

NOTES:

- ALL STREAM LOCATION PERFORMED BY SAEC.
- ALL TOPO INFORMATION COMPILED FROM CHATHAM COUNTY GIS.

SITE DATA	
TOTAL SITE ACRES	149.51 ACRES
CURRENT ZONING	RA-40
CURRENT USE	VACANT
MAXIMUM LOT SIZE	127,842 S.F.
AVERAGE LOT SIZE	51,560 S.F.
ROAD LENGTH	4,212 LF
PROPOSED LOTS	64
DENSITY	1 UNIT/2.08 ACRES

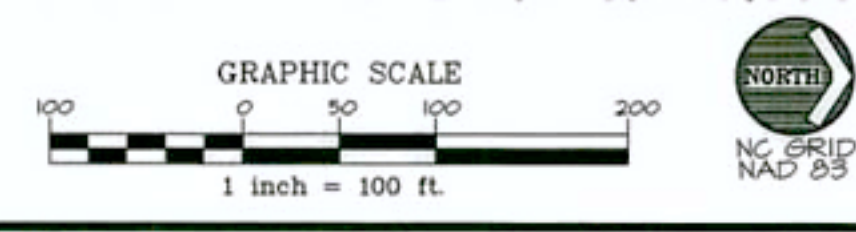
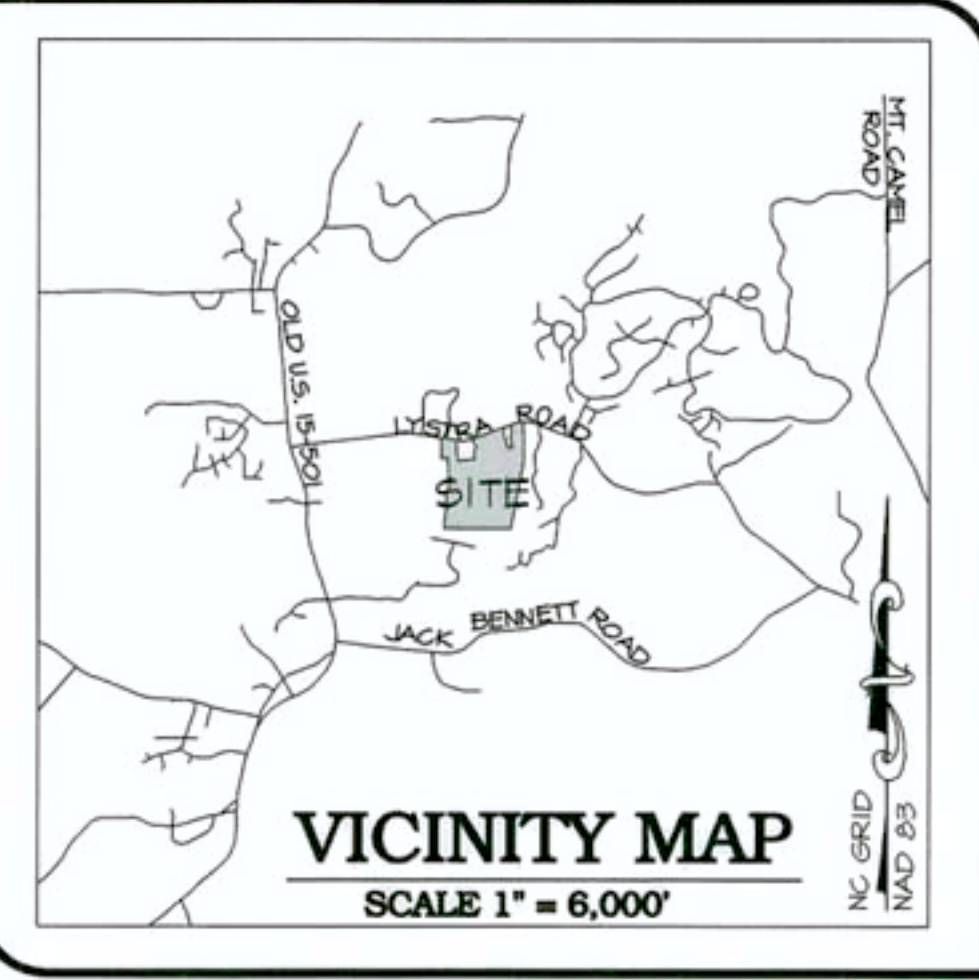
LEGEND

- STREAM BUFFER
- HETLANDS
- EXISTING TREELINE
- PROPOSED LOTS USING COMMUNITY SEPTIC AREAS

SOILS LEGEND

- APPROXIMATELY 10,000 SF PER LOT SUITABLE SOILS NEEDED FOR SEPTIC
- APPROXIMATELY 20,000 SF PER LOT SUITABLE SOILS NEEDED FOR SEPTIC

- SITE DATA:**
- THE DEVELOPER IS LANDMARK HOMES OF PINEHURST.
 - THE ENGINEER IS THE JOHN R. McADAMS COMPANY, INC.
 - PINS: 1) 4175-41-4122; 2) A PORTION OF 4175-01-4156; 3) A PORTION OF 4175-08-3525.
 - ZONING: RA-40, WATERSHED DESIGNATION: H5-IV, (NO FLOOD ZONE LOCATED ON SITE).
 - APPROXIMATE TOTAL AC. OF LAND TO BE SUBDIVIDED: 149.51 AC.
 - APPROXIMATE TOTAL LINEAR FEET OF PROPOSED ROAD: 4,212 LF PUBLIC STREETS.
 - ALL LOTS SHALL BE SINGLE FAMILY RESIDENTIAL.
 - ALL LOTS WILL BE SERVED WITH PUBLIC WATER AND PRIVATE SEPTIC.
 - TOPOGRAPHY GENERATED FROM LIDAR INFORMATION OBTAINED FROM THE NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM.
 - ALL LOTS SHALL HAVE A MINIMUM LOT SIZE OF 40,000 SF AND A MINIMUM AVG. LOT WIDTH OF 100 FEET.
 - BOUNDARY TAKEN FROM A SURVEY BY MICHAEL H. HOOD DATED 04/24/06. SURVEY HAS BEEN TRANSFERRED AND ROTATED TO NORTH CAROLINA GRID, AS SHOWN BY CHATHAM COUNTY GIS.
 - THE PROPERTY OWNERS ARE:
 - LYSTRA GARDENS LLC
PO BOX 12065 (C/O PETER J SARDA)
RALEIGH, NC 27605
 - HALLMAN SHANNON P & JUDITH H
276 LYSTRA RD
CHAPEL HILL, NC 27514
 - DURHAM LEONA LIFE ESTATE
304 LYSTRA ROAD
CHAPEL HILL, NC 27514
 - RIGHT-OF-WAY WIDTHS SHALL BE 45' W/ 20' ASPHALT DRIVING SURFACE, EXCEPT FOR ENTRY ROAD OFF LYSTRA ROAD.
 - CUL-DE-SACS SHALL BE 55' RADIUS.
 - PAVEMENT RADI IN CUL-DE-SACS SHALL BE 45'.
 - NO STRUCTURES OR SEPTIC SYSTEMS SHALL BE LOCATED WITHIN 100' OF HERNDON CREEK.
 - ALL LOTS SHALL BE ACCESSED INTERNALLY.
 - ALL ROADS SHALL BE PUBLIC AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.
 - 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:

NO.	DATE	DESCRIPTION
1	2007/02/09	ISSUE FOR PERMIT

DEVELOPER:
LANDMARK HOMES OF PINEHURST
PO BOX 734
WEST END, NORTH CAROLINA 27576

PROJECT NO: LMD-06000
FILENAME: LDM06000-S1
DRAWN BY: KH
SCALE: CM
DATE: 2007/02/09
SHEET NO: C-2

McADAMS

LYSTRA ROAD PROPERTY
CHATHAM COUNTY, NORTH CAROLINA
SKETCH PLAN