

- General Notes:
- The Developer is: Contentnea Creek Development Company; c/o Dan Sullivan; 8502-201 Six Forks Rd. Raleigh, NC 27615.
 - The Engineer is: John W. Harris, P.E. Consulting Engineer, 5112 Burr Oak Circle Raleigh, N.C. 27612; (919) 789-0744.
 - PIN #9772-79-4220.000 (Track-A), PIN # 9772-89-2400.000 (Track-B), PIN # 9772-79-4220.000 (Track-C).
 - Deed Reference: Book 977 Pg 0471 (Track-A), Book 977 Pg 0471 (Track-B), Book 977 Pg 0471 (Track-C).
 - Zoning RA-90; Watershed Designation WS-IV PA; FEMA Maps 37109772 00J & 37109773 00J; area is in Zone X.
 - Approximate Total Acres of Land to be Subdivided: = 130.48 Acres.
 - Approximate Total Linear Feet of Proposed Road: 6750 LF. All roads will be Public and Built to NCDOT Standards and Specifications.
 - All Lots will be Single Family Residential.
 - All Lots will be served with Public County Water & Individual Septic Tanks.
 - Topographic information was taken from USGS Quadrangle Maps.
 - All Lots will have a minimum lot size of 2 acres..
 - Boundary survey and topographic information taken from surveys provided by: Vann R. Finch, Land Surveys, PA., 109 Hillsboro St. PO Box 973, NC 27312.
 - The Property Owner is Cooper Family LLC ETAL, Parcel# 17357, 82822, & 82823 DB 977 Pg 0471.
 - Right-of-way widths shall be 50' & 60'.
 - Cul-de-sacs shall have a 55' Radius.
 - Pavement Radii in Cul-de-sac's shall be 40'.
 - No structures or septic systems shall be located in the Water Hazard Buffer Areas.
 - Site Impervious surfaces are to be less than 10 %.

DEVELOPMENT SCHEDULE
April 2008 to April 2009 Total Lots: 60 Lots (Approved for 63 Lots)

- NOTE:
- Minimum Allowable Lot Width = 100'
 - Minimum Front Set Back = 40'
 - Minimum Rear Yard = 25'
 - Minimum Side Yard = 25'

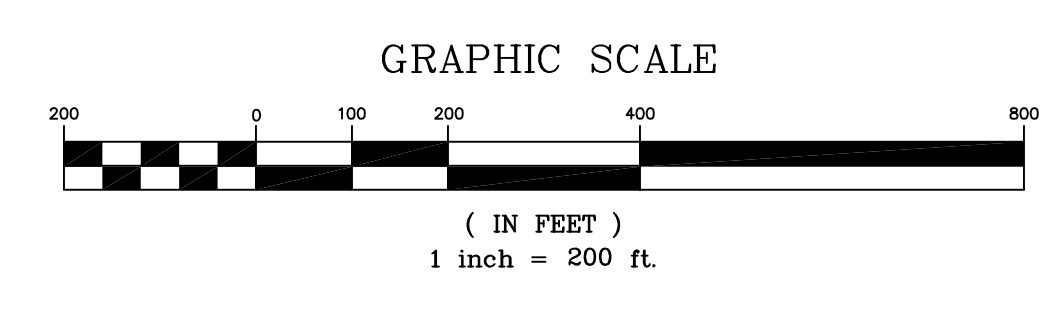
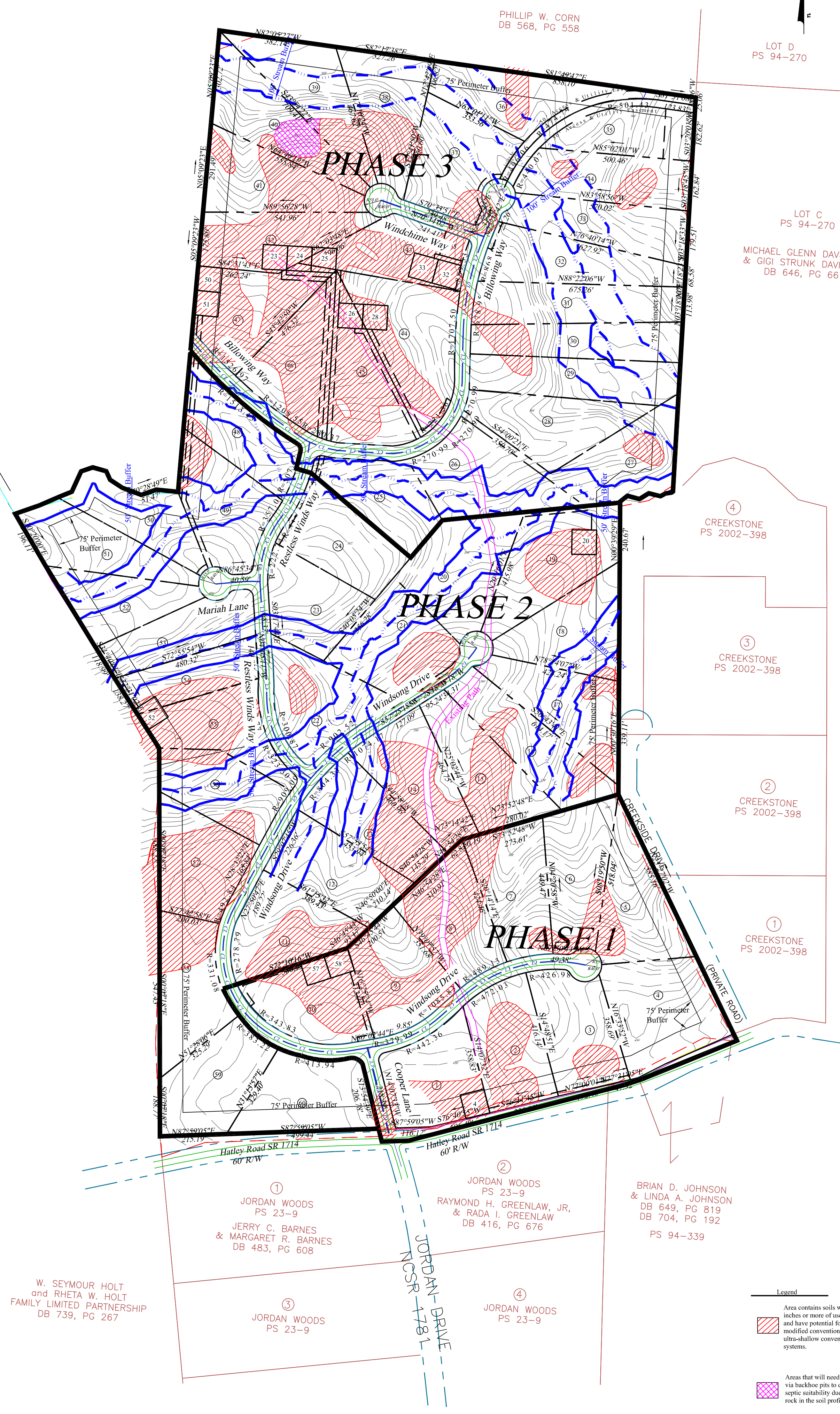
COOPER SUBDIVISION

Township: New Hope Chatham County, NC
Scale 1" = 200' Date: October 11, 2007

LINE	LENGTH	BEARING
A to B	55.52	N65°33'11"E
B to C	29.34	N71°34'43"E
C to D	65.84	N62°38'58"E
D to E	47.88	N65°33'26"E
E to F	72.66	N21°15'45"E
F to G	40.02	N67°59'16"E
G to H	45.70	S77°32'06"E
H to I	31.06	S27°46'16"E
I to J	47.96	S60°09'09"E
J to K	65.72	S72°35'04"E
K to L	31.53	N66°15'41"E
L to M	19.95	N68°59'04"E
M to N	20.30	S89°03'39"E
N to O	50.35	S83°50'48"E
P to Q	5.53	S50°05'15"W
Q to R	20.61	S78°07'52"W
R to S	18.00	S57°48'30"W
S to T	39.66	N79°37'09"W
T to U	35.32	S54°48'41"W
U to V	40.69	N78°06'59"W
V to W	15.53	S49°33'21"W
W to X	17.05	S47°45'28"W

NOTE: POINT A IS AN EXISTING IRON PIPE, POINTS B THROUGH X ARE COMPUTED POINTS IN CENTERLINE OF BRAZINGTON BRANCH.

Van R. Finch., PLS
Land Surveys, PA
109 Hillsboro Street
PO BOX 973
Pittsboro, NC 27312



- Legend
- Area contains soils with 24 to 30 inches or more of useable material and have potential for conventional, modified conventional, LFP or ultra-shallow conventional septic systems.
 - Areas that will need to be evaluated via backhoe pits to determine surface septic suitability due to dense amounts rock in the soil profile.
 - UN Unsuitable Soils

Preliminary Plan For Cooper Subdivision

Date: 02007
Scale: 1" = 200'
Drawn By: LER
Job #: 20603
File: Cooper/dwg/Cooper
Preliminary Plan 10 16
2007
Revision:

John W. Harris, P.E.
Consulting Engineer, Inc.
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Raleigh, N.C. 27612
(919) 789-0744

