

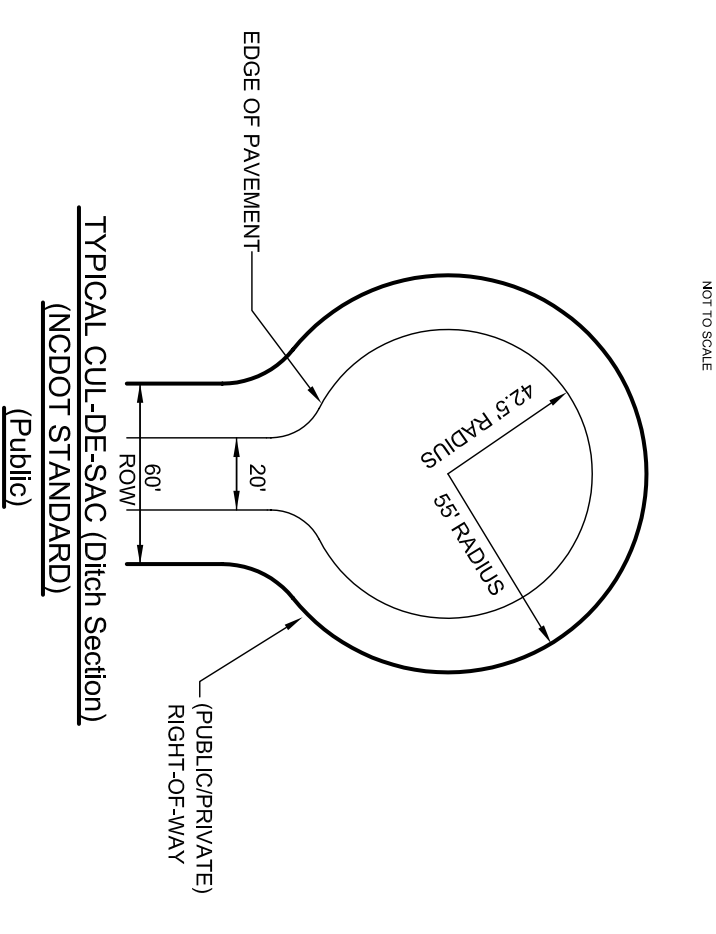
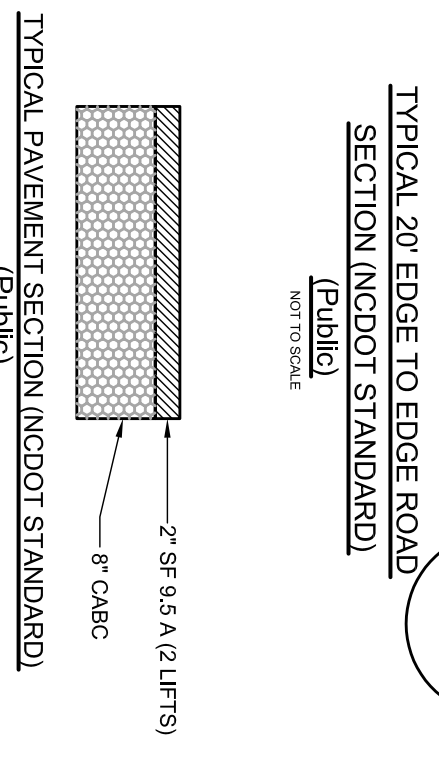
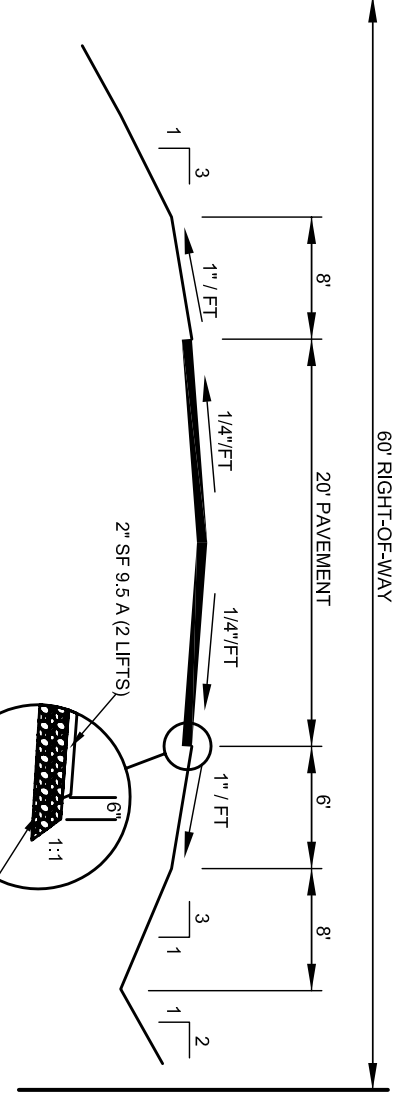
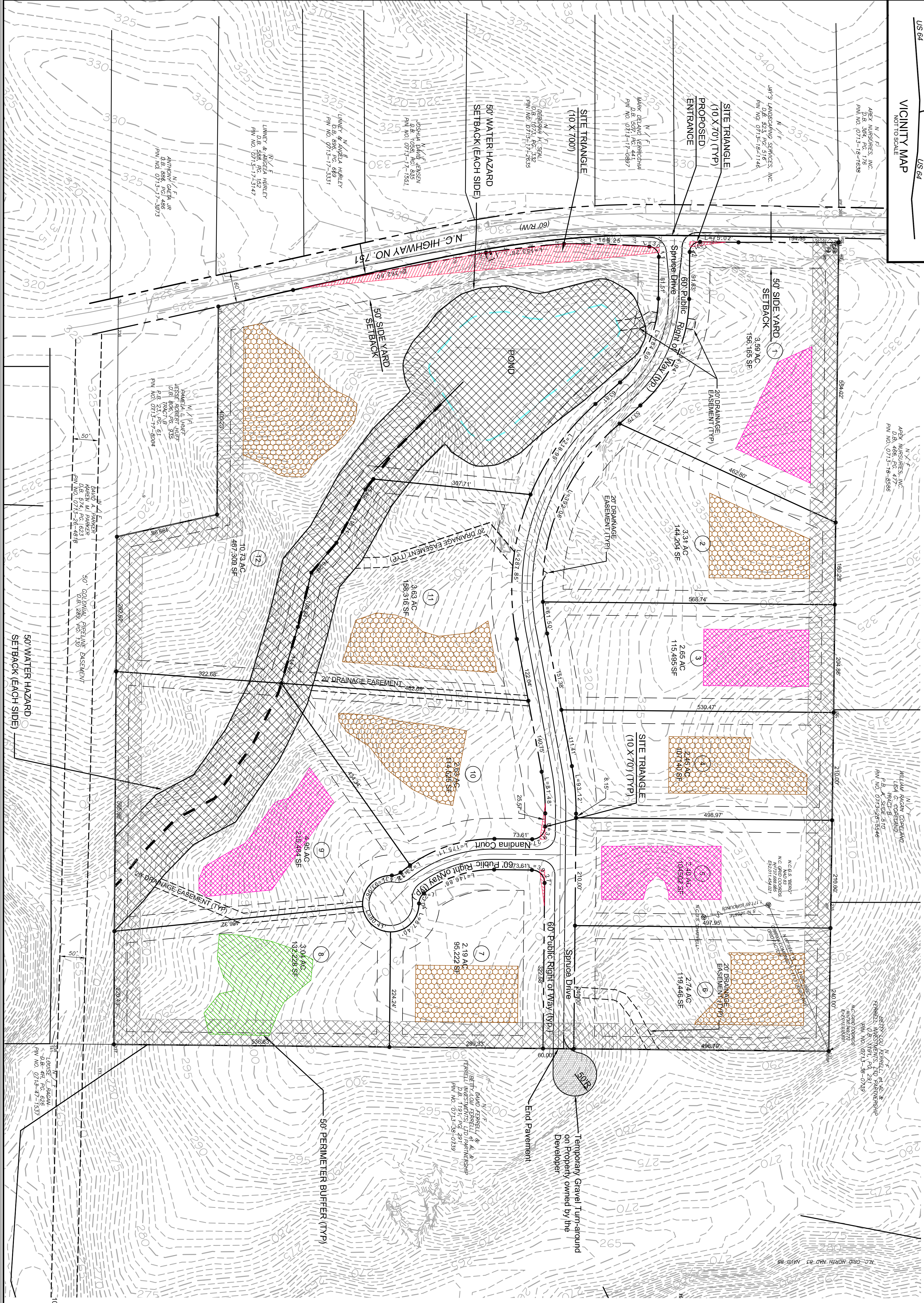
**S & EC LEGEND**

	Areas contain soils with 24" or more of suitable material and have the potential for conventional, modified conventional, or-grade conventional and/or low pressure pipe systems.
	Areas contain soils with at least 12" of suitable material (no soil wetness indicators or 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 or 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 33200113001, 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 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 FOR FUTURE WIDENING OF THE R.O.W. BY 25' ON THE EAST SIDE AND STILL MAINTAINING 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	± 3.0 acres
< 10 ACRES	
MINIMUM LOT SIZE	± 2.2 acres
MAXIMUM LOT SIZE	± 10.7 acres
AVERAGE LOT SIZE	± 3.7 acres



**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 Mecklenburg 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

**SCALE:** 1" = 100'

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT TO BE RELEASED  
FOR CONSTRUCTION



**CE Group, Inc.**  
LAND PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
11000 Regency Parkway, Suite 410, Cary, N.C. 27516  
Voice (919) 367-6790 Fax (919) 367-6791

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

Date: September 7, 2007  
Scale: 1" = 100'  
Drawn: CJS  
Checked: MFA  
Project No: 127-68  
Computer Draw Name: 127-68 Preliminary Plat 08\_19\_2007.dwg

Sheet No: 1  
Of: 1

NO.	A	DATE