VICINITY MAP
NOT TO SCALE

MARTHA'S CHAPEL RD
SR 1752
HORTONS POND RD
SR 1747
NC HWY 751
US 64
SITE
SR 1740
LEWTER SHOP RD.
GREEN LEVEL RD WEST SR 1742
US 64

NORTH

LEGEND

Potential surface systems: drip and/or low pressure.

Unsuitable area.

Detailed areas contain soils with 24 inches
to Saprolite and are above the
potential for conventional, modified
conventional, ultra-shallow and low pressure
pipe septic systems.

Areas contain soils with 12 to 18 inches of
Saprolite and are suitable for
pretreatment subsurface drip pipe systems.

SITE DATA:

ZONING	RA-40
TOTAL ACREAGE	± 65.6 Ac.
LENGTH OF ROAD	± 2,595 L.F.
TOTAL HOMESITES	15
ACREAGE IN R.O.W.	± 3.6 Ac.
AVERAGE LOT SIZE	± 2.2 acres
< 10 ACRES	± 3.6 acres
MINIMUM LOT SIZE	± 10.7 acres
MAXIMUM LOT SIZE	± 4.1 acres
AVERAGE LOT SIZE	

SUITABLE FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL SUBSURFACE SEPTIC SYSTEM LOTS WILL REQUIRE APPROVAL BY THE COUNTY HEALTH DEPARTMENT ON A LOT BY LOT BASIS. THIS MAP SHOULD BE 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. THIS MAP DOES NOT REFLECT ALL OF 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) 50' SETBACK FROM STREAMS, PONDS OR LAKES.

See accompanying SAEC report.

Spray Irrigation
1) 150' SETBACK FROM PROPERTY LINE
2) 100' SETBACK FROM ANY WELL
3) 100' SETBACK FROM STREAMS, PONDS OR LAKES.
4) 400' SETBACK FROM NEIGHBORING HOMES
5) SLOPE CANNOT EXCEED 10%
6) ESTIMATED WETTED AREA FOR A 4-BEDROOM HOUSE IS APPROXIMATELY 20,000 FT2.

See accompanying SAEC report.

NOTES:

1. TOPOGRAPHY TAKEN FROM NCDOT GIS DEPARTMENT.
2. BOUNDARY INFORMATION PROVIDED BY KENNETH CLOSE, INC. LAND SURVEYING.
3. NO PORTIONS OF THE SITE ARE WITHIN THE 100 YEAR FLOODPLAIN PER FEMA PANEL 0713, MAP NUMBER 3720071300J, DATED MAY 2, 2006.
4. WATER TO BE PROVIDED BY PRIVATE WELL.
5. SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
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. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES RESIDENTIAL LAND USE, NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH SOME PROTECTION FOR EXISTING AGRICULTURAL USES.

CURRENT OWNERS:

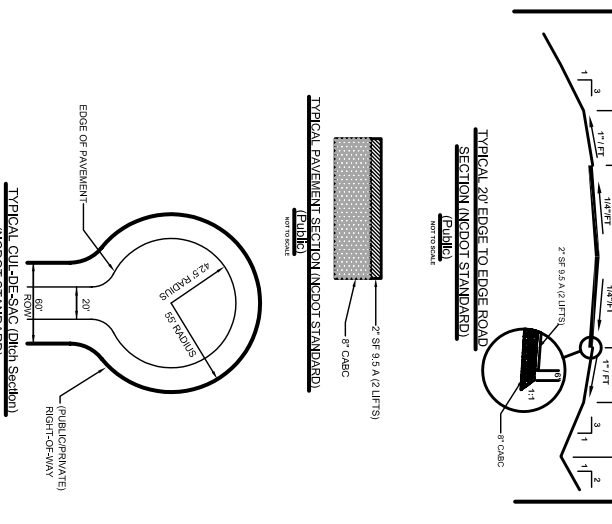Betty Lou Farrell et al
1600 Morrisville-Carpenter Road
Cary, North Carolina 27519

Pin No. -0713-38-0739
Deed Book - 1191 Page 0739
Parcel No. 18033

Huang Eng-Shang
1519 Jones Ferry Road
Chapel Hill, North Carolina 27516

Pin No. -0713-72-2821
Deed Book - 415 Page 0194
Parcel No. 17760

SURVEYOR:

Kenneth Close, Inc.
Land Surveying
970 Trinity Road
Raleigh, NC 27607
Phone: 919.851.2344

DEVELOPER:

David Ferrell Village Investments, Inc.
1600 Morrisville-Carpenter Road
Cary, North Carolina 27519

Setbacks:

40' Front Yard
25 Side Yard
25 Rear Yard

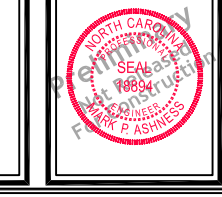## TYPICAL CUL-DE-SAC SECTION (NCDOT STANDARD)

TYPICAL PAVEMENT SECTION (NCDOT STANDARD)

TYPICAL 20' EDGE TO EDGE ROAD SECTION (NCDOT STANDARD)

SCALE: 1" = 200'
NORTH

CE Group, INC.
LAND PLANNING
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
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NORTH CAROLINA
SEAL
Mark P. Ashness

NC HIGHWAY 751 PARCEL
SKETCH PLAN SUBMITTAL
MAJOR SUBDIVISION
CHATHAM COUNTY
NORTH CAROLINA

Date:	August 14, 2006
Scale:	1" = 200'
Drawn:	jfm
Checked:	mrjk
Project No.	127-68

Sheet No: 1 OF

NO.	REVISIONS	DATE