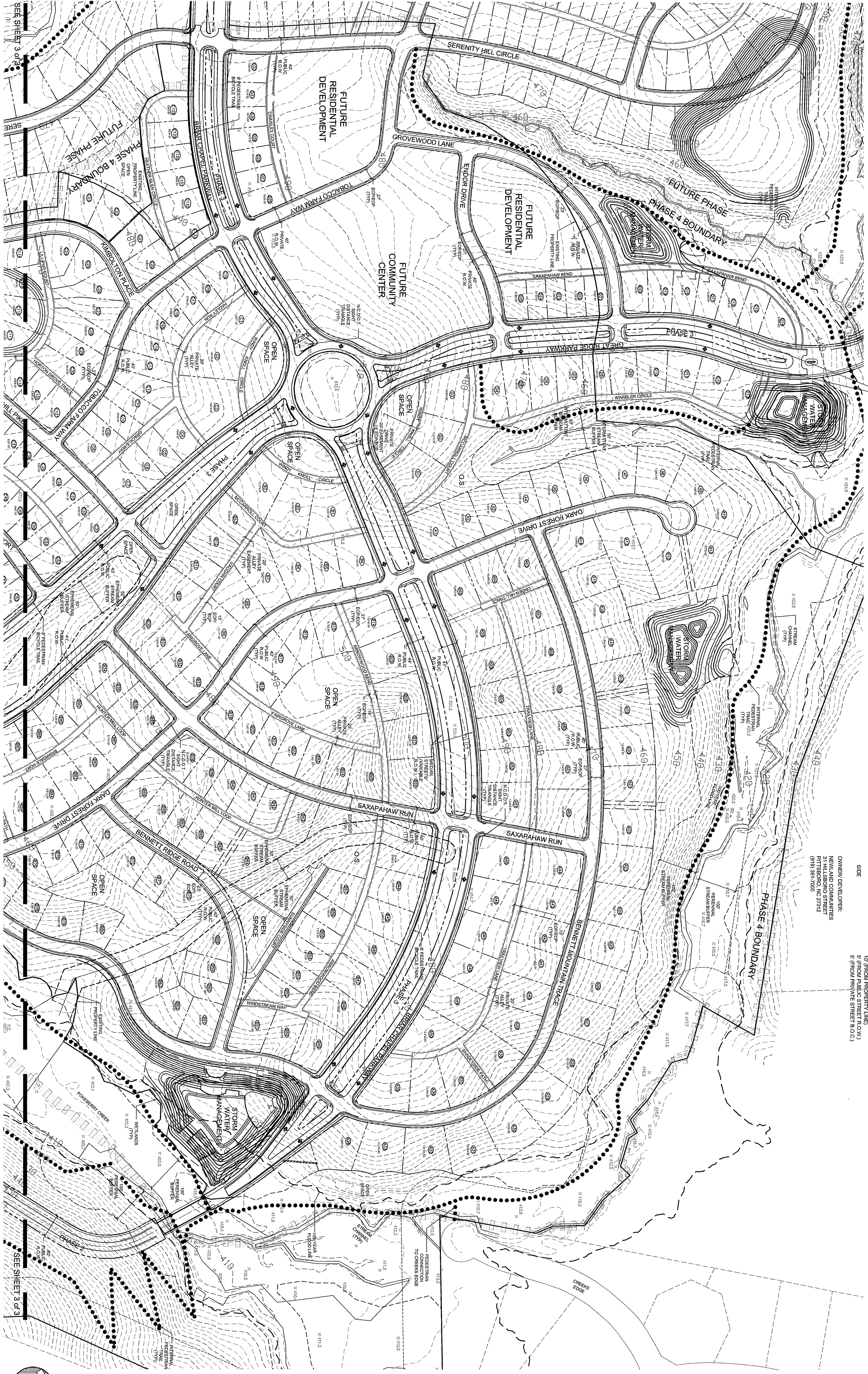


MEAN (UNDRAINED R.O.M.)



PHASE 4 SITE DATA

ITEM	VALUE
SITE ACREAGE (INCLUDES PHASE 3 COLLECTOR ST ROW)	173.22 AC
ZONING	R-100
PARCEL NUMBER(S)	9765-76-0000 9765-82-1080 9765-84-9804 2817 82850
TOTAL LOTS	107201 LF
APPROXIMATE LENGTH OF STREETS	26.86
AREA IN R.O.W.	12201 LF
PUBLIC	1178 AC
MINIMUM LOT SIZE	N/A PER COO APPROVAL
AVERAGE LOT SIZE	N/A PER COO APPROVAL
BUILDING SETBACKS	10' FROM PUBLIC STREET R.O.W. 10' FROM PRIVATE STREET R.O.W. 4' FROM ALLEY EASEMENT 10' FROM PUBLIC STREET R.O.W. 5' FROM PRIVATE STREET R.O.W.
OWNER DEVELOPER	NEWLAND COMMUNITIES PITTSBORO, NC 27312 (919) 384-7000

- NOTES**
1. THE TOPOGRAPHIC SURVEY DATA IS BASED ON AN AERIAL PHOTOGRAPHIC SURVEY DATED 09/20/02. ELEVATIONS ARE BASED ON NGVD29.
 2. BOUNDARY INFORMATION PROVIDED BY THE JOHN R. McADAMS COMPANY IS LOCATED PARTIALLY WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PRELIMINARY PANELS 370872501 & 370872502 AS PROVIDED BY CHATHAM COUNTY.
 3. SEWER TO BE HANDLED BY ON-SITE SEWAGE TREATMENT PLANT.
 4. THERE ARE NO CEMETARIES LOCATED WITHIN THE PHASE 4 PLANT.
 5. HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR TRAIL DESIGN SHOW MEETS APPROVED C.C.O. CONDITIONAL USE PERMIT. PER APPROVAL, TRAIL SHALL CONNECT TO THE SUBDIVISION TRAIL DEVELOPMENT MAY BE EXPANDED. TRAILS SHOWN IN PHASE 4 ARE A PART OF THE OVERALL APPROVED TRAIL SYSTEM. TRAILS WITHIN STREETS RIGHTS-OF-WAY, ALL NATURE TRAILS SHOWN TO BE FIELD LOCATED AT TIME OF CONSTRUCTION.

PHASE 4
NORTH

GRAPHIC SCALE
1 inch = 100 ft

McADAMS
PROJECT NO. NEW-02000
DRAWING NO. XXXXXX-S1
DATE: 09-11-06
SCALE: 1"=100'
SHEET NO. 2 OF 3

BRIAR CHAPEL PHASE 4
U.S. HWY. 15-501 & MANN'S CHAPEL ROAD
CHATHAM COUNTY, NORTH CAROLINA
PRELIMINARY PLAT

OWNER:
NEWLAND COMMUNITIES
31 HILLSBORO STREET
PITTSBORO, NORTH CAROLINA 27312

REVISIONS:

NO.	DATE	DESCRIPTION

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
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(919) 361-5000