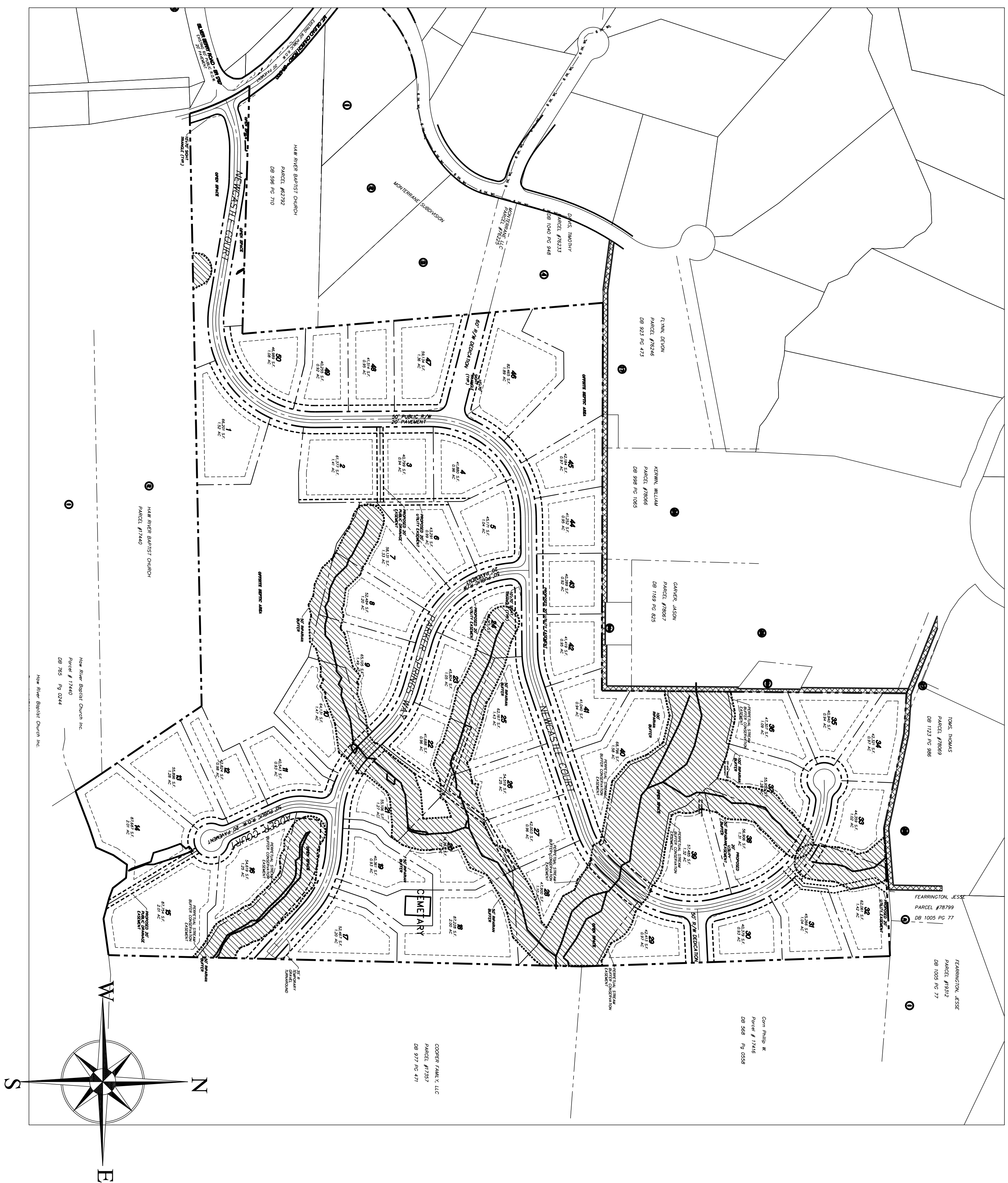


PARKER SPRINGS

SUBDIVISION PLAN

CHATHAM COUNTY, NORTH CAROLINA



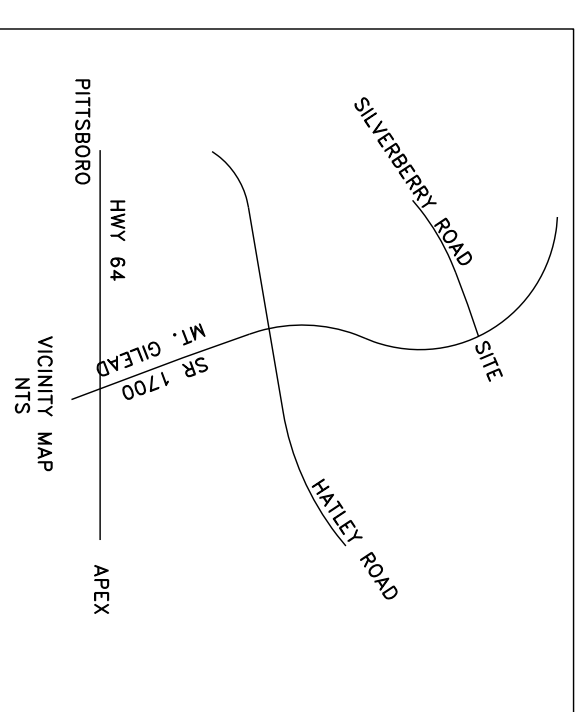
OWNER/DEVELOPER:
PARKER SPRINGS, LLC
 4441 SIX FORKS ROAD STE. 106-142
 RALEIGH, NC 27609
 (919) 848-2212

LAND PLANNING & ENGINEERING:
DEVELOPMENT CONSULTING SERVICES, INC.
 1401 AVERSBO ROAD, STE. 206
 GARNER, NC 27529
 (919) 329-0051

ENVIRONMENTAL CONSULTANT:
MITCHELL ENVIRONMENTAL, PA
 P.O. BOX 341
 FUQUAY-VARINA, NC 27526
 (919) 557-4682

LAND SURVEYOR:
STANCLIFF & ASSOCIATES
 P.O. BOX 730
 ANGLIER, NC 27501
 (919) 639-2133

LEGEND
 RIPARIAN BUFFER



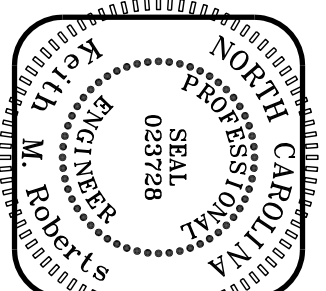
SHEET
1
 OF 3

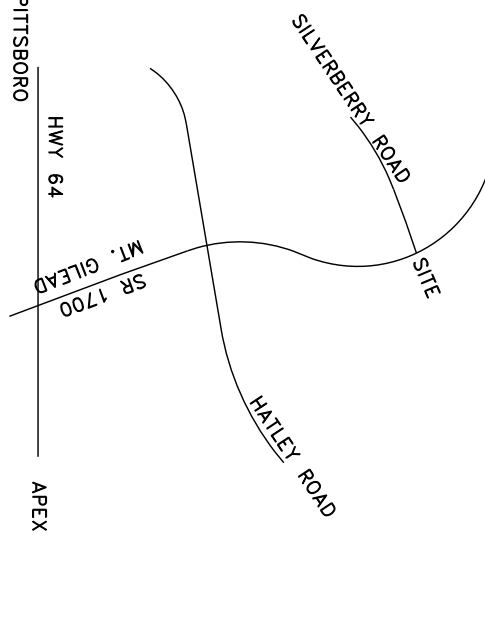
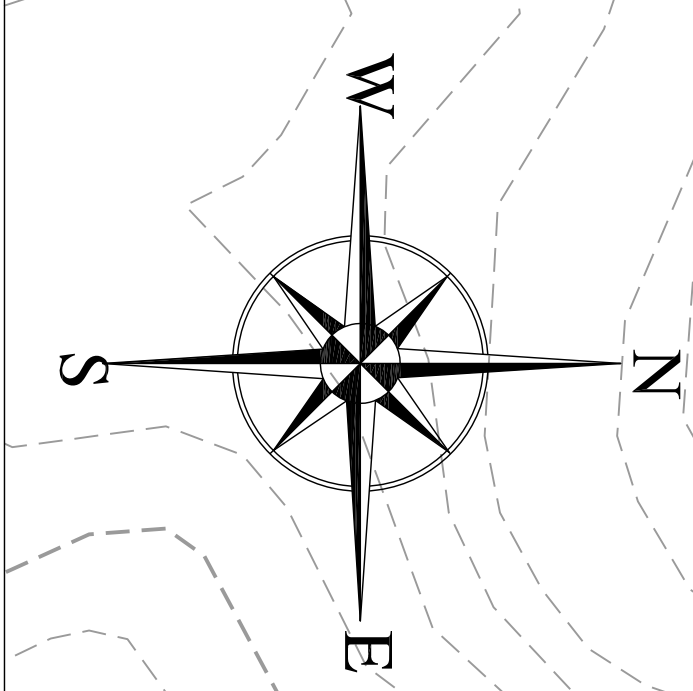
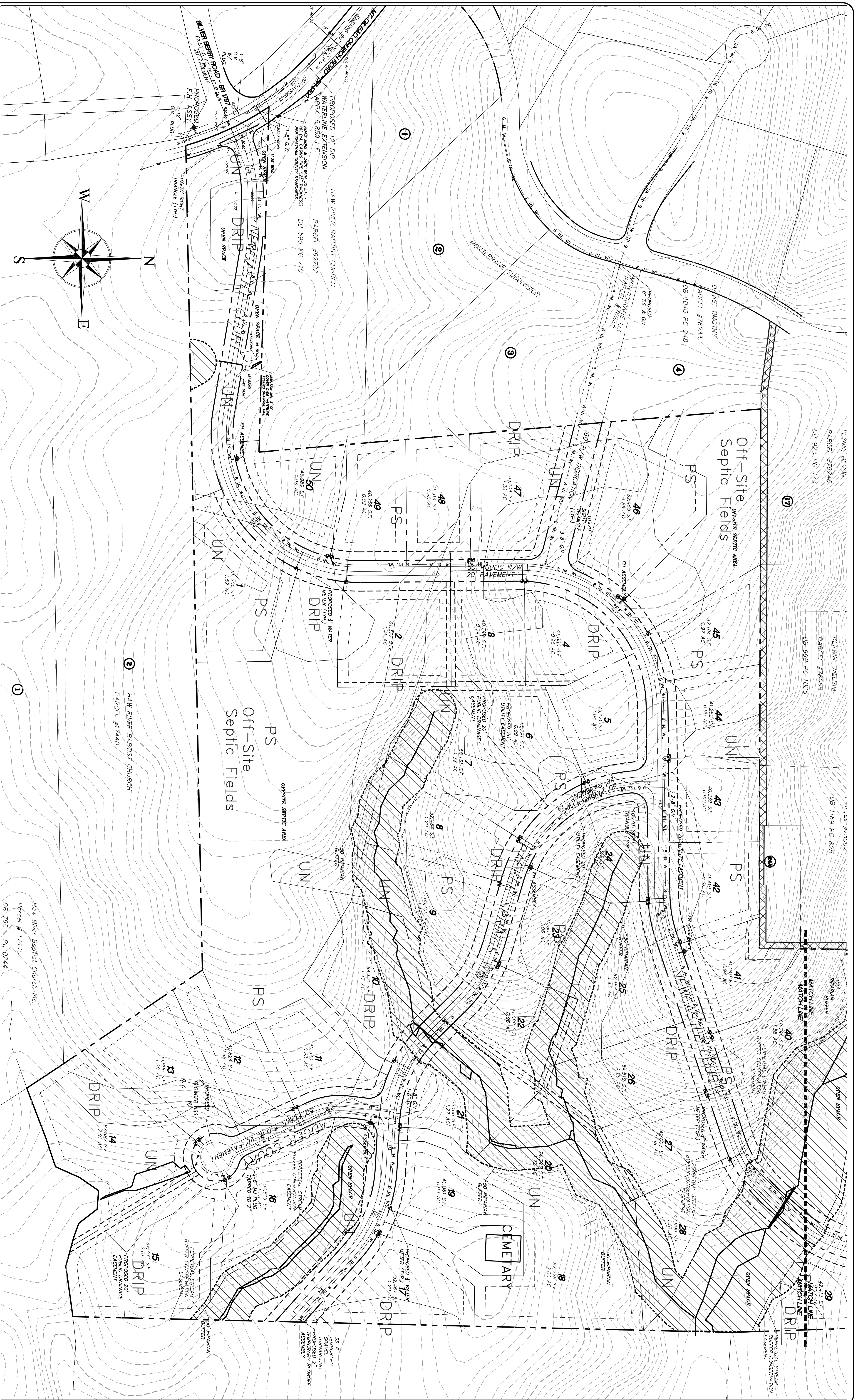
REVISIONS:
 SCALE: 1" = 200'
 DRAWN BY:
 M.W.C.
 DATE: 10/8/07
 PROJECT NO.

COVER
PARKER SPRINGS SUBDIVISION
 CHATHAM COUNTY, NORTH CAROLINA

OWNER/DEVELOPER
 PARKER SPRINGS, LLC
 4441 SIX FORKS ROAD, STE. 106-142
 RALEIGH, NC 27609
 (919) 848-2212

ENGINEERING & LAND PLANNING
 DEVELOPMENT CONSULTING SERVICES
 1401 AVERSBO ROAD, STE. 206
 GARNER, NORTH CAROLINA 27529
 TEL. (919)329-0051 FAX (919)772-3437





SITE DATA:

DEVELOPER: RLA DEVELOPMENT
 SITE AREA: 86.74 AC.
 PARCEL ID#: 17425
 PIN NO. 9773-60-6982
 ZONING: RA-40
 OWNER: CHATHAM LAND AND TIMBER
 DB 235, PG. 0341
 PROPOSED LOTS: 50
 MAIN LOT AREA: 40,000 SF
 WATER: CHATHAM COUNTY
 SEWER: INDIVIDUAL

WATERLINE DATA:

WATERLINE	12" DIP WL	8" DIP WL	6" DIP WL	2" PVC WL
Mt. Gilead Church Road	5,859 L.F.	-	-	-
Newcastle Court	-	3,986 L.F.	137 L.F.	300 L.F.
Parker Springs Way	-	1,592 L.F.	-	-
Adger Court	-	-	70 L.F.	500 L.F.
Connection to Monterraine	-	718 L.F.	-	-
R/W DEDICATION (@ LOTS 29 & 30)	-	100 L.F.	-	-
Connection FARRINGTON TRACT	-	-	370 L.F.	-

SETBACKS:

MIN. LOT WIDTH	100'
FRONT SETBACK	40'
REAR YARD	25'
SIDE YARD	25'

- NOTES:**
- BOUNDARY SURVEY INFORMATION TAKEN FROM DIGITAL FILE PROVIDED BY STANCL AND ASSOCIATES.
 - PROFESSIONAL LAND SURVEYOR
 - TOPOGRAPHIC INFORMATION TAKEN FROM CHATHAM COUNTY GIS.
 - ALL LOTS TO BE SERVED BY CHATHAM COUNTY WATER SYSTEM AND SEPTIC SYSTEMS.
 - ALL STREETS SHALL BE BUILT TO NCDOT STANDARDS AND SPECIFICATIONS AND BE DEDICATED PUBLIC.
 - ALL STREETS SHALL BE BUILT TO NCDOT STANDARDS AND SPECIFICATIONS AND BE DEDICATED PUBLIC.
 - ALL STREETS SHALL BE BUILT TO NCDOT STANDARDS AND SPECIFICATIONS AND BE DEDICATED PUBLIC.
 - OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - THIS SITE IS NOT LOCATED IN A FEMA FLOODPLAIN PER FEMA MAP# 3710977300U DATED 11/12/07.
 - THREE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER LINES AND DRAINAGE PIPES.
 - ALL PIPES AT STREET CROSSINGS SHALL BE BURIED AS FOLLOWS: ALL PIPES > 60" SHALL BE BURIED 1' IN STREET. ALL PIPES < 60" SHALL BE BURIED A DEPTH EQUAL TO 20% OF THE PIPE DIAMETER.
 - ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 5' OFF THE EDGE OF PAVEMENT.
 - ALL HEADWALLS TO BE NCDOT STANDARD HEIGHT HEADWALLS.
 - EXISTING SPEED LIMIT FOR MT. GILEAD CHURCH ROAD IS 55 MPH.

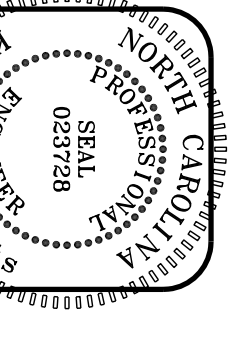
LEGEND

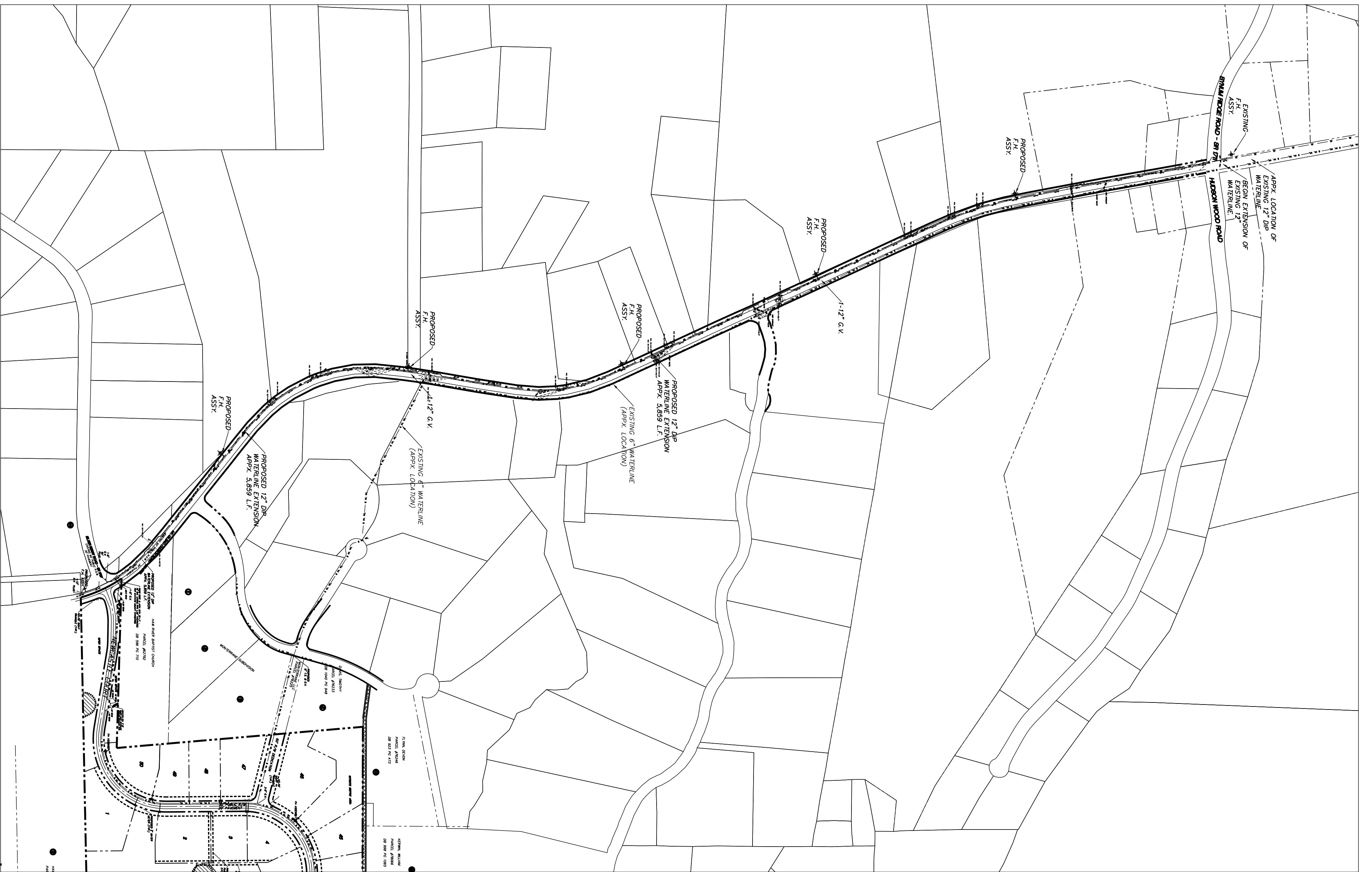
- PS: PROVISIONAL SUITABLE SOILS
- FOR LPP OR CONVENTIONAL SYSTEMS
- DRIP: SUITABLE FOR SUBSURFACE DRIP
- IRRIGATION SYSTEM
- 50' RIPARIAN BUFFER

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEROBE YOU DIGI CONTACT ONE-CALL CENTER 1-800-632-4949

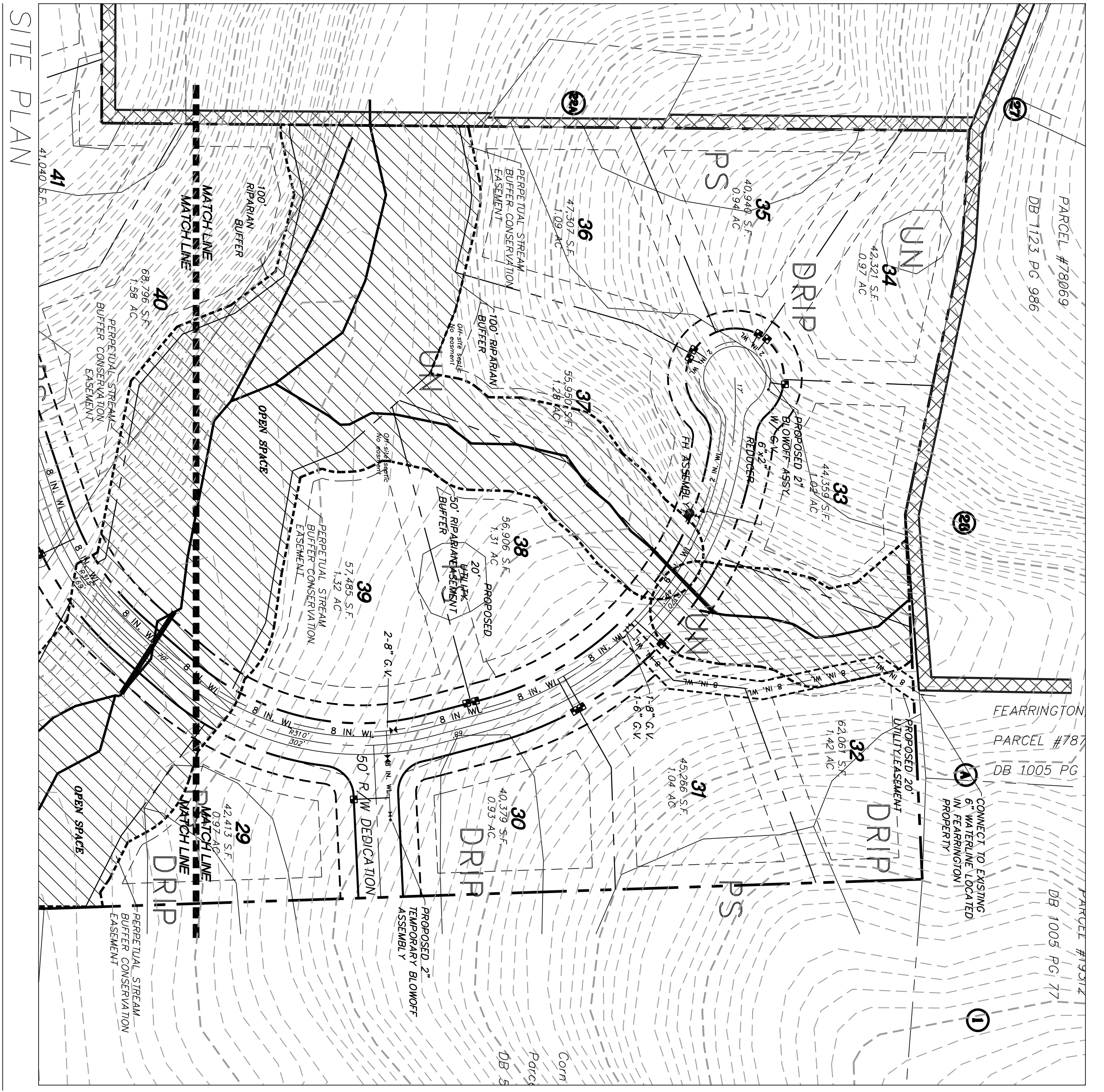
REVISIONS: 11/12/07 11/21/07 12/6/07	SCALE: 1" = 100'	DATE: 10/8/07	DRAWN BY: M.W.C.	PROJECT NO.	SHEET 2 OF 3
SITE PLAN PARKER SPRINGS SUBDIVISION CHATHAM COUNTY, NORTH CAROLINA			OWNER/DEVELOPER PARKER SPRINGS, LLC 4441 SIX FORKS ROAD, STE. 106-142 RALEIGH, NC 27609 (919) 848-2212		ENGINEERING & LAND PLANNING DEVELOPMENT CONSULTING SERVICES 1401 AVERSBO ROAD, STE. 206 GARNER, NORTH CAROLINA 27529 TEL. (919)329-0051 FAX (919)772-3437





MT. GILEAD CHURCH ROAD - WATER EXTENSION PLAN

SCALE 1"=300'

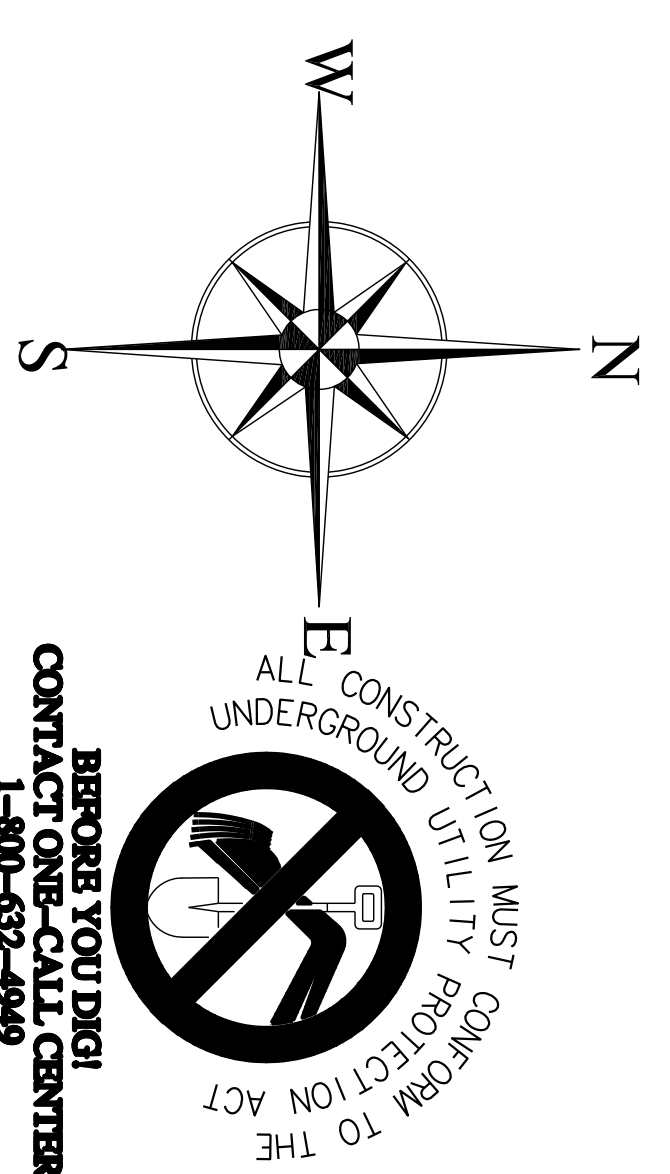


SITE PLAN

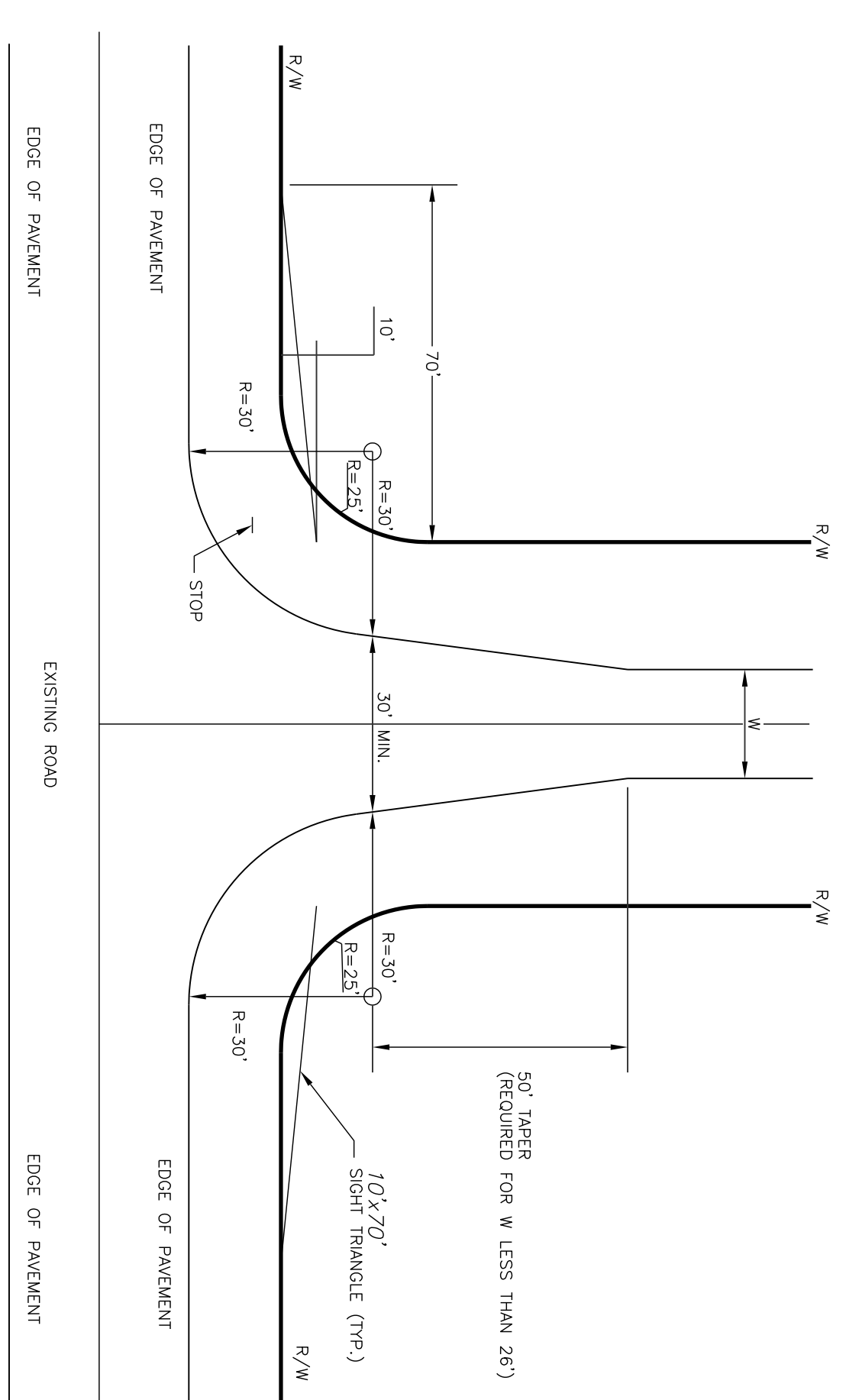
SCALE 1"=50'

LEGEND

- RIPARIAN BUFFER
- PS: PROVISIONAL SUITABLE SOILS
- FOR LPP OR CONVENTIONAL SYSTEMS
- DRIP: SUITABLE FOR SUBSURFACE DRIP
- IRRIGATION SYSTEM



BIRROB YOUNG
CONTACT ONE-CALL CENTER
1-800-652-4949



NOTE:
ADDITIONAL R/W MAY BE REQUIRED TO BE REQUIRED TO ACCOMMODATE DRAINAGE TAPERS, TURN LANES, AND DRAINAGE BEYOND THE RIGHT-OF-WAY.

SHEET
3
OF 3

REVISIONS:
11/12/07
12/6/07
SCALE:
AS SHOWN
DRAWN BY:
M.W.C.
DATE:
10/8/07
PROJECT NO.

SITE PLAN & WATER EXTENSION PLAN
PARKER SPRINGS SUBDIVISION
CHATHAM COUNTY, NORTH CAROLINA

OWNER/DEVELOPER
PARKER SPRINGS, LLC
4441 SIX FORKS ROAD, STE. 106-142
RALEIGH, NC 27609
(919) 848-2212

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