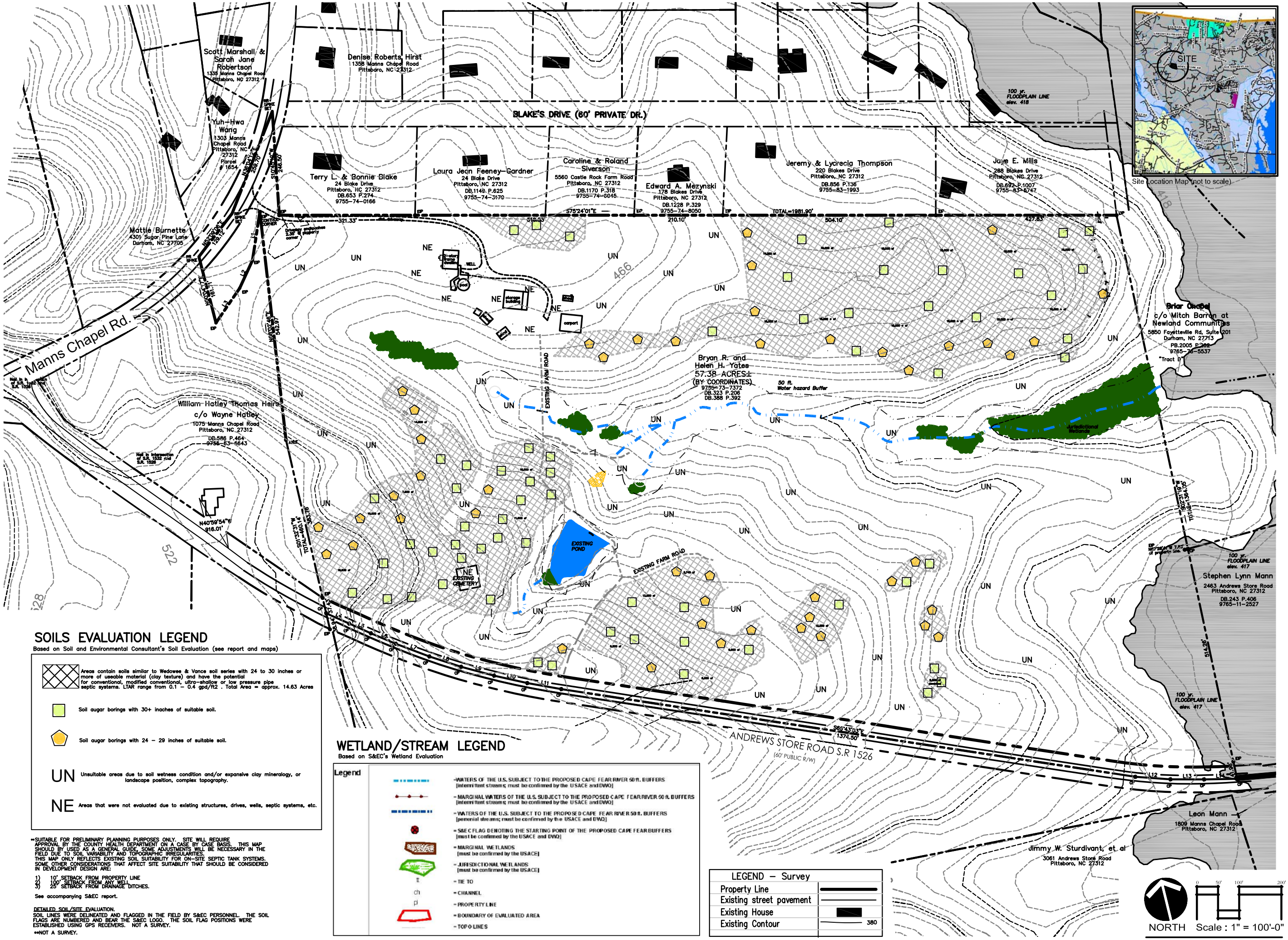

SOILS EVALUATION LEGEND

Based on Soil and Environmental Consultant's Soil Evaluation (see report and maps)

- Areas contain soils similar to Wedowee & Vance soil series with 24 to 30 inches or more of useable material (clay texture) and have the potential for conventional, modified conventional, ultra-shallow or low pressure pipe septic systems. LTAR range from 0.1 – 0.4 gpd/ft2 . Total Area = approx. 14.63 Acres
- Soil augar borings with 30+ inaches of suitable soil.
- Soil augar borings with 24 – 29 inches of suitable soil.
- UN Unsuitable areas due to soil wetness condition and/or expansive clay mineralogy, or landscape position, complex topography.
- NE Areas that were not evaluated due to existing structures, drives, wells, septic systems, etc.

**SUITABLE FOR PRELIMINARY PLANNING PURPOSES ONLY. SITE WILL REQUIRE APPROVAL BY THE COUNTY HEALTH DEPARTMENT ON A CASE BY CASE BASIS. THIS MAP SHOULD BY 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 DESIGN ARE:

1) 10' SETBACK FROM PROPERTY LINE
2) 100' SETBACK FROM ANY WELL
3) 25' SETBACK FROM DRAINAGE DITCHES.

See accompanying S&EC report.

DETAILED SOIL/SITE EVALUATION.
SOIL LINES WERE DELINEATED AND FLAGGED IN THE FIELD BY S&EC PERSONNEL. THE SOIL FLAGS ARE NUMBERED AND BEAR THE S&EC LOGO. THE SOIL FLAG POSITIONS WERE ESTABLISHED USING GPS RECEIVERS. NOT A SURVEY.

**NOT A SURVEY.

WETLAND/STREAM LEGEND

Based on S&EC's Wetland Evaluation

Legend

- WATERS OF THE U.S. SUBJECT TO THE PROPOSED CAPE FEAR RIVER 50 ft. BUFFERS [intermittent streams; must be confirmed by the USACE and DWQ]
- MARGINAL WATERS OF THE U.S. SUBJECT TO THE PROPOSED CAPE FEAR RIVER 50 ft. BUFFERS [intermittent streams; must be confirmed by the USACE and DWQ]
- WATERS OF THE U.S. SUBJECT TO THE PROPOSED CAPE FEAR RIVER 50 ft. BUFFERS [perennial streams; must be confirmed by the USACE and DWQ]
- S&EC FLAG DENOTING THE STARTING POINT OF THE PROPOSED CAPE FEAR BUFFERS [must be confirmed by the USACE and DWQ]
- MARGINAL WETLANDS [must be confirmed by the USACE]
- JURISDICTIONAL WETLANDS [must be confirmed by the USACE]
- tt = TIE TO
- ch = CHANNEL
- pl = PROPERTY LINE
- BOUNDARY OF EVALUATED AREA
- TOPO LINES

LEGEND – Survey

- Property Line
- Existing street pavement
- Existing House
- Existing Contour 380

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Notes:

1. Boundary information from 'Preliminary Plat'by R.S. Jones, Land Surveyors, 121 West Clay St, Mebane, NC 27302 Ph.Fax (919) 563-3623, dated August 03, 2004. Information on this Preminary Plat is not for recordation, conveyance or sales.

2. Base Map information, including 2' contour and cadastral data, hydrologic information, orthophotography and property line information from Chatham Couty, NC Geographic Information Services data files. This information should not be considered survey quality data and is for preliminary planning purposes only.

3. Property Parcel Number is 1669 and 1670. PIN 9755-73-7372. DB 323 P.206, DB388 P392. Property is located in Baldwin Township, Chatham County. Property Owners are Bryan and Helen Yates. Property is 57.11 acres (by coordinates)Setbacks should be confirmed and verified by Chatham County. Refer to preliminary survey. Property is in Baldwin Township.

4. Soil suitability for septic information provided by Soil & Environmental Consultants, PA, Raleigh, NC, on map entitled 'Detailed Soil Evaluation Map', dated March 03, 2006, Project No. 10085.S1. Suitable soils defined as: "areas contain soils with 24 inches or more of useable material and have potential for conventional, modified conventional, ultra-shallow, and low pressure pipe septic systems.

5. Water Hazard Area: No residential structures or septic systems shall be situated within this area. Flood Elevation is 417 ft. as shown on the plan (from 2005 FEMA maps)
Refer to FEMA map #371 09755 00J, July 2005.

6. Zoning for property is RA-40. Refer to location map for area zoning (all adjacent properties are zoned RA-40).

7. Lots will be restricted to not exceed min. 36% impervious surface area.

8. Public water is currently available on Manns Chapel Road (along the frontage of the property adjacent to Blakes Dr). The Master Utility Plan for Chatham County calls for a Public Water line (12" capacity) to run along Andrews Store Road to Valley View Lane as part of a looped system and is not presently available at this time.

9. The Farrar Cemetery is indicated on the map to the southwest of the existing pond. This cemetery has historical significance (historic stone walls, gate, and grave-sites) and is part of the designated open space system. Public access will be part of the plan for this cemetery.

Valley View Property

Andrews Store Road,
Chatham County, NC

revisions

date
JUNE 12, 2006

Sheet Name
Existing Conditions Map - Site Analysis
Soils, Topography, Wetlands

Sheet Number
L-1