

SITE DATA

TOTAL AREA IN PHASE 2: 660,962 SF. / 15.17 AC.
 AREA IN EXISTING PUBLIC R/W (HUBERT HERNDON ROAD): 42,205 SF. / 0.97 AC.
 AREA IN NEW PUBLIC R/W: 581,226 SF. / 13.35 AC.
 AREA IN COMMON AREAS (B): 37,031 SF. / 0.85 AC.
 LINEAR FEET OF PUBLIC ROAD: 4,713 LF (TAYLOR ROAD)
 6,920 LF (BRIAR CHAPEL PARKWAY)
 PROPOSED IMPERVIOUS SURFACE FOR THIS PLAT: 6.18 AC.

LEGEND:

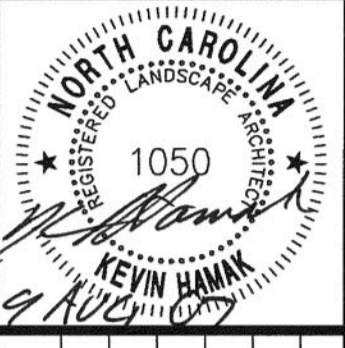


WETLANDS

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS A RECOMBINATION, RIGHT-OF-WAY AND EASEMENT DEDICATION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON N.C. GRID (NAD 83) N.C.G.S. MONUMENTS "MEACHAM" & "GUNTER".
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS STATED OTHERWISE.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- REFERENCES:
 D.B. 283, PG. 152 P.B. 2003, PG. 111 P.B. 2007, PG. 246
 P.B. 2005, PG. 262 P.B. 2000, PG. 284-5 P.B. 2003, PG. 324
 P.B. 2002, PG. 183 P.B. 28, PG. 16 P.B. 33, PG. 54
 OF THE CHATHAM COUNTY REGISTRY
 SURVEY ENTITLED "BOUNDARY SURVEY - BRIAR CHAPEL" PERFORMED BY THE JOHN R. MCADAMS COMPANY, INC. DATED 8-23-01.
 PIN#5, 4775-43-2168, 4775-43-3304, 4775-33-6711, 4775-23-4421, 4775-23-5647, 4775-13-3431, 4775-04-4674, AND 4765-16-5537
- FLOOD NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA "AS" AS SHOWN ON FEMA F.I.R.M. MAP # 371047T001J AND 371047T002J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007. THERE IS ALSO A CONDITIONAL LETTER OF MAP REVISION IN REVIEW WITH FEMA AS OF 4-4-2007 FOR POKEBERRY CREEK, CASE #07-04-3196R.
- PUBLIC WATERLINE EASEMENT FOR FIRE HYDRANTS TO BE CENTERED UPON AS-BUILT LOCATION OF HYDRANT. SEE SHEET 3 OF 7 FOR DETAIL.
- PROJECT IS LOCATED IN THE CAPE FEAR RIVER BASIN.
- PERENNIAL STREAM LOCATIONS BASED ON DATA PROVIDED BY SOIL AND ENVIRONMENTAL CONSULTANTS.
- MAINTENANCE OF PUBLIC RIGHT OF WAYS SHOWN HEREON TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL HOA UNTIL SUCH TIME THAT THEY ARE ACCEPTED BY NCDOT.
- THE TRAIL SYSTEM WILL MEET THE REQUIREMENTS OF THE CCO REGARDING DISTANCES FROM EDGE OF THE STREAM AND OTHER REQUIREMENTS.
- LIGHTING WILL CONFORM TO THE DRAFT CHATHAM COUNTY LIGHTING ORDINANCE.
- ONCE THE PERIMETER BUFFER HAS BEEN DELINEATED, A DEED RESTRICTION SATISFACTORY TO THE COUNTY ATTORNEY SHALL BE FILED WITH THE CHATHAM COUNTY REGISTER OF DEEDS THAT PERMANENTLY PROTECTS THIS LAND AS A BUFFER AND IDENTIFIES THE MAINTENANCE RESPONSIBILITY THAT RESTS WITH THE HOMEOWNERS ASSOCIATION.
- GUL-DE-SAC RADIUS SHALL BE AS REQUIRED BY THE CHATHAM COUNTY SUBDIVISION REGULATIONS, SECTION 6.2 (C) AND 6.2 D(3)(H). (THERE ARE NO GUL-DE-SACS ON CURRENT PLAT.)

THE JOHN R. MCADAMS COMPANY, INC.
 ENGINEERS/PLANNERS/SURVEYORS
 RESEARCH TRIANGLE PARK, NC
 P.O. BOX 14005 ZIP 27709-4005
 (919) 361-5000

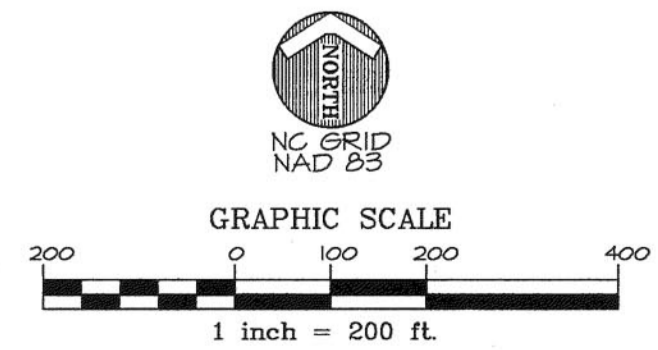


REVISIONS:

OWNER:
 NEWLAND COMMUNITIES
 5850 FAYETTEVILLE ROAD
 SUITE 201
 DURHAM, NORTH CAROLINA 27713

BRIAR CHAPEL PHASE 2
 CHATHAM COUNTY, NORTH CAROLINA
 PRELIMINARY PLAT

PROJECT NO. NEW-05020
 FILENAME: NEW05020-PP
 DESIGNED BY: -
 DRAWN BY: RLU
 SCALE: 1"=200'
 DATE: 08-10-07
 SHEET NO. C-1



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

