VICINITY MAP
NOT TO SCALE

S&EC NOTES:
THERE IS EXCESSIVELY THICK VEGETATION ON THIS PROPERTY THAT PREVENTED S&EC FROM EVALUATING THE ENTIRE SITE. SOME UNSUITABLE TOPOGRAPHIC FEATURES MAY NOT BE NOTED ON THE MAP BECAUSE VISIBILITY WAS LIMITED. CLEARING OF THIS VEGETATION WILL BE REQUIRED IN ORDER TO CONDUCT A MORE DETAILED SOIL EVALUATION.
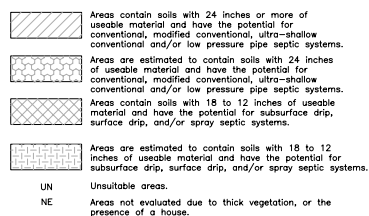
PRELIMINARY SOIL SITE EVALUATION
SOIL LINES WERE DELINEATED IN THE FIELD BY S&EC PERSONNEL. THE SOIL LINES WERE SKETCHED ONTO THE MAP BASED ON TOPOGRAPHY AND OTHER SITE FEATURES.

NOT A SURVEY
TOPOGRAPHIC, CADASTRAL INFORMATION IS FROM THE CHATHAM COUNTY GEOGRAPHIC INFORMATION SERVICE.

SUITABLE FOR PRELIMINARY PURPOSES ONLY. ALL LOTS WILL REQUIRE APPROVAL BY THE COUNTY HEALTH DEPARTMENT ON A LOT BY LOT BASIS. THIS MAP SHOULD BE USED AS A GENERAL GUIDE, SOME ADJUSTMENTS WILL BE NECESSARY IN THE FIELD DUE TO SOIL VARIABILITY AND TOPOGRAPHIC IRREGULARITIES. THIS MAP ONLY REFLECTS EXISTING SOIL SUITABILITY FOR ON-SITE SEPTIC TANK SYSTEMS. SOME OTHER CONSIDERATIONS THAT AFFECT SITE SUITABILITY THAT SHOULD BE CONSIDERED IN DEVELOPMENT FOR SUBSURFACE SYSTEMS ARE:
1.) 10' SETBACK FROM PROPERTY LINE
2.) 100' SETBACK FROM ANY WELL
3.) 50' SETBACK FROM STREAMS, PONDS, OR LAKES.

For subsurface drip, surface drip and spray irrigation see accompanying S&EC report.

SOILS LEGEND
- Areas contain soils with 24 inches or more of useable material and have the potential for conventional, modified conventional, ultra-shallow conventional and/or low pressure pipe septic systems.
- Areas are estimated to contain soils with 24 inches of useable material and have the potential for conventional, modified conventional, ultra-shallow conventional and/or low pressure pipe septic systems.
- Areas contain soils with 18 to 12 inches of useable material and have the potential for subsurface drip, surface drip, and/or spray septic systems.
- Areas are estimated to contain soils with 18 to 12 inches of useable material and have the potential for subsurface drip, surface drip, and/or spray septic systems.
- UN Unsuitable areas.
- NE Areas not evaluated due to thick vegetation, or the presence of a house.

SITE SUMMARY DATA

PROJECT:	BLAND TRACT SUBDIVISION
PROJECT ADDRESS:	11010 US 15-501 NORTH
	CHAPEL HILL, NC 27517
PIN'S:	(BLAND TRACT) 9776-40-2636
	(COLE TRACT) 9776-51-7745
	(EDWARDS TRACT) 9776-61-7763
ZONED:	RA-40 (WS-IV-PA)
USE:	VACANT
SITE ACREAGE:	(BLAND TRACT) 34.82 ACRES
	(COLE TRACT) 38.00 ACRES
	(EDWARDS TRACT) 40.00 ACRES
TOTAL SITE ACREAGE:	112.82 ACRES
PROPOSED RIGHT OF WAY AREA:	10.95 ACRES
PROPOSED COMMON OPEN SPACE AREA:	20.22 ACRES
PROPOSED LOT ACREAGE:	81.65 ACRES
TOTAL NUMBER OF LOTS:	60
AVERAGE LOT SIZE:	(59,278 SF) 1.36 ACRES
MINIMUM LOT SIZE:	(40,110 SF) 0.92 ACRES

SETBACKS:
FRONT YARD	40 FEET
REAR YARD	25 FEET
SIDE YARD	25 FEET
APPROXIMATE LINEAL FEET OF STREET:	8,200 LF
MAXIMUM BUILDING HEIGHT:	60 FEET

OWNER/DEVELOPER: REAL PROPERTIES OF CARY, LLC
PO BOX 5365
CARY, NC 27512
CONTACT: BRANTLEY POWELL
PHONE: (919) 387-2929
FAX: (919) 387-7357

CONSULTANT: ARCADIA CONSULTING ENGINEERS, PLLC
4020 WESTCHASE BLVD., SUITE 465 B
RALEIGH, NC 27607
CONTACT: TRENTON D. STEWART, PE
PHONE: (919) 832-7717
FAX: (919) 832-7782
EMAIL: trent@arcadiaengineers.com

SURVEYOR: SMITH & SMITH SURVEYORS
1511 N. SALEM ST.
APEX, NC 27502
CONTACT: STALEY SMITH, PLS
PHONE: (919) 362-7111
FAX: (919) 362-7117

PROPERTY OWNERS

BLAND TRACT CYNTHIA RENEE BLAND
104 HUBBARD ST
CONCORD, MA 01742
PARCEL NUMBER: 18886
DEED BOOK: 542 PAGE: 0588

COLE TRACT: MAYME B. COLE ESTATE
1912 CLIFF POINT CT.
WINSTON SALEM, NC 27106
PARCEL NUMBER: 18706
DEED BOOK: FP PAGE: 0549

EDWARDS TRACT: S.W. EDWARDS ESTATE
983 LYSTRA ROAD
CHAPEL HILL, NC 27514
PARCEL NUMBER: 63576
DEED BOOK: JT PAGE: 0274

NOTE:
THERE ARE NO FEMA MAP FLOOD AREAS ON SITE.

WATER SERVICE SHALL BE PUBLIC WATER SYSTEM PROVIDED BY CHATHAM COUNTY PUBLIC UTILITIES.

ARCADIA
CONSULTING ENGINEERS, PLLC
4020 WESTCHASE BLVD.
SUITE 465
RALEIGH, NC 27607
TEL 919 832-7717
FAX 919 832-7782

NORTH CAROLINA
CHATHAM COUNTY
WILLIAMS TOWNSHIP

SKETCH PLAN
BLAND TRACT SUBDIVISION

DRAWN BY	CHECKED BY
ACE	TDS
DATE	3-14-05

REVISIONS

SHEET TITLE
SKETCH PLAN

SHEET NUMBER

C-1 OF 1

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

SCALE: 1"=200'
0   100 200   400   800

N/F FRANCES S. OLDHAM, ETAL
PIN: 9776-52-9852
ZONED:RA-40(WS-IV-PA)

N/F MARGIE M. OLDHAM
PIN: 9776-83-0347
ZONED:RA-40(WS-IV-PA)

N/F FLOY T. OLDHAM III
PIN: 9776-81-7614
ZONED:RA-40(WS-IV-PA)

N/F JHH ASSOCIATES LTD.
PIN: 9776-32-9384
ZONED:RA-40(WS-IV-PA)

N/F ROLAND EUBANKS
JERRY T. & SHIRLEY E. JOHNSON
PIN: 9776-41-1334
ZONED:RA-40(WS-IV-PA)

N/F CHARLES R. WILLIAMS
PIN: 9776-41-3693
ZONED:RA-40(WS-IV-PA)

N/F EVERGREEN UNITED METHODIST CHURCH
PIN: 9776-41-0033
ZONED:RA-40(WS-IV-PA)

N/F LEAH K. CHEEK
PIN: 9776-30-0903
ZONED:RA-40(WS-IV-PA)

N/F RACHEL H. STEVENS
PIN: 9776-30-5808
ZONED:RA-40(WS-IV-PA)

N/F ANN R. ZAPPA
PIN: 9776-20-4647
ZONED:RA-40(WS-IV-PA)

N/F SPICEWOOD SERVICES, INC.
PIN: 9776-59-6844
ZONED:RA-40(WS-IV-PA)

N/F ELIZABETH H. MORTON
PIN: 9776-69-5088
ZONED:RA-40(WS-IV-PA)

N/F WILLIAM E. BURGESS
PIN: 9776-69-804
ZONED:RA-40(WS-IV-PA)

N/F SLYVIA C. BURGESS
PIN: 9776-79-1140
ZONED:RA-40(WS-IV-PA)

ALL COMMON OPEN SPACE (COS) TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

20' LANDSCAPE EASEMENT TO BE MAINTAINED BY THE ASSOCIATION

STREET "A" (60' PUBLIC ROW)
STREET "B" (60' PUBLIC ROW)
STREET "C" (60' PUBLIC ROW)
STREET "D" (60' PUBLIC ROW)
STREET "E" (60' PUBLIC ROW)
STREET "F" (60' PUBLIC ROW)

TEMPORARY GRAVEL TURNAROUND

100' STREAM BUFFER

EX. WATER MAIN

EX. 150' PUBLIC ROW
US 15-501