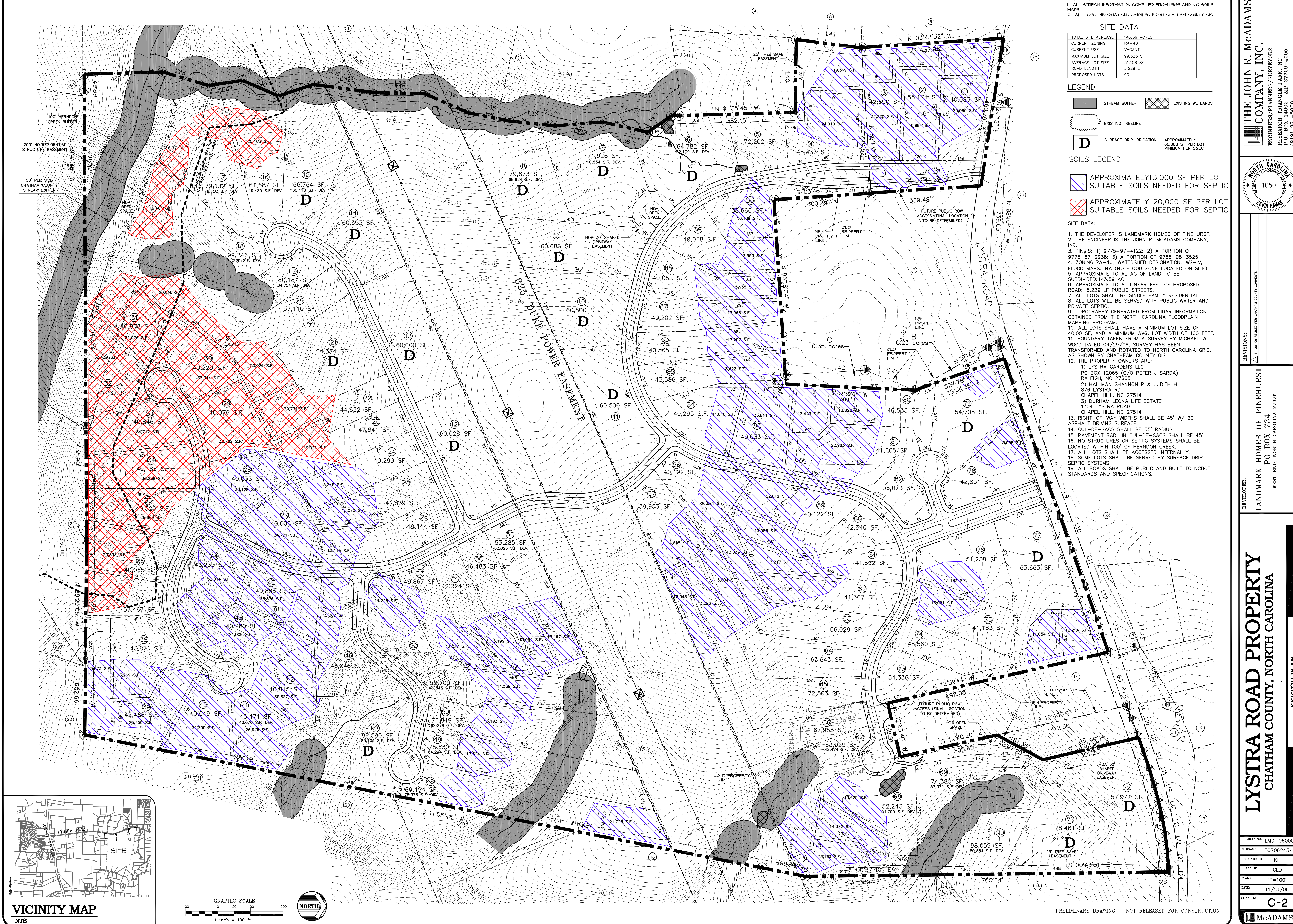




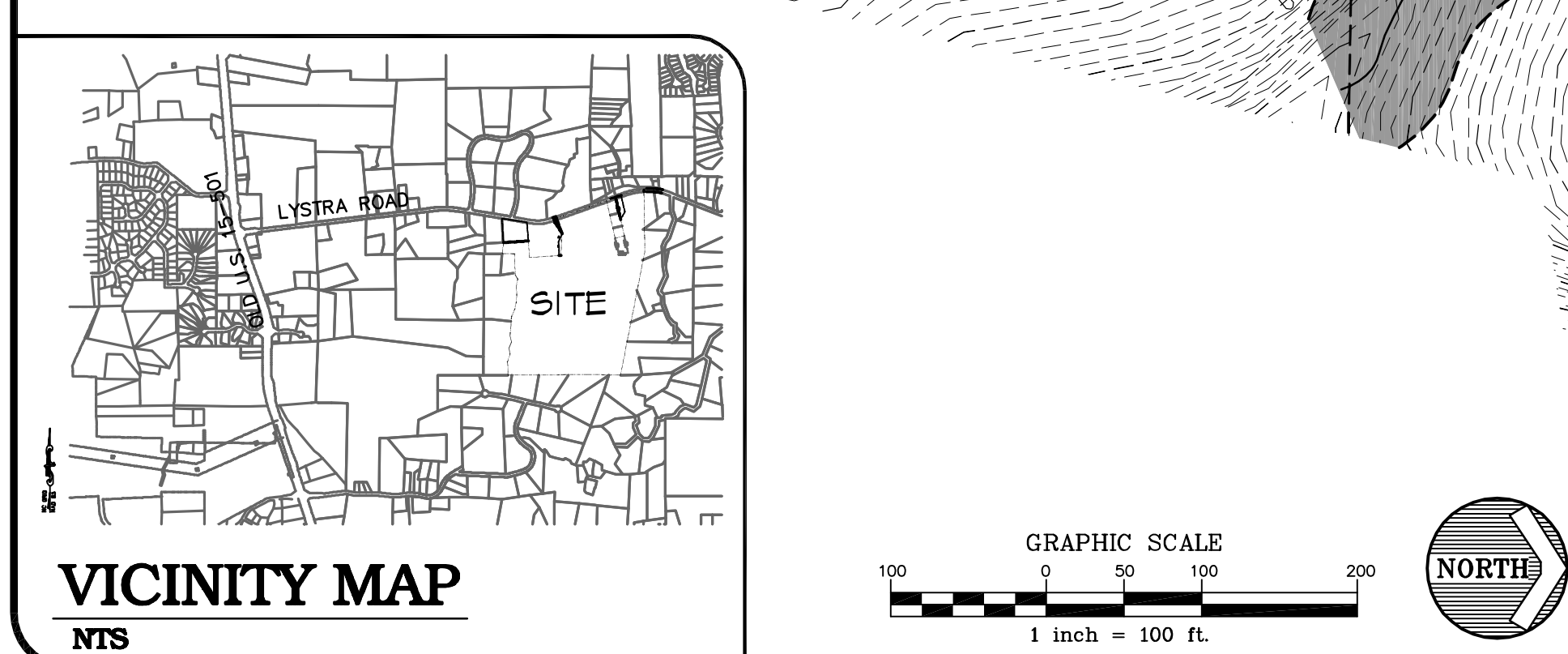
NOTES
1. ALL STREAM INFORMATION COMPILED FROM USGS AND NC SOILS MAPS.
2. ALL TOPO INFORMATION COMPILED FROM CHATHAM COUNTY GIS.

SITE DATA	
TOTAL SITE ACREAGE	143.59 ACRES
CURRENT ZONING	RA-40
CURRENT USE	VACANT
MAXIMUM LOT SIZE	99,325 SF
AVERAGE LOT SIZE	51,158 SF
ROAD LENGTH	5,229 LF
PROPOSED LOTS	90

- LEGEND
- STREAM BUFFER
 - EXISTING WETLANDS
 - EXISTING TREELINE
 - D SURFACE DRIP IRRIGATION - APPROXIMATELY 60,000 SF PER LOT MINIMUM PER S&EC.

- SOILS LEGEND
- APPROXIMATELY 13,000 SF PER LOT SUITABLE SOILS NEEDED FOR SEPTIC
 - APPROXIMATELY 20,000 SF PER LOT SUITABLE SOILS NEEDED FOR SEPTIC

- SITE DATA:
- THE DEVELOPER IS LANDMARK HOMES OF PINEHURST.
 - THE ENGINEER IS THE JOHN R. McADAMS COMPANY, INC.
 - PIN#S: 1) 9775-97-4122; 2) A PORTION OF 9775-87-9938; 3) A PORTION OF 9775-87-9938; 4) A PORTION OF 9775-87-9938.
 - ZONING: RA-40; WATERSHED DESIGNATION: WS-IV; FLOOD MAPS: NA (NO FLOOD ZONE LOCATED ON SITE).
 - APPROXIMATE TOTAL AC OF LAND TO BE SUBDIVIDED: 143.59 AC.
 - APPROXIMATE TOTAL LINEAR FEET OF PROPOSED ROAD: 5,229 LF PUBLIC STREETS.
 - ALL LOTS SHALL BE SINGLE FAMILY RESIDENTIAL.
 - ALL LOTS WILL BE SERVED WITH PUBLIC WATER AND PRIVATE SEPTIC.
 - TOPOGRAPHY GENERATED FROM LIDAR INFORMATION OBTAINED FROM THE NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM.
 - ALL LOTS SHALL HAVE A MINIMUM LOT SIZE OF 40,000 SF, AND A MINIMUM AVG. LOT WIDTH OF 100 FEET.
 - BOUNDARY TAKEN FROM A SURVEY BY MICHAEL W. WOOD DATED 04/29/06. SURVEY HAS BEEN TRANSFORMED AND ROTATED TO NORTH CAROLINA GRID, AS SHOWN BY CHATHAM COUNTY GIS.
 - THE PROPERTY OWNERS ARE:
 - LYSTRA GARDENS LLC
PO BOX 12065 (C/O PETER J SARDA)
RALEIGH, NC 27605
 - HALLMAN SHANNON P & JUDITH H
876 LYSTRA RD
CHAPEL HILL, NC 27514
 - DURHAM LEONA LIFE ESTATE
1304 LYSTRA ROAD
CHAPEL HILL, NC 27514
 - RIGHT-OF-WAY WIDTHS SHALL BE 45' W/ 20' ASPHALT DRIVING SURFACE.
 - CUL-DE-SACS SHALL BE 55' RADII.
 - PAYMENT RADI- IN CUL-DE-SACS SHALL BE 45'.
 - NO STRUCTURES OR SEPTIC SYSTEMS SHALL BE LOCATED WITHIN 100' OF HERNDON CREEK.
 - ALL LOTS SHALL BE SERVED INTERNALLY.
 - SOME LOTS SHALL BE SERVED BY SURFACE DRIP SEPTIC SYSTEMS.
 - ALL ROADS SHALL BE PUBLIC AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.



THE JOHN R. McADAMS
COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-4005
(919) 361-5000

REVISIONS:
11-25-2024 REVISION PER CHATHAM COUNTY COMMENTS

DEVELOPER:
LANDMARK HOMES OF PINEHURST
PO BOX 734
WEST END, NORTH CAROLINA 27376

PROJECT NO. LMD-06000
FILENAME: FOR06243x
DESIGNED BY: KH
DRAWN BY: CLD
SCALE: 1"=100'
DATE: 11/13/06
SHEET NO. C-2

McADAMS

LYSTRA ROAD PROPERTY
CHATHAM COUNTY, NORTH CAROLINA

SKETCH PLAN