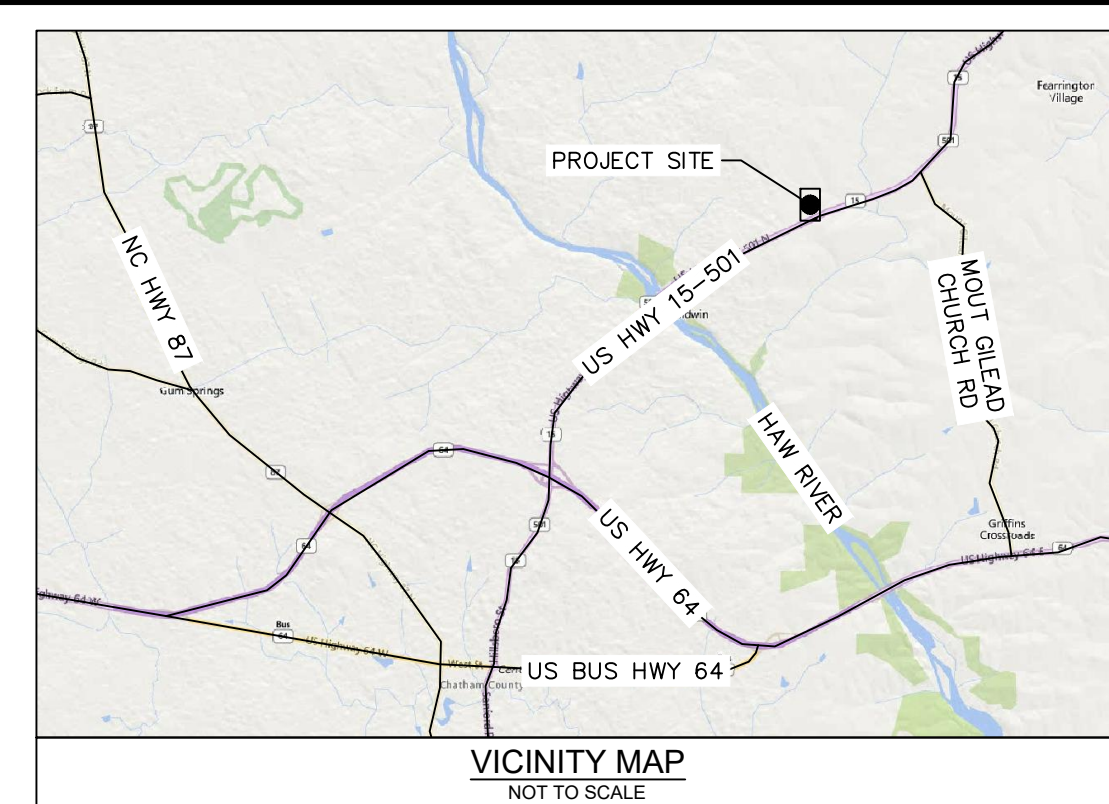


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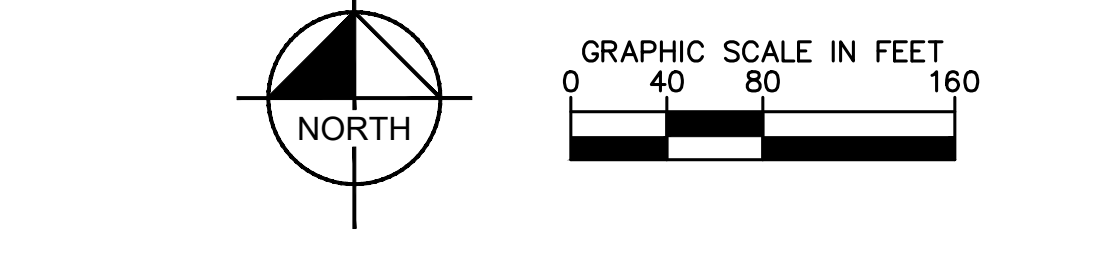


SITE DATA TABLE	
PROJECT AREA	± 14.6 ACRES
AKPAR #	0002949
DEED / BOOK	2225 / 0451
OWNER	PRESTIGE CONSTRUCTION & LAND DEVELOPMENT LLC
OWNER ADDRESS	1804 STEADFAST RD HILLSBOROUGH, NC 27278
OWNER TELEPHONE	919-427-5396
ZONING JURISDICTION	CHATHAM COUNTY
ZONING	R-1
CURRENT LAND USE	UNDEVELOPED RESIDENTIAL
PROPOSED LAND USE	RESIDENTIAL MAJOR SUBDIVISION
PROPOSED LOTS	11
PROPOSED LINEAR FT OF ROAD	APPROXIMATELY 1,570 FT
SETBACKS	40' FRONT, 25' SIDE, 25' REAR
ADDRESS	6181 US HWY 15 501 N PITTSBORO, NC 27312
FLOOD HAZARD ZONE	NOT LOCATED IN A FLOOD ZONE
WATERSHED	WS-IV PA HAW RIVER ARM

LEGEND	
	PROJECT BOUNDARY
	PROPOSED PARCEL LINE
	PROPERTY SETBACK
	ACCESS EASEMENT
	RIGHT OF WAY
	STREAM BUFFER
	PERENNIAL STREAM
	INTERMITTENT STREAM
	EPHEMERAL STREAM
	OVERHEAD POWER LINES
	50' STREAM SETBACK FOR SEPTIC
	SEPTIC FIELD BOUNDARY
	POTENTIAL JURISDICTIONAL WETLAND

- NOTES**
- PARCEL BOUNDARIES SHOWN PER RECEIVED FROM JDS ON 09/10/2021.
  - 100-YR FLOODPLAINS ARE NOT ON SITE AND WILL NOT BE IMPACTED BY THE PROPOSED DEVELOPMENT. BASED ON PUBLICLY-AVAILABLE FEMA GIS DATA, ACCESSED ON 06/14/21.
  - PRELIMINARY WETLAND INVESTIGATION COMPLETED BY KIMLEY-HORN. IT IS ASSUMED NO WETLANDS OR WATERS OF THE US ARE ON SITE AND THE PROPOSED DEVELOPMENT WILL MEET ALL REGULATORY REQUIREMENTS, AS REQUIRED BY THE DEVELOPMENT OF THIS PROJECT.
  - THIS PLAN IS PRELIMINARY AND WILL NOT BE RELEASED FOR CONSTRUCTION.
  - ALL PROPOSED ROADS TO BE PUBLIC AND DESIGNED TO NCDOT STANDARDS.
  - NCEQ NON-DISCHARGE PERMIT NOT REQUIRED.
  - BUILDING PADS AND SEPTIC FIELDS ARE SHOWN IN APPROXIMATE LOCATION.
  - PROPERTY CONTAINS NO ELEMENT OCCURRENCES "EO" OF NATURAL DIVERSITY, INCLUDING RARE SPECIES, AS DETERMINED BY AND TRACKED BY THE NC NATURAL HERITAGE PROGRAM, NC WILDLIFE RESOURCES COMMISSION (WRC), AND US FISH AND WILDLIFE SERVICE (FWS).
  - NC NATURAL HERITAGE PROGRAM CONDUCTED A SURVEY OF THE SITE AND DID NOT DETERMINE THAT NATURAL OR CULTURAL RESOURCES ARE PRESENT. ADDITIONALLY, THE CHATHAM COUNTY HISTORICAL ASSOCIATION WAS CONTACTED AND CONFERRED THAT NO KNOWN CULTURAL RESOURCES ARE PRESENT ON THE SITE.

SURFACE WATER FEATURE BREAKDOWN			
LOT #	TOTAL LOT AREA (SF)	WATER FEATURE AREA (SF)	USABLE LAND AREA (SF)
5	43635	3,175	40,460
6	43528	1,013	42,515
9	64479	2,469	62,010
10	71816	12,964	58,852
11	57006	11,910	45,096



No.	REVISIONS	DATE	BY

**Kimley-Horn**  
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 PHONE: 919-677-2000 FAX: 919-677-2050  
 WWW.KIMLEY-HORN.COM  
 #F-0102

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

KHA PROJECT: 014-310000  
 DATE: 04/07/2023  
 SCALE: AS SHOWN  
 DESIGNED BY: LDS  
 DRAWN BY: LDS  
 CHECKED BY: ARS

**FIRST PLAT**

**EDEN PARCELS**  
 PREPARED FOR  
**PRESTIGE CONSTRUCTION & LAND DEVELOPMENT, LLC**  
 CHATHAM COUNTY NORTH CAROLINA

SHEET NUMBER  
**EX-1**