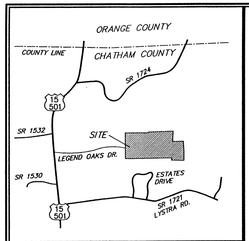
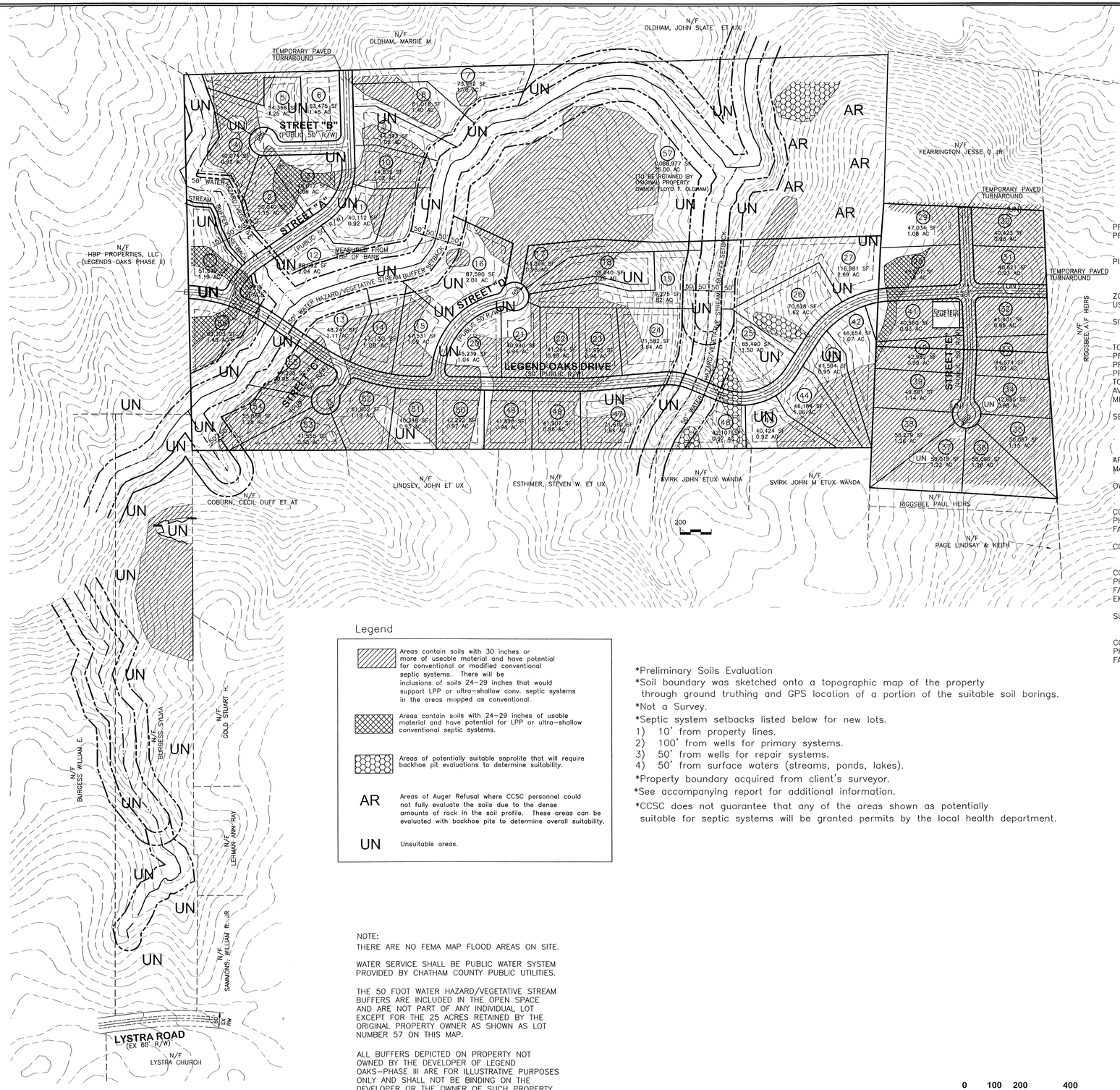


VICINITY MAP



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 usable 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.

NOTE:
THERE ARE NO FEMA MAP FLOOD AREAS ON SITE.

WATER SERVICE SHALL BE PUBLIC WATER SYSTEM PROVIDED BY CHATHAM COUNTY PUBLIC UTILITIES.

THE 50 FOOT WATER HAZARD/VEGETATIVE STREAM BUFFERS ARE INCLUDED IN THE OPEN SPACE AND ARE NOT PART OF ANY INDIVIDUAL LOT EXCEPT FOR THE 25 ACRES RETAINED BY THE ORIGINAL PROPERTY OWNER AS SHOWN AS LOT NUMBER 57 ON THIS MAP.

ALL BUFFERS DEPICTED ON PROPERTY NOT OWNED BY THE DEVELOPER OF LEGEND OAKS–PHASE III ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT BE BINDING ON THE DEVELOPER OR THE OWNER OF SUCH PROPERTY, AND SHALL NOT BE CONDITIONS OF APPROVAL.

*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.

SITE SUMMARY DATA

PROJECT:	LEGEND OAKS – PHASE III
PROJECT ADDRESS:	11010 US 15–501 NORTH CHAPEL HILL, NC 27517
PIN'S:	(OLDHAM TRACT) 9776–76–7614 (RIGGSBEE TRACT) 9786–01–2381 (TATE TRACT) 9786–00–2777
ZONED:	VACANT
USE:	RA–40 (WS–IV–PA)
SITE ACREAGE:	(OLDHAM TRACT) 91.17 ACRES (RIGGSBEE TRACT) 8.17 ACRES (TATE TRACT) 8.80 ACRES
TOTAL SITE ACREAGE:	108.14 ACRES
PROPOSED RIGHT OF WAY AREA:	7.91 ACRES
PROPOSED OPEN SPACE:	8.04 ACRES
PROPOSED LOT ACREAGE:	
TOTAL NUMBER OF LOTS	57
AVERAGE LOT SIZE:	92.19 ACRES
MINIMUM LOT SIZE:	(70,453 SF) 1.62 ACRES (40,071 SF) 0.92 ACRES
SETBACKS:	
FRONT YARD	40 FEET
REAR YARD	25 FEET
SIDE YARD	25 FEET
APPROXIMATE LINEAL FEET OF STREET:	6,620 LF
MAXIMUM BUILDING HEIGHT:	60 FEET
OWNER/DEVELOPER:	HBP PROPERTIES. LLC PO BOX 5365 CARY, NC 27512
CONTACT:	BRANTLEY POWELL
PHONE:	(919) 387–2929
FAX:	(919) 387–7357
CONSULTANT:	ARCADIA CONSULTING ENGINEERS, PLLC 302 JEFFERSON STREET, SUITE 200 RALEIGH, NC 27605
CONTACT:	TRENTON D. STEWART, PE
PHONE:	(919) 832–7717
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

0 100 200 400 800
SCALE: 1"=200'

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

ARCADIA
CONSULTING ENGINEERS, PLLC
302 JEFFERSON STREET
SUITE 200
RALEIGH, NC 27605
TEL 919 832-7717
FAX 919 832-7782

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

DRAWN BY	CHECKED BY
ACE	TDS
DATE	10–30–07

REVISIONS

SHEET TITLE
SKETCH PLAN
LAYOUT

SHEET NUMBER
C1.1
1 OF 1