

VICINITY MAP
NOT TO SCALE.

SITE DATA

TOTAL NUMBER OF PROPOSED SINGLE FAMILY LOTS = 27
 AREA RESERVED BY OWNER: 20 Ac.
 AREA RESERVED FOR FUTURE DEVELOPMENT: 20.42 Ac.
 AREA RESERVED FOR SINGLE FAMILY DEVELOPMENT: 43.02 Ac.

TOTAL TRACT AREA: 83.44 Ac.

PIN No. 9766-10-8516 (JAMES E. DIXON)
 9766-20-6324 (JAMES E. DIXON)

PARCEL No. 62205 (JAMES E. DIXON)
 80775 (JAMES E. DIXON)

ZONING: RA-40

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION OBTAINED FROM CHATHAM COUNTY GIS.
2. PUBLIC WATER IS AVAILABLE WITHIN MANN'S CHAPEL ROAD AND THE WATER DISTRIBUTION SYSTEM HAS BEEN APPROVED BY CHATHAM COUNTY.
3. ALL LOTS SHALL BE SERVED BY PROPERLY DEIGNED SEPTIC SYSTEMS.
4. WETLAND AREAS SHOWN ARE AS CONFIRMED BY MONTE MATTHEWS OF THE US ARMY CORPS OF ENGINEERS DURING A SITE VISIT ON 23 AUG 07.

LEGEND

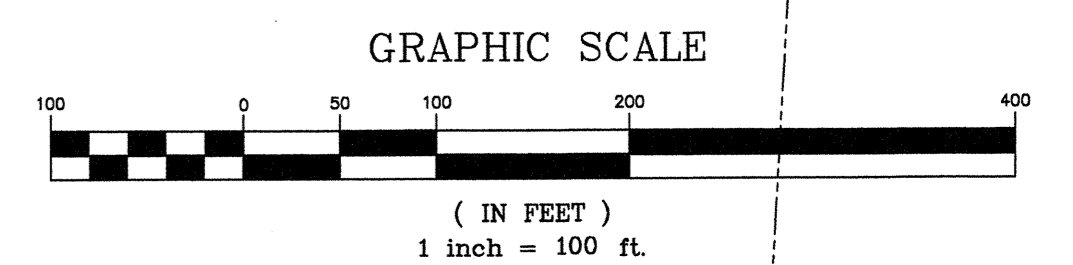
SOIL SUITABLE TO SUPPORT CONVENTIONAL SEPTIC SYSTEMS AS DETERMINED BY S&EC WITHIN THEIR REPORT DATED DECEMBER 13, 2004

WETLANDS

LINE TABLE		
LINE	LENGTH	BEARING
L1	78.80'	S26°34'11"W
L2	103.90'	S14°22'11"W
L3	186.60'	S13°40'49"E
L4	13.67'	S86°43'19"E
L5	109.99'	N51°27'24"E

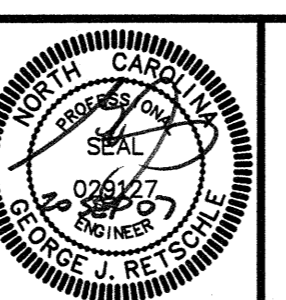
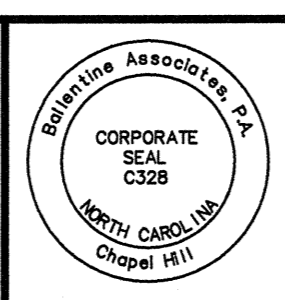


PRELIMINARY PLAT



#	REVISIONS	DATE	COPYRIGHT
1	DEPCT OPEN SPACE CONVEYANCE	16 SEPT 05	© 2007 BALLENTINE ASSOCIATES, P.A.
2	REVISE OPEN SPACE CONVEYANCE NOTES	07 OCT 05	THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A.
3	ADD TOPD / REVISE DRAWING TITLE AND NOTES	11 NOV 05	ALL RIGHTS ARE RESERVED. ANY REPRODUCTION OF THIS DOCUMENT OR POSSESSION WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO LEGAL ACTION.
4	SKETCH PLAT APPROVAL CONDITIONS (FROM 11 NOV 05)	12 APR 07	
5	COMMENTS PER NCDOT	3 MAY 07	
6	WETLANDS ADDED / BUFFERS REVISED	19 SEP 07	

OWNER INFORMATION
 JAMES E. DIXON
 94 CHATHAM DRIVE
 CHAPEL HILL, NC 27516
 919-933-9677



BALLENTINE ASSOCIATES, P.A.
 221 PROVIDENCE ROAD, CHAPEL HILL, NC 27514
 (919) 929-0481 (919) 489-4789

ISSUED	DATE
TO CHATHAM COUNTY	11 NOV 05
TO CHATHAM COUNTY	12 APR 07
TO NCDOT	3 MAY 07
TO NCDOT	7 MAY 07
TO CHATHAM COUNTY	19 SEP 07

PRELIMINARY PLAT SUBMITTAL

SCALE:	1" = 100'
DATE:	19 JAN 05
JOB #:	102002.00
DRAWN BY:	L.J.F.
REVIEWED BY:	G.J.R.

FIELDSTONE
 formerly
(JAMES DIXON PROPERTY)
 CHATHAM COUNTY, NC

SHEET #:
COV