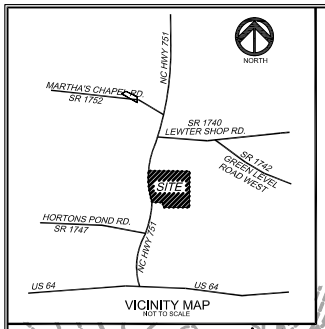


VICINITY MAP
NOT TO SCALE

S&EC Soil & Environmental Consultants, PA
11010 Raven Ridge Road • Raleigh, North Carolina 27614 • Phone: (919) 846.5900 • Fax: (919) 846.5907
www.SandEC.com

S & EC LEGEND

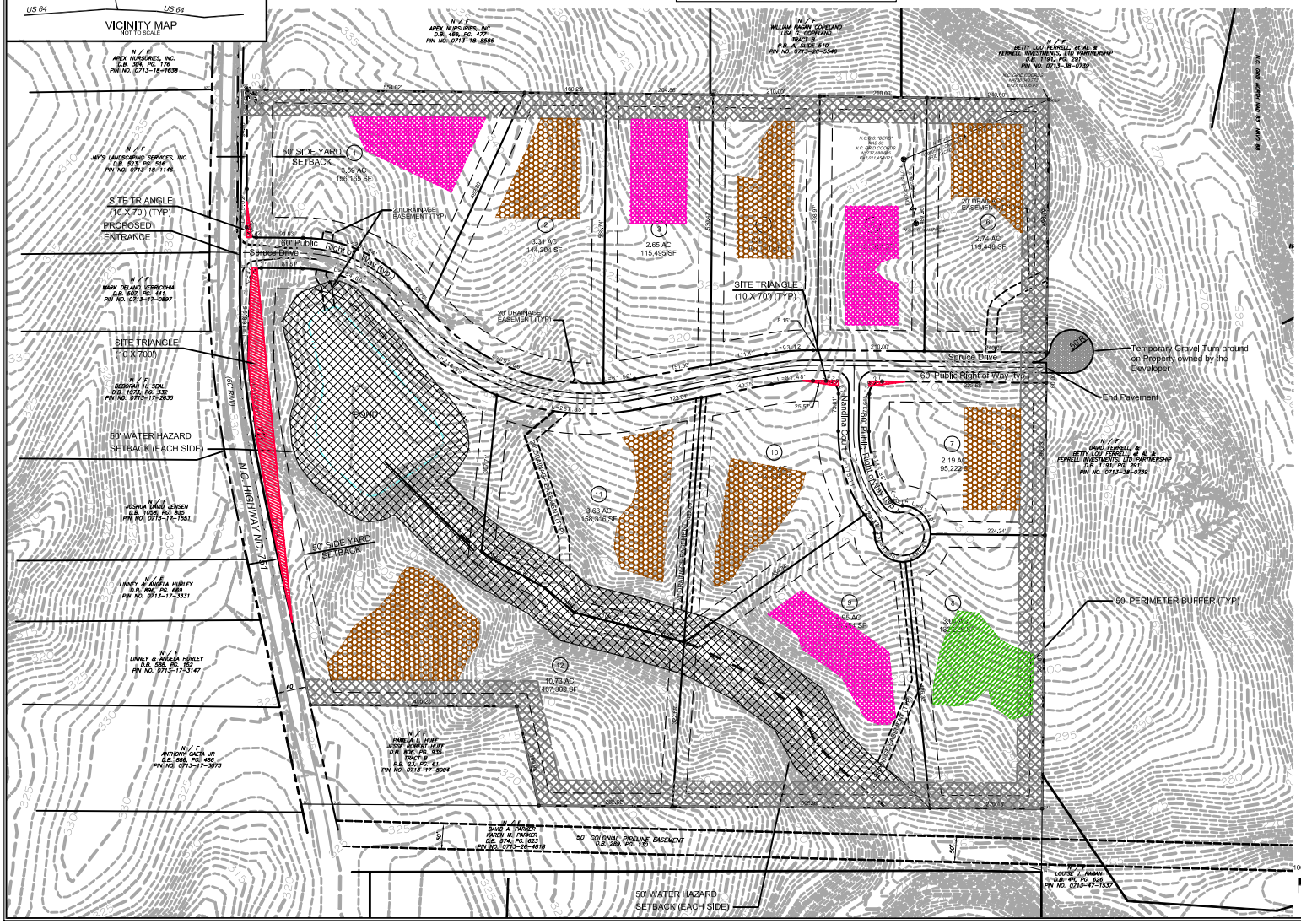
- Areas contain soils with 24" or more of suitable material and have the potential for conventional, modified conventional, at-grade conventional and/or low pressure pipe septic systems.
- Areas contain soils with at least 12" of suitable material (no soil wetness indicators, but expansive clay mineralogy present) and have the potential for pretreatment subsurface drip waste disposal systems.
- Areas contain soils with at least 12" of suitable material (no soil wetness indicators, but expansive clay mineralogy present) and have the potential for pretreatment surface drip waste disposal systems.

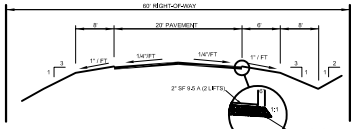
NOTES:

1. TOPOGRAPHY TAKEN FROM NCDOT GIS DEPARTMENT.
2. BOUNDARY INFORMATION PROVIDED BY WITHERS & RAVENEL, 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 ON-SITE 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. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NC LAW (GENERAL STATUTES SECTION 106 - 701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL USES.
9. THERE SHALL BE NO STRUCTURES, WELLS, OR SEPTIC SYSTEMS LOCATED WITHIN THE 50' WATER HAZARD SETBACKS SHOWN.
10. THE DRIVEWAYS FOR LOTS 7, 8, 9, AND 10 SHALL ACCESS ROAD "B".
11. THE DRIVEWAY FOR LOT 1 SHALL ACCESS ROAD "A".
12. A 50' SIDEYARD SETBACK ON NC751 ALLOWS FPR FUTURE WIDENING OF THE R.O.W. BY 25' ON THE EAST SIDE AND STILL MAINTAINS A 25' SETBACK FOR WIDENING IN THE FUTURE.

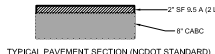
SITE DATA:

SITE ACREAGE	± 47.2 Ac.
ZONING	RA-40
TOTAL HOMESITES	12
LENGTH OF ROAD	± 2,085 L.F.
ACREAGE IN R.O.W.	± 3.1 Ac.
AVERAGE LOT SIZE < 10 ACRES	± 3.0 acres
MINIMUM LOT SIZE	± 2.2 acres
MAXIMUM LOT SIZE	± 10.7 acres
AVERAGE LOT SIZE	± 3.7 acres

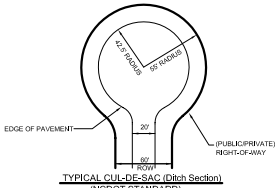




TYPICAL 20' EDGE TO EDGE ROAD SECTION (NCDOT STANDARD)
(Public)
NOT TO SCALE



TYPICAL PAVEMENT SECTION (NCDOT STANDARD)
(Public)
NOT TO SCALE



TYPICAL CUL-DE-SAC (Ditch Section)
(NCDOT STANDARD)
(Public)
NOT TO SCALE

CURRENT OWNERS:

David S Farrell ET AL
1600 Morrisville Carpenter Road
Cary, North Carolina 27519

Pin No. - 0713-27-2821
Deed Book - 1282 Page 0489
Parcel No. 17760

Setbacks:

40' Front Yard
25' Side Yard
25' Rear Yard
* 50' Side Yard Setback (on Lots 1 & 12 Adjacent to NC 751)

SURVEYOR:

Withers & Ravenel, Inc.
Land Surveying
111 MacKenan Drive
Cary, NC 27511
Phone: 919.469.3340

SOILS CONSULTANT:

SOIL & ENVIRONMENTAL CONSULTANTS, PA
11010 RAVEN RIDGE ROAD
RALEIGH, NORTH CAROLINA 27614
Phone: 919.846.5900

DEVELOPER:

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

NORTH

100' 50' 0 100' 200'

SCALE: 1" = 100'

PRELIMINARY
FOR REVIEW ONLY
NOT RELEASED
FOR CONSTRUCTION

NO.	REVISIONS	DATE
A	-	-

CE Group, INC.
LAND PLANNING
CIVIL ENGINEERING
LAND SURVEYING
1000 Kelly Avenue, Suite A, Cary, N.C. 27511
Voice (919) 467-9700 Fax (919) 467-9701

NC HIGHWAY 751 PARCEL
PRELIMINARY PLAT SUBMITTAL
MAJOR SUBDIVISION
CHATHAM COUNTY
NORTH CAROLINA

Date:	September 7, 2007
Scale:	1" = 100'
Drawn:	CLS
Checked:	MPA
Project No.	127-68
Computer Dwg. Name	127-68 Preliminary Plat 08 19 2007.dwg

Sheet No: 1 Of ___