

General Notes:

1. The Developer is: Contentnea Creek Development Company; c/o Dan Sullivan; 8502-201 Six Forks Rd. Raleigh, NC 27615.
2. The Engineer is: John W. Harris, P.E. Consulting Engineer, 5112 Burr Oak Circle Raleigh, N.C. 27612; (919) 789-0744.
3. PIN #9772-79-4220.000 (Track-A), PIN # 9772-89-2400.000 (Track-B), PIN # 9772-79-4220.000 (Track-C).
4. Deed Reference: Book 977 Pg 0471 (Track-A), Book 977 Pg 0471 (Track-B), Book 977 Pg 0471 (Track-C).
5. Zoning RA-90; Watershed Designation WS-IV PA; FEMA Maps 37109772 00J & 37109773 00J; area is in Zone X.
6. Approximate Total Acres of Land to be Subdivided: = 130.48 Acres.
7. Approximate Total Linear Feet of Proposed Road: 6750 LF. All roads will be Public and Built to NCDOT Standards and Specifications.
8. All Lots will be Single Family Residential.
9. All Lots will be served with Public County Water & Individual Septic Tanks.
10. Topographic information was taken from USGS Quadrangle Maps.
11. All Lots will have a minimum lot size of 2 acres.
12. Boundary survey and topographic information taken from surveys provided by: Vann R. Finch, Land Surveys, PA, 109 Hillsboro St. PO Box 973, NC 27312.
13. The Property Owner is Cooper Family LLC ETAL, Parcel# 17357, 82822, & 82823 DB 977 Pg 0471.
14. Right-of-way widths shall be 50' & 60'.
15. Cul-de-sacs shall have a 55' Radius.
16. Pavement Radii in Cul-de-sac's shall be 40'.
17. No structures or septic systems shall be located in the Water Hazard Buffer Areas.
18. 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'

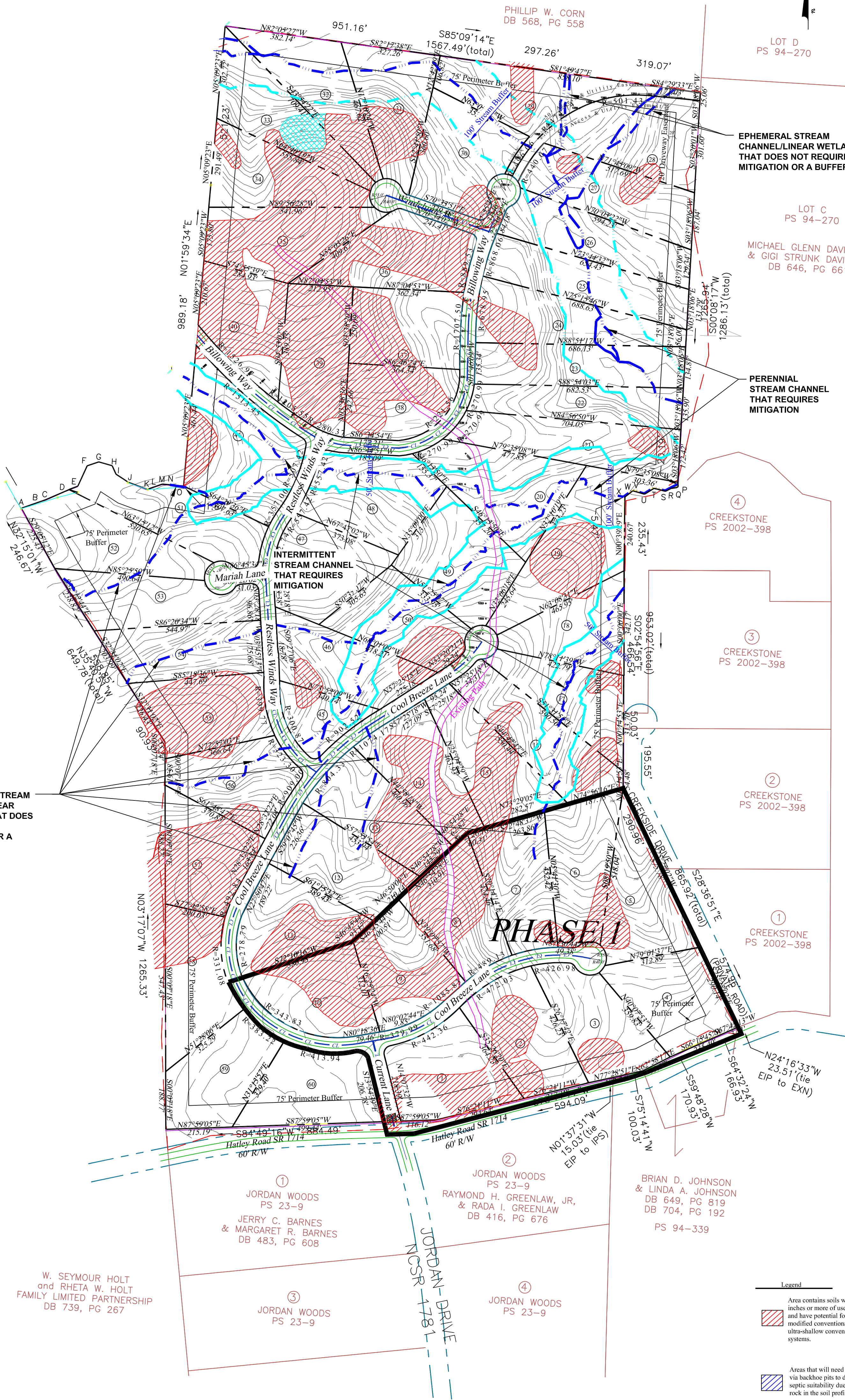
COOPER SUBDIVISION

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
O to P	5.53	S50°05'15"W
P to Q	20.61	S78°07'52"W
Q to R	18.00	S57°48'30"W
R to S	39.66	N79°37'09"W
S to T	35.32	S54°48'41"W
T to U	40.69	N78°06'59"W
U to V	15.53	S49°33'21"W
V 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.

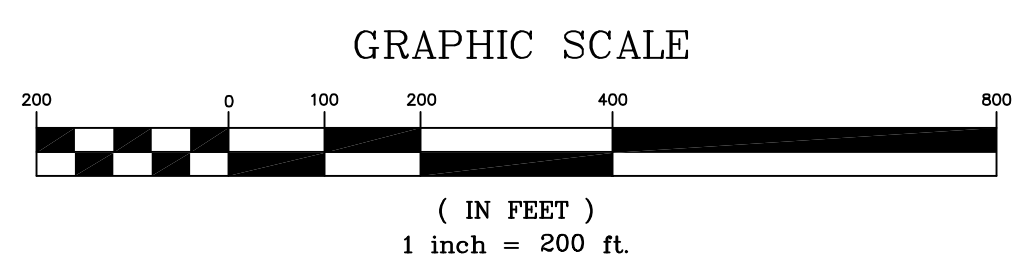
Van R. Finch, PLS
Land Surveys, PA
109 Hillsboro Street
PO BOX 973
Pittsboro, NC 27312



W. SEYMOUR HOLT and RHETA W. HOLT FAMILY LIMITED PARTNERSHIP DB 739, PG 267

JORDAN WOODS PS 23-9
JERRY C. BARNES & MARGARET R. BARNES DB 483, PG 608

BRIAN D. JOHNSON & LINDA A. JOHNSON DB 649, PG 819 DB 704, PG 192 PS 94-339



Preliminary Plan
For
Cooper Subdivision

Date: 02007
Scale: 1" = 200'
Drawn By: CES
Job #: 20603
File: Cooper.dwg/Cooper
Preliminary Plan 10 11
2007
Revision:

John W. Harris, P.E.
Consulting Engineer, Inc.
5112 Burr Oak Circle
Raleigh, N.C. 27612
(919) 789-0744

