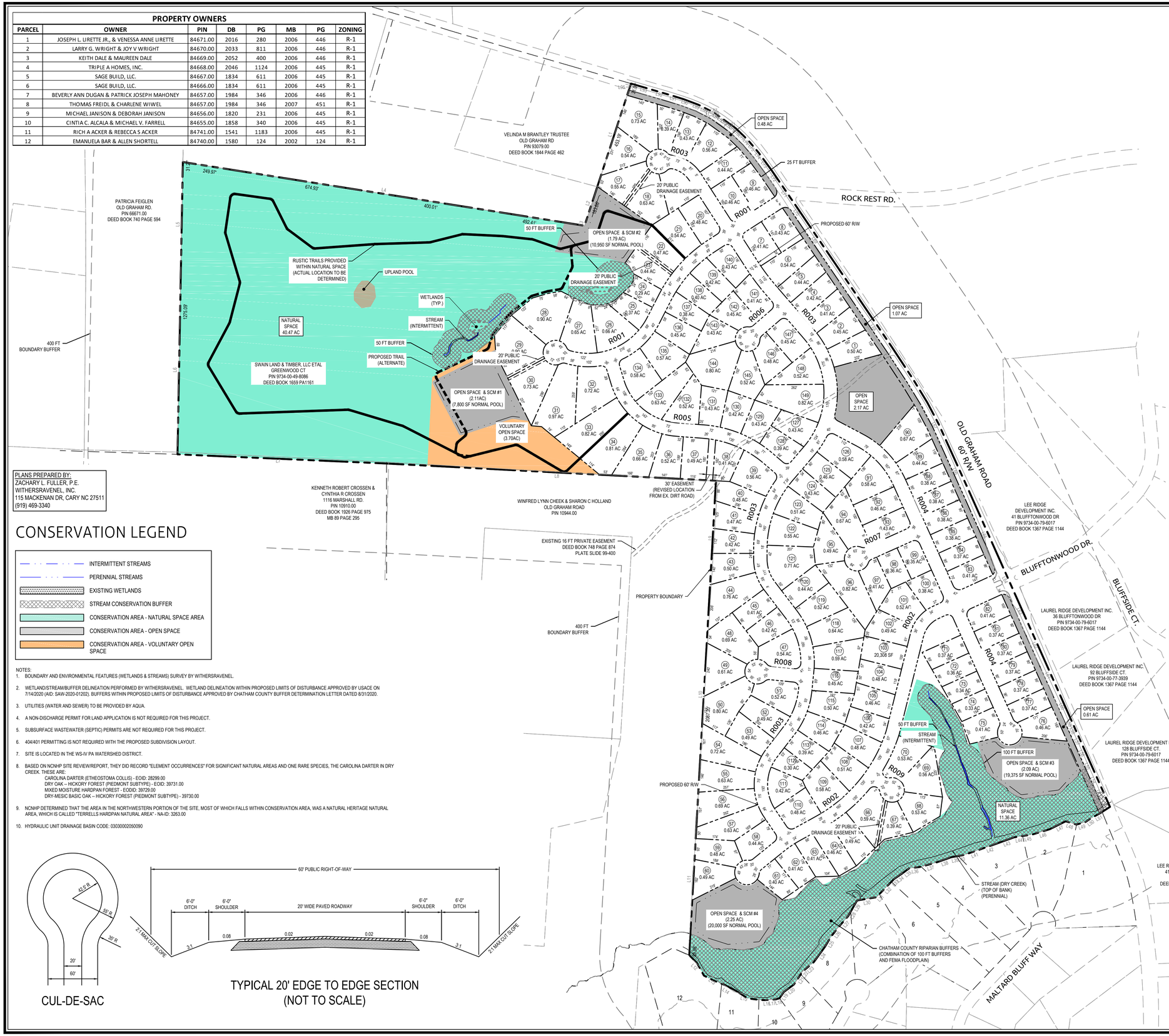
PROPERTY OWNERS

PARCEL	OWNER	PIN	DB	PG	MB	PG	ZONING
1	JOSEPH L. URETTE JR., & VENESSA ANNE URETTE	84671.00	2016	280	2006	446	R-1
2	LARRY G. WRIGHT & JOY V WRIGHT	84670.00	2033	811	2006	446	R-1
3	KEITH DALE & MAUREEN DALE	84669.00	2052	400	2006	446	R-1
4	TRIPLE A HOMES, INC.	84668.00	2046	1124	2006	445	R-1
5	SAGE BUILD, LLC.	84667.00	1834	611	2006	445	R-1
6	SAGE BUILD, LLC.	84666.00	1834	611	2006	445	R-1
7	BEVERLY ANN DUGAN & PATRICK JOSEPH MAHONEY	84657.00	1984	346	2006	446	R-1
8	THOMAS FREIDL & CHARLENE WIWEL	84657.00	1984	346	2007	451	R-1
9	MICHAEL JANISON & DEBORAH JANISON	84656.00	1820	231	2006	445	R-1
10	CINTIA C. ALCALA & MICHAEL V. FARRELL	84655.00	1858	340	2006	445	R-1
11	RICH A ACKER & REBECCA S ACKER	84741.00	1541	1183	2006	445	R-1
12	EMANUELA BAR & ALLEN SHORTELL	84740.00	1580	124	2002	124	R-1



PLANS PREPARED BY:
ZACHARY L. FULLER, P.E.
WITHERSRAVENEL, INC.
115 MACKENAN DR, CARY NC 27511
(919) 469-3340

CONSERVATION LEGEND

- INTERMITTENT STREAMS
- PERENNIAL STREAMS
- EXISTING WETLANDS
- STREAM CONSERVATION BUFFER
- CONSERVATION AREA - NATURAL SPACE AREA
- CONSERVATION AREA - OPEN SPACE
- CONSERVATION AREA - VOLUNTARY OPEN SPACE

NOTES:

1. BOUNDARY AND ENVIRONMENTAL FEATURES (WETLANDS & STREAMS) SURVEY BY WITHERSRAVENEL.
2. WETLAND/STREAM/BUFFER DELINEATION PERFORMED BY WITHERSRAVENEL. WETLAND DELINEATION WITHIN PROPOSED LIMITS OF DISTURBANCE APPROVED BY USACE ON 7/14/2020 (AID: SAW-2020-01202). BUFFERS WITHIN PROPOSED LIMITS OF DISTURBANCE APPROVED BY CHATHAM COUNTY BUFFER DETERMINATION LETTER DATED 8/31/2020.
3. UTILITIES (WATER AND SEWER) TO BE PROVIDED BY AQUA.
4. A NON-DISCHARGE PERMIT FOR LAND APPLICATION IS NOT REQUIRED FOR THIS PROJECT.
5. SUBSURFACE WASTEWATER (SEPTIC) PERMITS ARE NOT REQUIRED FOR THIS PROJECT.
6. 404/401 PERMITTING IS NOT REQUIRED WITH THE PROPOSED SUBDIVISION LAYOUT.
7. SITE IS LOCATED IN THE WS-IV PA WATERSHED DISTRICT.
8. BASED ON NCNHP SITE REVIEW/REPORT, THEY DID RECORD "ELEMENT OCCURRENCES" FOR SIGNIFICANT NATURAL AREAS AND ONE RARE SPECIES, THE CAROLINA DARTER IN DRY CREEK. THESE ARE:
   CAROLINA DARTER (ETHEOSTOMA COLLIS) - EOID: 28299.00
   DRY OAK -- HICKORY FOREST (PIEDMONT SUBTYPE) - EOID: 39731.00
   MIXED MOISTURE HARDPAN FOREST - EOID: 39729.00
   DRY-MESIC BASIC OAK -- HICKORY FOREST (PIEDMONT SUBTYPE) - 39730.00
9. NCNHP DETERMINED THAT THE AREA IN THE NORTHWESTERN PORTION OF THE SITE, MOST OF WHICH FALLS WITHIN CONSERVATION AREA, WAS A NATURAL HERITAGE NATURAL AREA, WHICH IS CALLED "FERRELLS HARDPAN NATURAL AREA" - NA-ID: 3263.00
10. HYDRAULIC UNIT DRAINAGE BASIN CODE: 03030002050090

CUL-DE-SAC

TYPICAL 20' EDGE TO EDGE SECTION
(NOT TO SCALE)

SITE DATA

OWNER:	SWAIN LAND & TIMBER, LLC
DEVELOPER:	SWAIN LAND & TIMBER, LLC
DEVELOPER ADDRESS:	117 EDINBURG SOUTH DR STE 101, CARY, NC 27511
DEVELOPER PHONE NUMBER:	(919) 417-2990
SUBDIVISION NAME:	MCBANE PARK
SITE ADDRESS:	OLD GRAHAM RD
DEED BOOK: 1659	PAGE: 1161
AKPAR NUMBER:	85448.00
SITE AREA:	161.97 ACRES
CURRENT ZONING:	R-1
WATERSHED:	JORDAN LAKE
WATERSHED DISTRICT:	WS-IV PA
TOTAL LOTS ALLOWED:	149
TOTAL LOTS PROPOSED:	149
AVERAGE LOT SIZE:	±22,000 SF
MINIMUM LOT SIZE:	±12,500 SF
LENGTH OF ROAD:	± 10,500 LF

CONSERVATION SPACE

TYPE	AREA
TOTAL MINIMUM CONSERVATION SPACE REQUIRED (40% OF SITE AREA)	64.79 AC
MINIMUM NATURAL SPACE REQUIRED (80% OF CONSERVATION SPACE)	51.83 AC
NATURAL SPACE PROVIDED**	51.83 AC
DEDICATED OPEN SPACE PROVIDED* (MAX 20% OF CONSERVATION SPACE)	12.57 AC
VOLUNTARY OPEN SPACE PROVIDED	3.70 AC
TOTAL OPEN SPACE PROVIDED	16.27 AC
STEEP SLOPES OF PROPERTY	0.0 SF

* STORMWATER PONDS LOCATED INSIDE OPEN SPACE
** RUSTIC TRAILS (NO CONCRETE OR ASPHALT) MAY BE PROVIDED WITHIN THE NATURAL SPACE. TRAIL LINE SHOWN IS APPROXIMATE AND FOR VISUAL AID ONLY.

LINE TABLE

LINE	BEARING	DISTANCE
L286	N18°05'46"E	455.95'
L287	N18°05'46"E	172.32'
L288	N18°05'45"E	11.34'
L289	S80°59'04"E	1817.46'
L290	N01°04'29"E	572.37'
L291	N01°04'29"E	723.72'
L292	N87°16'34"W	938.46'
L293	N86°40'44"W	1457.29'
L294	N03°33'45"E	552.56'
L295	N03°33'45"E	843.94'
L296	N03°33'45"E	726.03'
L297	N45°38'37"W	102.91'
L298	N55°09'16"W	91.43'
L299	N55°09'15"W	65.97'
L300	N75°22'25"W	115.58'
L301	S85°35'19"W	21.34'
L302	S86°36'10"W	29.59'
L303	S73°59'49"W	18.20'
L304	S35°07'31"W	34.99'
L305	S53°28'29"W	55.22'

LINE TABLE

LINE	BEARING	DISTANCE
L306	S34°08'14"W	54.23'
L307	S34°08'14"W	17.23'
L308	S50°08'03"W	63.75'
L309	S36°00'03"W	84.65'
L310	S30°47'13"W	49.53'
L311	S37°37'40"W	53.75'
L312	S41°22'24"W	69.68'
L313	S29°30'36"W	22.43'
L314	S29°30'35"W	57.57'
L315	S80°34'22"W	87.08'
L316	S44°13'59"W	18.83'
L317	S44°14'00"W	76.83'
L318	S44°13'57"W	19.17'
L319	S56°11'31"W	41.21'
L320	S53°23'38"W	40.62'
L321	S82°46'08"W	53.21'
L322	S74°10'48"W	73.10'
L323	S70°37'37"W	68.56'
L324	S79°59'51"W	30.96'
L325	S79°59'51"W	25.45'

LINE TABLE

LINE	BEARING	DISTANCE
L326	S71°07'22"W	86.00'
L327	S70°37'10"W	64.22'
L328	S70°12'36"W	80.56'
L329	S80°59'26"W	38.83'
L330	S80°59'25"W	45.44'
L331	S73°08'56"W	79.23'
L332	S63°40'21"W	79.63'
L333	N73°37'10"W	50.97'
L334	S74°05'35"W	41.34'
L335	S55°19'16"W	28.57'
L336	S61°06'04"W	57.77'
L337	S22°36'12"E	50.10'
L338	S22°40'40"E	60.69'
L339	S22°42'52"E	65.26'
L340	S22°42'26"E	65.80'
L341	S22°45'13"E	51.28'
L342	S22°49'06"E	55.44'
L343	S22°48'32"E	44.37'
L344	S22°59'39"E	29.44'
L345	S23°47'16"E	128.51'

LINE TABLE

LINE	BEARING	DISTANCE
L346	S23°47'16"E	166.47'
L347	S23°47'16"E	124.93'
L348	S24°54'48"E	174.32'
L349	S24°54'49"E	132.57'
L350	S24°54'48"E	315.31'
L351	S23°53'01"E	302.07'
L352	S25°04'22"E	161.41'
L353	S33°35'37"E	839.87'
L354	S33°44'53"E	137.34'
L355	S32°48'19"E	155.70'
L356	S34°16'56"E	37.17'
L357	S34°16'57"E	114.78'
L358	S35°58'04"E	48.76'
L359	S37°16'29"E	50.16'
L360	S41°04'35"E	32.47'
L361	S42°42'41"E	30.49'
L362	S45°00'00"E	28.01'
L363	S48°01'57"E	36.03'
L364	S48°17'21"E	16.44'
L365	S51°36'42"E	17.24'

LINE TABLE

LINE	BEARING	DISTANCE
L366	S51°53'29"E	13.51'
L367	S53°22'04"E	13.61'
L368	S55°00'59"E	20.60'
L369	S57°46'15"E	30.22'
L370	S62°58'36"E	14.55'
L371	S62°04'08"E	1.99'
L372	S62°04'04"E	16.31'
L373	S63°57'01"E	24.65'
L374	S66°38'19"E	47.69'
L375	S70°40'02"E	60.80'
L376	S72°33'03"E	55.73'
L377	S74°44'28"E	70.34'
L378	S73°32'43"E	71.49'
L379	S72°59'12"E	23.85'
L380	S72°59'11"E	1.63'

GRAPHIC SCALE
200 0 100 200 400
1 inch = 200 ft.

WithersRavenel
Engineers | Planners
55 Grant Drive | Suite D | Pittsboro, NC 27312 | t: 919.469.3340 | license #: C-0832 |
www.withersravenel.com

MCBANE PARK
CHATHAM COUNTY NORTH CAROLINA

FIRST PLAT

Job No.	02060411.02	Drawn By	WR
Date	04/16/21	Designer	WR

NORTH CAROLINA PROFESSIONAL SEAL ZACHARY L. FULLER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

Sheet No.
1.0

\\withersravenel\05.com\wrcorp-raleigh\WSDrive\Projects\04\06-041\02\02060411.02-mcbane\CADD\drawing set\site first plat\1.0 FIRST PLAT.dwg - Friday, April 16, 2021 10:20:38 AM - CODIX, TERRENCE