

SITE SUMMARY DATA

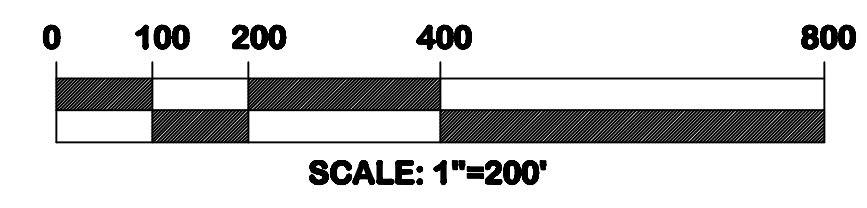
PROJECT:	LEGEND OAKS - PHASE III
PROJECT ADDRESS:	11010 US 15-501 NORTH CHAPEL HILL, NC 27517
PIN'S:	(OLDHAM TRACT) 9776-76-614 (RIGGSBEE TRACT) 9786-01-2381 (TATE TRACT) 9786-00-2777 (BURGESS TRACT) 9775-79-1140
ZONED:	RA-40 (WS-IV-PA)
USE:	VACANT
SITE ACREAGE:	(OLDHAM TRACT) 91.17 ACRES (RIGGSBEE TRACT) 8.17 ACRES (TATE TRACT) 8.80 ACRES (BURGESS TRACT) 16.09 ACRES
TOTAL SITE ACREAGE:	124.23 ACRES
PROPOSED RIGHT OF WAY AREA:	10.86 ACRES
TOTAL NUMBER OF LOTS:	71
AVERAGE LOT SIZE:	(69,555 SF) 1.59 ACRES
MINIMUM LOT SIZE:	(40,046 SF) 0.92 ACRES
SETBACKS:	FRONT YARD 40 FEET REAR YARD 25 FEET SIDE YARD 25 FEET
APPROXIMATE LINEAL FEET OF STREET:	9,317 LF
MAXIMUM BUILDING HEIGHT:	60 FEET
OWNER/DEVELOPER:	HBP PROPERTIES, LLC PO BOX 5365 CARY, NC 27512
CONTACT:	BRANTLEY POWELL
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CONSULTANT:	ARCADIA CONSULTING ENGINEERS, PLLC 302 JEFFERSON STREET, SUITE 200 RALEIGH, NC 27605
CONTACT:	TRENTON D. STEWART, PE
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FAX:	(919) 832-7782
EMAIL:	trent@arcadiaengineers.com
SURVEYOR:	SMITH & SMITH SURVEYORS 1511 N. SALEM ST. APEX, NC 27502
CONTACT:	STALEY SMITH, PLS
PHONE:	(919) 362-7111
FAX:	(919) 362-7117

Legend

	Areas contain soils with 30 inches or more of useable material and have potential for conventional or modified conventional septic systems. There will be inclusions of soils 24-29 inches that would support LPP or ultra-shallow conv. septic systems in the areas mapped as conventional.
	Areas contain soils with 24-29 inches of useable material and have potential for LPP or ultra-shallow conventional septic systems.
	Areas of potentially suitable saprolite that will require backhoe pit evaluations to determine suitability.
AR	Areas of Auger Refusal where CCSC personnel could not fully evaluate the soils due to the dense amounts of rock in the soil profile. These areas can be evaluated with backhoe pits to determine overall suitability.
UN	Unsuitable areas.

- *Preliminary Soils Evaluation
- *Soil boundary was sketched onto a topographic map of the property through ground truthing and GPS location of a portion of the suitable soil borings.
- *Not a Survey.
- *Septic system setbacks listed below for new lots.
 - 1) 10' from property lines.
 - 2) 100' from wells for primary systems.
 - 3) 50' from wells for repair systems.
 - 4) 50' from surface waters (streams, ponds, lakes).
- *Property boundary acquired from client's surveyor.
- *See accompanying report for additional information.
- *CCSC does not guarantee that any of the areas shown as potentially suitable for septic systems will be granted permits by the local health department.

NOTE:
THERE ARE NO FEMA MAP FLOOD AREAS ON SITE.
WATER SERVICE SHALL BE PUBLIC WATER SYSTEM PROVIDED BY CHATHAM COUNTY PUBLIC UTILITIES.



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

SKETCH PLAN
LEGEND OAKS - PHASE III
OWNER/DEVELOPER: HBP PROPERTIES, LLC
 WILLIAMS TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

DRAWN BY	CHECKED BY
ACE	TDS
DATE	5-5-07

REVISIONS	

SHEET TITLE
SKETCH PLAN

SHEET NUMBER