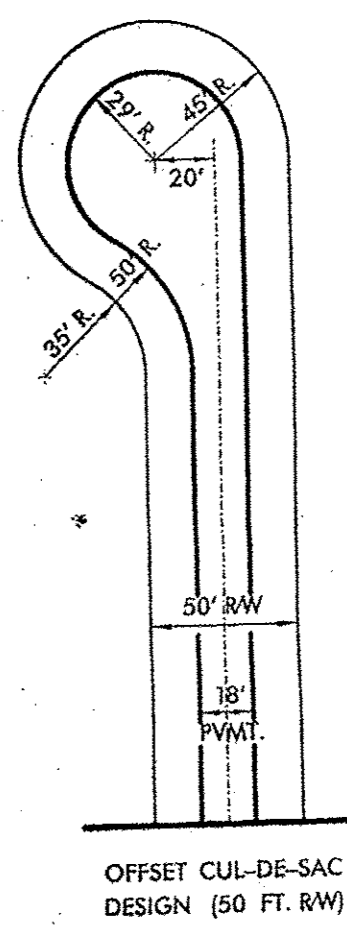


LOT AND REMOTE SEPTIC LOT SCHEDULE

LOT #	USEABLE AREA	REMOTE	TOTAL USEABLE LOT AREA
1	48,312	12,042	60,354 S.F.
2	30,409	12,005	42,414 S.F.
3	31,088	14,357	45,445 S.F.
4	27,210	19,059	46,269 S.F.
5	31,441	8,712	40,153 S.F.
22	35,647	23,690	59,337 S.F.

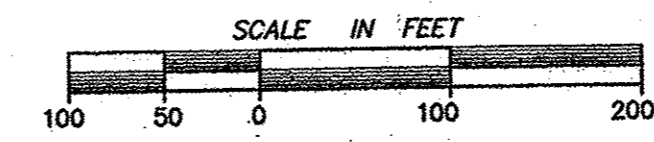
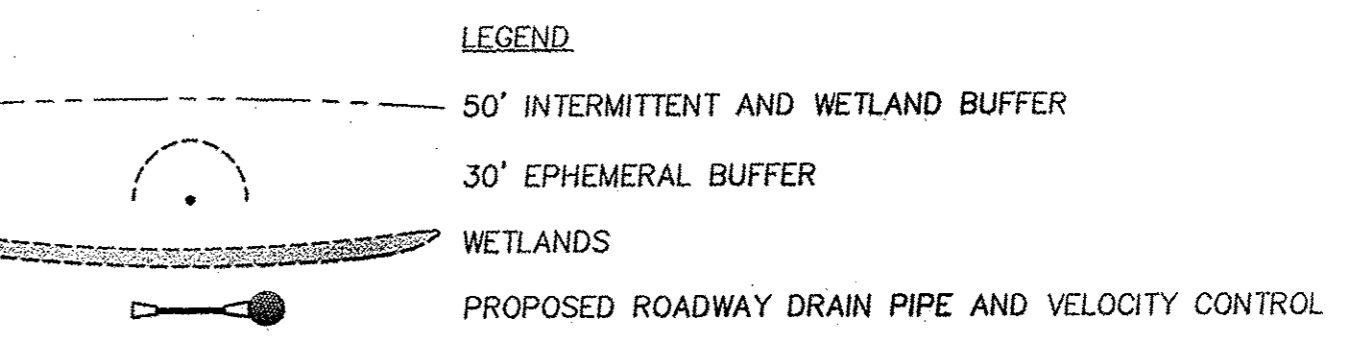


**FIGURE 11
OFFSET CUL-DE-SAC DESIGN**
NOTE: THESE TYPICALS MAY BE LEFT OR RIGHT AND MAY BE BUILT WITH 45' RIGHT OF WAY.

- RESIDENTIAL SUBDIVISION**
- NET AREA IN TRACT: 1,347,871 S.F. (30.943 AC.)
 - NUMBER OF LOTS: 27
 - PROPOSED ROAD: PUBLIC; PAVED 20' TRAVEL SURFACE; 50' R/W
 - WATER SUPPLY: CHATHAM COUNTY PUBLIC WATER.
 - SEWAGE DISPOSAL: INDIVIDUAL LOT SEPTIC SYSTEMS
 - LOT SIZE: 40,000 S.F. TO 61,606 S.F.; AVERAGE=49,921 S.F.
 - PROPOSED SETBACKS: A) MANN'S CHAPEL: 40'; B) INTERIOR FRONT: 40'; C) REAR: 25'; D) SIDE: 25'
 - AREA IN PROPOSED PUBLIC STREET RIGHT-OF-WAY: 72,858 S.F.

- OTHER INFORMATION**
- STREAMS: INTERMITTENT AND EPHEMERAL AS SHOWN
 - WETLANDS: ADJACENT TO STREAM AS SHOWN
 - FLOODPLAINS: NONE
 - ADJACENT NATURAL AREAS: NONE
 - CULTURAL & HISTORICAL RESOURCES: NONE
 - EXISTING LANDCOVER: HARDWOODS AND PINES EXCEPT AT EXISTING HOUSES
 - STREAM CROSSING DISTURBANCE: ±80 TO 90 LF OF EXISTING CHANNEL
 - WATERSHED: JORDAN LAKE

- TRACT INFORMATION**
- PIN: 9766-62-6623; 9766-61-6728
 - AKPAR: 2532; 2533



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**PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES,
OR SALES.**

CONCEPT PLAN

**VICTORIAN HILLS SUBDIVISION
MANN'S CHAPEL ROAD**

CHATHAM COUNTY, NC
BALDWIN TWP.

SCALE: 1"=100'

DRAWN BY: JGP
CHECKED BY: JNP
DATE: 5/6/2013
PROJECT NO.: 520401
DRAWING NO.: B910SK01

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REVISIONS

NO.	DATE	DESCRIPTION

SHEET 1
OF 1