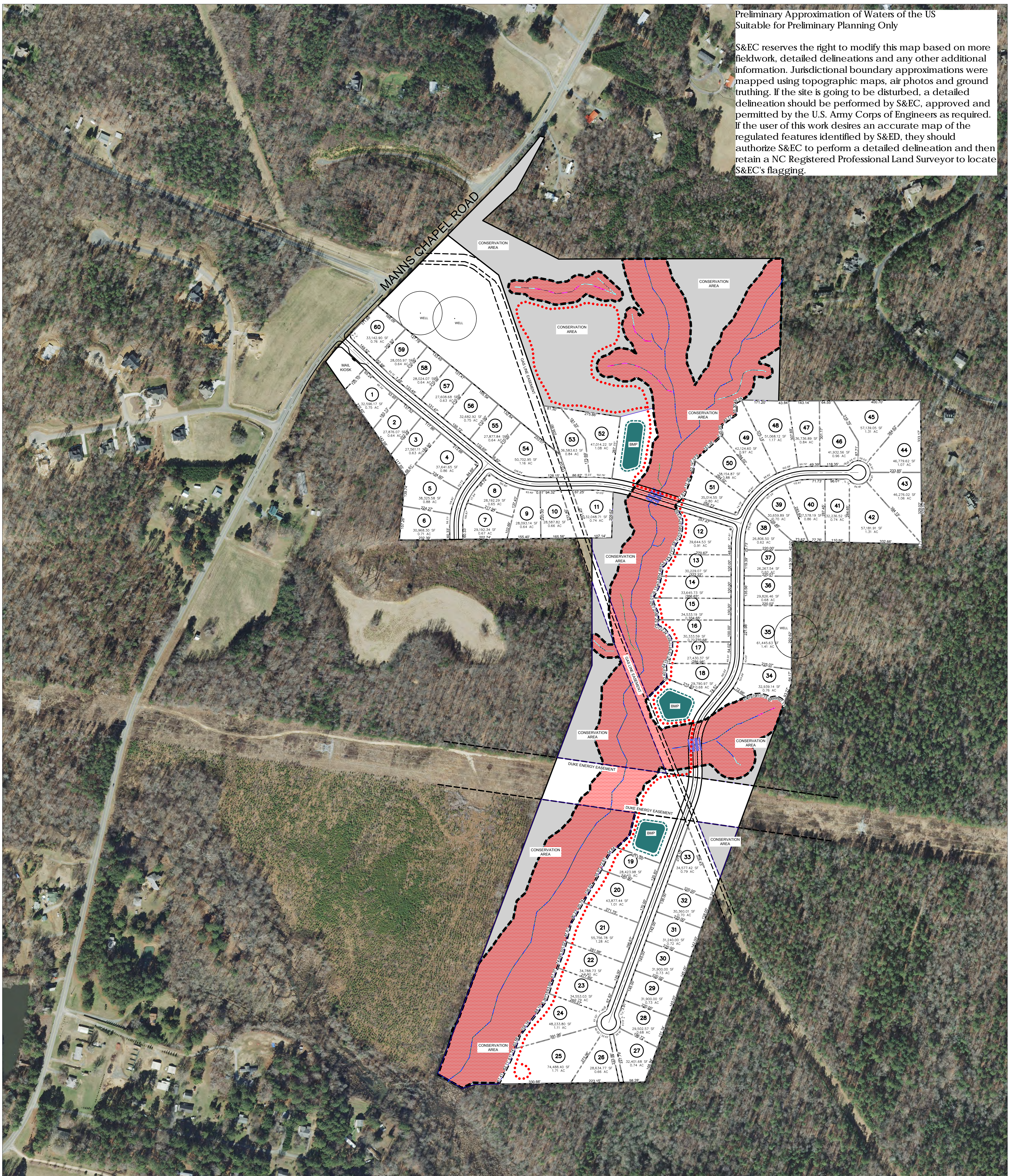


Preliminary Approximation of Waters of the US  
Suitable for Preliminary Planning Only

S&EC reserves the right to modify this map based on more fieldwork, detailed delineations and any other additional information. Jurisdictional boundary approximations were mapped using topographic maps, air photos and ground truthing. If the site is going to be disturbed, a detailed delineation should be performed by S&EC, approved and permitted by the U.S. Army Corps of Engineers as required. If the user of this work desires an accurate map of the regulated features identified by S&ED, they should authorize S&EC to perform a detailed delineation and then retain a NC Registered Professional Land Surveyor to locate S&EC's flagging.



**NOTES:**

1. PUBLIC WATER SYSTEM IS AVAILABLE AND WILL BE UTILIZED TO THE SUBDIVISION.
3. STREAM IMPACTS SHOWN ARE APPROXIMATE.
4. ALL AREA CALCULATIONS ARE APPROXIMATE BASED ON GIS DATA.

**PROJECT DATA:**

ZONED: R-1  
AKPAR: 1780, 1777 (PORTION), 88506, 88505  
PIN: 975500955335, 975500975436 (PORTION), 975500961949, 97500979689  
WS-IV PA  
PARCEL ACREAGE: ±114.24 ACRES  
LENGTH OF STREET: ±6,411 L.F.

**OWNER:**

HOWARD K. RYAN, ET ALS  
2094 MANN'S CHAPEL ROAD  
PITTSBORO, NC 27312

**CONSERVATION SUBDIVISION CALCULATIONS**

TOTAL ACREAGE: 114 AC  
MINIMUM AREA IN CONSERVATION: 45.6 AC (40% MIN.)  
36.5 AC 80% REQUIRED NATURAL SPACE  
9.1 AC DEVELOPED (IMPACTED OPEN SPACE)

AREA PROVIDED IN CONSERVATION: 46.46 AC

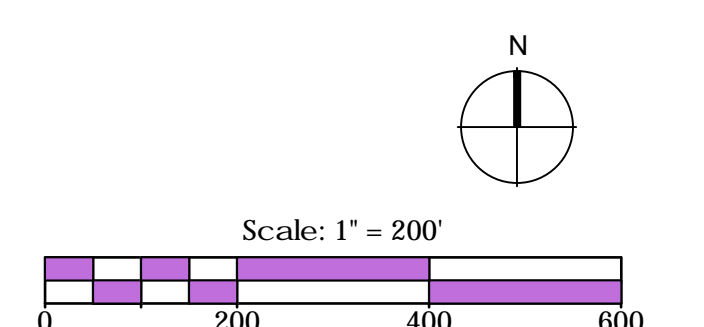
**BASE DENSITY CALCULATION**

114 AC	TOTAL ACREAGE
31.8 AC	FLOODPLAIN & RIPARIAN BUFFERS (APPROXIMATE)
82.2 AC	NET LAND AREA AVAILABLE

98.5 LOTS ALLOWABLE (NET LAND AREA AVAILABLE DIVIDED BY 0.918 AC AND MULTIPLY BY 1.1)

AREA WITHIN STREAM BUFFERS

**MANN'S CHAPEL SUBDIVISION**



Map is for illustration purposes only, based upon current development concepts, which are subject to change without notice. No guarantee can be made that development of the Mann's Chapel Subdivision ("Community") will proceed as described.

October 4, 2017

