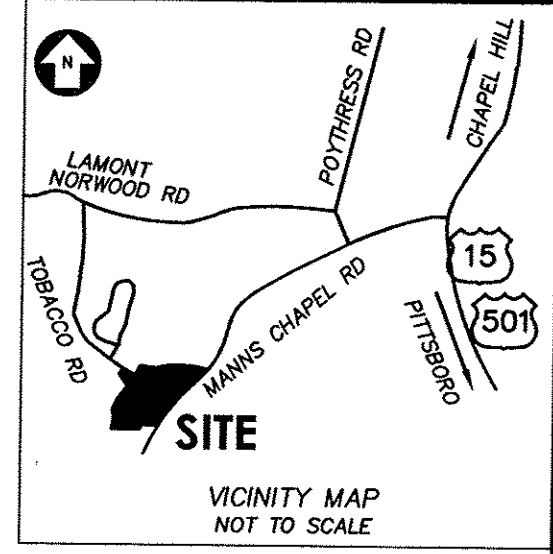
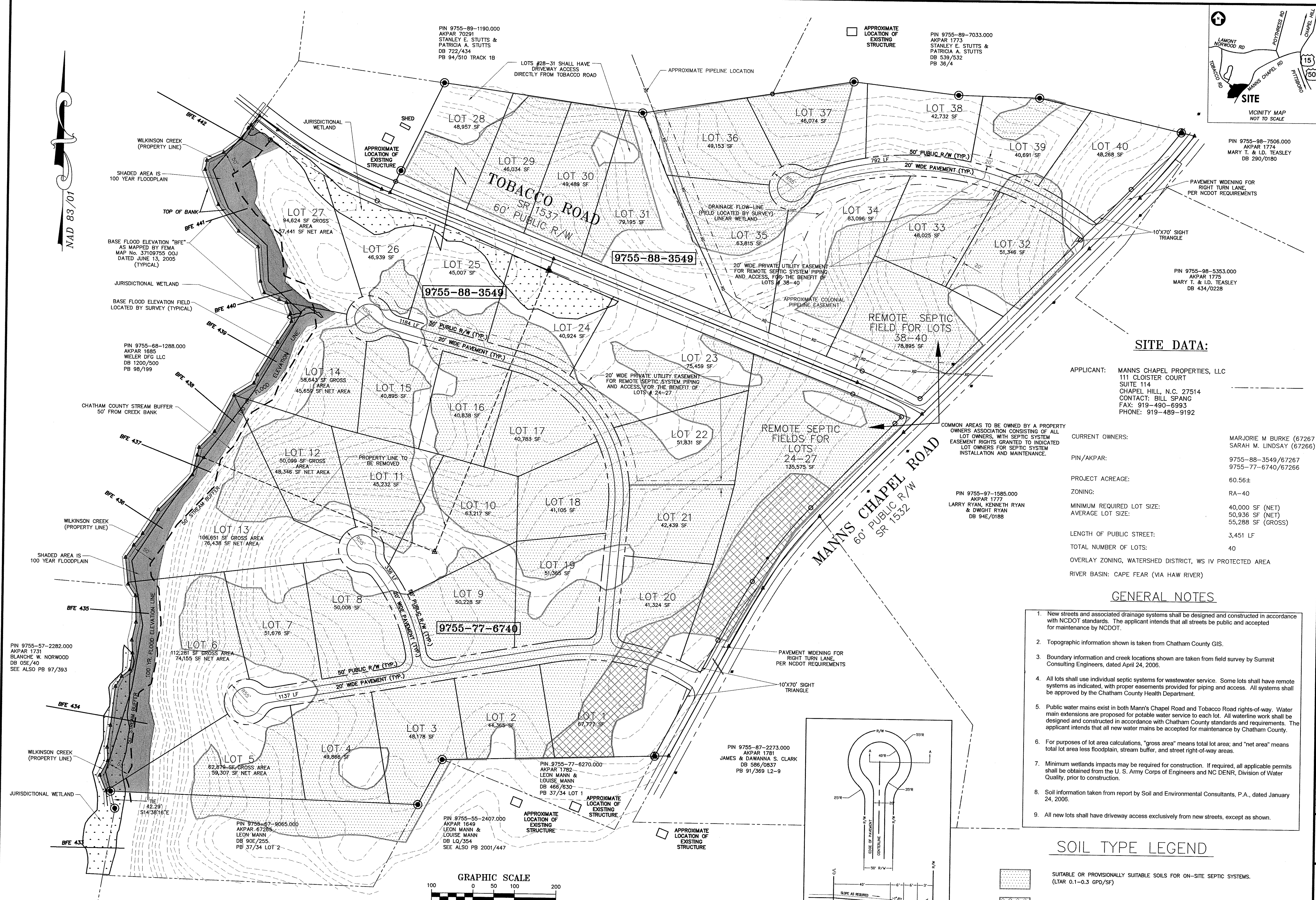
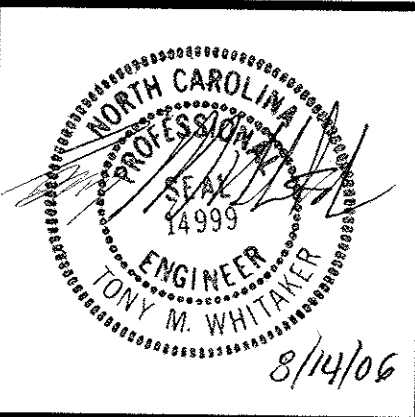


NAD 83/01



CIVIL CONSULTANTS INC.  
Civil Engineers  
Land Development Consultants  
3708 Lillian Parkway Suite 201 Durham, NC 27707  
PH: (919) 490-1645 Fax: (919) 403-0336  
www.civil-consultants.com



**SITE DATA:**

APPLICANT: MANN'S CHAPEL PROPERTIES, LLC  
111 CLOISTER COURT  
SUITE 114  
CHAPEL HILL, N.C. 27514  
CONTACT: BILL SPANG  
FAX: 919-490-6993  
PHONE: 919-489-9192

CURRENT OWNERS: MARJORIE M BURKE (67267)  
SARAH M. LINDSAY (67266)

PIN/AKPAR: 9755-88-3549/67267  
9755-77-6740/67266

PROJECT ACREAGE: 60.56±

ZONING: RA-40

MINIMUM REQUIRED LOT SIZE: 40,000 SF (NET)  
AVERAGE LOT SIZE: 50,936 SF (NET)  
55,288 SF (GROSS)

LENGTH OF PUBLIC STREET: 3,451 LF

TOTAL NUMBER OF LOTS: 40

OVERLAY ZONING, WATERSHED DISTRICT, WS IV PROTECTED AREA

RIVER BASIN: CAPE FEAR (VIA HAW RIVER)

**GENERAL NOTES**

- New streets and associated drainage systems shall be designed and constructed in accordance with NCDOT standards. The applicant intends that all streets be public and accepted for maintenance by NCDOT.
- Topographic information shown is taken from Chatham County GIS.
- Boundary information and creek locations shown are taken from field survey by Summit Consulting Engineers, dated April 24, 2006.
- All lots shall use individual septic systems for wastewater service. Some lots shall have remote systems as indicated, with proper easements provided for piping and access. All systems shall be approved by the Chatham County Health Department.
- Public water mains exist in both Mann's Chapel Road and Tobacco Road rights-of-way. Water main extensions are proposed for potable water service to each lot. All waterline work shall be designed and constructed in accordance with Chatham County standards and requirements. The applicant intends that all new water mains be accepted for maintenance by Chatham County.
- For purposes of lot area calculations, "gross area" means total lot area; and "net area" means total lot area less floodplain, stream buffer, and street right-of-way areas.
- Minimum wetlands impacts may be required for construction. If required, all applicable permits shall be obtained from the U. S. Army Corps of Engineers and NC DENR, Division of Water Quality, prior to construction.
- Soil information taken from report by Soil and Environmental Consultants, P.A., dated January 24, 2006.
- All new lots shall have driveway access exclusively from new streets, except as shown.

**SOIL TYPE LEGEND**

- SUITABLE OR PROVISIONALLY SUITABLE SOILS FOR ON-SITE SEPTIC SYSTEMS. (LTAR 0.1-0.3 GPD/SF)
- SUITABLE OR PROVISIONALLY SUITABLE SOILS FOR ON-SITE SEPTIC SYSTEMS, WITH LIMITATIONS DUE TO MIXED CLAY MINERALOGY. (LTAR 0.1-0.2 GPD/SF)

