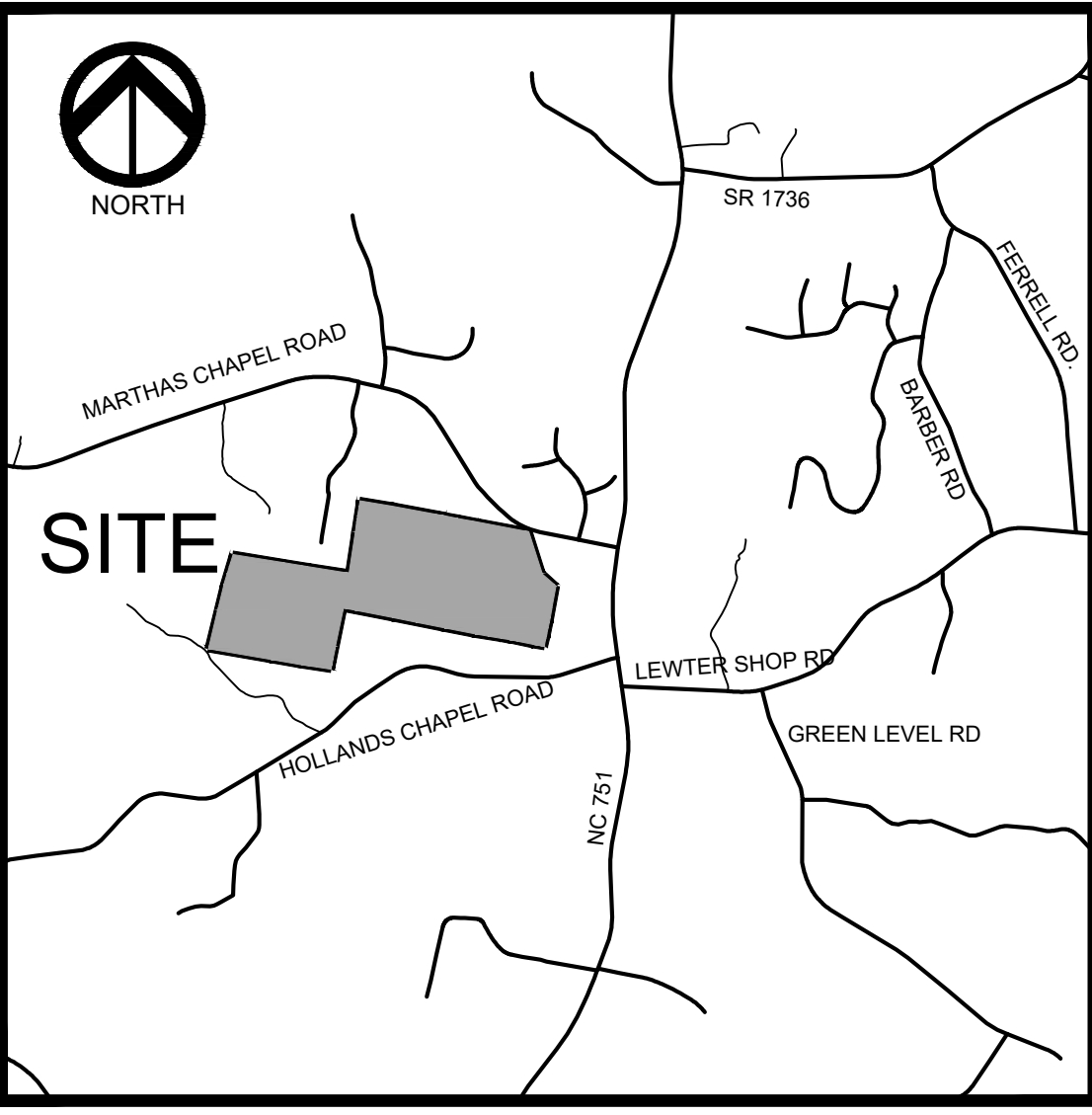


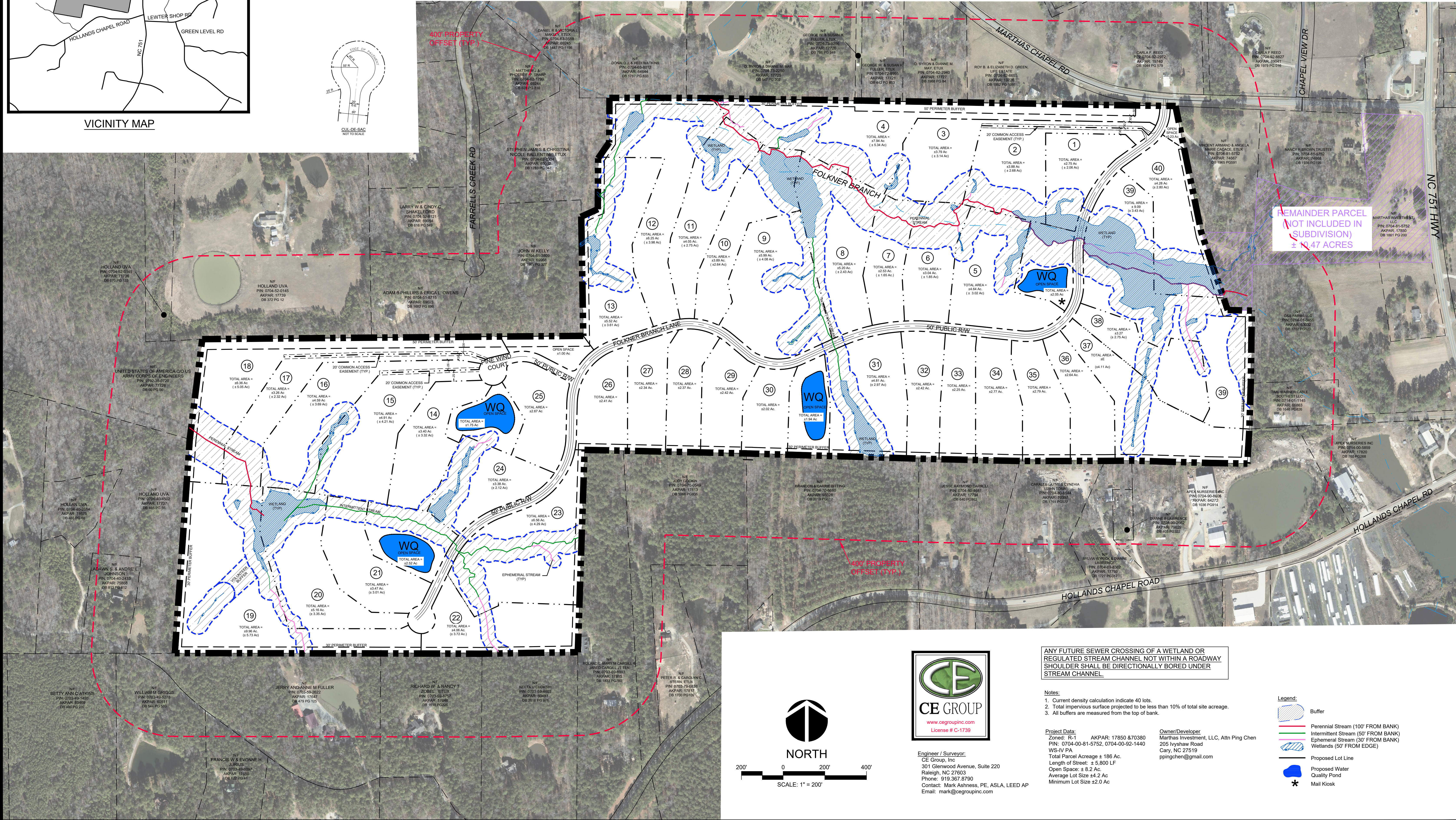
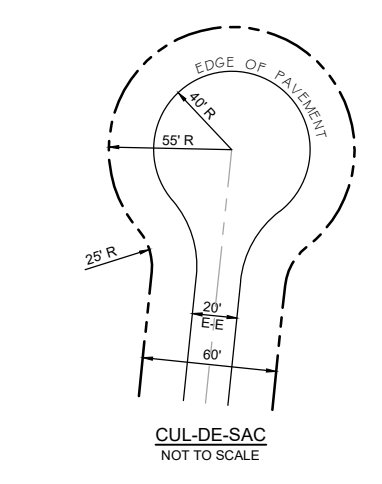
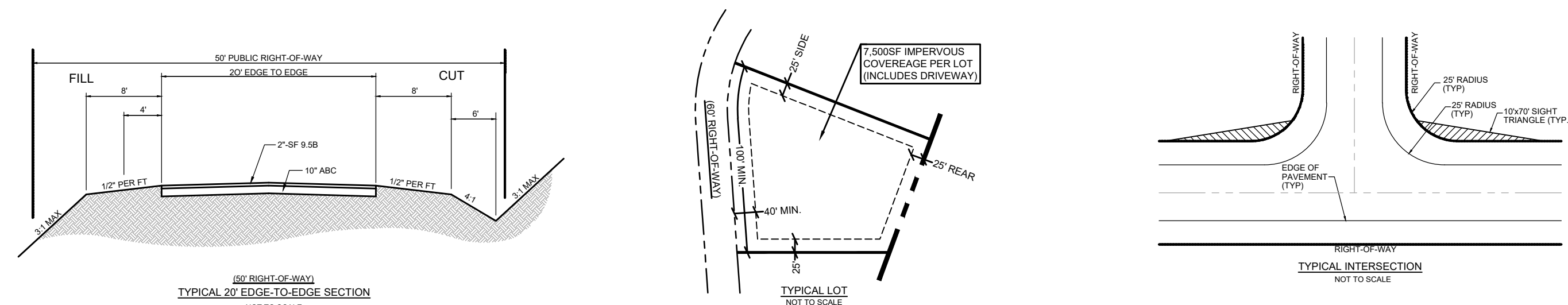
First Plat Site Plan (Revised)

August 16th, 2019

Folkner Branch Subdivision
Deed Book 1861, Page 0200 & 0177
Chatham County, NC



VICINITY MAP



REMAINDER PARCEL
NOT INCLUDED IN
SUBDIVISION
± 47 ACRES

CE GROUP
www.cegroupinc.com
License # C-1739

Engineer / Surveyor:
CE Group, Inc.
301 Glenwood Avenue, Suite 220
Raleigh, NC 27603
Phone: 919.367.8790
Contact: Mark Ashness, PE, ASLA, LEED AP
Email: mark@cegroupinc.com

ANY FUTURE SEWER CROSSING OF A WETLAND OR REGULATED STREAM CHANNEL NOT WITHIN A ROADWAY SHOULDER SHALL BE DIRECTIONALLY BORED UNDER STREAM CHANNEL.

- 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

