

NO.	STAFF COMMENTS	REVISIONS	DATE
1			2/16/07

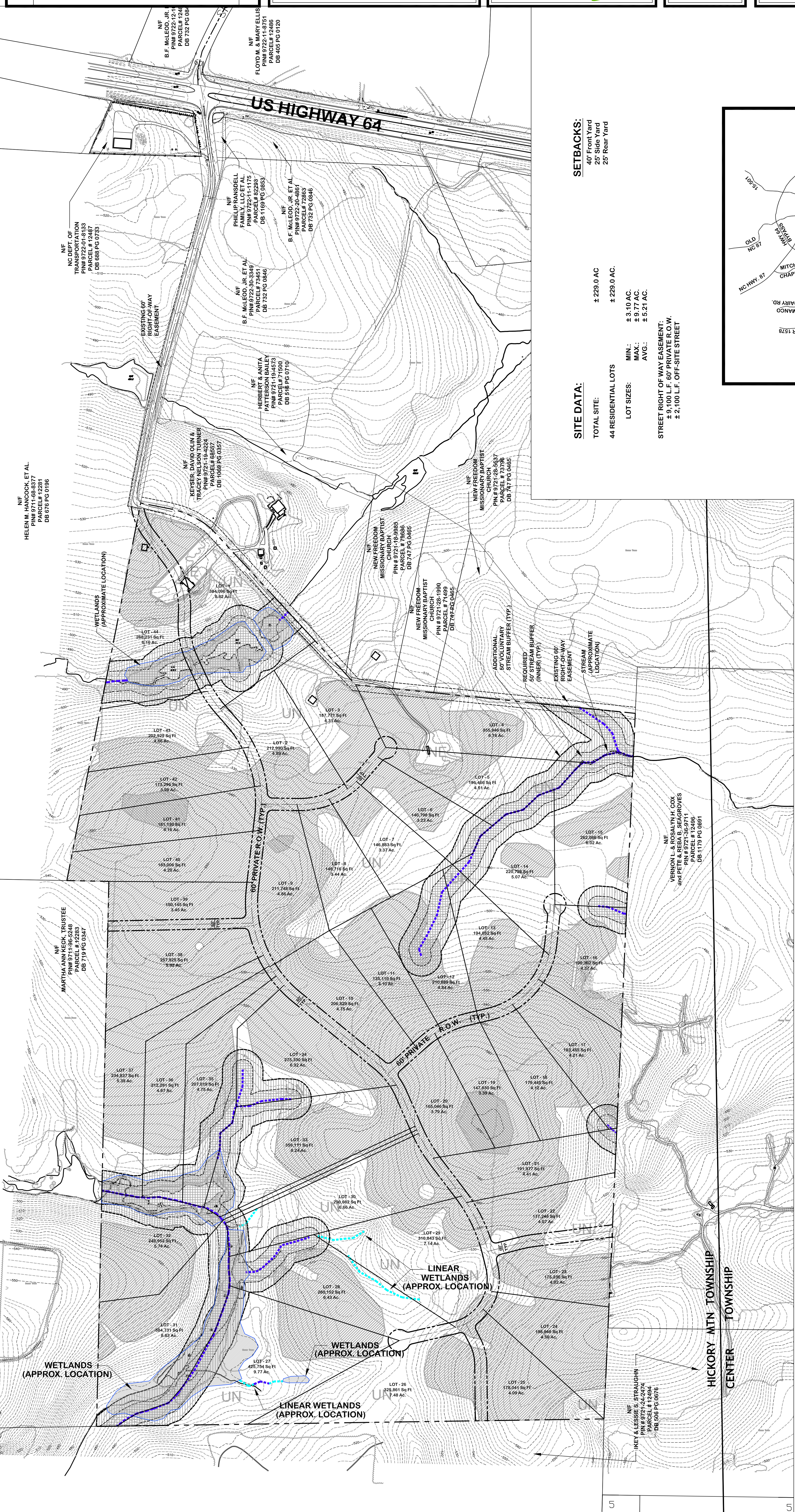
1
DATE

LAND PLANNING
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LE Group, Inc.
11000 Regency Parkway, Suite 410, Cary, NC 27511
Phone: 919-367-8790 Fax: 919-367-8791



Sketch Plan Submittal
Major Subdivision
Bailey Property
Chatham County, NC

February 9, 2007
Scale: 1" = 200'
Drawn: JWW
Checked: FRM
Project No.: 155-02
Computer Desig. Name: 155-02_SketchPlan
Sheet No.: 1 of 1

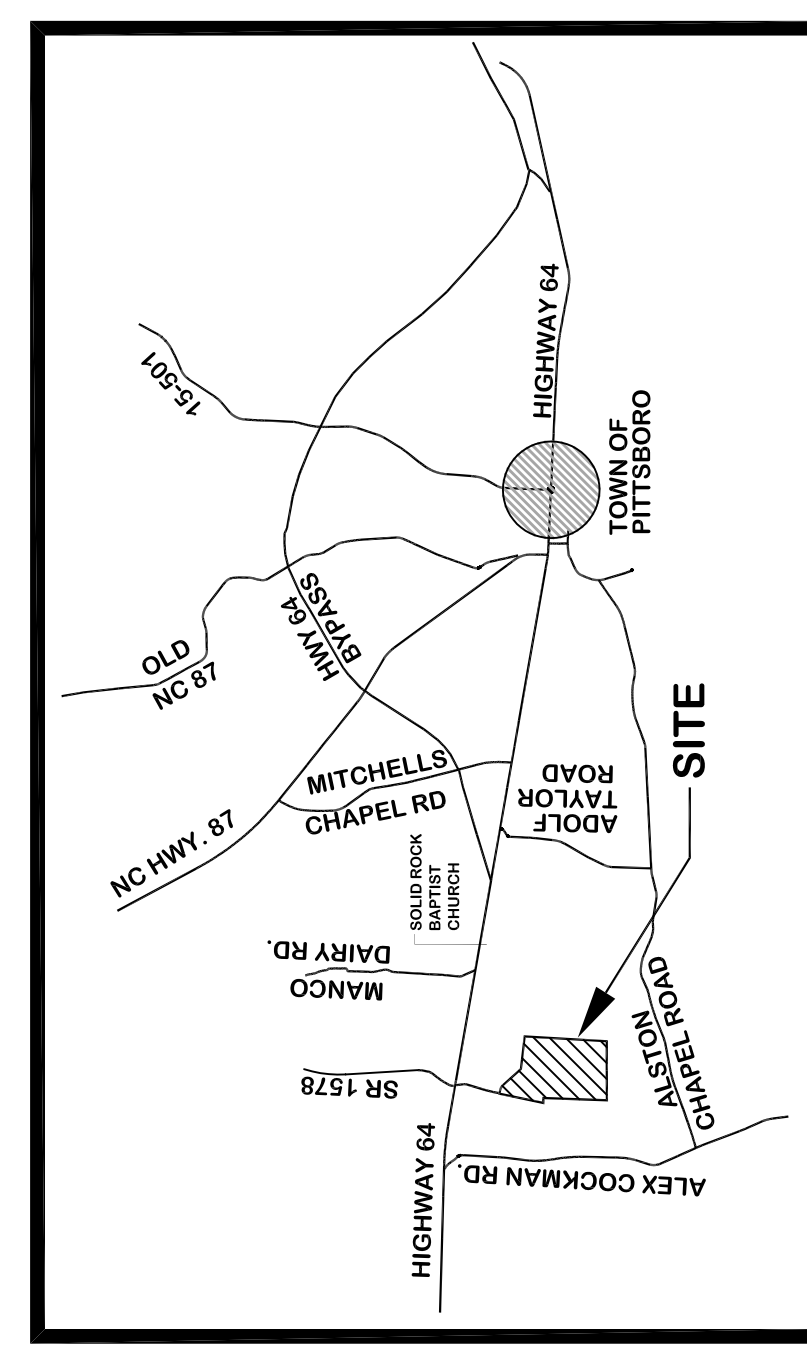


SETBACKS:
40' Front Yard
25' Side Yard
25' Rear Yard

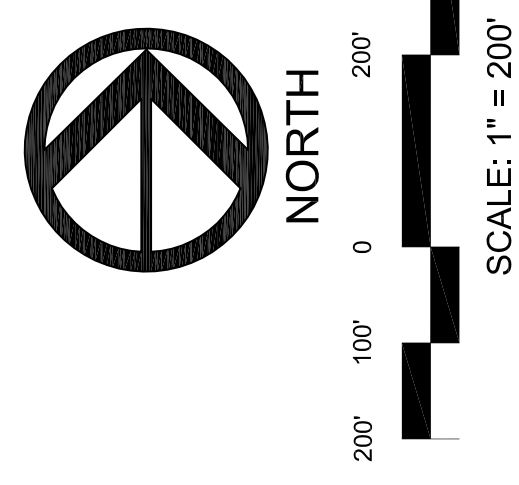
SITE DATA:
TOTAL SITE: ± 229.0 AC
44 RESIDENTIAL LOTS

LOT SIZES: MIN.: ± 3.10 AC, MAX.: ± 9.77 AC, AVG.: ± 5.21 AC

STREET RIGHT OF WAY EASEMENT:
± 9,100 L.F. 60' PRIVATE R.O.W.
± 2,100 L.F. OFF-SITE STREET



VICINITY MAP
NOT TO SCALE



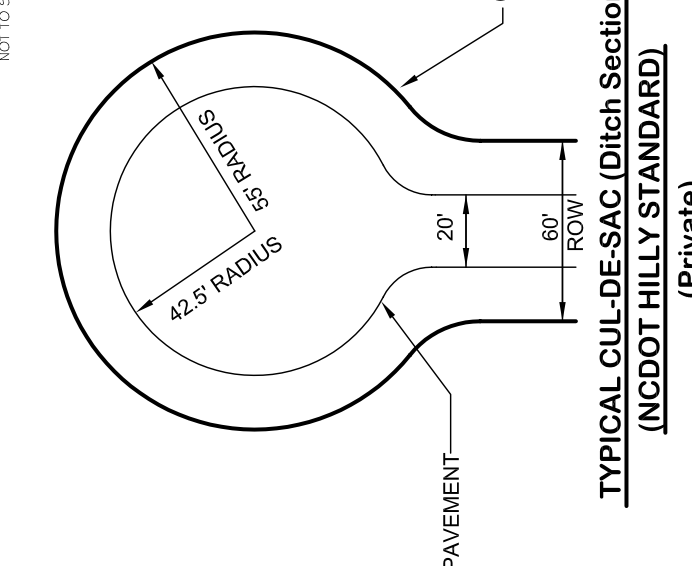
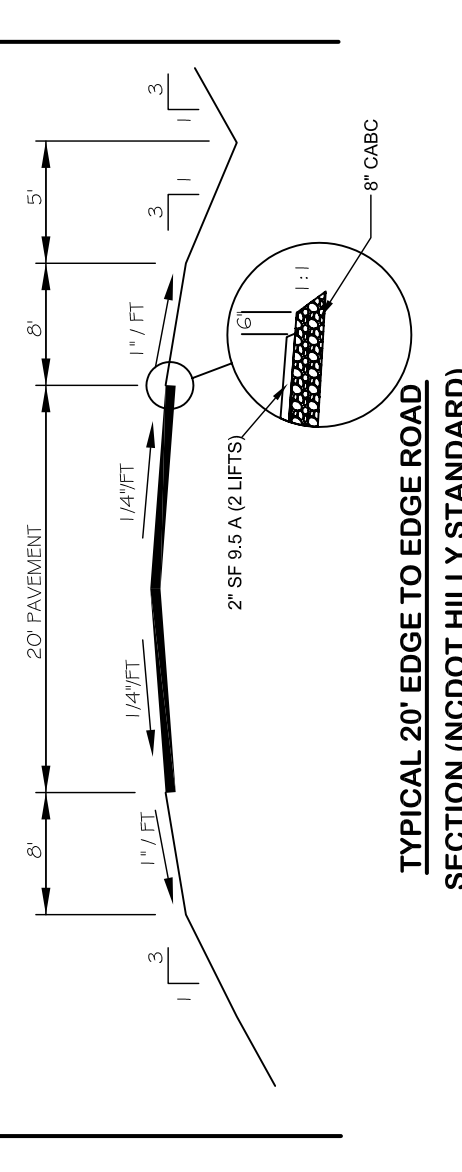
PRELIMINARY
FOR REVIEW ONLY
NOT RELEASED
FOR CONSTRUCTION

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ENGINEER & PLANNER:
CE Group, Inc.
11000 Regency Parkway, Suite 410
Cary, NC 27511
Phone: 919-367-8790

CURRENT OWNER:
Herbert & Anita Patterson Bailey
P.O. Box 1225
Cary, NC 27512
PIN No. - 9721-16-8927
Deed Book 516, Page 0710
Parcel No. 60154

DEVELOPER:
Chatham Development Corp.
6208 Fayetteville Road, Suite 104
Durham, NC 27713
Phone: 919-806-5262



SOILS LEGEND:

- AREAS CONTAIN SOILS WITH 24 INCHES OR MORE OF USEABLE MATERIAL AND HAVE THE POTENTIAL FOR CONVENTIONAL, MODIFIED CONVENTIONAL, ULTRA-SHALLOW, AND LOW PRESSURE PIPE SEPTIC SYSTEMS. TOTAL AREA IS ± 196 ACRES.
- AREAS CONTAIN SOILS WITH 24 INCHES OR MORE OF USEABLE MATERIAL BUT THE SITE SUITABILITY MAY BE LIMITED DUE TO THE PRESENCE OF LARGE BOULDERS.
- UN SUITABLE AREAS
- NE AREAS NOT EVALUATED DUE TO EXISTING STRUCTURES AND/OR WAS TOO THICK TO EVALUATE

NOTE: SOILS INFORMATION PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, P.A. SEE ACCOMPANYING SOILS REPORT

- NOTES:**
- TOPOGRAPHY FROM NORTH CAROLINA DEPT. OF TRANSPORTATION GEOGRAPHIC INFORMATION SYSTEMS FILES DATED MARCH 2005.
 - BOUNDARY INFORMATION FROM CHATHAM COUNTY GIS.
 - THERE IS NO 100-YEAR FLOODPLAIN WITHIN THE PROJECT BOUNDARY PER FEMA MAP NUMBER 3710972100J, DATED FEBRUARY 2, 2007.
 - WATER TO BE PROVIDED BY INDIVIDUAL WELLS.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - ALL ROADS TO BE PRIVATE AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.
 - THERE ARE NO CEMETERIES LOCATED WITHIN THE PROJECT BOUNDARY.
 - 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.
 - THE OVERALL AVERAGE LOT SIZE FOR THE ENTIRELY COMPLETED SUBDIVISION SHALL BE A MINIMUM OF 5.0 ACRES. INDIVIDUAL PHASES MAY NOT MEET THE MINIMUM 5.0 ACRE AVERAGE LOT SIZE AS A SINGLE PHASE BUT WILL CONTRIBUTE TOWARD THE FULLY COMPLETED AVERAGE.
 - WETLANDS AND STREAM LOCATIONS BASED ON SITE REVIEW BY S&E. LOCATIONS HAVE NOT BEEN SURVEYED OR REVIEWED IN THE FIELD BY THE US ARMY CORPS OF ENGINEERS.
 - THE FEATURES DESCRIBED AND DEPICTED HEREIN ARE BASED ON CURRENT DEVELOPMENT PLANS. A CTUAL DEVELOPMENT MAY BE SUBJECT TO CHANGE BASED UPON FURTHER COUNTY REVIEW.