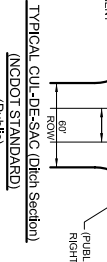
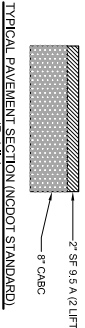
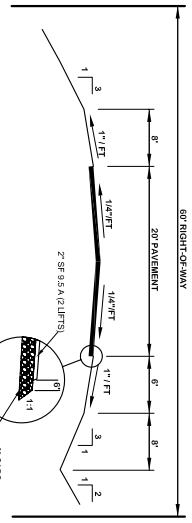


SITE DATA:	
SITE ACREAGE	± 158.87 Ac.
ZONING	Unzoned
TOTAL HOMESITES	109
LENGTH OF ROAD	± 10,725 L.F.
ACREAGE IN R.O.W.	± 15.17 Ac.
MINIMUM LOT SIZE	40,000 s.f. (0.92 Ac.)
MAXIMUM LOT SIZE	202,335 s.f. (4.64 Ac.)
AVERAGE LOT SIZE	57,374 s.f. (1.32 Ac.)



CURRENT OWNER:

HILDA MCBANE
7396 OLD GRAHAM ROAD
PITTSBORO, NC 27312
Pn No. - 9734-89-0452
Deed Book - 278 Page 0256
Parcel No. 10917

DEVELOPER:

Community Park Properties, Inc.
1000 Saint Albans Drive, Suite 400
Raleigh, N.C. 27604

SURVEYOR:

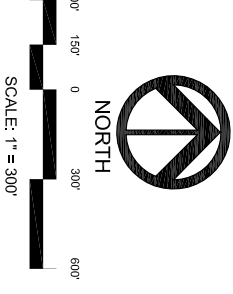
Absolute Land Surveying and Mapping, P.C.
P.O. Box 789
964 East Street, Suite 210
Pittsboro, N.C. 27312
Phone: 919-542-20074

Setbacks:

40' Front Yard
25' Side Yard
25' Rear Yard

NOTES:

1. TOPOGRAPHY TAKEN FROM NCDOT GIS DEPARTMENT.
2. BOUNDARY INFORMATION PROVIDED BY ABSOLUTE LAND SURVEYING AND MAPPING, PA
3. PORTIONS OF THE SITE ARE WITHIN THE 100 YEAR FLOODPLAIN PER FEMA PANELS 37109734001 & 37109735001 DATED JULY 13, 2005
4. WATER TO BE PROVIDED BY HEATER UTILITIES.
5. SEWER TO BE PROVIDED BY HEATER UTILITIES.
6. ALL ROADS TO BE PUBLIC AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.
7. THERE ARE NO CEMETERIES LOCATED WITHIN THE PROJECT BOUNDARY.
8. THESE PARCELS ARE LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH SOME RESIDENTIAL LAND USE. NC LAW (GENERAL STATUTES SECTION 106 - 701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL USES.
9. WETLANDS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON FINAL SURVEY AND FIELD REVIEW BY THE USAGE.



PRELIMINARY
FOR REVIEW ONLY
NOT RELEASED
FOR CONSTRUCTION

NO.	REVISIONS	DATE

CE Group, inc.
LAND PLANNING
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
11000 Regency Parkway, Suite 410, Cary, N.C. 27511
Voice (919) 367-6790 Fax (919) 367-6791



McBANE PROPERTY
SKETCH PLAN SUBMITTAL
MAJOR SUBDIVISION
CHATHAM COUNTY
NORTH CAROLINA

Date:	JUNE 19, 2006
Scale:	1" = 300'
Drawn:	JMW
Checked:	PRM
Project No.:	120-16
Computer Draw Name:	120-16_SketchPlan_Submittal.dwg