAR:	17357
DEED BOOK AND PAGE:	DB: 1376, PG: 0416
JURISDICTION:	CHATHAM COUNTY
EXISTING ZONING:	R-5
WATERSHED:	JORDAN LAKE WS-IV PA
RIVER BASIN:	CAPE FEAR
GROSS SITE AREA:	130.44 AC.
PROPOSED ROW DEDICATION:	N/A
NET SITE AREA:	130.44 AC.
CURRENT USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
SETBACKS & DIMENSIONS:	
FRONT SETBACK:	40 FT.
SIDE SETBACK:	25 FT.
REAR SETBACK:	25 FT.
MAX BLDG. HEIGHT:	60 FT.
MIN LOT WIDTH:	100 FT.
LOT SUMMARY:	
TOTAL # OF LOTS:	25
EXISTING IMPERVIOUS AREA:	0 SF. / 0 AC.
PROPOSED IMPERVIOUS AREA:	417,618 SF. / 9.59 AC.
60' PRIVATE ACCESS EASEMENT:	129,551 SF. / 2.97 AC.
PUBLIC ROW:	7,743 SF. / 0.18 AC.
FUTURE BUILDOUT:	280,324 SF. / 6.44 AC.
TOTAL DISTURBED AREA:	14.38 AC. (626,630 SF.)
PROPOSED STREETS:	
PUBLIC (LF.):	0 LF.
PRIVATE (LF.):	11,559 LF.

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHATHAM COUNTY AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- BOUNDARY, STREAM, AND WETLAND INFORMATION TAKEN FROM A SURVEY BY BENTON W. DEWAR AND ASSOCIATES ENTITLED BOUNDARY SURVEY FOR PRANAY PARK#K 739 HATLEY ROAD. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY REMOTE MAPPING GROUP DATED 10/24/2024. OTHER SITE DATA HAS BEEN TAKEN CHATHAM COUNTY'S GIS DATA.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- RECEIVING WATER BODY NAME/CLASSIFICATION: PARKERS CREEK/WS-IV-B;NSW

CONDITIONS OF SITE PLAN APPROVAL:

- THERE IS TO BE NO CONSTRUCTION OF ANY HOME OR ACCESSORY STRUCTURE NORTH OF PANTHERS CREEK ON THE SITE.
- CONSTRUCTION TRAFFIC ENTERING THE SITE FROM BOXWOOD DRIVE SHALL BE PROHIBITED.
- A VEHICULAR TURNAROUND SHALL BE PROVIDED ON THE SITE JUST BEFORE THE GATE ENTRANCE FROM BOXWOOD DRIVE AND BEFORE THE GATE ENTRANCE FROM HATLEY ROAD.

SURVEY LEGEND:

- EIP - EXISTING IRON PIPE
- EIS - EXISTING IRON STAKE
- EMN - EXISTING MAG NAIL
- ISS - IRON STAKE SET
- CC - CONTROL CORNER
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT OF WAY
- ECM - EXISTING CONCRETE MONUMENT
- SF - SQUARE FEET
- CL - CENTERLINE
- NTS - NOT TO SCALE
- CP - COMPUTED POINT
- UP - UTILITY POLE
- CV - CABLE TV PEDESTAL
- WA - WATER VALVE
- LP - LIGHT POLE
- WA - WETLAND AREA
- FOC - FIBER OPTIC CABLE VALUT
- BO - BLOW OFF VALVE
- EP - EDGE OF PAVEMENT
- PER - PERENNIAL STREAM
- INT - INTERMITTENT STREAM
- EPH - EPHEMERAL STREAM

STREAM DELINEATION LEGEND

- PERENNIAL STREAM (100 FT. RIPARIAN BUFFER) (P.S.)
- INTERMITTENT STREAM (50 FT. RIPARIAN BUFFER) (I.S.)
- EPHEMERAL STREAM (30 FT. RIPARIAN BUFFER) (E.S.)
- STORMWATER EASEMENT
- RIAPARIAN BUFFER
- WETLAND

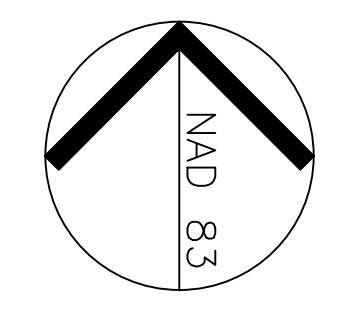
SYMBOL LEGEND

- WATER GATE VALVES
- FIRE HYDRANT ASSEMBLY

NOTE:
 SCM #1 & #2 HAVE BEEN DESIGNED TO BE WATER POINTS FOR THE CHATHAM COUNTY FIRE DEPARTMENT

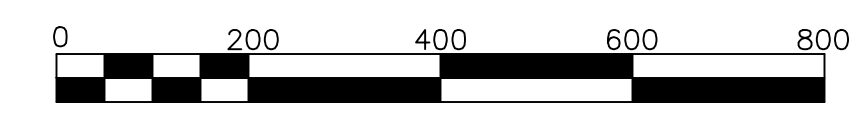
LINE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT LOT LINE & R/W
- SETBACK LINE
- LANDSCAPE BUFFER
- MAJOR TOPO CONTOUR LINE
- MINOR TOPO CONTOUR LINE
- PROPOSED EDGE OF POND
- EXISTING ELECTRICAL LINE
- SCM EASEMENT
- EX. WATER MAIN
- EX. DITCH
- LIMITS OF DISTURBANCE
- PROPOSED STORM DRAIN
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- CENTERLINE
- ROAD EASEMENT
- LOT LINE
- SF-TP - SILT FENCE/TREE PROTECTION FENCE COMBINATION
- GAS LINE
- ELECTRICAL LINE

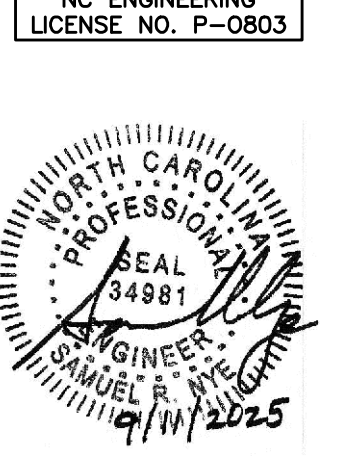
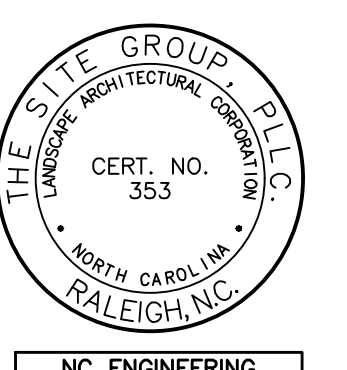


OVERALL SITE LAYOUT PLAN

SCALE: 1" = 200' (DRAWING SCALED FOR 24x36 INCH PLOTS)



NOTES:
 AREA BY COORDINATES THIS SURVEY DID NOT HAVE THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO MATTERS THAT IT MAY DISCLOSE PROPERTY SUBJECT TO BOTH ABOVE AND OR BELOW GROUND UTILITIES AND OR EASEMENTS HORIZONTAL CONTROL ESTABLISHED USING RTK GPS UNIT, CARLSON BR7 REFERENCED TO NAD 83, USING GEIOD 2018.
 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP # 3710977200K; EFF DATE: 11/17/2017 AND MAP # 3710977300J; EFF DATE: 2/2/2007 NOT PRINTED ZONE X THIS PROPERTY IS ZONED CU-RA-90 CHATHAM COUNTY



THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 THE SITE GROUP, P.L.L.C.
 1111 Old Salem Road
 Raleigh, NC 27605-1136 USA
 Office: 919.835.4787
 Fax: 919.839.2255
 E-Mail: SRN@thesitegroup.net

CONSTRUCTION DRAWINGS FOR:
RIDGEWOOD HILLS SUBDIVISION
 739 HATLEY RD.
 CHATHAM COUNTY, NORTH CAROLINA

Drawn By: **RLA**
 Checked By: **SRN**

DATE: 23 AUG 2024
 REVISED:
 02 OCT 2024
 08 NOV 2024
 20 DEC 2024
 07 FEB 2025
 14 MAR 2025
 02 MAY 2025
 11 SEP 2025

CONSTRUCTION DRAWING

OVERALL SITE LAYOUT PLAN

Job Code: **PPPS**

Dwg No. **SITE 200**

Copyright © 2025 The Site Group, P.L.L.C. ALL RIGHTS RESERVED