

NOTES:

1. ALL STREAM LOCATION PERFORMED BY SAEG AND CONFIRMED BY DWG 4 USACE.
2. ALL TOPO INFORMATION COMPILED FROM CHATHAM COUNTY GIS.

SITE DATA

TOTAL SITE ACREAGE	143.54 ACRES
CURRENT ZONING	RA-40
CURRENT USE	VACANT
MAXIMUM LOT SIZE	359,391 S.F.
AVERAGE LOT SIZE	60,522 S.F.
ROAD LENGTH	5,584 LF
PROPOSED LOTS	58
DENSITY	1 UNIT/2.43 ACRES

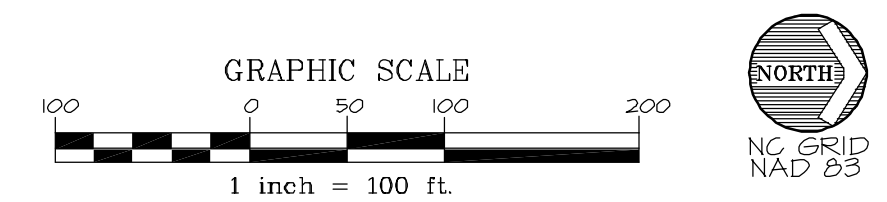
LEGEND

- STREAM BUFFER
- NETLANDS
- EXISTING TREELINE
- C** PROPOSED LOTS USING COMMUNITY SEPTIC AREAS

SOILS LEGEND

- APPROXIMATELY 15,000 SF PER LOT SUITABLE SOILS NEEDED FOR SEPTIC
- APPROXIMATELY 20,000 SF PER LOT SUITABLE SOILS NEEDED FOR SEPTIC

- SITE DATA:**
1. THE DEVELOPER IS LANDMARK HOMES OF PINEHURST.
 2. THE ENGINEER IS THE JOHN R. McADAMS COMPANY, INC.
 3. PIN#S: (1) 9175-91-4122; (2) A PORTION OF 9175-91-4938; (3) A PORTION OF 9185-08-3525.
 4. ZONING: RA-40; WATERSHED DESIGNATION: H5-IV; NO FLOOD ZONE LOCATED ON SITE.
 5. APPROXIMATE TOTAL AC. OF LAND TO BE SUBDIVIDED: 143.54 AC.
 6. APPROXIMATE TOTAL LINEAR FEET OF PROPOSED ROAD: 5,584 LF PUBLIC STREETS.
 7. ALL LOTS SHALL BE SINGLE FAMILY RESIDENTIAL.
 8. ALL LOTS WILL BE SERVED WITH PUBLIC WATER AND PRIVATE SEPTIC.
 9. TOPOGRAPHY GENERATED FROM LIDAR INFORMATION OBTAINED FROM THE NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM.
 10. ALL LOTS SHALL HAVE A MINIMUM LOT SIZE OF 40,000 SF AND A MINIMUM AVE. LOT WIDTH OF 100 FEET.
 11. BOUNDARY TAKEN FROM A SURVEY BY MICHAEL W. WOOD DATED 04/24/06. SURVEY HAS BEEN TRANSFORMED AND ROTATED TO NORTH CAROLINA GRID, AS SHOWN BY CHATHAM COUNTY GIS.
 12. THE PROPERTY OWNERS ARE:
 - 1) LYSTRA GARDENS LLC
PO BOX 12069 (C/O PETER J SARDA)
RALEIGH NC 27605
 - 2) HALLMAN SHANNON P & JUDITH H
816 LYSTRA RD
CHAPEL HILL, NC 27514
 - 3) DURHAM LEGNA LIFE ESTATE
1504 LYSTRA ROAD
CHAPEL HILL, NC 27514
 13. RIGHT-OF-WAY WIDTHS SHALL BE 45' W/ 20' ASPHALT DRIVING SURFACE, EXCEPT FOR ENTRY ROAD OFF LYSTRA ROAD.
 14. CUL-DE-SACS SHALL BE 55' RADIUS.
 15. PAVEMENT RADII IN CUL-DE-SACS SHALL BE 40'.
 16. NO LOTS SHALL BE LOCATED WITHIN 210' OF HERNDON CREEK.
 17. ALL LOTS SHALL BE ACCESSED INTERNALLY.
 18. ALL ROADS SHALL BE PUBLIC AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.
 19. OPEN SPACE, INCLUDING THE HERNDON CREEK NATURAL HERITAGE AREA SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-1005
(919) 361-5000



REVISIONS:

2007-05-31	PER COMMENTS FROM CITY
2007-06-05	ADDED STREAM BUFFERS

DEVELOPER:
LANDMARK HOMES OF PINEHURST
PO BOX 734
WEST END, NORTH CAROLINA 27376

LYSTRA ROAD PROPERTY
CHATHAM COUNTY, NORTH CAROLINA
SKETCH PLAN EXHIBIT

PROJECT NO: LDM-06000
FILENAME: LDM06000-S1
DESIGNED BY: KH
DRAWN BY: CM
SCALE: 1"=100'
DATE: 2007/02/09
SHEET NO: **C-2**
McADAMS