

EXISTING UTILITIES NOTE:
CONTRACTOR IS ADVISED THAT EXISTING UTILITIES WITHIN PRIVATE UTILITY EASEMENTS ARE NOT FIELD VERIFIED. CONTRACTOR SHALL USE EXTREME CAUTION DURING CONSTRUCTION WITHIN PRIVATE UTILITY EASEMENTS, AND IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

SITE DATA	
TOTAL SITE ACREAGE PHASE 5 SOUTH	12.80 ACRES
PROPOSED SITE ACREAGE PHASE 5 SOUTH, SECTION 2	6.72 ACRES
CURRENT ZONING	CCO
CURRENT USE	VACANT
P.I.N.s	A PORTION OF 9765-65-9021 A PORTION OF 9765-75-7818 A PORTION OF 9765-84-4749
PARCEL NUMBERS	A PORTION OF 82826 A PORTION OF 87020 A PORTION OF 86790
AREA IN ROW	0.87 AC.
WATERSHED	WS-IV PA
FLOOD MAPS	N.A. (NO FLOOD ZONE ON SITE)
BUILDING SETBACKS	FRONT YARD 15' (FROM ROW) SIDE YARD 7.5' (FROM PROPERTY LINE) BACK YARD 20' (FROM PROPERTY LINE)

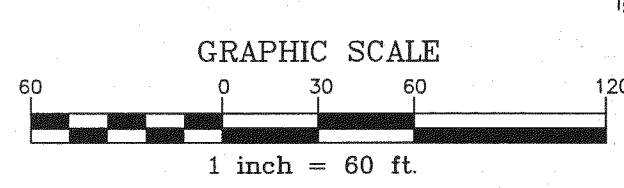
- GENERAL NOTES:**
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 - "N.E.V." MEANS "NOT FIELD VERIFIED" AS TO EXACT LOCATION AND/OR ELEVATION. INFORMATION SHOWN IS BASED ON PREVIOUS DESIGN DRAWINGS WHICH HAVE BEEN RELEASED FOR CONSTRUCTION.
 - SEE SHEET D-1 FOR PROPOSED ROAD CROSS SECTION DETAILS AND PAVEMENT SCHEDULE.
 - ALLEYS ARE LOCATED INSIDE 20' PRIVATE EASEMENTS. ALL OTHER STREETS WITHIN PHASE 5 SOUTH ARE INSIDE 40' PUBLIC RIGHTS-OF-WAY. EACH BIFURCATED PORTION OF BRIAR CHAPEL PARKWAY IS WITHIN A 41' PUBLIC RIGHT-OF-WAY.
 - EXISTING INFRASTRUCTURE AS SHOWN IS CURRENTLY UNDER CONSTRUCTION AND SHALL BE FIELD VERIFIED BY CONTRACTOR. REFER TO THE FOLLOWING JOHN R. MCADAMS COMPANY, INC. CONSTRUCTION PLANS, AND ALL SUBSEQUENT CONSTRUCTION BULLETINS FOR INFORMATION ON EXISTING INFRASTRUCTURE.
 - BRIAR CHAPEL - RECLAMATION FACILITY EROSION CONTROL PLAN SEALED JULY 29, 2005.
 - BRIAR CHAPEL - PHASE 1 CONSTRUCTION PLANS SEALED OCTOBER 21, 2005.
 - BRIAR CHAPEL - WEST EXTENSION GRADING PLAN (INTERIM) SEALED MARCH 1, 2007.
 - BRIAR CHAPEL - PHASE 3 CONSTRUCTION PLANS SEALED DECEMBER 4, 2006.
 - BRIAR CHAPEL - PHASE 4 CONSTRUCTION PLANS SEALED JANUARY 15, 2007.
 - BRIAR CHAPEL - WATER QUALITY POND 4 CONSTRUCTION PLANS SEALED AUGUST 16, 2006.
 - BRIAR CHAPEL - PUMP STATION CONSTRUCTION PLANS DATED APRIL 3, 2006.
 - BRIAR CHAPEL - PHASE 4-POD D CONSTRUCTION PLANS SEALED SEPTEMBER 17, 2007.
 - BRIAR CHAPEL - PHASE 3 & 4 EROSION CONTROL PLANS SEALED JULY 26, 2007.
 - BRIAR CHAPEL - PHASE 5 NORTH UNAPPROVED CONSTRUCTION PLANS SEALED APRIL 11, 2008.
 - BRIAR CHAPEL - GREAT RIDGE PARKWAY NORTH EXTENSION PLANS SEALED JANUARY 31, 2008.
 - BRIAR CHAPEL - PHASE 3, PHASE 4 AND GREAT RIDGE PARKWAY NORTH GUARDRAIL PLANS SEALED JULY 31, 2008.
 - BRIAR CHAPEL - DUKE ENERGY EASEMENT EROSION CONTROL PLAN SEALED AUGUST 20, 2007.
 - BRIAR CHAPEL - DUKE ENERGY EASEMENT HAIL ROAD EROSION CONTROL PLAN SEALED OCTOBER 11, 2007.
 - PRIVATE ALLEYS INTERSECT PRIVATE/PUBLIC STREETS WITH N.C.D.O.T. STANDARD DRIVEWAY RAMPS.
 - STREAM AND WETLAND LOCATIONS ARE BASED ON DELINEATIONS PROVIDED BY SOIL AND ENVIRONMENTAL CONSULTANTS (11010 RAVEN RIDGE ROAD, RALEIGH, NORTH CAROLINA 27614, PHONE: 919-846-5900, CONTACT: NIKKI THOMSON).
 - ALL SITE CONSTRUCTION SHALL CONFORM TO CURRENT NORTH CAROLINA ACCESSIBILITY CODE.
 - ALL PROPOSED ROADWAY DIMENSIONS AS SHOWN ARE MEASURED FROM BACK OF CURB TO BACK OF CURB. ALL PROPOSED ALLEY DIMENSIONS AS SHOWN ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
 - TEMPORARY VERTICAL BENCHMARKS (TBM) AS SHOWN ARE TIED TO NGVD 29. TEMPORARY BENCHMARKS WERE INSTALLED BY THE JOHN R. MCADAMS COMPANY PRIOR TO CONSTRUCTION ACTIVITIES (FIELD VERIFY).
 - RESIDENTIAL LOTS THAT BORDER PRIVATE ALLEYS SHALL HAVE DRIVEWAY ACCESS OFF OF THE ALLEYS.
 - BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY, CONTACT N.C.D.O.T. DISTRICT OFFICE AND OBTAIN ALL PERMITS AND ENCROACHMENTS. KEEP COPIES ON CONSTRUCTION SITE. ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER AT 336-629-1423.

FLOODPLAIN NOTE:
A PORTION OF THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA "AE" AS SHOWN ON FEMA F.I.R.M. MAP # 3710877500J AND 3710876500J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007. THE CONDITIONAL LETTER OF MAP REVISION WAS APPROVED ON SEPTEMBER 6, 2007 FOR POKEBERRY CREEK, CASE 174-3196R.

SEE PLAN & PROFILE SHEETS FOR DETAILED UTILITY AND STORM DRAINAGE INFORMATION WITHIN PUBLIC ROADS AND PRIVATE ALLEYS.

SITE LEGEND

- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- LOT NUMBER (PROPOSED)
- LOT NUMBER (EXISTING)
- PHASE 5 SOUTH LOT BOUNDARY/PHASE LINE



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
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RESEARCH TRIANGLE PARK • CHARLOTTE • WILMINGTON
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OWNER:
BRIAR CHAPEL
Newland COMMUNITIES
NNP-BRIAR CHAPEL, L.L.C.
16 WINDY KNOLL CIRCLE
CHAPEL HILL, NORTH CAROLINA 27516

PROJECT NO. NEW-09007
FILENAME: NEW09007s1.dwg
DESIGNED BY: WTO
DRAWN BY: MDS
SCALE: 1"=60'
DATE: 1-08-2010
SHEET NO. **C-3**

BRIAR CHAPEL
PHASE 5 SOUTH, SECTION 2
PRELIMINARY PLAT SUBMITTAL
U.S. HWY. 15-501 & MANN'S CHAPEL ROAD, BALDWIN & WILLIAMS TOWNSHIPS, CHATHAM COUNTY, NORTH CAROLINA
SITE PLAN

X:\Projects\NEW09007\LandConstruction Documents\Current Drawings\Preliminary Plat Phase 5 South Section 2\NEW09007-S1.dwg, 1/7/2010 10:32:24 AM, asak, 11