

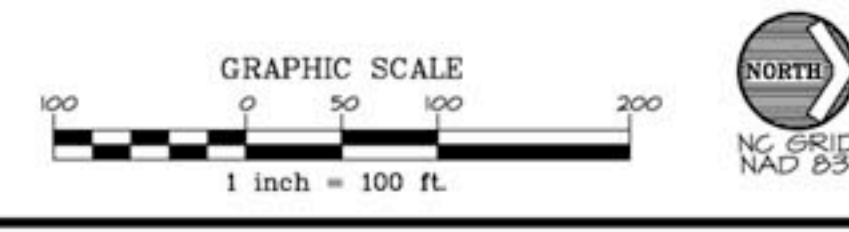
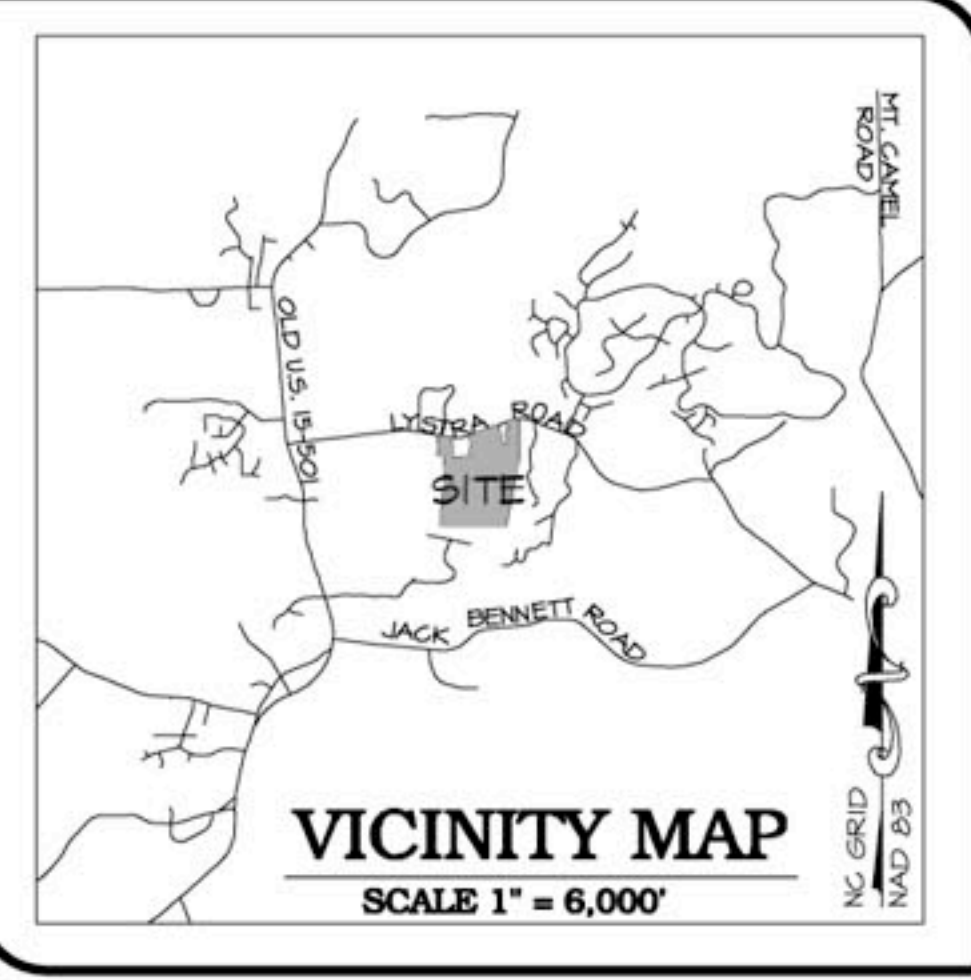
NOTES:  
 1. ALL STREAM LOCATION PERFORMED BY SAEC AND CONFIRMED BY DWG # USAGE.  
 2. ALL TOPO INFORMATION COMPILED FROM GATHAM COUNTY GIS.

SITE DATA	
TOTAL SITE ACRES	143.54 ACRES
CURRENT ZONING	RA-40
CURRENT USE	VACANT
MAXIMUM LOT SIZE	353,911 S.F.
AVERAGE LOT SIZE	6,032.2 S.F.
ROAD LENGTH	5,584 LF
PROPOSED LOTS	54
DENSITY	1 UNIT/2.49 ACRES

LEGEND  
  
 C PROPOSED LOTS USING COMMUNITY SEPTIC AREAS

SOILS LEGEND  
  
 APPROXIMATELY 13,000 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. PINNS: 1) 4775-47-4122; 2) A PORTION OF 4775-01-4936; 3) A PORTION OF 4775-02-3525.  
 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 AVG. LOT WIDTH OF 100 FEET.  
 11. BOUNDARY TAKEN FROM A SURVEY BY MICHAEL W. HODD DATED 04/20/09. SURVEY HAS BEEN TRANSFORMED AND ROTATED TO NORTH CAROLINA GRID, AS SHOWN BY GATHAM COUNTY GIS.  
 12. THE PROPERTY OWNERS ARE:  
 1) LYSTRA GARDENS LLC  
 PO BOX 2095 610 PETER J SARDAJ  
 RALEIGH NC 27605  
 2) HALLMAN SHANNON P & JUDITH H  
 816 LYSTRA RD  
 CHAPEL HILL, NC 27514  
 3) DURHAM LEONA LIFE ESTATE  
 1304 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 35' RADIUS.  
 15. PAVEMENT RADIUS 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 27709-4005  
 (919) 381-5000

**REVISIONS:**  
 2007-05-31 PER COMMENTS FROM CITY  
 2007-08-05 ADDED STREAM BUFFERS

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

**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**

**LYSTRA ROAD PROPERTY**  
 CHATHAM COUNTY, NORTH CAROLINA

**SKETCH PLAN EXHIBIT**