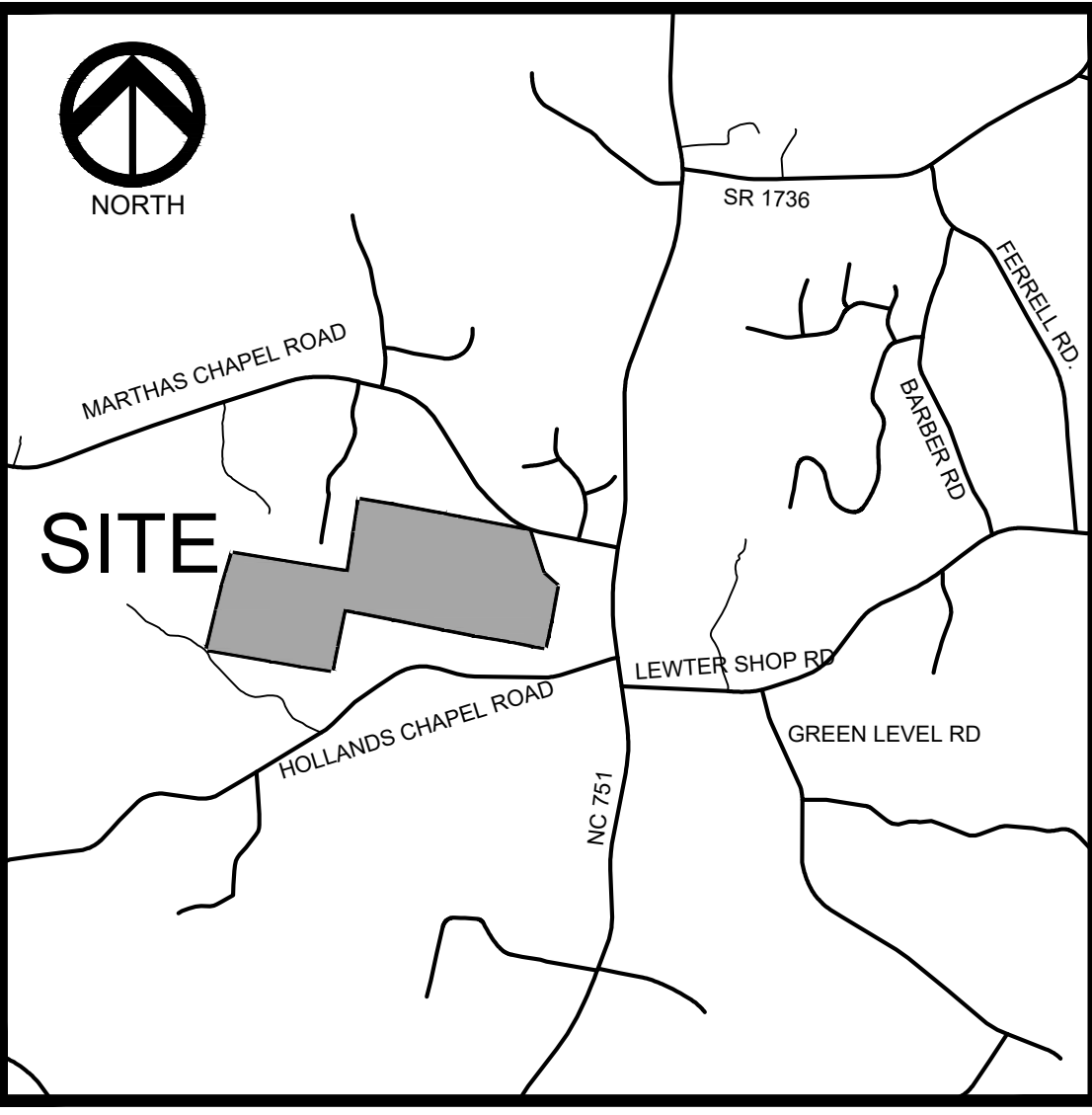
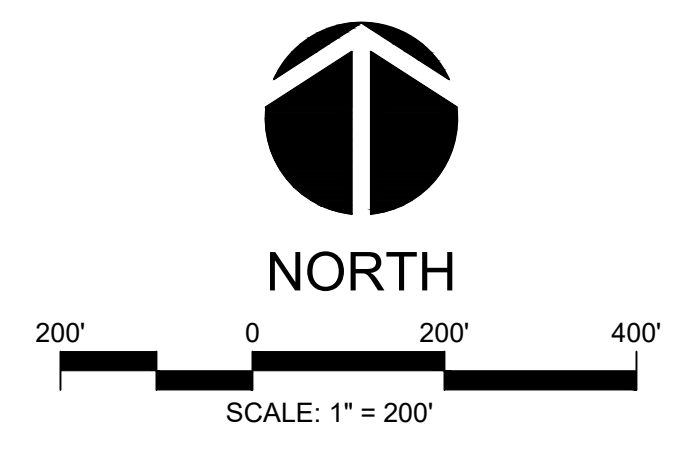
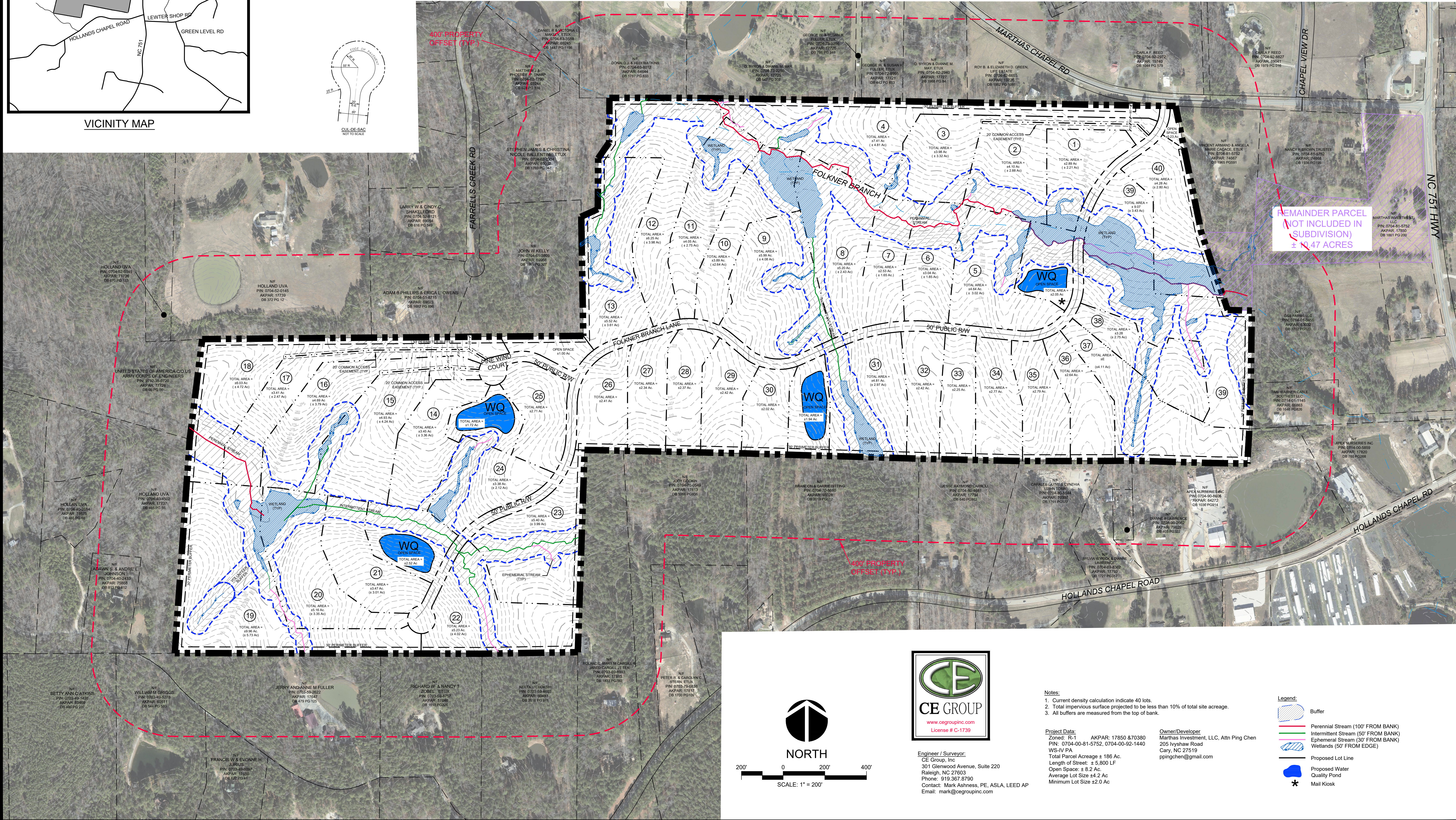
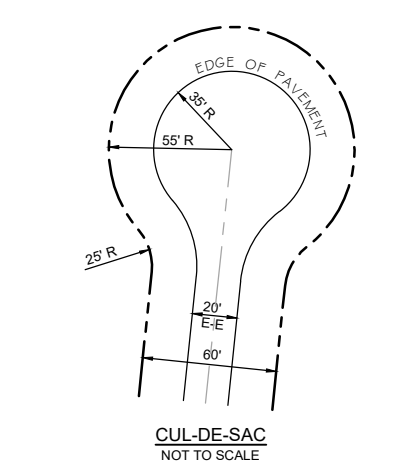
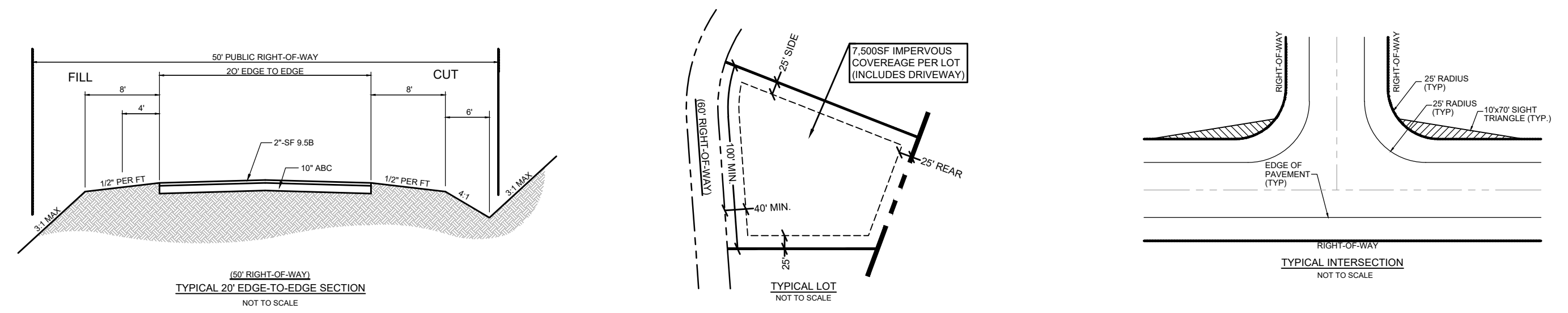


# First Plat Site Plan

July 12th, 2019  
 Folkner Branch Subdivision  
 Deed Book 1861, Page 0200 & 0177  
 Chatham County, NC



VICINITY MAP



**Notes:**

1. Current density calculation indicate 40 lots.
2. Total impervious surface projected to be less than 10% of total site acreage.
3. All buffers are measured from the top of bank.

**Project Data:**  
 Zoned: R-1  
 PIN: 0704-00-81-5752, 0704-00-92-1440  
 WS-IV PA  
 Total Parcel Acreage ± 186 Ac.  
 Length of Street: ± 5,800 LF  
 Open Space: ± 8.2 Ac.  
 Average Lot Size ± 4.2 Ac.  
 Minimum Lot Size ± 2.0 Ac.

**Owner/Developer:**  
 Marthas Investment, LLC, Attn Ping Chen  
 205 Ivyshaw Road  
 Cary, NC 27519  
 pingchen@gmail.com

- Legend:**
- Buffer
  - Perennial Stream (100' FROM BANK)
  - Intermittent Stream (50' FROM BANK)
  - Ephemeral Stream (30' FROM BANK)
  - Wetlands (50' FROM EDGE)
  - Proposed Lot Line
  - Proposed Water Quality Pond
  - Mail Kiosk