

MASON FARMS

III CRE BRIDGE LOAN FUND, LLC

MAJOR SITE PLAN

CASE# D2100325

7001 N ROXBORO RD
DURHAM, NC 27712

PROJECT No. A90101.00

SCHEDULE OF DRAWINGS

- AB-1
- AB-2
- AB-3
- AB-4
- AB-5
- AB-6
- AB-7
- AB-8
- TS-1
- TS-2
- TS-3
- C-100
- C-101
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- C-110
- C-111
- C-112
- C-113
- C-114

- COVER SHEET
- AS-BUILT SURVEY - 1
- AS-BUILT SURVEY - 2
- AS-BUILT SURVEY - 3
- AS-BUILT SURVEY - 4
- AS-BUILT SURVEY - 5
- AS-BUILT SURVEY - 6
- AS-BUILT SURVEY - 7
- AS-BUILT SURVEY - 8
- TREE SURVEY - 1
- TREE SURVEY - 2
- TREE SURVEY - 3
- ADJACENT PROPERTY OWNERS
- EXISTING CONDITIONS
- EXISTING STORMWATER
- STRUCTURES
- SITE ANALYSIS - 1
- SITE ANALYSIS - 2
- OVERALL SITE PLAN
- NORTHEAST SITE PLAN
- SOUTHWEST SITE PLAN
- GRADING PLAN
- LANDSCAPE PLAN
- LANDSCAPE / LIGHTING PLAN
- WATER SUPPLY AND
- WASTEWATER PLAN
- PREDEVELOPMENT STORMWATER
- DRAINAGE AREAS
- POSTDEVELOPMENT STORMWATER
- DRAINAGE AREAS
- POSTCONSTRUCTION STORMWATER
- STRUCTURES

SITE SUMMARY INFORMATION

PRESENT OWNER: III CREDIT SPV LLC

OWNER ADDRESS: III CAPITAL MANAGEMENT & AVM LP
777 YAMATO RD.
SUITE 300
BOCA RATON, FL 33431
(561) 544-4633
BRANDON.PELLEGRINO@AVMLTD.COM

ZONING: RR (RURAL RESIDENTIAL)

DEVELOPMENT TIER: RURAL

WATERSHED OVERLAY DISTRICT: M/LR-A

OVERLAY DISTRICT: NONE

RIVER BASIN: NEUSE

CURRENT USE: RESIDENTIAL/VACANT

PROPOSED USE: RESIDENTIAL

TOTAL SITE AREA: 287.723 AC

DEVELOPMENT DENSITY: 141 UNITS (.5 UNITS PER ACRE)

CURRENT IMPERVIOUS: 1.89 AC

PROPOSED IMPERVIOUS: 14.87 AC

ZONING: RR, M/LR-A

DENSITY ALLOWED: .5 DU/AC

PROPOSED DENSITY: .49 DU/AC

PROPOSED LOTS: 142

NO MINIMUM LOT SIZE OR WIDTH REQUIRED

MINIMUM LOT WIDTH PROVIDED: 50'

MINIMUM LOT SIZE PROVIDED: 5,900 SF

HOUSING TYPE: SINGLE FAMILY DETACHED

MAX BUILDING HEIGHT: 35'

MAX ALLOWABLE IMPERVIOUS SURFACE: 17.28 AC (6%)

EXISTING IMPERVIOUS SURFACE: 1.82 AC (1%)

PROPOSED IMPERVIOUS SURFACE: 14.87 AC (5.2%)

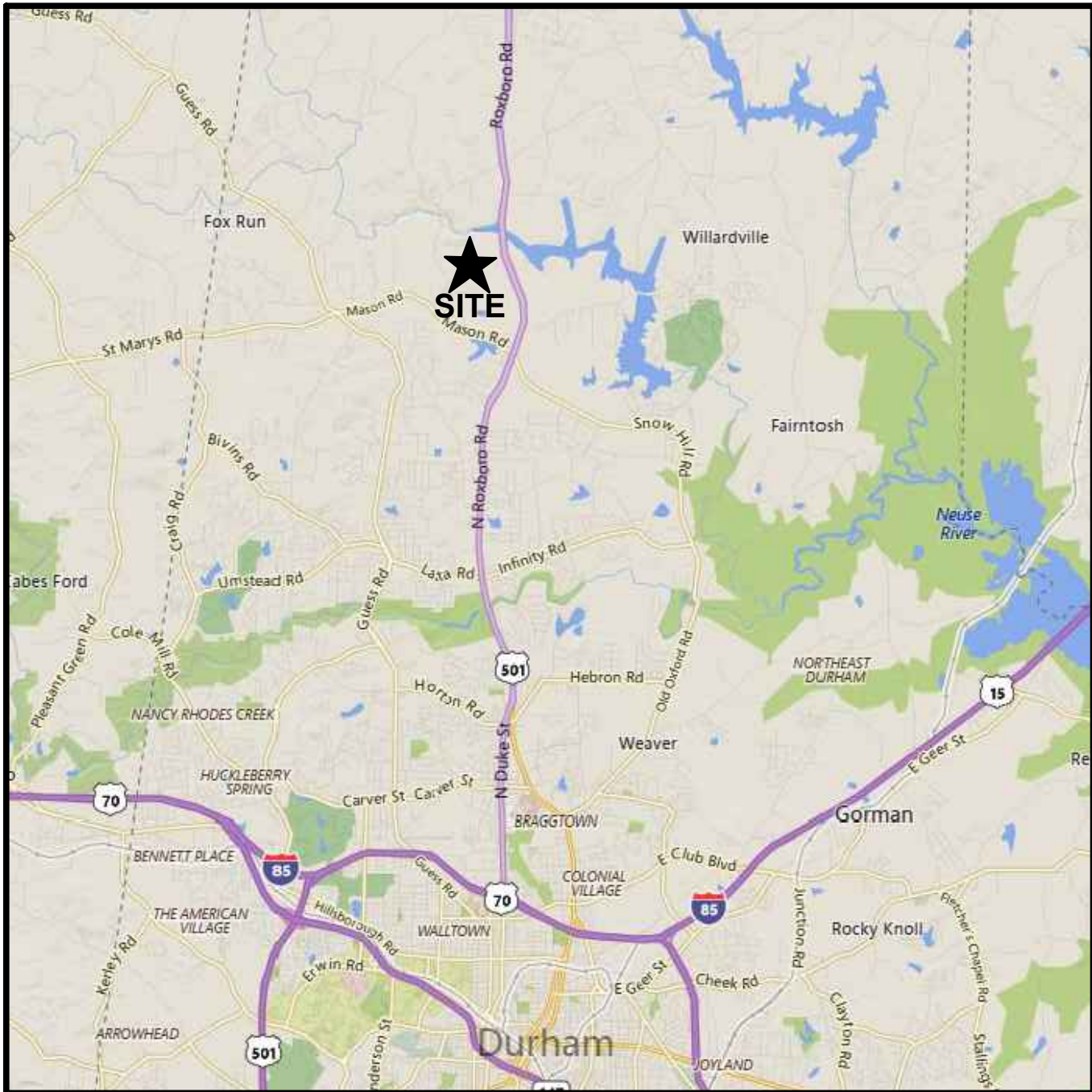
REQUIRED BUILDING SETBACKS: FRONT: 8'

REAR: 50'

SIDE: 10' BUILDING SEPARATION

REQUIRED OPEN SPACE FOR CONSERVATION SUBDIVISION: 50% (143.86 AC)

PROVIDED OPEN SPACE (100% PRIMARY CONSERVATION): 50.45% (145.15 AC)



VICINITY MAP



LOCATION MAP

PIN's of ALL PROPERTIES		
0836-04-01-1798	0826-85-07-3615	0826-74-73-6790
0826-94-01-2780	0826-75-98-9032	0826-76-71-8368
0826-74-37-0508	0826-65-22-7159	0826-86-01-1482
0826-74-17-4144	0826-75-78-8925	0826-76-91-8824
0826-74-38-6981	0826-75-98-6404	0826-76-83-2239
0826-74-19-2122	0826-85-18-3779	0826-76-92-3128
0826-75-10-4059	0826-75-98-3930	0826-76-82-3785
0826-74-39-9908	0826-75-79-8055	0826-76-83-5189
0826-75-10-4954	0826-85-19-0120	0826-76-83-8651
0826-75-41-1007	0826-75-99-1339	0826-76-94-1034
0826-75-32-8214	0826-75-79-7574	0826-76-94-3570
0826-75-52-3369	0826-85-09-7488	0826-76-95-3041
0826-75-62-6719	0826-85-09-5981	0826-76-95-6334
0826-75-73-3804	0826-75-99-0921	0826-76-96-6057
0826-75-23-1699	0826-76-70-6082	0826-76-96-6600
0826-75-74-7916	0826-76-80-9451	0826-76-75-3202
0826-75-24-8587	0826-86-00-5339	0826-76-97-4161
0826-75-35-8006	0826-76-70-6540	0826-76-97-3509
0826-75-45-8403	0826-76-70-7905	0826-76-11-2656
0826-75-56-1398	0826-76-80-8942	0826-86-14-9766
0826-84-03-3263	0826-86-00-4942	0826-66-46-3077

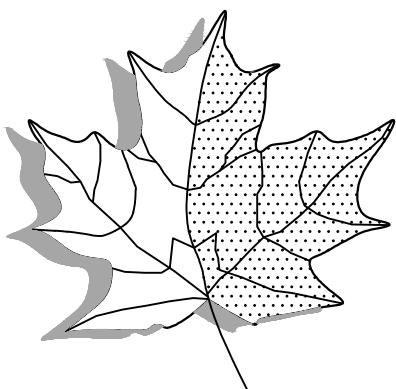


PROJECT MANAGEMENT



PROJECT ENGINEER

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LICENSE No.
C-1039

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MORRISVILLE, NORTH CAROLINA 27560
TEL: (919) 467-1239 FAX: (919) 319-6510

GENERAL CONDITIONS OF APPROVAL

- ALL PROPOSED AND FUTURE DEVELOPMENT WITHIN THE FLOODWAY OR NON-ENCROACHMENT AREA OR FLOODWAY FRINGE AND NON-ENCROACHMENT AREA FRINGE, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, MANUFACTURED HOUSING, STORAGE OF MATERIALS AND STORAGE OF TOXIC OR FLAMMABLE SUBSTANCES, IS PROHIBITED EXCEPT AS PROVIDED BY APPLICABLE FLOOD HAZARD REGULATIONS OF UDO SECTION 3.22 AND 8.4.
FLOODPLAIN ZONE: AE
FEMA MAP NUMBER: 3720082800K
FEMA MAP DATE: OCTOBER 19, 2018
KNOWN FLOOD SOURCES: LITTLE RIVER TRIBUTARY 4, BFE(S) FOR: 1% ANNUAL CHANCE OF FLOODING: 421.8, 412.4, 408.1
FUTURE 1% ANNUAL CHANCE OF FLOODING: 422.0, 412.7, 408.6
 - ALL BFES FOR FLOODPLAIN/FLOODWAY OR OTHER FLOOD SOURCES ARE SURVEYED ON THIS PLAN TO SHOW POTENTIAL IMPACTS THAT PLACING STRUCTURES AND OTHER WORK NEAR, IN OR CROSSING A CONDITION OF FLOODING TO PROTECT THE LIVES AND PROPERTY OF THE COMMUNITY. FLOODWAY IS SHOWN AS FEMA MAPPED.
 - BUFFER AUTHORIZATION BY THE NORTH CAROLINA DIVISION OF WATER RESOURCES (NC DWR) IS REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL. SITE PLAN CHANGES OCCURRING AS A RESULT OF ALTERATIONS NEEDED TO RECEIVE BUFFER AUTHORIZATION MAY RESULT IN THE NEED FOR A SITE PLAN AMENDMENT OR A NEW SITE PLAN BASED ON THE SCOPE OF THE REQUIRED CHANGES. IF A SITE PLAN AMENDMENT OR NEW SITE PLAN IS REQUIRED, IT MUST BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL. CONTACT THE DURHAM CITY-COUNTY PLANNING DEPARTMENT AT 919-560-4137 TO DETERMINE IF A SITE PLAN AMENDMENT OR A NEW SITE PLAN WILL BE REQUIRED.
 - 150-FOOT WIDE UNDISTURBED STREAM BUFFER, MEASURED FROM TOP OF BANK, EACH SIDE OF STREAM, NO CLEARING OR GRADING OTHER THAN SELECTIVE THINNING AND ORDINARY MAINTENANCE OF EXISTING VEGETATION PERMITTED, EXCEPT IN ACCORDANCE WITH 15A NCAC 02B.0714(11), VEGETATION MANAGEMENT. NO STRUCTURES OR FEATURES REQUIRING GRADING OR CONSTRUCTION MAY BE BUILT WITHIN THE 10-FOOT STREAM BUFFER SETBACK. ANY USE ALLOWED BY SECTION 8.5.5 OF THE UDO SHALL BE DESIGNED AND CONSTRUCTED TO MINIMIZE THE AMOUNT OF INTRUSION INTO THE STREAM BUFFER AND TO MINIMIZE CLEARING, GRADING, EROSION AND WATER QUALITY DEGRADATION. (UDO SECTION 8.5)
 - STATE AND FEDERAL PERMIT AUTHORIZATION MAY BE REQUIRED FROM THE NC DEQ, NC DWR, AND THE U.S. ARMY CORPS OF ENGINEERS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES IN OR NEAR A LAKE, STREAM, CREEK, TRIBUTARY, OR ANY UNNAMED BODY OF WATER AND ITS ADJACENT WETLANDS. (UDO SECTION 8.9)
 - ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING, MUST BE IN PLACE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE. CONTACT THE DURHAM CITY-COUNTY PLANNING DEPARTMENT SITE COMPLIANCE STAFF TO SCHEDULE AN INSPECTION. SITE COMPLIANCE INSPECTION FEES MUST BE RECEIVED BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT PRIOR TO SCHEDULING AN INSPECTION. IF A RE-INSPECTION IS REQUIRED, AN ADDITIONAL INSPECTION FEE MUST BE RECEIVED BY THIS OFFICE PRIOR TO THE RE-INSPECTION.
 - THESE STANDARDS MUST BE VERIFIED BY A LANDSCAPE COMPLIANCE FORM COMPLETED BY A PROFESSIONAL LANDSCAPE ARCHITECT OR LICENSED LANDSCAPE CONTRACTOR PRIOR TO THE CERTIFICATE OF COMPLIANCE BEING ISSUED. SUBMIT TO THE DURHAM CITY-COUNTY PLANNING DEPARTMENT SITE COMPLIANCE STAFF WHEN SCHEDULING A SITE COMPLIANCE INSPECTION.
 - BED AND HOLE PREPARATION:
 - TREATMENT WAS ADDED ONLY PER RECOMMENDATIONS, BASED ON SOIL TESTS; SOIL TEST RESULTS ARE ATTACHED, IF APPLICABLE.
 - TREE HOLES AND PLANTING BEDS HAVE BEEN TESTED FOR INFILTRATION
 - THERE WAS NO LANDSCAPE FABRIC USED ON SITE
 - SOIL IS FRILABLE AND DRAINS AT A DEPTH OF 2' FOR TREE PLANTING AREAS
 - TREE PREPARATION:
 - THE ROOT COLLAR OF ALL TREES HAS BEEN EXPOSED AND IS FREE FROM SOIL, DEBRIS AND MULCH
 - GIRDLING ROOTS HAVE BEEN CUT AWAY FROM THE TRUNK AND CORRECTED WITHIN THE PLANTING MIX
 - TREE INSTALLATION:
 - TREES ARE INSTALLED WITH ROOT COLLARS EXPOSED AND COMPLETELY ABOVE GRADE
 - TREES AND PLANTS WERE WATERED WITHIN TWO DAYS OF INSTALLATION
 - MULCH HAS BEEN APPLIED TO THE ROOT COLLAR AND TRUNK OF ALL TREES
 - TREES HAVE BEEN VERIFIED TO BE THE SAME SPECIES AND CULTIVAR AS LISTED ON PLANS. ANY SUBSTITUTIONS, (IN ACCORDANCE WITH THE LANDSCAPE MANUAL), IF APPLICABLE, ARE ATTACHED.
 - RESULTS OF SOIL TESTS FOR EACH AREA OF DIFFERENT VEGETATION INSTALLATION, IF APPLICABLE, ARE ATTACHED
 - RATES OF CHEMICAL MODIFICATIONS, IF APPLICABLE, ARE ATTACHED
 - STREET TREES MEETING THE REQUIREMENTS OF UDO SECTION 9.6 SHALL BE PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE, UNLESS THE PLANTING HAS BEEN POSTPONED IN ACCORDANCE WITH THE REQUIREMENTS OF UDO SECTION 9.11.
 - CONSTRUCTION IN PRESERVED TREE COVERAGE AREAS (UDO SECTION 8.3):
 - A PRESERVED TREE COVERAGE AREAS SHALL NOT BE USED FOR ACTIVE RECREATIONAL PURPOSES, EXCEPT FOR UNPAVED WALKING PATHS AND FOOT TRAILS CONSTRUCTED WITH MINIMAL DISTURBANCE OF TREE ROOTS AND EXISTING VEGETATION. NO TREE EIGHT INCHES OR GREATER SHALL BE REMOVED FOR THE CONSTRUCTION OF TRAILS. SITE PLAN APPROVAL IS REQUIRED FOR CONSTRUCTION OF TRAILS IN PRESERVED TREE COVERAGE AREAS.
 - ALL BUILDINGS, UTILITIES, AND STORMWATER FACILITIES SHALL BE SET BACK AT LEAST 10 FEET FROM THE EDGE OF ANY PRESERVED TREE COVERAGE AREA. NO EASEMENTS, EXCEPT CONSERVATION, GREENWAY, AND LANDSCAPE EASEMENTS, SHALL BE INCLUDED WITHIN A TREE COVERAGE AREA.
 - TREE PROTECTION FENCE CONSTRUCTED OF A MATERIAL RESISTANT TO DEGRADATION BY SUN, WIND, AND MOISTURE FOR THE DURATION OF THE CONSTRUCTION, MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE, OR ISSUANCE OF A GRADING PERMIT. SUCH FENCING SHALL BE MOUNTED ON METAL POSTS PLACED NO FURTHER THAN 10 FEET APART. SILT FENCING SHALL NOT SERVE AS TREE PROTECTION FENCING. WARNING SIGNS SHALL BE POSTED AT EACH END OF THE TREE PROTECTION FENCE WITH PERIMETER SIGNS SPACED A MAXIMUM OF 100 FEET ON CENTER THEREAFTER. EACH SIGN SHALL READ: "NO TRESPASSING/TREE PROTECTION AREA" AND "PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
 - ROOT PROTECTION ZONE (UDO SECTION 8.3): SHALL BE ESTABLISHED AROUND ALL TREES TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL EITHER BE A SIX-FOOT RADIUS AROUND A TREE OR ONE FOOT OF RADIUS FOR EVERY INCH OF DIAMETER AT BREAST HEIGHT (DBH) OF EXISTING TREES, WHICHEVER IS GREATER.
 - AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA PRIOR TO OR AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THIS CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, DUMPING OF WASTE, FILL, OR PARKING OF EQUIPMENT SHALL BE ALLOWED WITHIN THE ROOT PROTECTION ZONE AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE ROOT PROTECTION ZONE.
 - UDO SITE LIGHTING NOTE (UDO SECTION 7.4):
 - A THE MAXIMUM ILLUMINATION PERMITTED AT THE END OF A PROPERTY LINE SHALL BE AS SET FORTH BELOW. WHERE A DEVELOPMENT IS UNIFIED WITH SHARED PARKING OR OTHER MEASURE SHOWN ON A SITE PLAN, THE MAXIMUM ILLUMINATION LEVELS SHALL APPLY ONLY TO THE EXTERIOR LOT LINES OF THE PROJECT (ANY INTERIOR LOT LINES SHALL BE EXEMPT FROM THIS PARAGRAPH).
 - THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO A RESIDENTIAL ZONING DISTRICT IS 0.5 FOOT-CANDELS. FORM 6399, APRIL 2021 PAGE 4 OF 9
 - THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO A NONRESIDENTIAL ZONING DISTRICT IS 5.0 FOOTCANDELS.
 - THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO A STREET IS 5.0 FOOT-CANDELS.
 - THE LEVEL OF ILLUMINATION AS MEASURED IN FOOT-CANDELS AT ANY ONE POINT SHALL MEET THE STANDARDS IN THE TABLE IN UDO SECTION 7.4 WITH MINIMUM AND MAXIMUM LEVELS MEASURED ON THE PAVEMENT WITHIN THE LIGHTED AREA.
 - THE MAXIMUM HEIGHT FOR DIRECTIONAL OR FULL CUT-OFF LIGHTING FIXTURES (FIXTURES DESIGNED TO INSURE THAT NO LIGHT IS EMITTED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND) SHALL BE 30 FEET ABOVE GRADE.
 - THE MAXIMUM HEIGHT FOR NON-DIRECTIONAL LIGHTING FIXTURES, WHICH ARE DEFINED AS FIXTURES DESIGNED TO ALLOW LIGHT TO BE EMITTED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND, SHALL BE 15 FEET ABOVE GRADE.
 - NON-DIRECTIONAL LIGHTING FIXTURES SHALL BE TRANSLUCENT OR HAVE Baffles TO PREVENT VIEWS OF THE LIGHT SOURCE.
 - UNDER-CANOPY LIGHTING SHALL BE RESTRICTED TO LIGHTING FIXTURES (INCLUDING LENSES) THAT DO NOT PROJECT BELOW THE BOTTOM OF THE CANOPY.
 - LIGHTING SHALL BE ORIENTED NOT TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO STREETS IN A MANNER THAT MAY DISTRACT OR INTERFERE WITH THE VISION OF DRIVERS ON SUCH STREETS.
 - THESE STANDARDS MUST BE VERIFIED BY FIELD SURVEY (BY USE OF PHOTOMETRIC SURVEY) PRIOR TO THE CERTIFICATE OF COMPLIANCE BEING ISSUED. ALL OF THIS INFORMATION, INCLUDING DETAILS, WILL BE REQUIRED ON BUILDING PLANS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- FOR PROJECTS UTILIZING ON SITE WATER SUPPLY OR WASTE WATER DISPOSAL: APPROVAL DOES NOT GUARANTEE APPROVAL OF EITHER ON-SITE WATER SUPPLY OR WASTE WATER DISPOSAL SYSTEMS OR THAT PERMITS WILL BE ISSUED FOR THE CONSTRUCTION OF SUCH SYSTEMS.
- COUNTY STORM OR PRIVATE DRAINAGE EASEMENTS: CENTERLINE OF 10 FOOT WIDE DRAINAGE EASEMENT FOR THE BENEFIT OF ADJACENT PROPERTY OWNERS NOT MAINTAINED BY PUBLIC AUTHORITIES. NO BUILDINGS, STRUCTURES, FILLS, EMBANKMENTS, OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.
- FOR RESIDENTIAL DEVELOPMENTS USING CURBSIDE COLLECTION: AN AUTOMATED SOLID WASTE COLLECTION VEHICLE HAS AN 18-FOOT WHEELBASE AND A TURNING RADIUS OF 45 FEET WALL-TO-WALL AND 43 FEET CURB-TO-CURB. THE DEPARTMENT OF SOLID WASTE MANAGEMENT RESERVES THE RIGHT TO MODIFY COLLECTION OF GARBAGE AND RECYCLABLES FOR ANY ROADWAY OR CUL-DE-SAC NOT CONSTRUCTED TO ACCOMMODATE THOSE SPECIFICATIONS.
- SAFEGUARDS DURING THE CONSTRUCTION, ALTERATION, OR DEMOLITION OF STRUCTURES SHOWN ON THIS SITE PLAN SHALL BE IN ACCORDANCE WITH CHAPTER 33 OF THE 2018 NORTH CAROLINA FIRE CODE AND NFPA241 (2013 EDITION).
- FOR COUNTY SOIL AND EROSION CONTROL:
 - SEEDMENTATION AND EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A LAND-DISTURBANCE PERMIT.
 - IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND-DISTURBANCE PERMIT.
- CART COLLECTIONS FOR SOLID WASTE WILL BE DONE BY PRIVATE COMMERCIAL VENDOR. SOLID WASTE CONTAINMENT CAPACITY AND COLLECTION FREQUENCY WILL BE SUFFICIENT TO PREVENT THE ILLEGAL PLACEMENT OF TRASH AND RECYCLABLES.
- A LAND-DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITY.
- A SEDIMENTATION AND EROSION CONTROL PLAN MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY LAND-DISTURBING PERMIT.
- IF TREE PROTECTION IS REQUIRED BY THE CITY/COUNTY PLANNING DEPARTMENT, TREE PROTECTION CERTIFICATION MUST BE SUBMITTED TO THE DURHAM COUNTY EROSION CONTROL DIVISION, AND TREE PROTECTION INSPECTION COMPLETED PRIOR TO THE ISSUANCE OF LAND DISTURBANCE PERMIT.
- IF AN OFFSITE SPOIL OR BORROW PIT IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND-DISTURBING PERMIT.
- IF A CONSTRUCTION STORMWATER PERMIT WILL BE REQUIRED TO BE OBTAINED FROM DURHAM COUNTY PRIOR TO ANY DISTURBANCE BEGINNING ON SITE.
- AN OPERATIONAL STORMWATER PERMIT WILL BE REQUIRED TO BE OBTAINED AT THE CONCLUSION OF CONSTRUCTION.

SPECIAL CONDITIONS OF APPROVAL

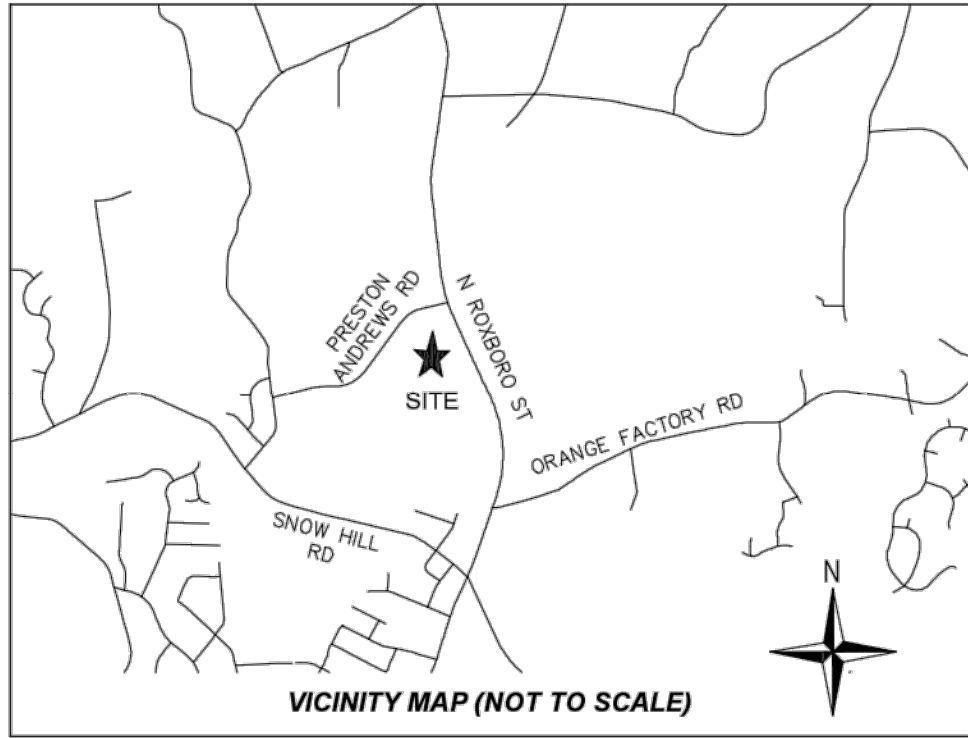
- ALL WATER AND SEWER UTILITIES SHALL BE PRIVATELY OWNED AND OPERATED, AND SHALL NOT BE ELIGIBLE FOR PUBLIC ACCEPTANCE.
- STREETS OUTSIDE THE CORPORATE LIMITS MUST REQUEST NCDOT MAINTENANCE AS SOON AS THE NCDOT OCCUPANCY REQUIREMENT IS MET, AND NOT MORE THAN TWICE THE MINIMUM NUMBER OF UNITS REQUIRED BY MAINTENANCE BY NCDOT MAY BE OCCUPIED PRIOR TO ACCEPTANCE FOR MAINTENANCE BY NCDOT.
- THE DEVELOPER (OR HIS/HER SUCCESSOR) SHALL PROVIDE AND MAINTAIN CATASTROPHIC PROPERTY INSURANCE TO COVER 100% OF THE REPLACEMENT COST OF THE WASTEWATER SYSTEM.

SEPTEMBER 21, 2021

REVISIONS			
NO.	DATE	DESCRIPTION	SHEET
1	12/13/21	REVISED PER DURHAM COMMENTS	ALL
2	02/01/22	REVISED PER DURHAM COMMENTS	ALL
3	4/1/22	PER NCDOT COMMENTS	ALL

STAMPING AREA

CASE NUMBER: D2100325



ABBREVIATIONS
BM BOOK OF MAPS
CLF CHAIN-LINK FENCE
CMF CONCRETE MONUMENT FOUND
DB DEED BOOK
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET
N/F NOW OR FORMERLY
PB PLAT BOOK
PG PAGE
PKF PK NAIL FOUND
R/W RIGHT-OF-WAY
SF SQUARE FEET

- GENERAL NOTES**
- 1) THE PURPOSE OF THIS PLAT IS A TOPOGRAPHIC SURVEY OF THE SITE SHOWN AS REQUESTED BY MACCONNELL AND ASSOCIATES, AND
 - 2) LOT LINES SHOWN ARE SOLEY BASED ON DURHAM GIS AND HAVE NOT BEEN SURVEYED OR CONFIRMED. THEY ARE SHOWN FOR REFERENCE ONLY.
 - 3) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
 - 4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES, STREAM CENTERLINES AND PLANIMETRIC INFORMATION SHOWN HEREON WERE TAKEN FROM CAD FILES PROVIDED BY THE CLIENT, AND THIS INFORMATION HAS BEEN SHOWN HEREON FOR REFERENCE PURPOSES ONLY. NO TRANSLATION, ROTATION OR SCALING WAS PERFORMED ON THE GIS DATA. IT WAS INSERTED INTO OUR DRAWING FILE AS PROVIDED. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES TRULY RELATE TO THE GIS INFORMATION SHOWN HEREON.
 - 5) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
 - 6) LOCATION SHOWN DOES NOT MEET SPECIFIED ACCURACY AND SHOULD BE CONSIDERED FOR REFERENCE ONLY.

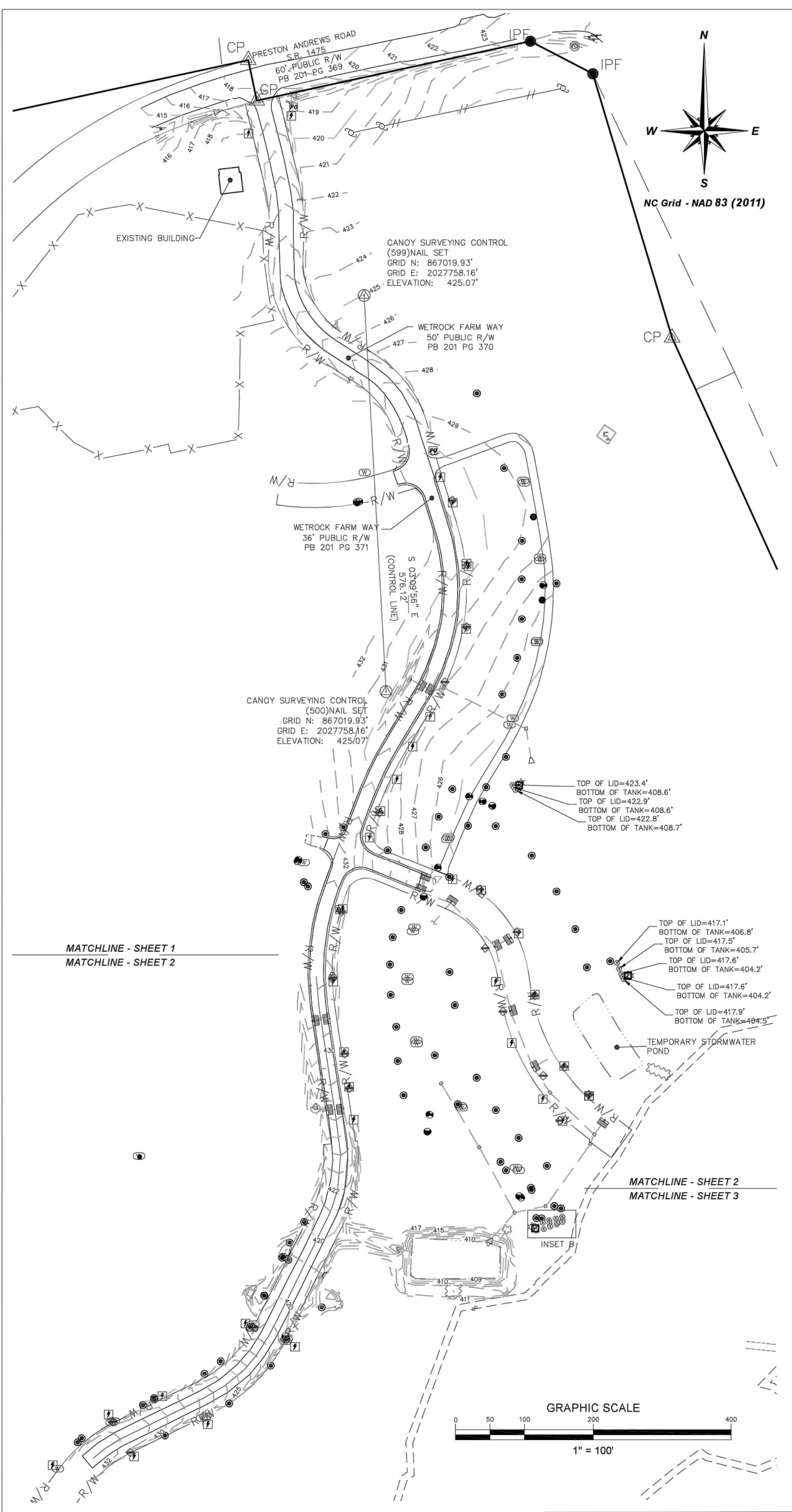
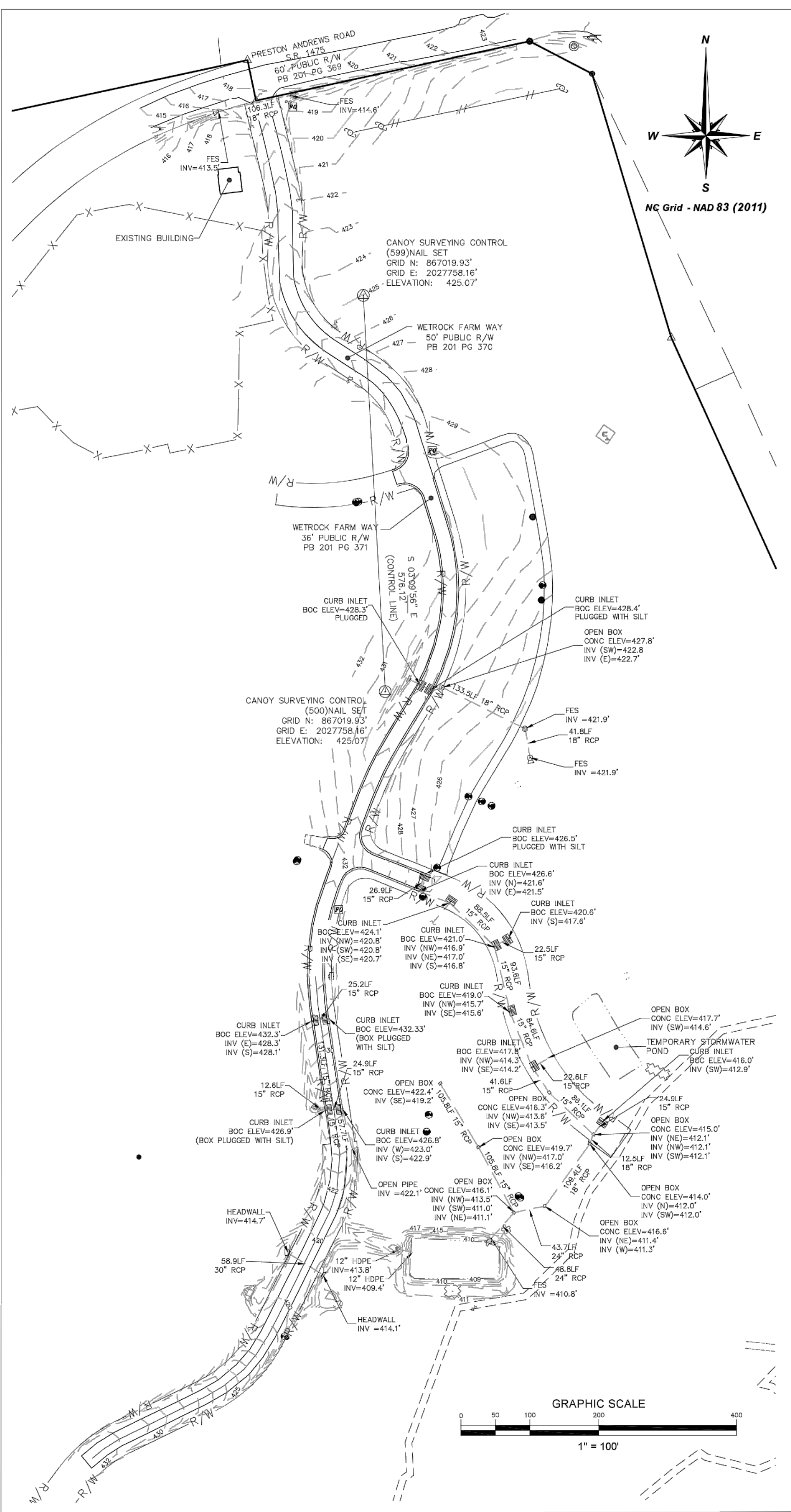
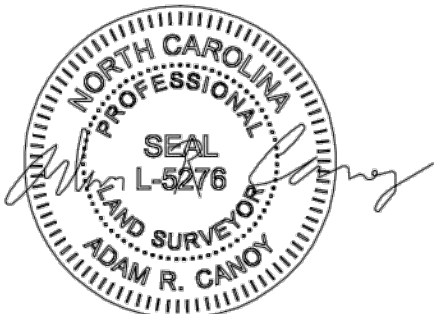
LEGEND

- BOUNDARY
- WIRE FENCE
- GRAVEL
- EDGE OF WATER
- STORM DRAIN PIPE
- PAVEMENT
- MINOR CONTOUR
- MAJOR CONTOUR
- OVERHEAD ELECTRIC LINE
- RIPRAP
- DIRT PATH (SEE NOTE 6)
- FLOOD ZONE 1% FUTURE CONDITIONS
- FLOOD ZONE AE
- TOP OF BANK
- BOLLARD
- ELECTRIC CONTROL BOX
- ELEC METER
- PROPERTY MONUMENT
- LIT POLE
- PLASTIC MANHOLE LID
- TV PEDESTAL
- WATER METER
- WATER VALVE
- CURB INLET
- SANITARY CLEAN OUT
- ELECTRIC TRANSFORMER
- FLARED END SECTION
- FIBER HANDHOLE
- FIBER OPTIC VAULT
- UTILITY POLE
- SIGN
- DRILLED WELLS (SEE NOTE 6)
- GAS TANK
- MAILBOX

I CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A STANDARD AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 5/21/21; THAT THE SURVEY WAS COMPLETED ON 5/24/21; THAT CONTOURS SHOWN MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON 'NAD 83' AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88 GEOD 12B.

THIS 18th DAY OF JULY, 2021.

SEAL
ADAM R. CANOY, PLS L-5276



CANOY SURVEYING

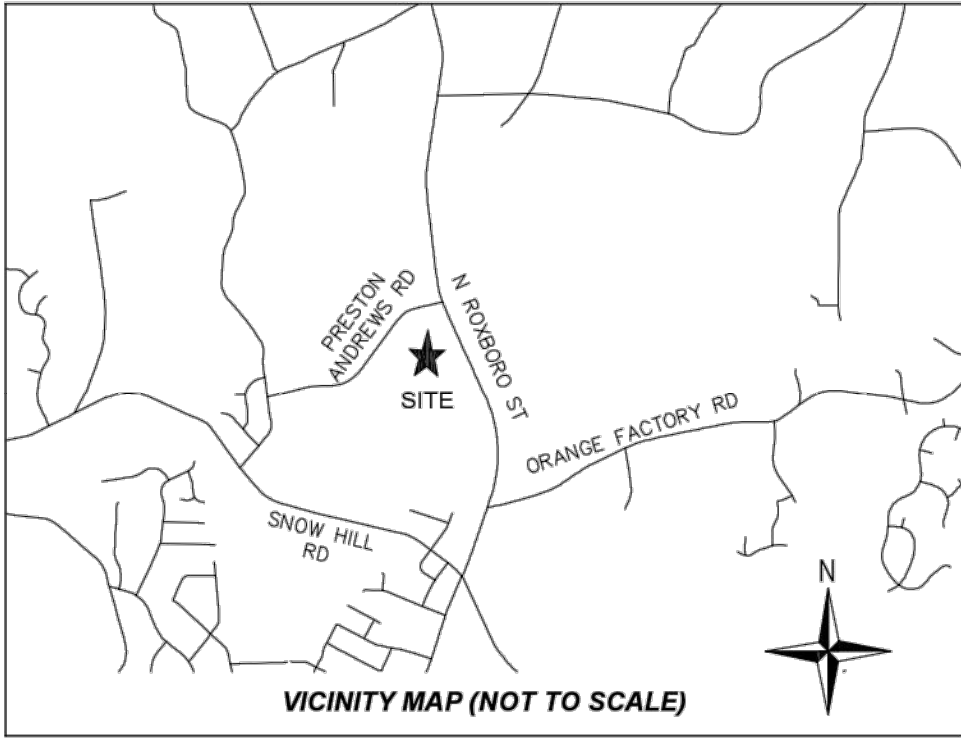
1154 SHONELE LANE
STEM, NC 27581
PHONE (984) 377-2626

TOPOGRAPHIC SURVEY / EXISTING UTILITIES WETROCK FARM SUBDIVISION

PRESTON ANDREWS ROAD, DURHAM, NC 27712
DURHAM COUNTY - LEBANON TOWNSHIP - DURHAM, NC

REVISIONS:

DATE OF SURVEY:	5/27/2021
SCALE:	1" = 100'
DRAWN BY:	ARC
CHECKED BY:	ADAM R. CANOY, PLS
PROJECT:	WETROCK A38
SHEET:	1 / 8



ABBREVIATIONS
BM BOOK OF MAPS
CLF CHAIN-LINK FENCE
CMF CONCRETE MONUMENT FOUND
DB DEED BOOK
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET
NF NOW OR FORMERLY
PB PLAT BOOK
PG PAGE
PKF PK NAIL FOUND
R/W RIGHT-OF-WAY
SF SQUARE FEET

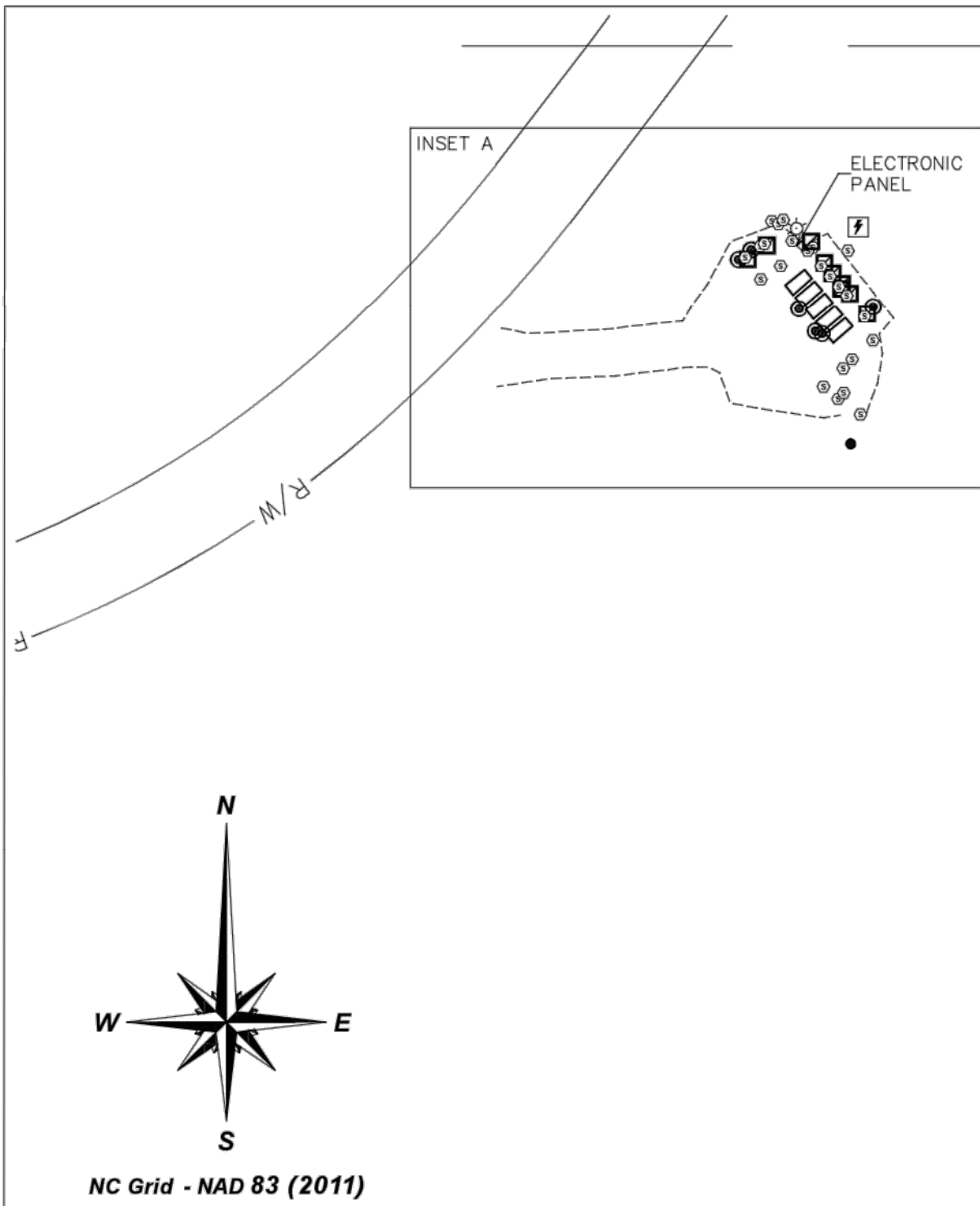
- GENERAL NOTES**
- 1) THE PURPOSE OF THIS PLAT IS A TOPOGRAPHIC SURVEY OF THE SITE SHOWN AS REQUESTED BY MACCONNELL AND ASSOCIATES, AND
 - 2) LOT LINES SHOWN ARE SOLEY BASED ON DURHAM GIS AND HAVE NOT BEEN SURVEYED OR CONFIRMED. THEY ARE SHOWN FOR REFERENCE ONLY.
 - 3) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
 - 4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES, STREAM CENTERLINES AND PLANIMETRIC INFORMATION SHOWN HEREON WERE TAKEN FROM CAD FILES PROVIDED BY THE CLIENT, AND THIS INFORMATION HAS BEEN SHOWN HEREON FOR REFERENCE PURPOSES ONLY. NO TRANSLATION, ROTATION OR SCALING WAS PERFORMED ON THE GIS DATA. IT WAS INSERTED INTO OUR DRAWING FILE AS PROVIDED. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES TRULY RELATE TO THE GIS INFORMATION SHOWN HEREON.
 - 5) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
 - 6) LOCATION SHOWN DOES NOT MEET SPECIFIED ACCURACY AND SHOULD BE CONSIDERED FOR REFERENCE ONLY.

LEGEND

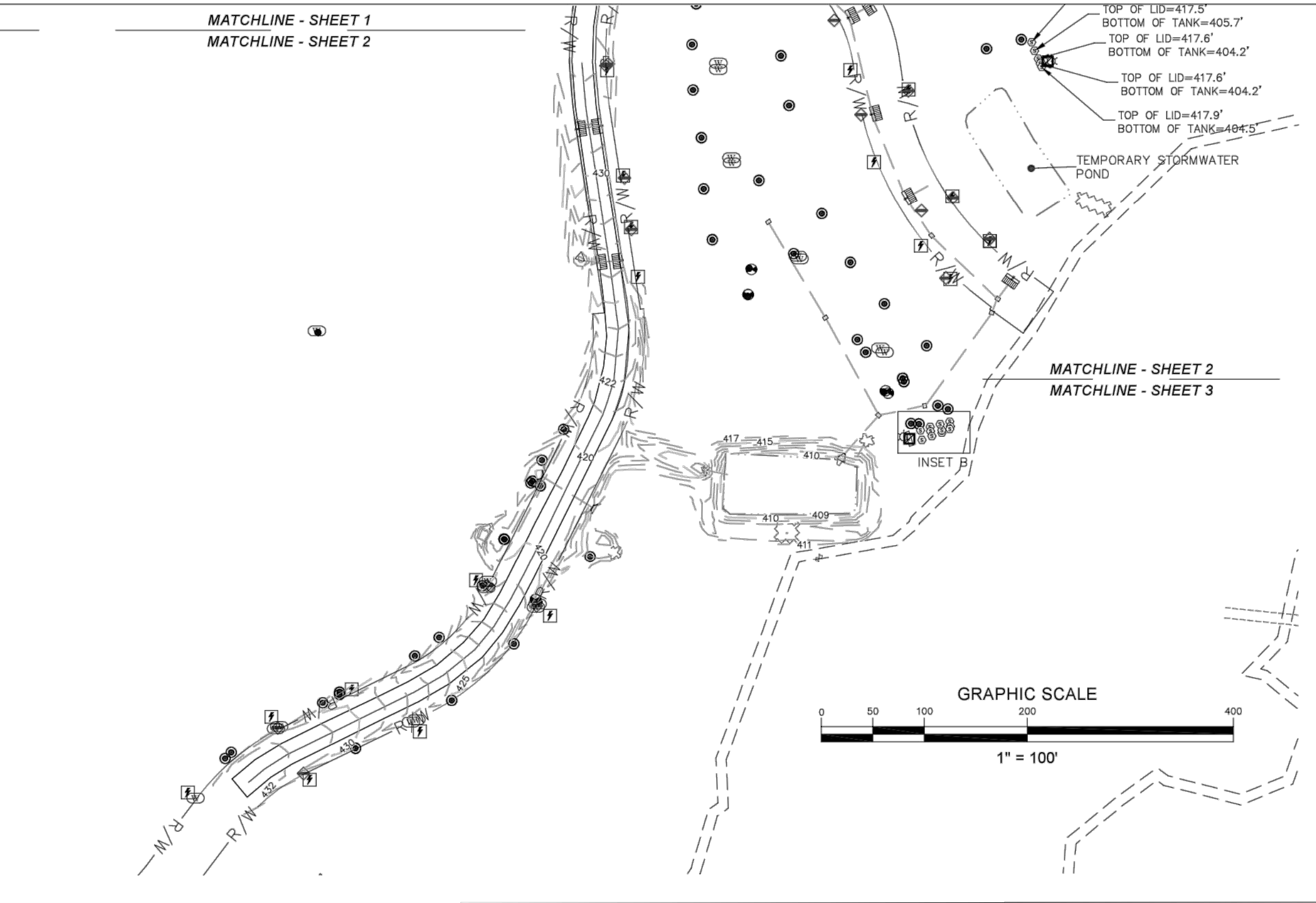
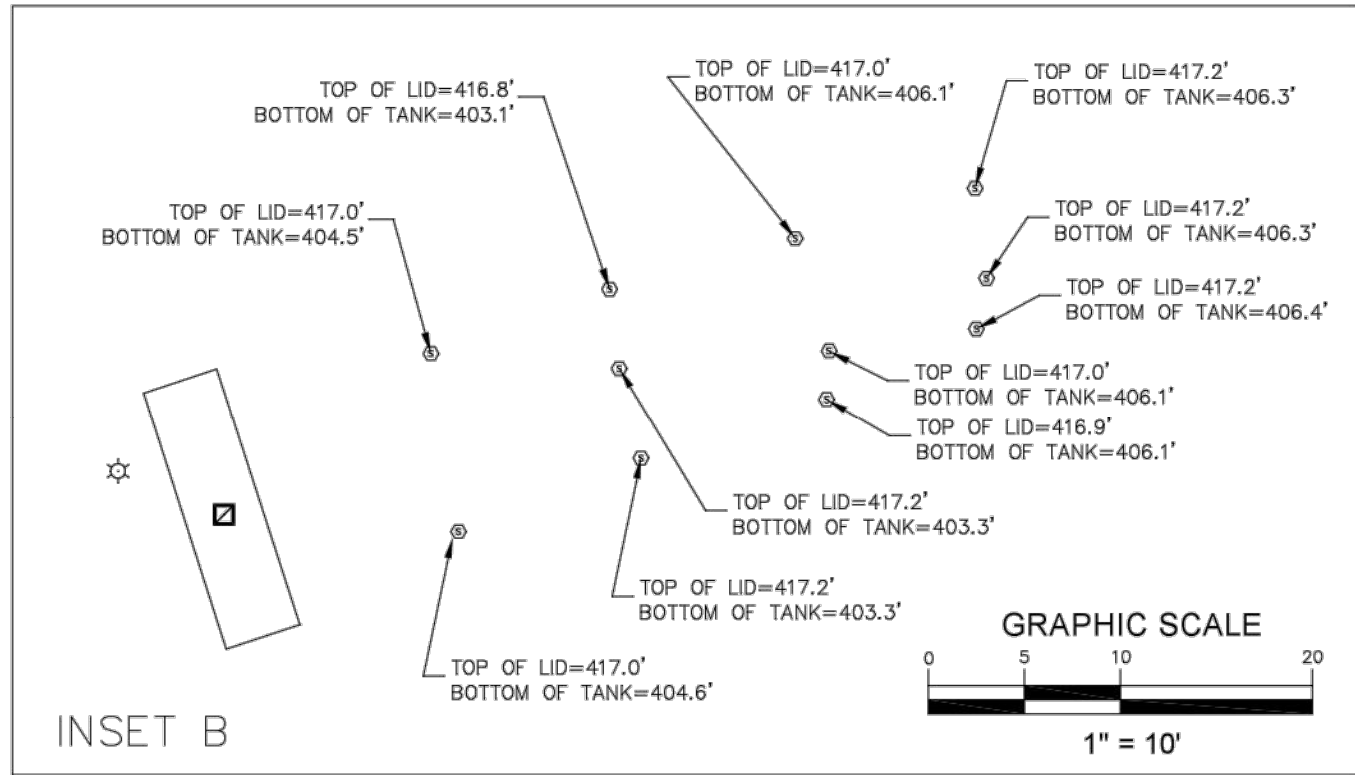
- BOUNDARY
- WIRE FENCE
- GRAVEL
- EDGE OF WATER
- STORM DRAIN PIPE
- PAVEMENT
- MINOR CONTOUR
- MAJOR CONTOUR
- OVERHEAD ELECTRIC LINE
- RIPRAP
- DIRT PATH (SEE NOTE 6)
- FLOOD ZONE 1% FUTURE CONDITIONS
- FLOOD ZONE AE
- TOP OF BANK
- BOLLARD
- ELECTRIC CONTROL BOX
- ELEC METER
- PROPERTY MONUMENT
- LIT POLE
- PLASTIC MANHOLE LID
- TV PEDESTAL
- WATER METER
- WATER VALVE
- CURB INLET
- SANITARY CLEAN OUT
- ELECTRIC TRANSFORMER
- FLARED END SECTION
- FIBER HANDHOLE
- FIBER OPTIC VAULT
- UTILITY POLE
- SIGN
- DRILLED WELLS (SEE NOTE 6)
- GAS TANK
- MAILBOX

I CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A STANDARD AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 5/21/21; THAT THE SURVEY WAS COMPLETED ON 5/24/21; THAT CONTOURS SHOWN MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON 'NAD 83' AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88 GEOID 12B.

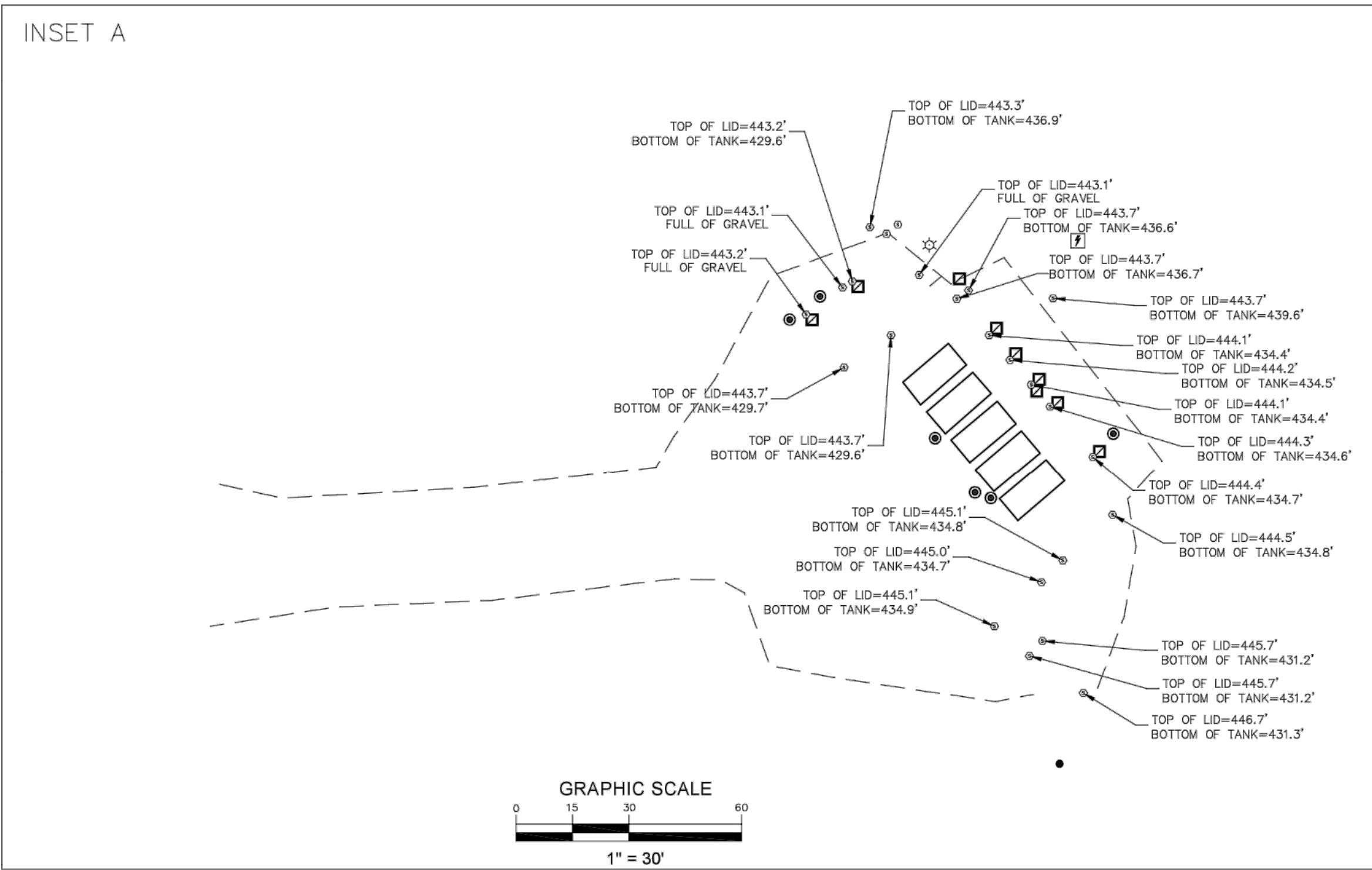
THIS 27th DAY OF May, 2021.
SEAL
Adam R. Canoy, PLS L-5276



NC Grid - NAD 83 (2011)



INSET A



SURVEY PERFORMED BY:

CANOY SURVEYING

TOPOGRAPHIC SURVEY

WETROCK FARM SUBDIVISION

PRESTON ANDREWS ROAD, DURHAM, NC 27712
DURHAM COUNTY - LEBANON TOWNSHIP - DURHAM, NC

SURVEY PREPARED FOR:

III CRE SPV I LLC
777 YAMATO ROAD SUITE 300
BOCA RATON, FL 33431

REVISIONS:

DATE OF SURVEY: 5/27/2021

SCALE: 1" = 100'

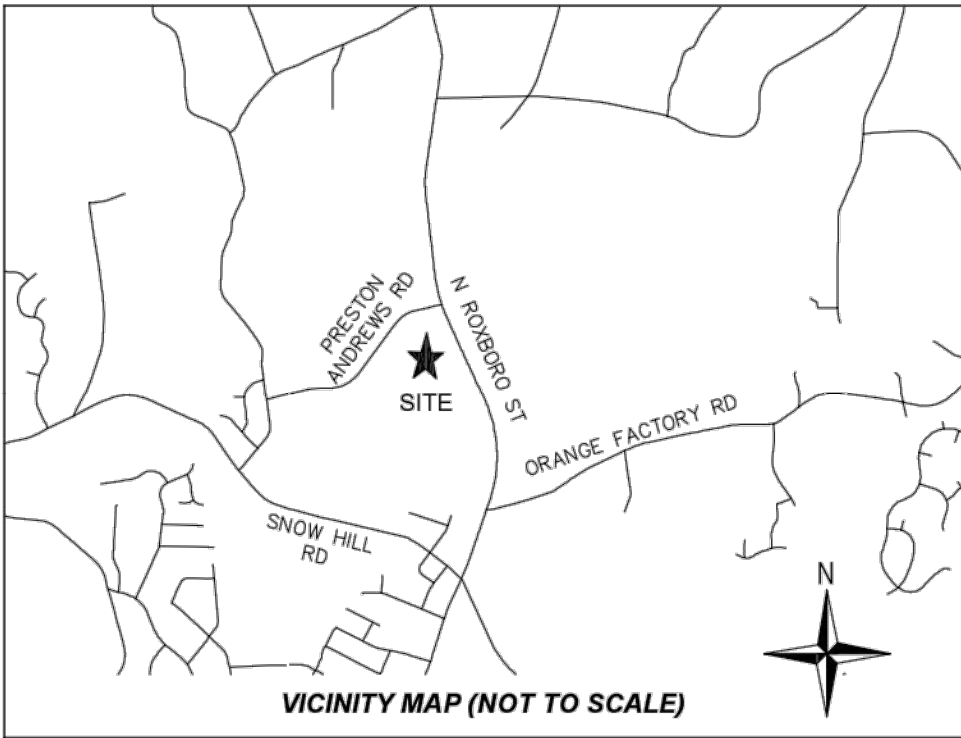
DRAWN BY: ARC

CHECKED BY: ADAM R. CANOY, PLS

PROJECT: WETROCK A58

SHEET:

2 / 8



ABBREVIATIONS
BM BOOK OF MAPS
CLF CHAIN-LINK FENCE
CMF CONCRETE MONUMENT FOUND
DB DEED BOOK
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET
N/F NOW OR FORMERLY
PB PLAT BOOK
PG PAGE
PKF PK NAIL FOUND
R/W RIGHT-OF-WAY
SF SQUARE FEET

- GENERAL NOTES**
- 1) THE PURPOSE OF THIS PLAT IS A TOPOGRAPHIC SURVEY OF THE SITE SHOWN AS REQUESTED BY MACCONNELL AND ASSOCIATES, AND
 - 2) LOT LINES SHOWN ARE SOLEY BASED ON DURHAM GIS AND HAVE NOT BEEN SURVEYED OR CONFIRMED. THEY ARE SHOWN FOR REFERENCE ONLY.
 - 3) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
 - 4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES, STREAM CENTERLINES AND PLANIMETRIC INFORMATION SHOWN HEREON WERE TAKEN FROM CAD FILES PROVIDED BY THE CLIENT, AND THIS INFORMATION HAS BEEN SHOWN HEREON FOR REFERENCE PURPOSES ONLY. NO TRANSLATION, ROTATION OR SCALING WAS PERFORMED ON THE GIS DATA. IT WAS INSERTED INTO OUR DRAWING FILE AS PROVIDED. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES TRULY RELATE TO THE GIS INFORMATION SHOWN HEREON.
 - 5) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
 - 6) LOCATION SHOWN DOES NOT MEET SPECIFIED ACCURACY AND SHOULD BE CONSIDERED FOR REFERENCE ONLY.

LEGEND

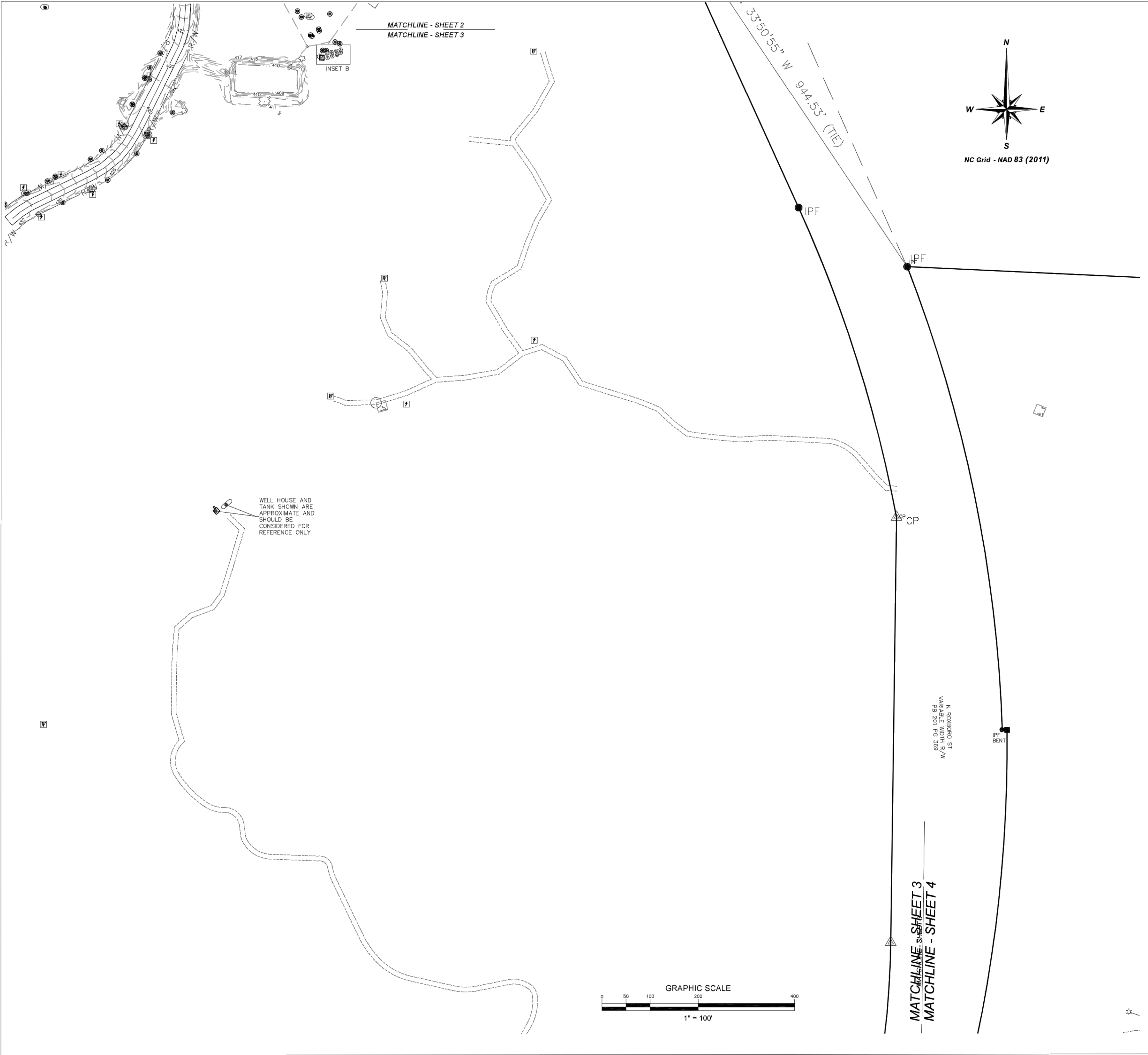
- | | |
|--|---------------------------------|
| | BOUNDARY |
| | WIRE FENCE |
| | GRAVEL |
| | EDGE OF WATER |
| | STORM DRAIN PIPE |
| | PAVEMENT |
| | MINOR CONTOUR |
| | MAJOR CONTOUR |
| | OVERHEAD ELECTRIC LINE |
| | RIPRAP |
| | DIRT PATH (SEE NOTE 6) |
| | FLOOD ZONE 1% FUTURE CONDITIONS |
| | FLOOD ZONE AE |
| | TOP OF BANK |
| | BOLLARD |
| | ELECTRIC CONTROL BOX |
| | ELEC METER |
| | PROPERTY MONUMENT |
| | LIT POLE |
| | PLASTIC MANHOLE LID |
| | TV PEDESTAL |
| | WATER METER |
| | WATER VALVE |
| | CURB INLET |
| | SANITARY CLEAN OUT |
| | ELECTRIC TRANSFORMER |
| | FLARED END SECTION |
| | FIBER HANDHOLE |
| | FIBER OPTIC VAULT |
| | UTILITY POLE |
| | SIGN |
| | DRILLED WELLS (SEE NOTE 6) |
| | GAS TANK |
| | MAILBOX |

I CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A STANDARD AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 5/21/21; THAT THE SURVEY WAS COMPLETED ON 5/24/21; THAT CONTOURS SHOWN MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON 'NAD 83' AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88 GEOID 12B.

THIS 19th DAY OF July, 2021.

SEAL

Adam R. Canoy, PLS L-5276



SURVEY PREPARED FOR:

III CRE SPV I LLC
777 YAMATO ROAD SUITE 300
BOCA RATON, FL 33431

SURVEY PERFORMED BY:

CANOY SURVEYING

1154 SHONELE LANE
STEM, NC 27581
PHONE (984) 377-2626

TOPOGRAPHIC SURVEY
WETROCK FARM SUBDIVISION

PRESTON ANDREWS ROAD, DURHAM, NC 27712
DURHAM COUNTY - LEBANON TOWNSHIP - DURHAM, NC

REVISIONS:

DATE OF SURVEY: 5/27/2021

SCALE: 1" = 100'

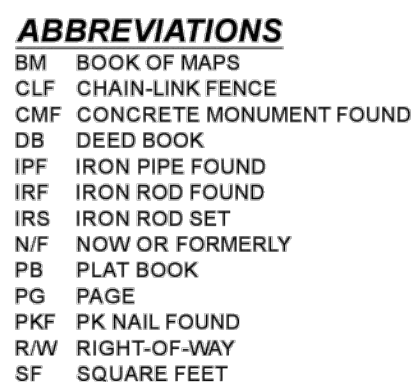
DRAWN BY: ARC

CHECKED BY: ADAM R. CANOY, PLS

PROJECT: WETROCK ASB

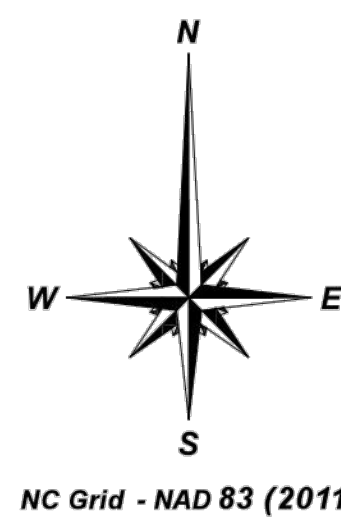
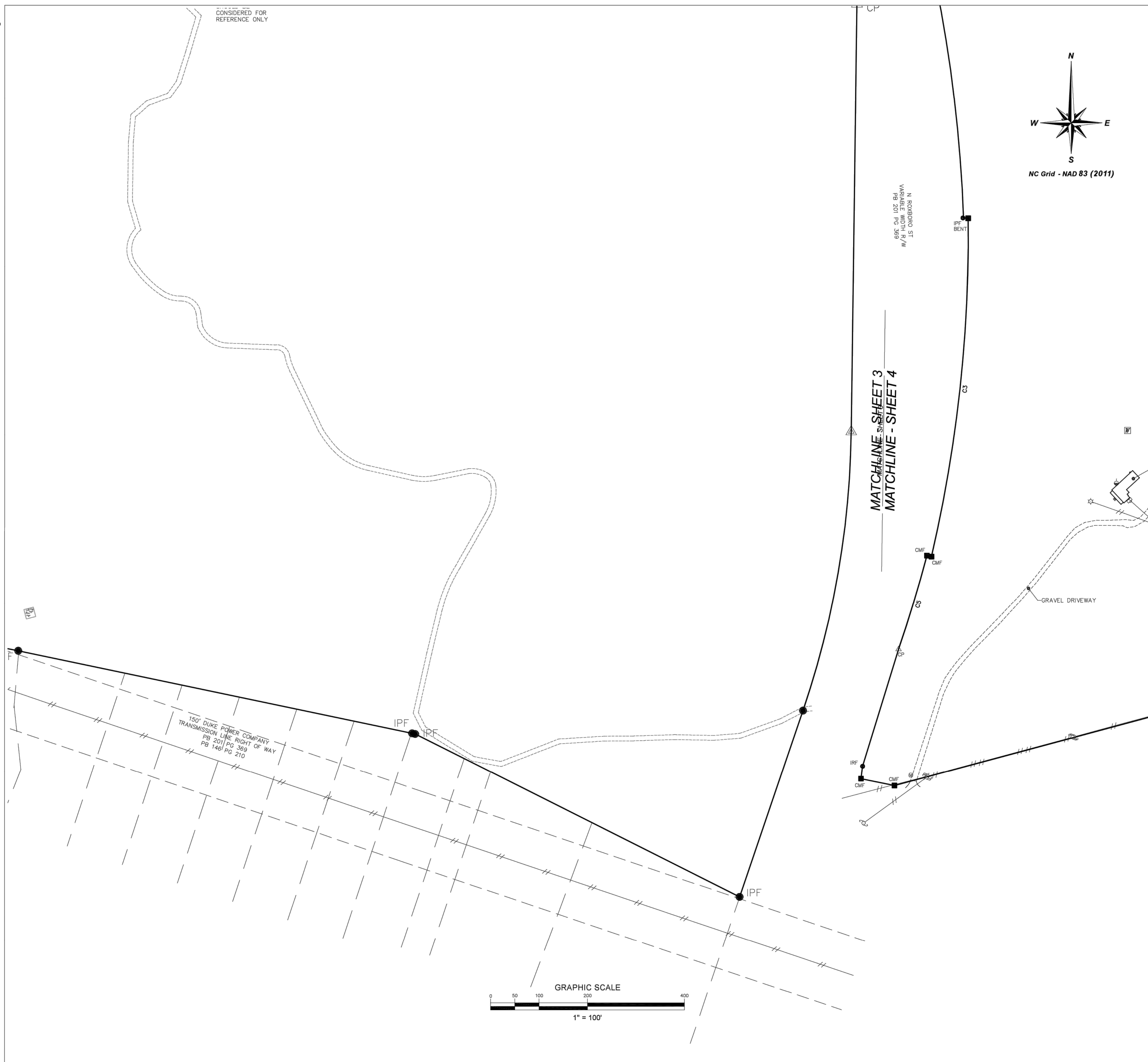
SHEET:

3 / 8



6) LOCATION SHOWN DOES NOT MEET SPECIFIED ACCURACY AND SHOULD BE CONSIDERED FOR REFERENCE ONLY

	BOUNDARY WIRE FENCE
	GRAVEL
	EDGE OF WATER
	STORM DRAIN PIPE
	PAVEMENT
	MINOR CONTOUR
	MAJOR CONTOUR
	OVERHEAD ELECTRIC LINE
	RIPRAP
	DIRT PATH (SEE NOTE 6)
	FLOOD ZONE 1% FUTURE CONDITIONS
	FLOOD ZONE AE
	TOP OF BANK
	● BOLLARD
	● ELECTRIC CONTROL BOX
	⊥ ELEC METER
	● PROPERTY MONUMENT
	☆ LIT POLE
	⊙ PLASTIC MANHOLE LID
	⊙ TV PEDESTAL
	⊙ WATER METER
	⊙ WATER VALVE
	⊙ CURB INLET
	⊙ SANITARY CLEAN OUT
	⊙ ELECTRIC TRANSFORMER
	⊙ FLARED END SECTION
	⊙ FIBER HANDHOLE
	⊙ FIBER OPTIC VAULT
	⊙ UTILITY POLE
	⊙ SIGN
	⊙ DRILLED WELLS (SEE NOTE 6)
	⊙ GAS TANK
	⊙ MAILBOX



SURVEY PERFORMED BY:

CANOY SURVEYING

UCKA FARM SUBDIVISION

WETROCK FARM SUBDIVISION

PRESTON ANDREWS ROAD, DURHAM, NC 27712
DURHAM COUNTY - LEBANON TOWNSHIP - DURHAM.

SURVEY PREPARED FOR:

III CRE SPV 1 LLC
777 YAMATO ROAD SUITE 300
BOCA RATON, FL 33431

REVISIONS

DATE OF SURVEY:	5/27/2021
-----------------	-----------

SCALE: 1" = 100'

DRAWN BY: ARC

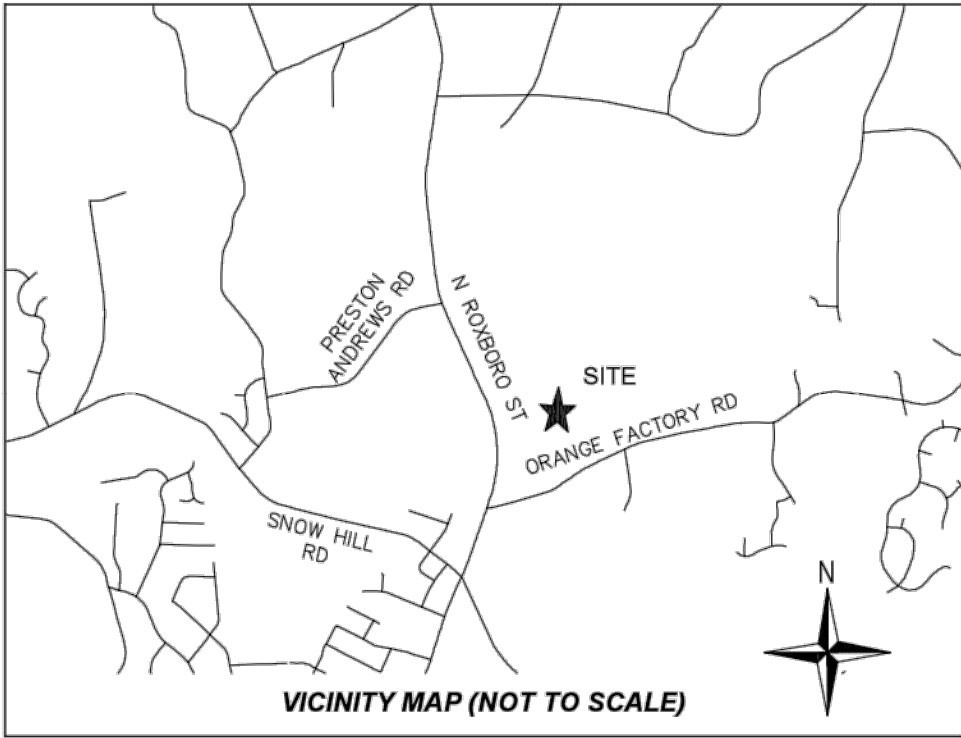
CHECKED BY: ADAM R. CANOY, PLS

PROJECT: WETROCK ASB

SHEET:

SHEET:

4 / 8



ABBREVIATIONS
BM BOOK OF MAPS
CLF CHAIN-LINK FENCE
CMF CONCRETE MONUMENT FOUND
DB DEED BOOK
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET
N/F NOW OR FORMERLY
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PG PAGE
PKF PK NAIL FOUND
R/W RIGHT-OF-WAY
SF SQUARE FEET

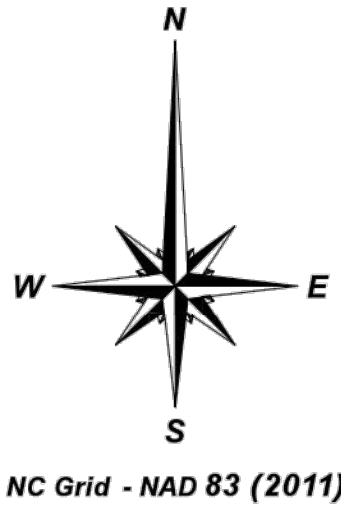
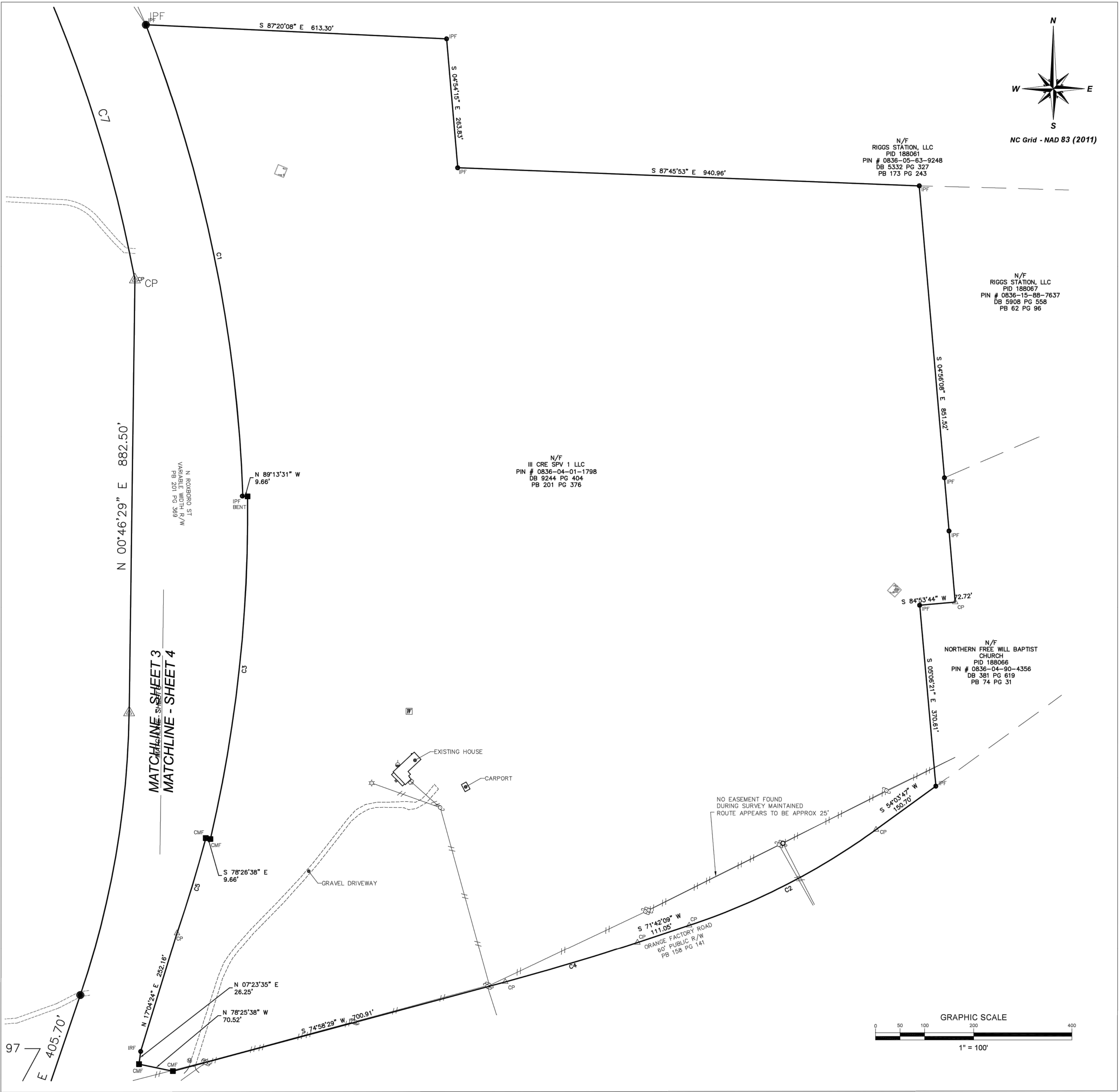
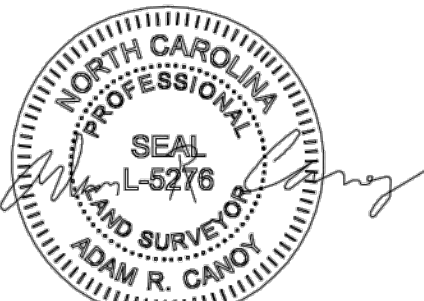
- GENERAL NOTES**
- 1) THE PURPOSE OF THIS PLAT IS AN AS-BUILT SURVEY OF THE EXISTING HOUSE AND DRIVEWAY.
 - 2) LOT LINES SHOWN ARE SOLELY BASED ON DURHAM GIS AND HAVE NOT BEEN SURVEYED OR CONFIRMED. THEY ARE SHOWN FOR REFERENCE ONLY.
 - 3) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
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 - 5) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
 - 6) LOCATION SHOWN DOES NOT MEET SPECIFIED ACCURACY AND SHOULD BE CONSIDERED FOR REFERENCE ONLY.
 - 7) AERIAL IMAGERY SHOWN FOR REFERENCE ONLY. IT WAS DOWNLOADED FROM NC ONE MAP ON 6/7/2021.

LEGEND

- BOUNDARY
- WIRE FENCE
- GRAVEL
- EDGE OF WATER
- STORM DRAIN PIPE
- PAVEMENT
- MINOR CONTOUR
- MAJOR CONTOUR
- OVERHEAD ELECTRIC LINE
- RIPRAP
- DIRT PATH (SEE NOTE 6)
- FLOOD ZONE 1% FUTURE CONDITIONS
- FLOOD ZONE AE
- TOP OF BANK
- BOLLARD
- ELECTRIC CONTROL BOX
- ELEC METER
- PROPERTY MONUMENT
- LIT POLE
- PLASTIC MANHOLE LID
- TV PEDESTAL
- WATER METER
- WATER VALVE
- CURB INLET
- SANITARY CLEAN OUT
- ELECTRIC TRANSFORMER
- FLARED END SECTION
- FIBER HANDHOLE
- FIBER OPTIC VAULT
- UTILITY POLE
- SIGN
- DRILLED WELLS (SEE NOTE 6)
- GAS TANK
- MAILBOX

I CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A STANDARD AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 5/21/21; THAT THE SURVEY WAS COMPLETED ON 5/24/21; THAT CONTOURS SHOWN MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON 'NAD 83' AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88 GEOID 12B.

THIS 19th DAY OF July, 2021,
SEAL
ADAM R. CANOY, PLS L-5276

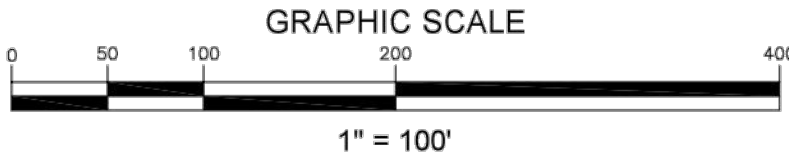


N/F
RIGGS STATION, LLC
PID 188061
PIN # 0836-05-63-9248
DB 5332 PG 327
PB 173 PG 243

N/F
RIGGS STATION, LLC
PID 188067
PIN # 0836-15-88-7637
DB 5908 PG 558
PB 62 PG 96

N/F
III CRE SPV 1 LLC
PIN # 0836-04-01-1798
DB 9244 PG 404
PB 201 PG 376

N/F
NORTHERN FREE WILL BAPTIST CHURCH
PID 188066
PIN # 0836-04-90-4356
DB 381 PG 619
PB 74 PG 31



CANOY SURVEYING

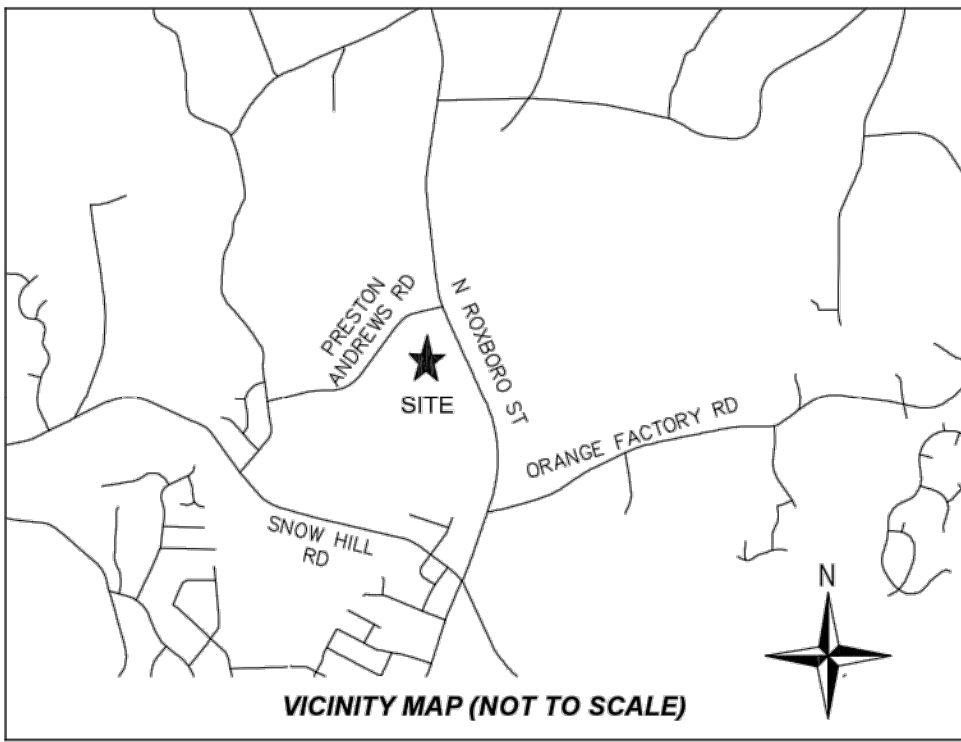
1154 SHONELE LANE
STEM, NC 27581
PHONE (984) 377-2626

AS-BUILT SURVEY WETROCK FARM SUBDIVISION

ORANGE FACTORY ROAD, DURHAM, NC 27712
DURHAM COUNTY - LEBANON TOWNSHIP - DURHAM, NC

REVISIONS:

DATE OF SURVEY: 5/27/2021
SCALE: 1" = 100'
DRAWN BY: ARC
CHECKED BY: ADAM R. CANOY, PLS
PROJECT: WETROCK ASB
SHEET:



ABBREVIATIONS
BM BOOK OF MAPS
CLF CHAIN-LINK FENCE
CMF CONCRETE MONUMENT FOUND
DB DEED BOOK
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET
N/F NOW OR FORMERLY
PB PLAT BOOK
PG PAGE
PKF PK NAIL FOUND
R/W RIGHT-OF-WAY
SF SQUARE FEET

GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS A BOUNDARY SURVEY OF THE PROPERTY LINES SHOWN.
- 2) CANOY SURVEYING'S TASK WAS SURVEY THE BOUNDARY OF THE LARGE SUBJECT PARCEL. INTERNAL LOT LINES, ROAD RIGHT OF WAYS, AND EXISTING EASEMENTS EXIST FROM PREVIOUS SUBDIVISION AS SHOWN IN PB 201 PG 367-379 BUT ARE SUBJECT TO CHANGE.
- 3) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY AFFECT THESE PROPERTIES.
- 4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES, STREAM CENTERLINES AND PLANIMETRIC INFORMATION SHOWN HEREON WERE TAKEN FROM CAD FILES PROVIDED BY THE CLIENT, AND THIS INFORMATION HAS BEEN SHOWN HEREON FOR REFERENCE PURPOSES ONLY. NO TRANSLATION, ROTATION OR SCALING WAS PERFORMED ON THE GIS DATA. IT WAS INSERTED INTO OUR DRAWING FILE AS PROVIDED. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES TRULY RELATE TO THE GIS INFORMATION SHOWN HEREON.
- 5) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
- 6) STREAM BUFFERS AND STREAM TOB OF BANKS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND SHOWN ON PB 201 PG 367-379, AND HAVE NOT BEEN FIELD SURVEYED BY CANOY SURVEYING.
- 7) FLOOD NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X", AND "AE" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY MAP #3720082600K DATED 10/19/2016.

LEGEND

- BOUNDARY
- WIRE FENCE
- GRAVEL
- EDGE OF WATER
- STORM DRAIN PIPE
- PAVEMENT
- MINOR CONTOUR
- MAJOR CONTOUR
- OVERHEAD ELECTRIC LINE
- RIPRAP
- DIRT PATH (SEE NOTE 6)
- FLOOD ZONE 1% FUTURE CONDITIONS
- FLOOD ZONE "AE"
- TOP OF BANK
- BOLLARD
- ELECTRIC CONTROL BOX
- ELEC METER
- PROPERTY MONUMENT
- LIT POLE
- PLASTIC MANHOLE LID
- TV PEDESTAL
- WATER METER
- WATER VALVE
- CURB INLET
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- DRILLED WELLS (SEE NOTE 6)
- GAS TANK
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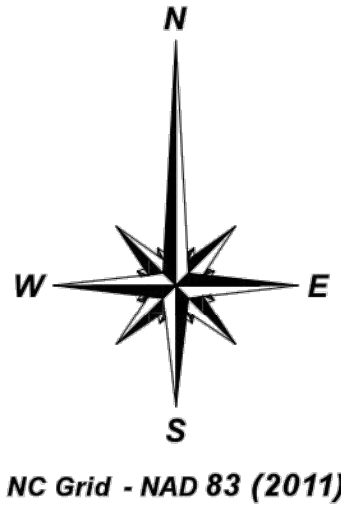
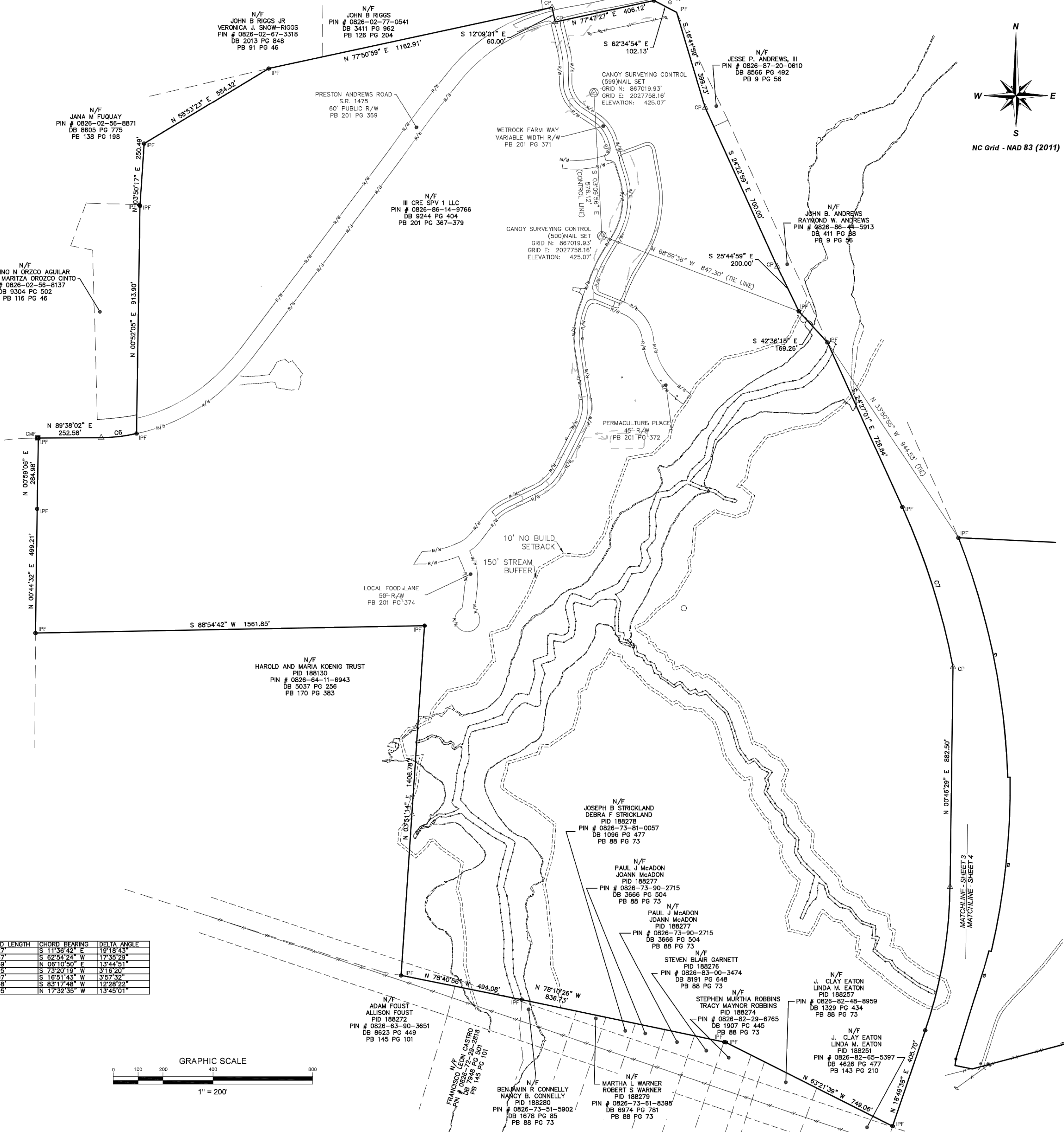
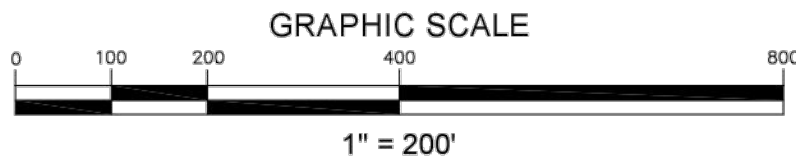
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 9244, PAGE 404); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION DOWNLOADED FROM DURHAM COUNTY GIS AT THE TIME OF SURVEY; THAT THE RATIO OF PRECISION IS 1:298474; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 19th DAY OF JULY, 2021,
SEAL



Adam R. Canoy, PLS L-5276

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2925.12'	985.93'	981.27'	S 11°36'42" E	19°18'43"
C2	1397.77'	429.15'	427.47'	S 62°54'24" W	17°35'29"
C3	2934.78'	704.18'	702.49'	N 06°10'50" E	1°34'45.1"
C4	4920.05'	280.99'	280.95'	S 7°32'01" W	3°16'20"
C5	2925.12'	202.11'	202.07'	S 16°51'43" W	3°57'35"
C6	655.79'	142.76'	142.48'	S 8°17'48" W	1°28'22"
C7	2815.00'	675.57'	673.95'	N 17°32'35" W	1°34'50.1"



CANOY SURVEYING

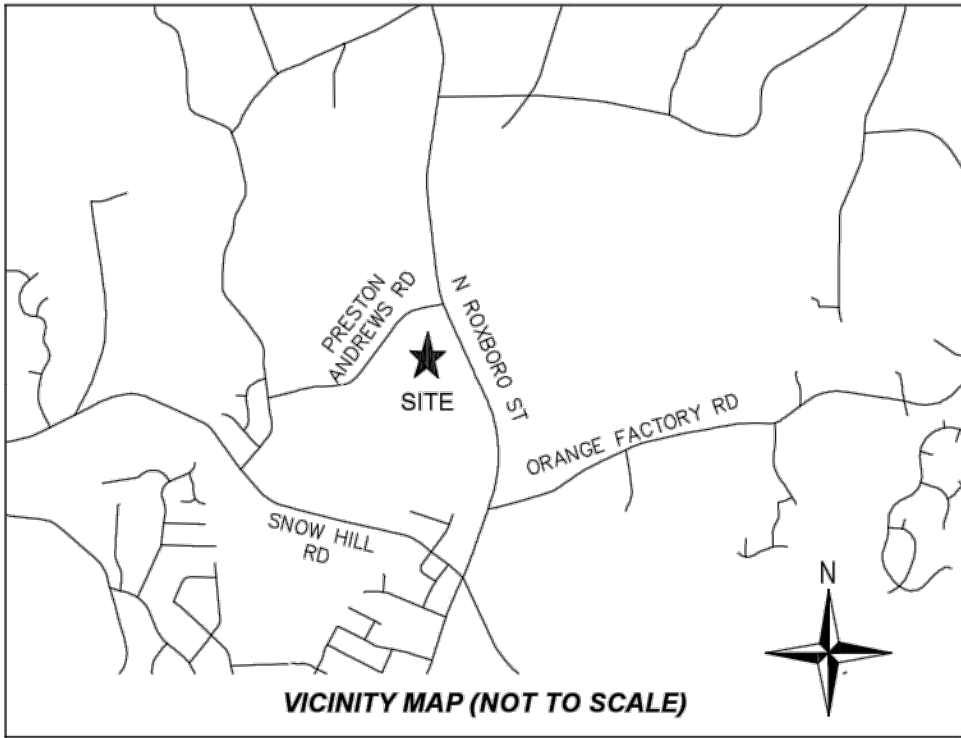
1154 SHONELE LANE
STEM, NC 27581
PHONE (984) 377-2626

**AS-BUILT SURVEY
WETROCK FARM SUBDIVISION**

ORANGE FACTORY ROAD, DURHAM, NC 27712
DURHAM COUNTY - LEBANON TOWNSHIP - DURHAM, NC

REVISIONS:

DATE OF SURVEY: 5/27/2021
SCALE: 1" = 200'
DRAWN BY: ARC
CHECKED BY: ADAM R. CANOY, PLS
PROJECT: WETROCK ASB
SHEET: 6 / 8



ABBREVIATIONS

BM BOOK OF MAPS
CLF CHAIN-LINK FENCE
CMF CONCRETE MONUMENT FOUND
DB DEED BOOK
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET
N/F NOW OR FORMERLY
PB PLAT BOOK
PG PAGE
PKF PK NAIL FOUND
R/W RIGHT-OF-WAY
SF SQUARE FEET

GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS A BOUNDARY SURVEY OF THE PROPERTY LINES SHOWN.
- 2) CANOY SURVEYING'S TASK WAS SURVEY THE BOUNDARY OF THE LARGE SUBJECT PARCEL, INTERNAL LOT LINES, ROAD RIGHT OF WAYS, AND EXISTING EASEMENTS EXIST FROM PREVIOUS SUBDIVISION AS SHOWN IN PB 201 PG 367-379 BUT ARE SUBJECT TO CHANGE.
- 3) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
- 4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES, STREAM CENTERLINES AND PLANIMETRIC INFORMATION SHOWN HEREON WERE TAKEN FROM CAD FILES PROVIDED BY THE CLIENT; AND THIS INFORMATION HAS BEEN SHOWN HEREON FOR REFERENCE PURPOSES ONLY. NO TRANSLATION, ROTATION OR SCALING WAS PERFORMED ON THE GIS DATA. IT WAS INSERTED INTO OUR DRAWING FILE AS PROVIDED. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES TRULY RELATE TO THE GIS INFORMATION SHOWN HEREON.
- 5) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS 'GRID'.

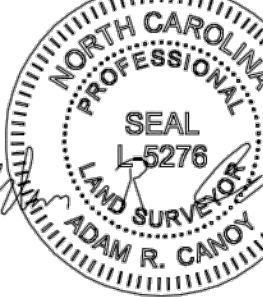
LEGEND

- BOUNDARY
WIRE FENCE
GRAVEL
EDGE OF WATER
STORM DRAIN PIPE
PAVEMENT
MINOR CONTOUR
MAJOR CONTOUR
OVERHEAD ELECTRIC LINE
RIPRAP
DIRT PATH (SEE NOTE 6)
FLOOD ZONE 1% FUTURE CONDITIONS
FLOOD ZONE AE
TOP OF BANK
- BOLLARD
☑ ELECTRIC CONTROL BOX
Ⓜ ELEC METER
● PROPERTY MONUMENT
☆ LIT POLE
⊙ PLASTIC MANHOLE LID
Ⓢ TV PEDESTAL
Ⓢ WATER METER
Ⓢ WATER VALVE
Ⓢ CURB INLET
Ⓢ SANITARY CLEAN OUT
Ⓢ ELECTRIC TRANSFORMER
◁ FLARED END SECTION
Ⓢ FIBER HANDHOLE
Ⓢ FIBER OPTIC VAULT
Ⓢ UTILITY POLE
Ⓢ SIGN
Ⓢ DRILLED WELLS (SEE NOTE 6)
Ⓢ GAS TANK
Ⓢ MAILBOX

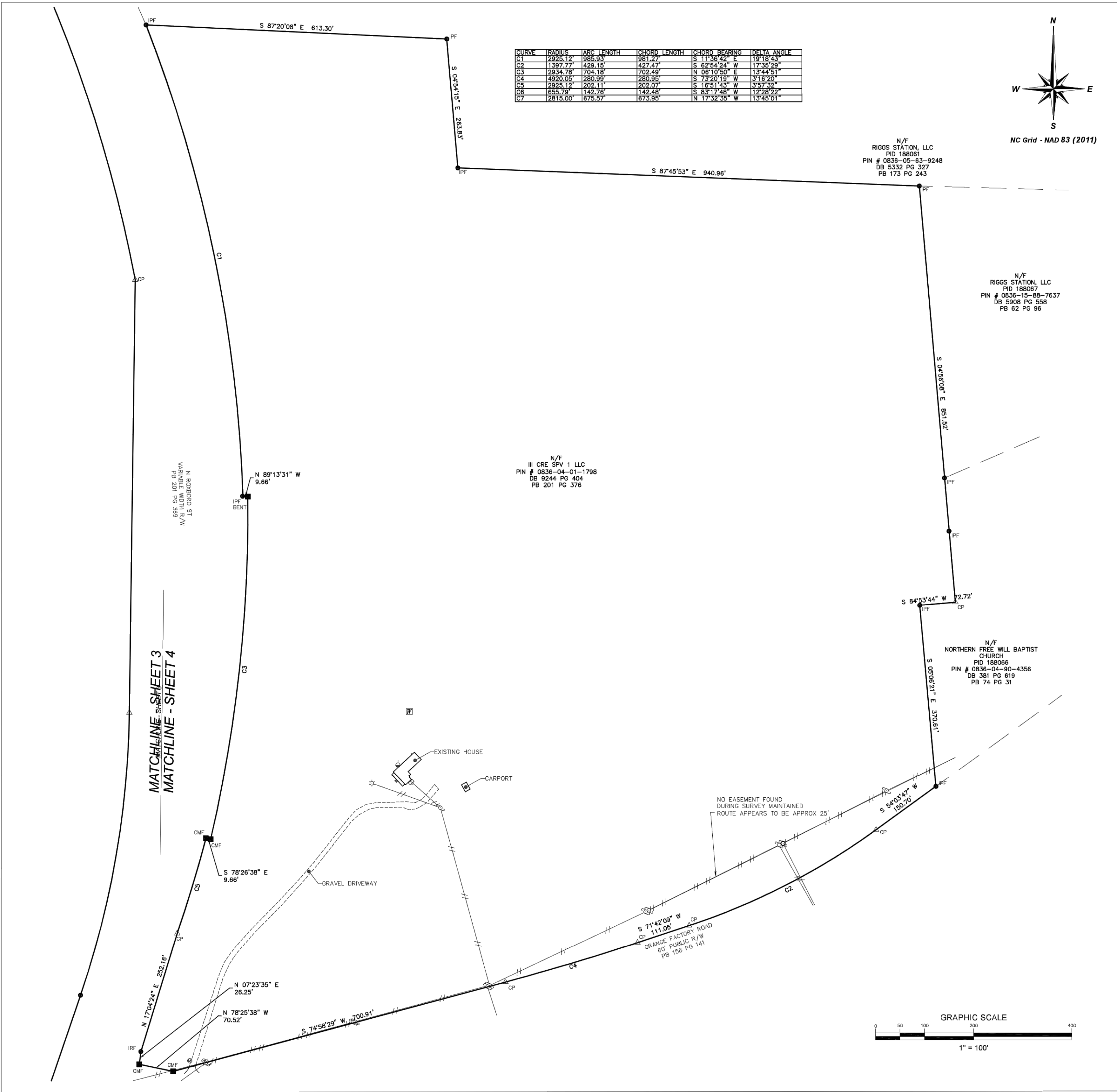
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 9244, PAGE 404; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION DOWNLOADED FROM DURHAM COUNTY GIS AT THE TIME OF SURVEY; THAT THE RATIO OF PRECISION IS 1:23647+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 19th DAY OF July, 2021.

SEAL



Adam R. Canoy, PLS L-5276



SURVEY PREPARED FOR:

CANOY SURVEYING

SURVEY PERFORMED BY:

BOUNDARY SURVEY
WETROCK FARM SUBDIVISION

REVISIONS:

DATE OF SURVEY: 5/27/2021

SCALE BY: 1" = 100'

DRAWN BY: ARC

CHECKED BY: ADAM R. CANOY, PLS

PROJECT: WETROCK ASB

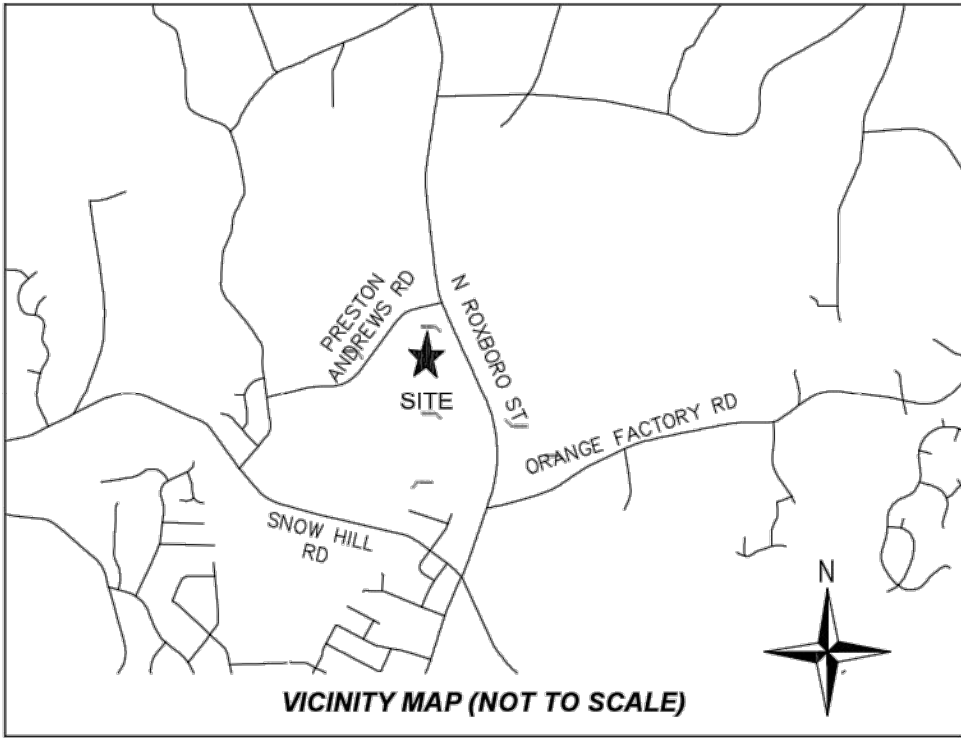
SHEET:

III CRE SPV I LLC
777 YAMATO ROAD SUITE 300
BOCA RATON, FL 33431

1154 SHONELE LANE
STEM, NC 27581
PHONE (984) 377-2626

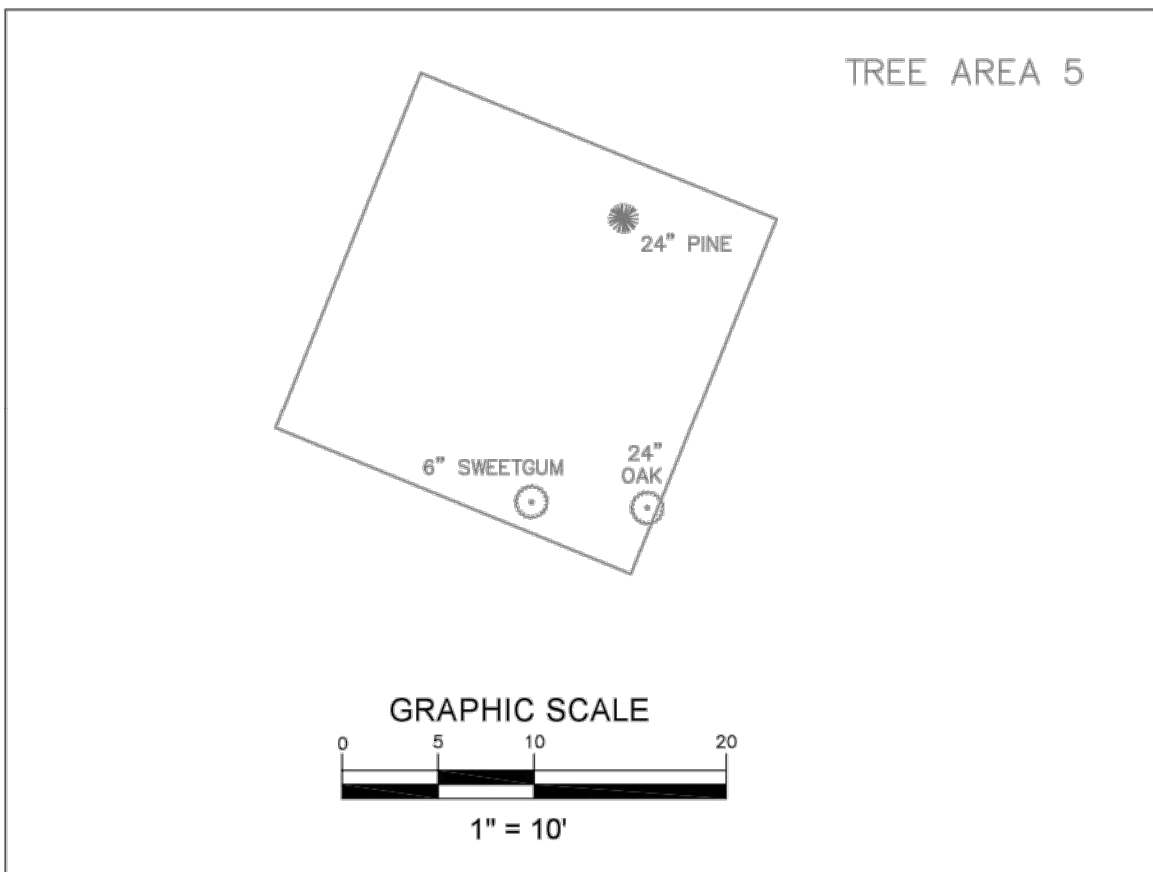
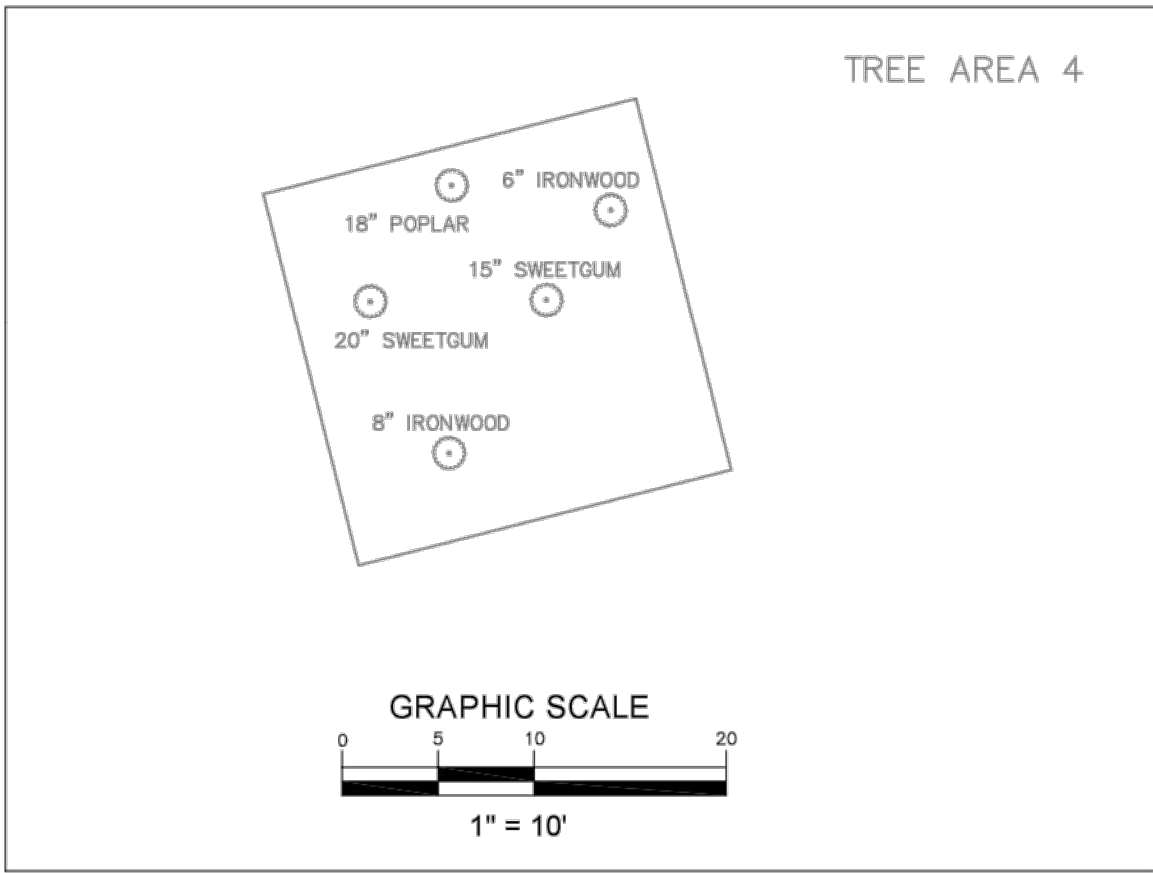
ORANGE FACTORY ROAD, DURHAM, NC 27712
DURHAM COUNTY - LEBANON TOWNSHIP - DURHAM, NC

7 / 8



ABBREVIATIONS
BM BOOK OF MAPS
CLF CHAIN-LINK FENCE
CMF CONCRETE MONUMENT FOUND
DB DEED BOOK
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET
N/F NOW OR FORMERLY
PB PLAT BOOK
PG PAGE
PKF PK NAIL FOUND
R/W RIGHT-OF-WAY
SF SQUARE FEET

- GENERAL NOTES**
- 1) THE PURPOSE OF THIS PLAT IS A BOUNDARY SURVEY OF THE PROPERTY LINES SHOWN.
 - 2) CANOY SURVEYING'S TASK WAS SURVEY THE BOUNDARY OF THE LARGE SUBJECT PARCEL. INTERNAL LOT LINES, ROAD RIGHT-OF-WAYS, AND EXISTING EASEMENTS EXIST FROM PREVIOUS SUBDIVISION AS SHOWN IN PG 201 PG 367-378 BUT ARE SUBJECT TO CHANGE.
 - 3) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
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 - 5) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".

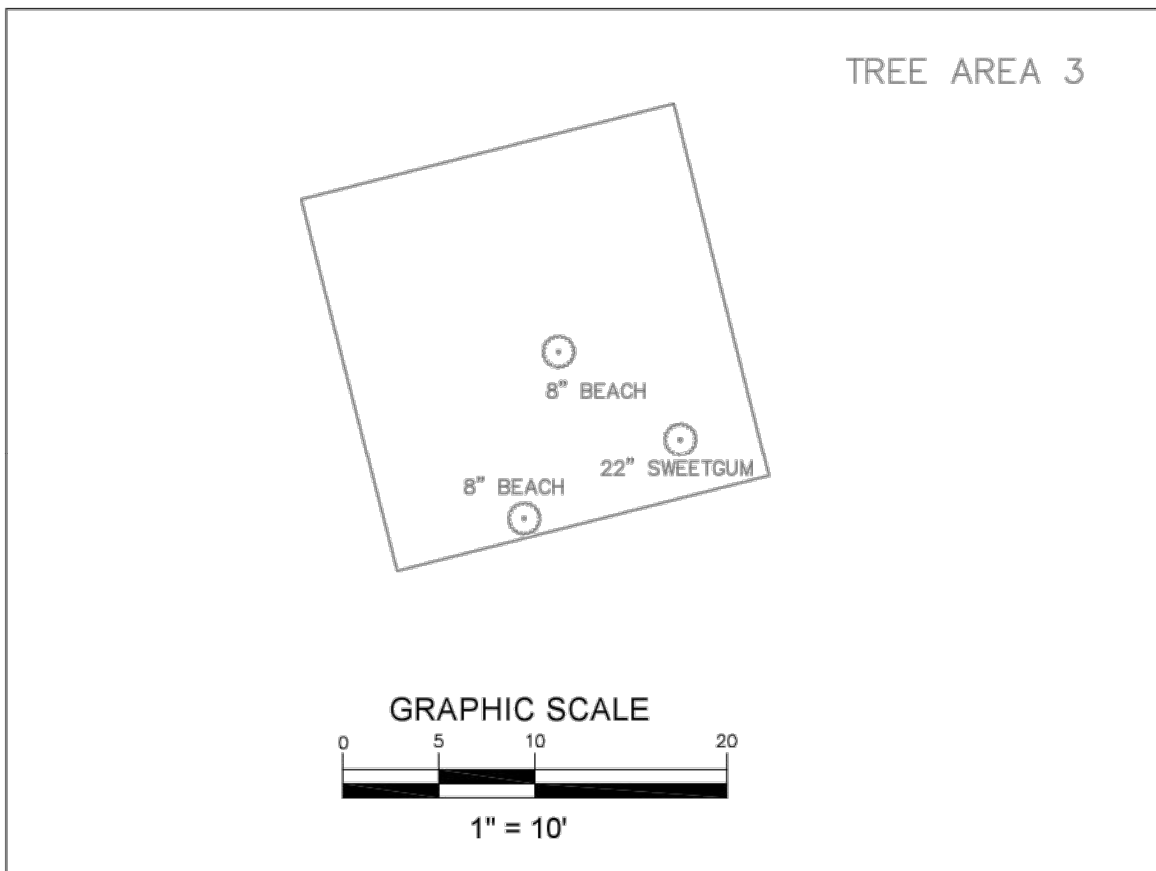
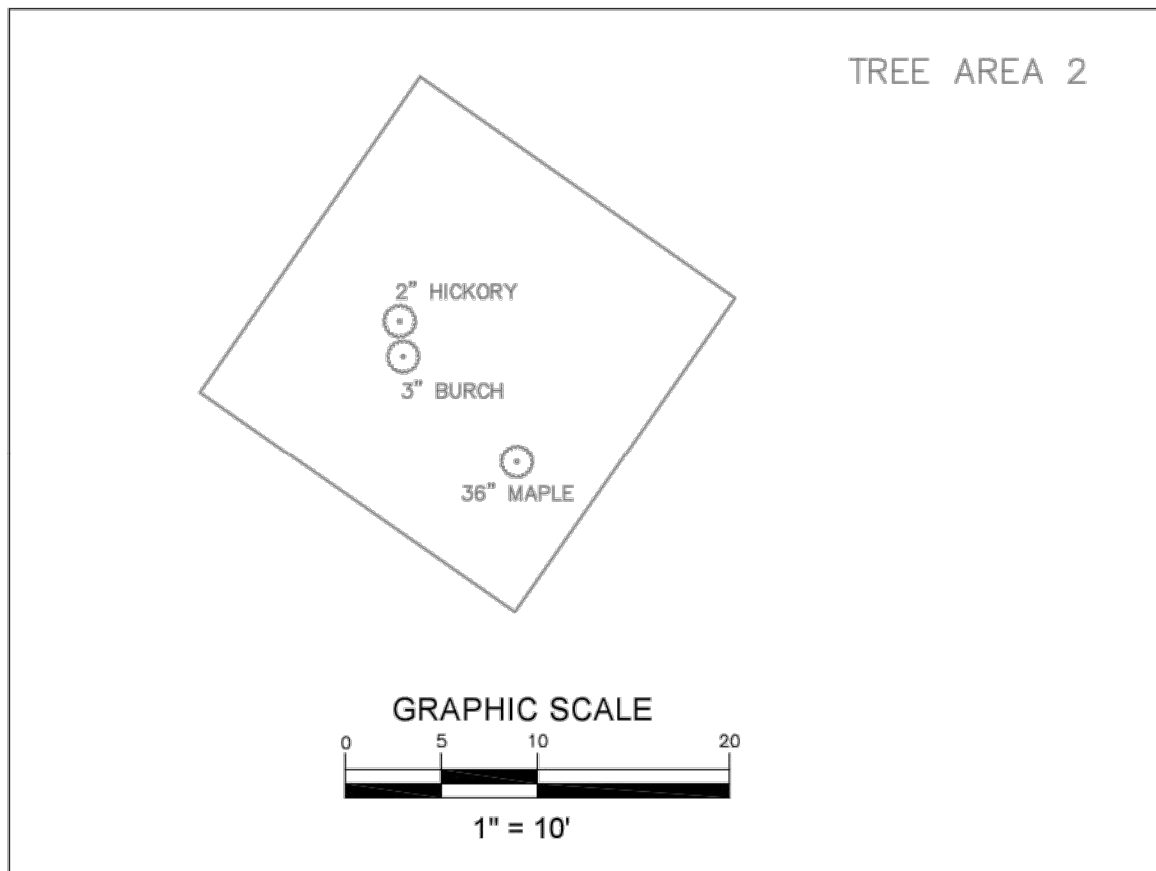
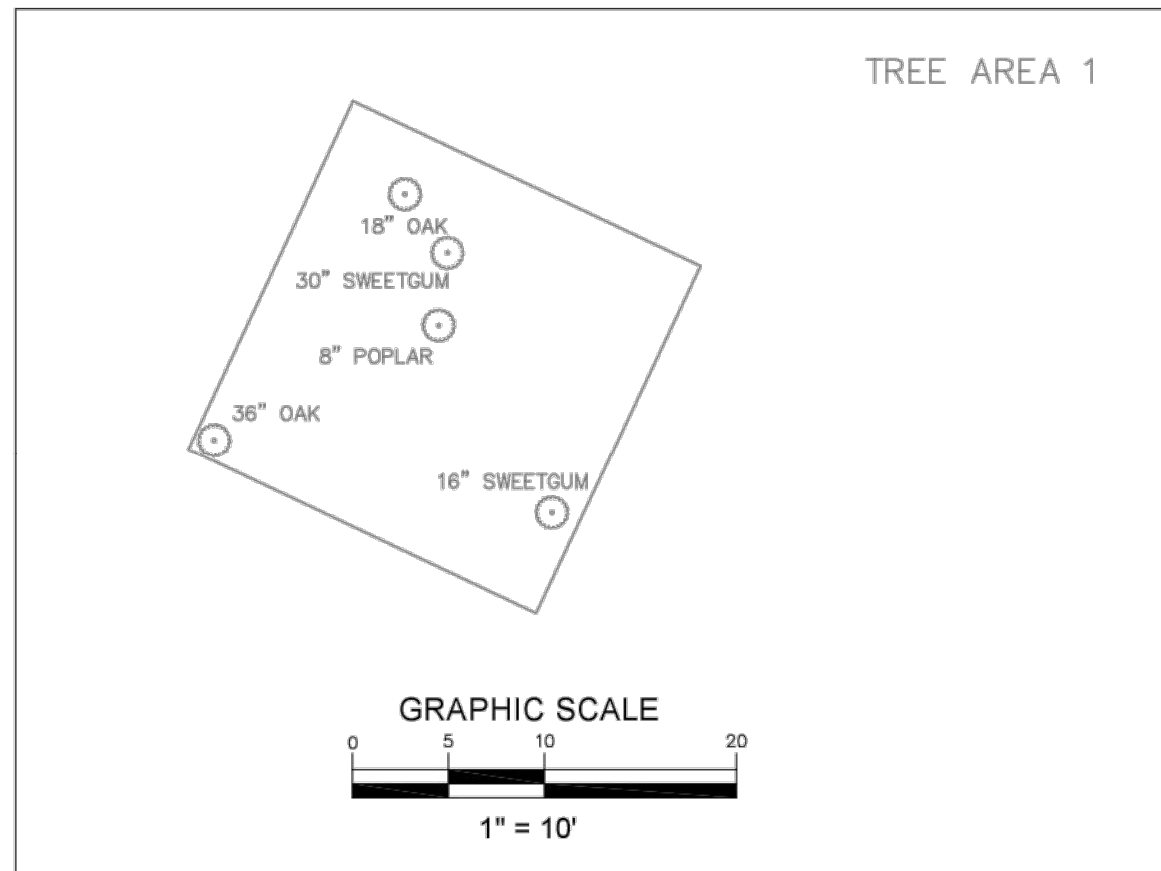
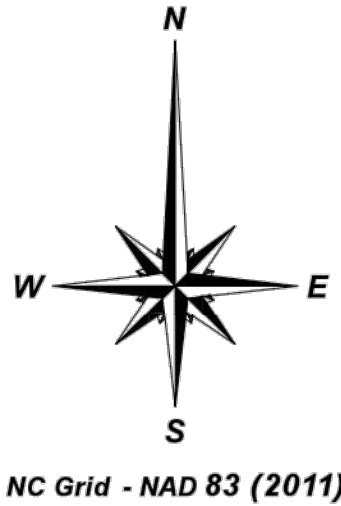
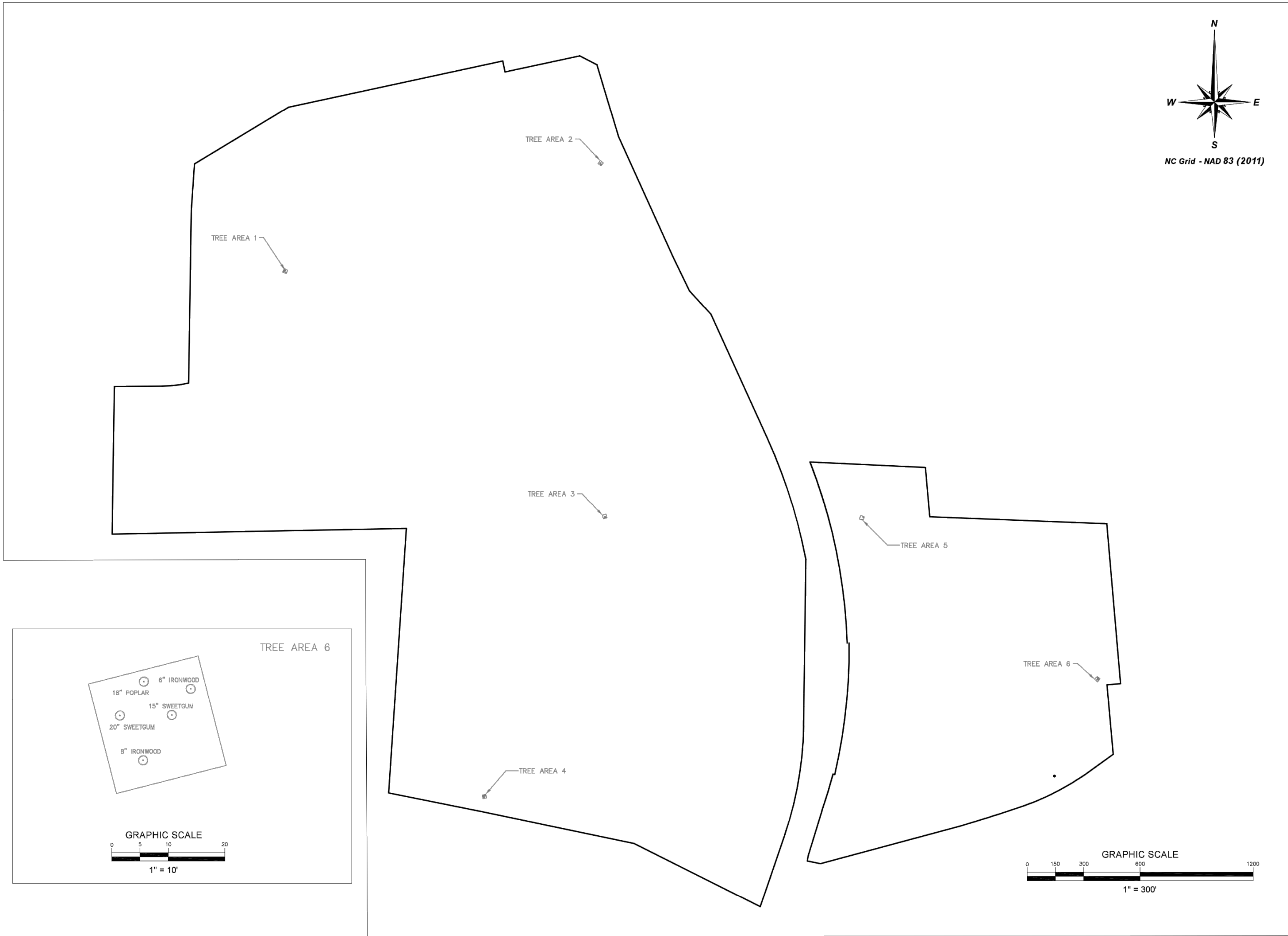


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THIS 19th DAY OF July, 2021,

SEAL

Adam R. Canoy, PLS L-5276



CANOY SURVEYING

SURVEY PERFORMED BY:

SURVEY PREPARED FOR:

WETROCK FARM SUBDIVISION

TREE SURVEY

REVISIONS:

DATE OF SURVEY: 5/27/2021

SCALE: 1" = 300'

DRAWN BY: ARC

CHECKED BY: ADAM R. CANOY, PLS

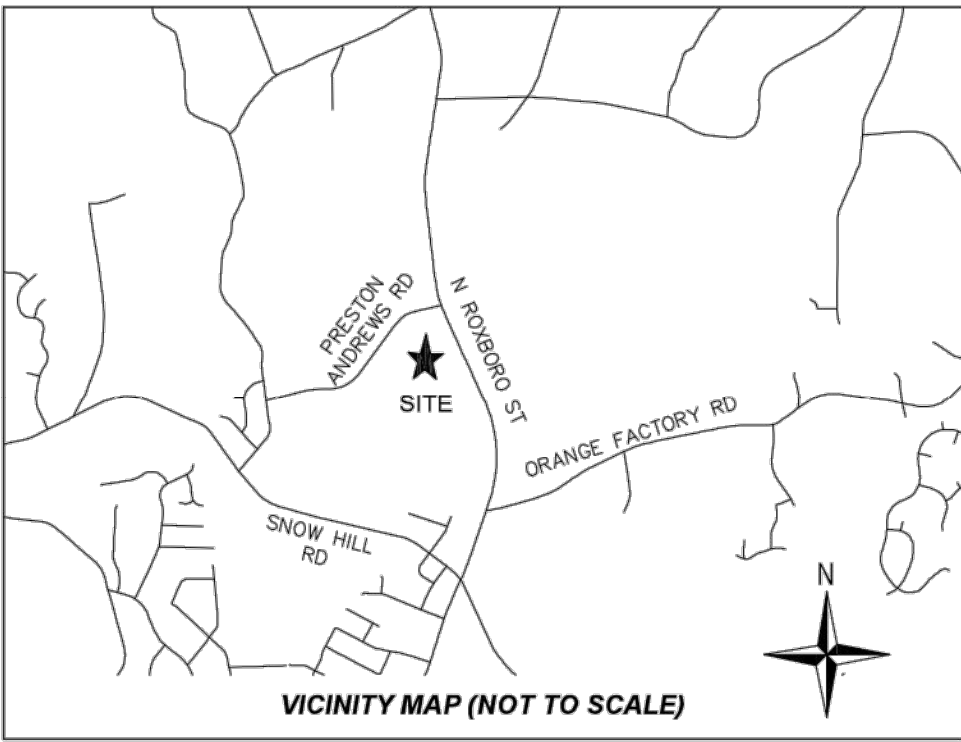
PROJECT: WETROCK ASB

SHEET:

ORANGE FACTORY ROAD, DURHAM, NC 27712
DURHAM COUNTY - LEBANON TOWNSHIP - DURHAM, NC

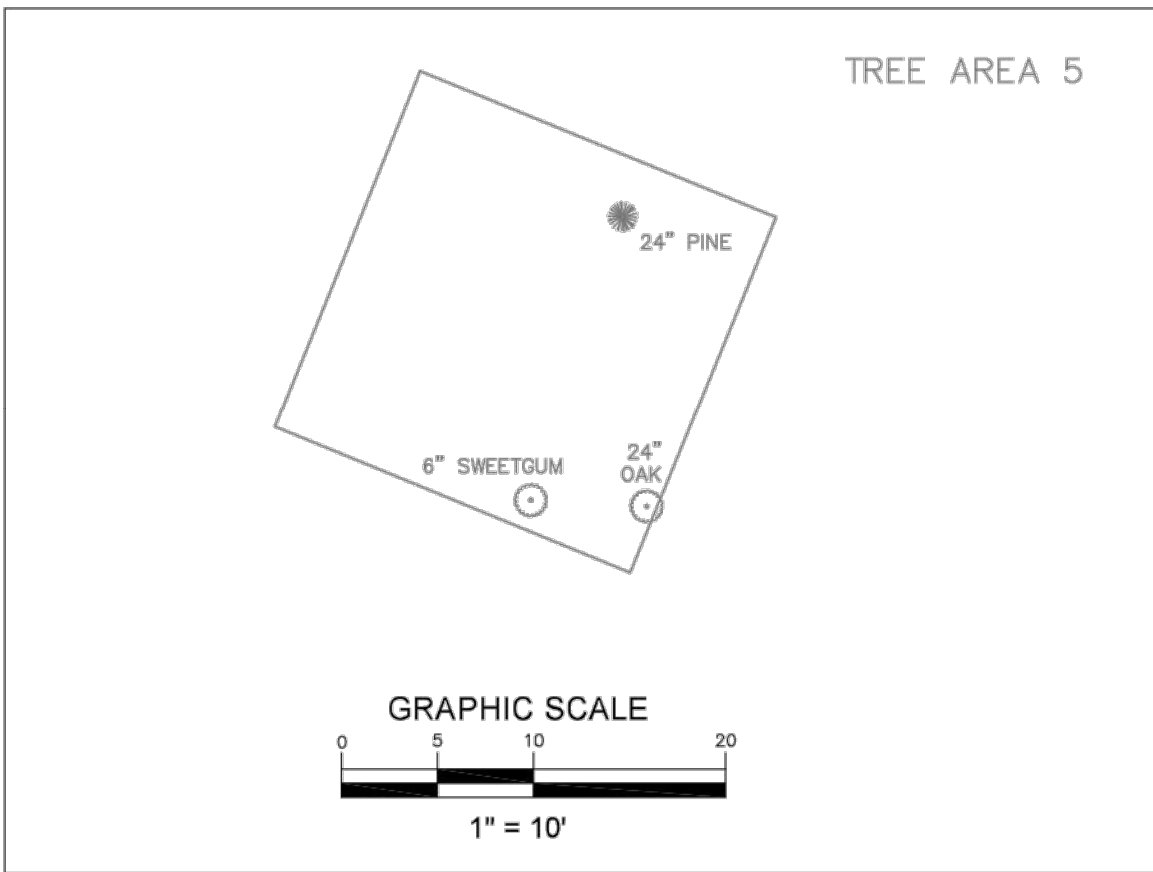
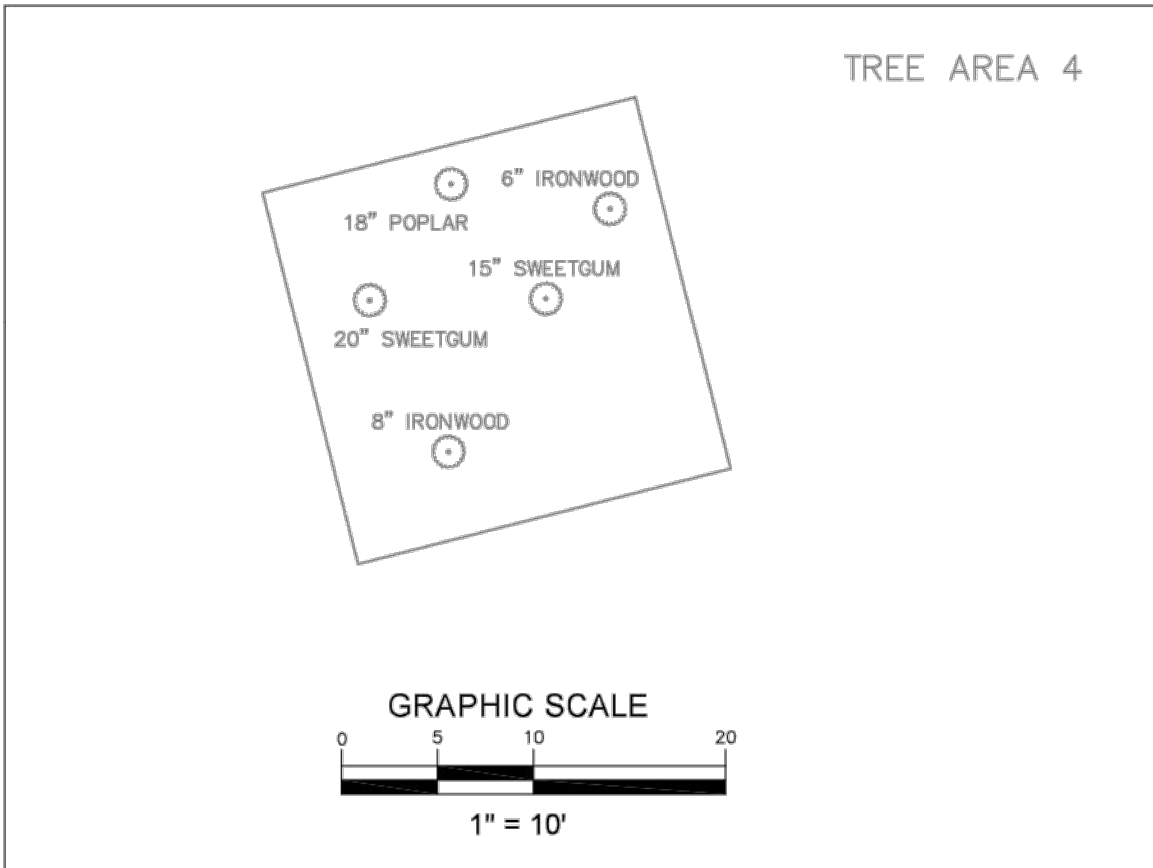
1154 SHONELE LANE
STEM, NC 27581
PHONE (984) 377-2626

III CRE SPV I LLC
777 YAMATO ROAD SUITE 300
BOCA RATON, FL 33431



ABBREVIATIONS
BM BOOK OF MAPS
CLF CHAIN-LINK FENCE
CMF CONCRETE MONUMENT FOUND
DB DEED BOOK
IPF IRON PIPE FOUND
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IRS IRON ROD SET
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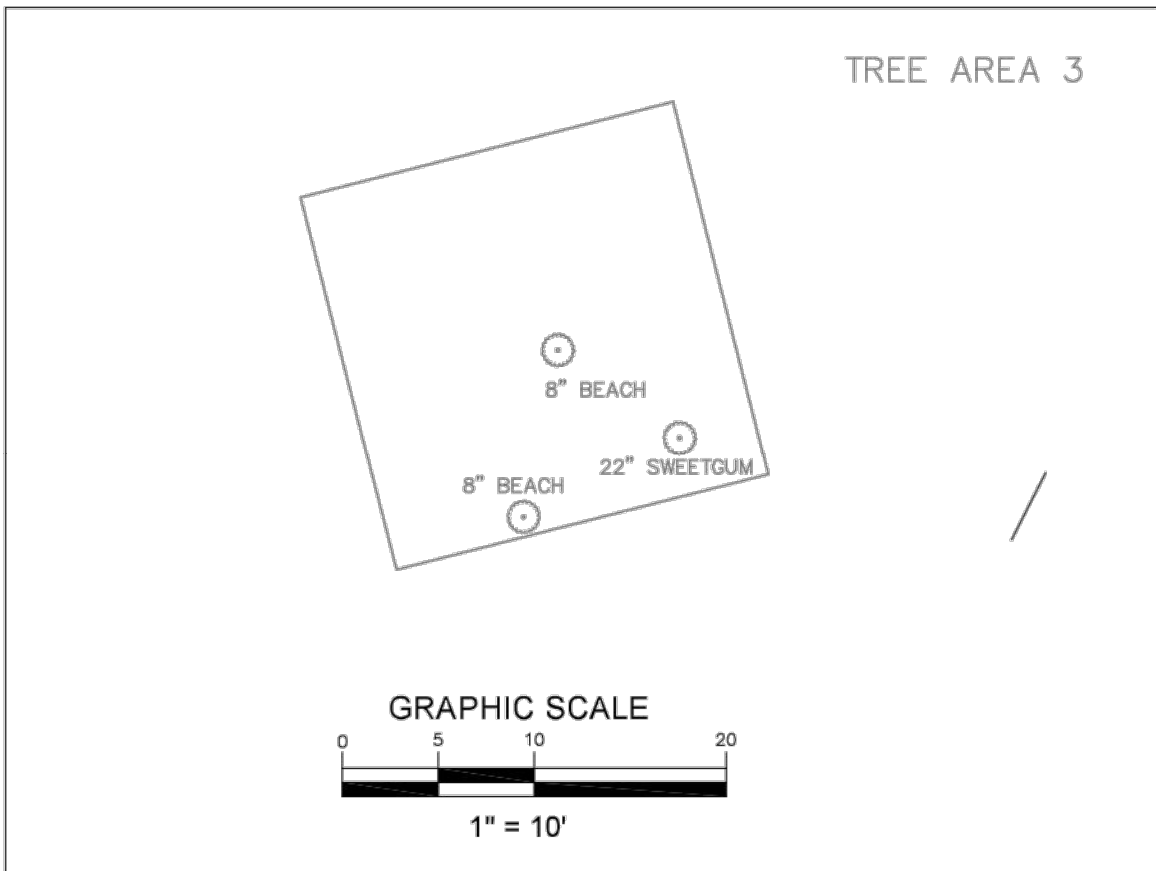
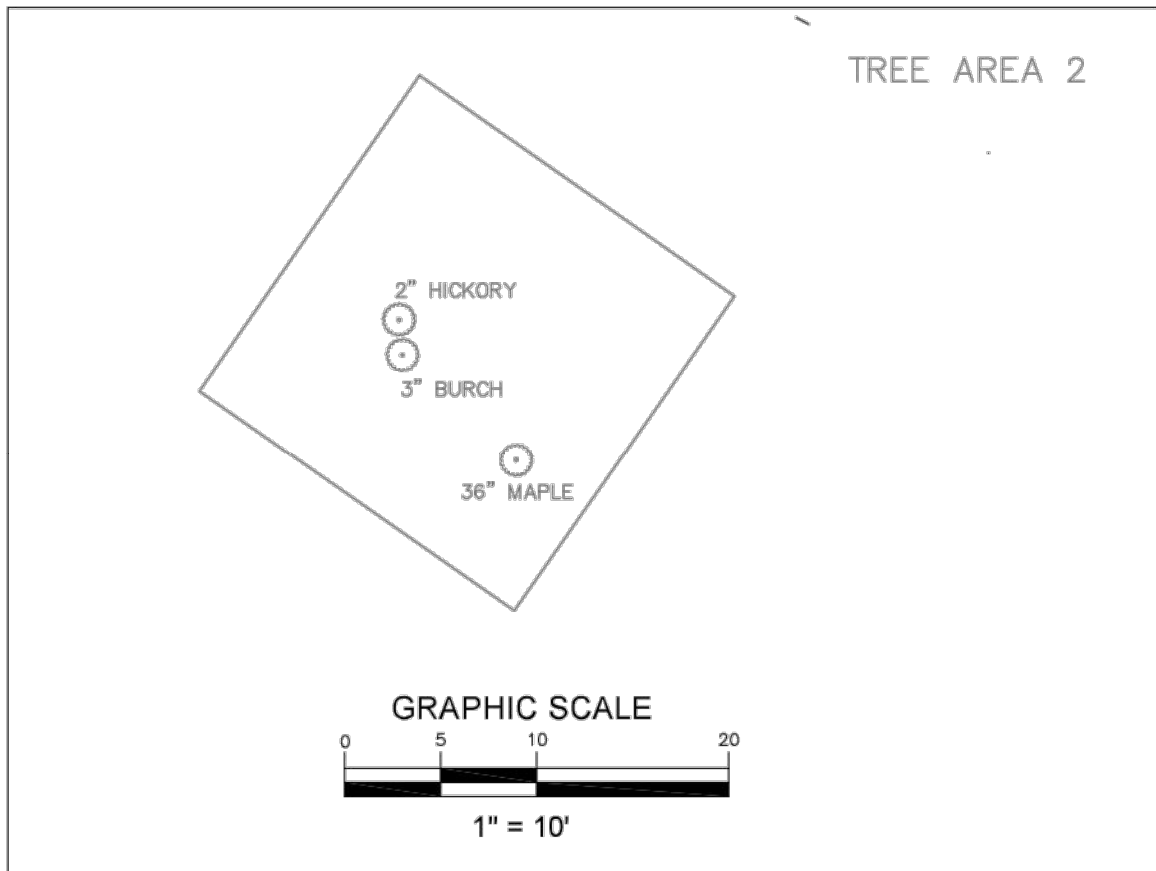
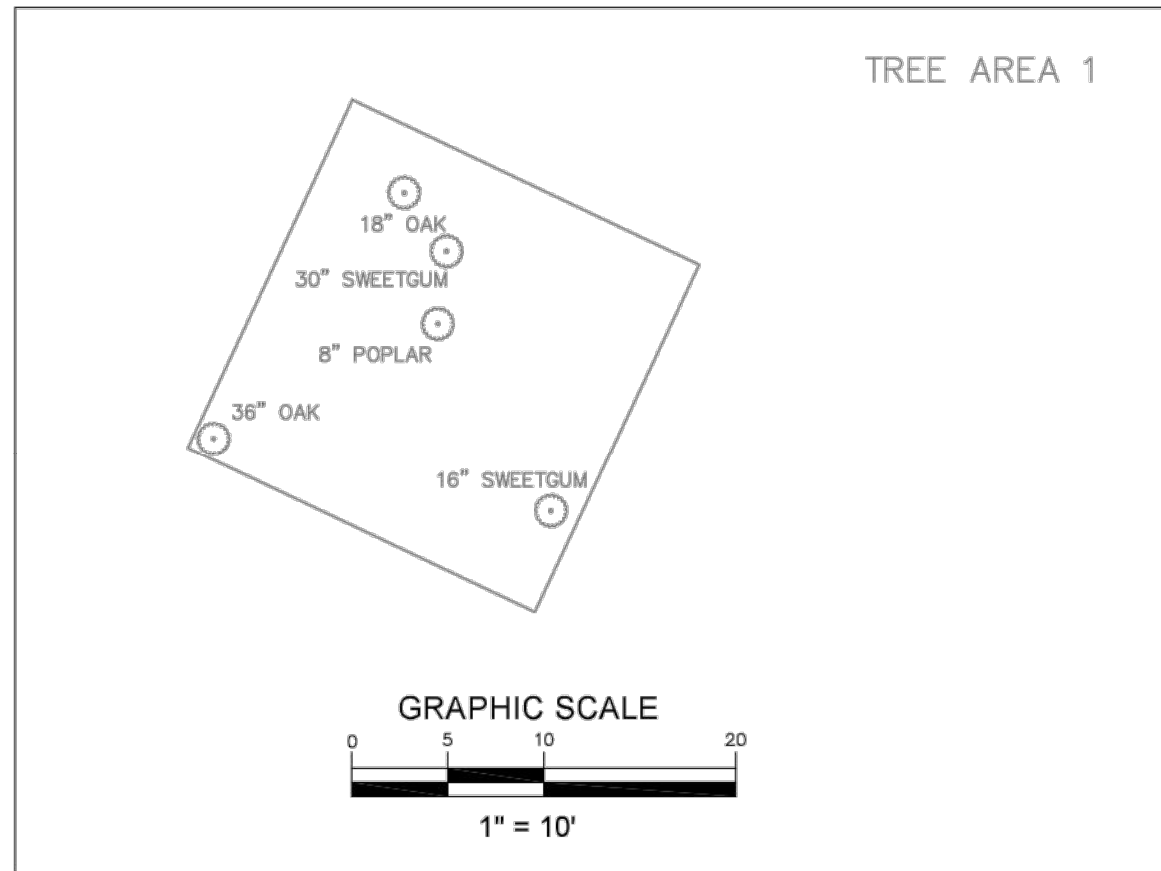
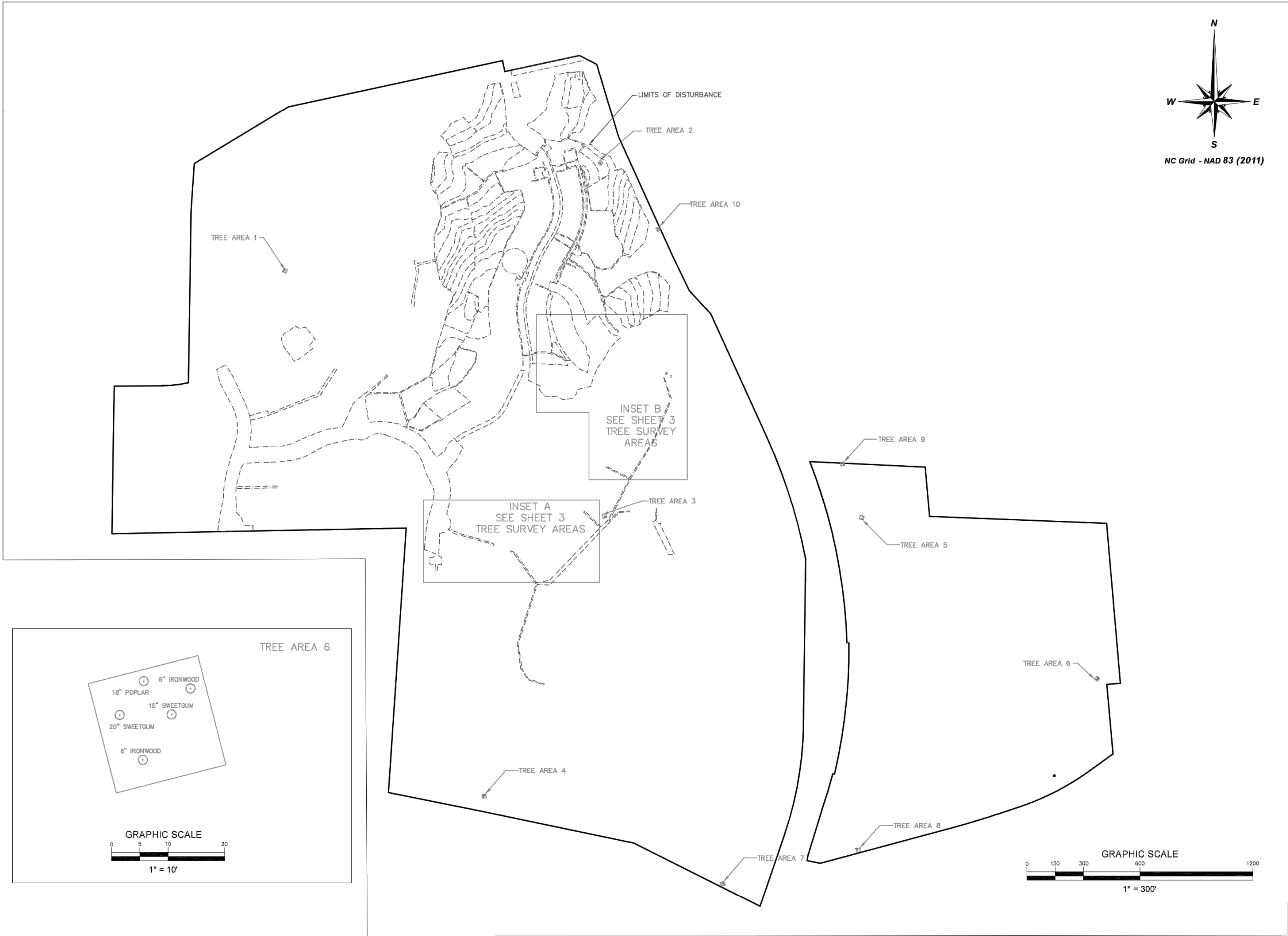
- GENERAL NOTES**
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 - 2) CANOY SURVEYING'S TASK WAS SURVEY THE BOUNDARY OF THE LARGE SUBJECT PARCEL. INTERNAL LOT LINES, ROAD RIGHT-OF-WAYS, AND EXISTING EASEMENTS EXIST FROM PREVIOUS SUBDIVISION AS SHOWN IN PB 201 PG 367-378 BUT ARE SUBJECT TO CHANGE.
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 - 5) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS 'GRID'.



I CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A STANDARD AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 7/11/21; THAT THE SURVEY WAS COMPLETED ON 7/11/21; THAT CONTOURS SHOWN MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON 'NAD 83' AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88 GEOID 12B.

THIS 19th DAY OF July, 2021,
SEAL

PRELIMINARY
ADAM R. CANOY, PLS L-5276



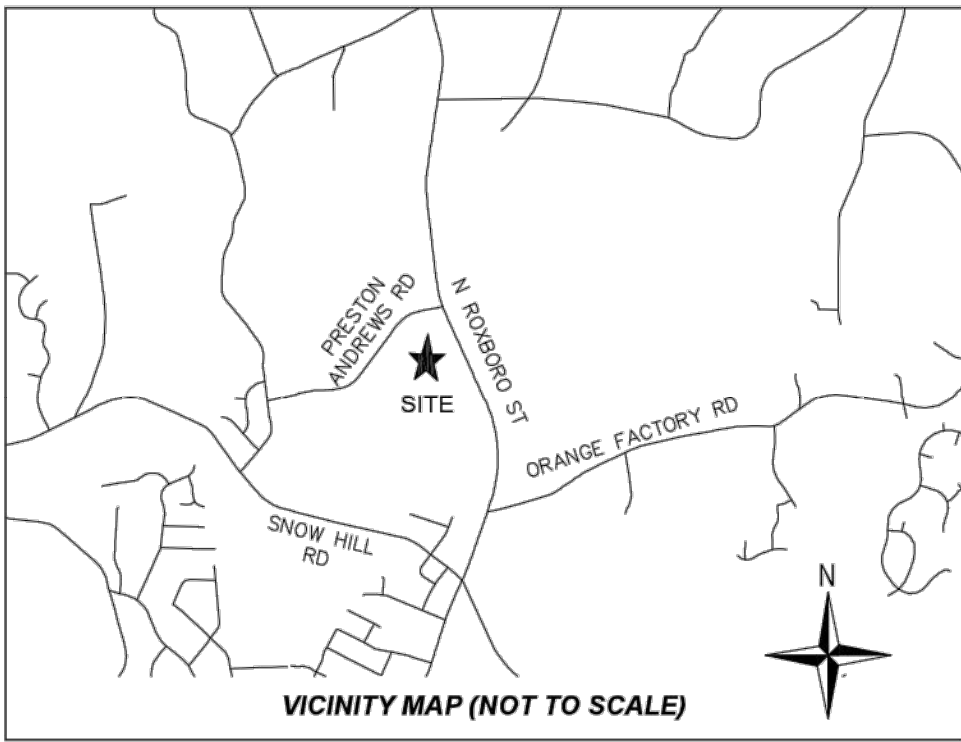
SURVEY PERFORMED BY: **CANOY SURVEYING**

SURVEY PREPARED FOR:

TREE SURVEY
WETROCK FARM SUBDIVISION
ORANGE FACTORY ROAD, DURHAM, NC 27712
DURHAM COUNTY - LEBANON TOWNSHIP - DURHAM, NC

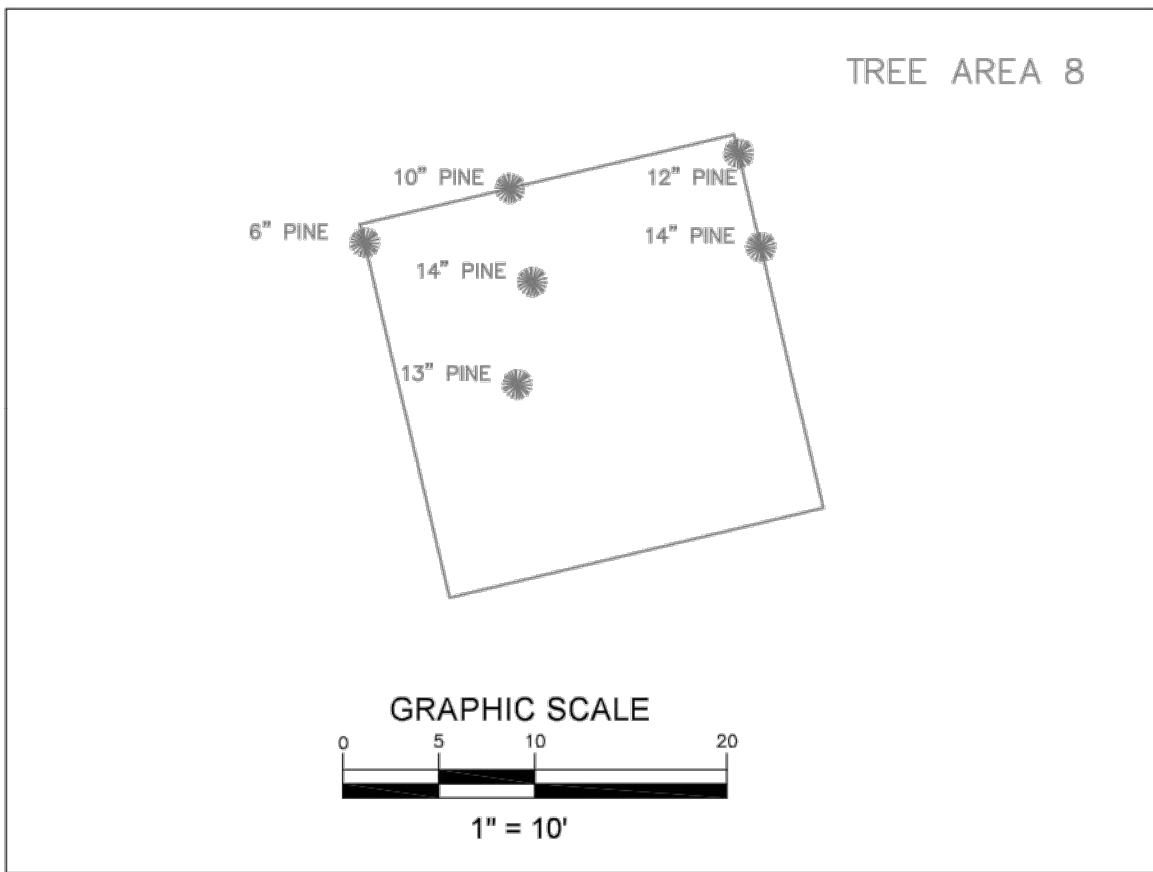
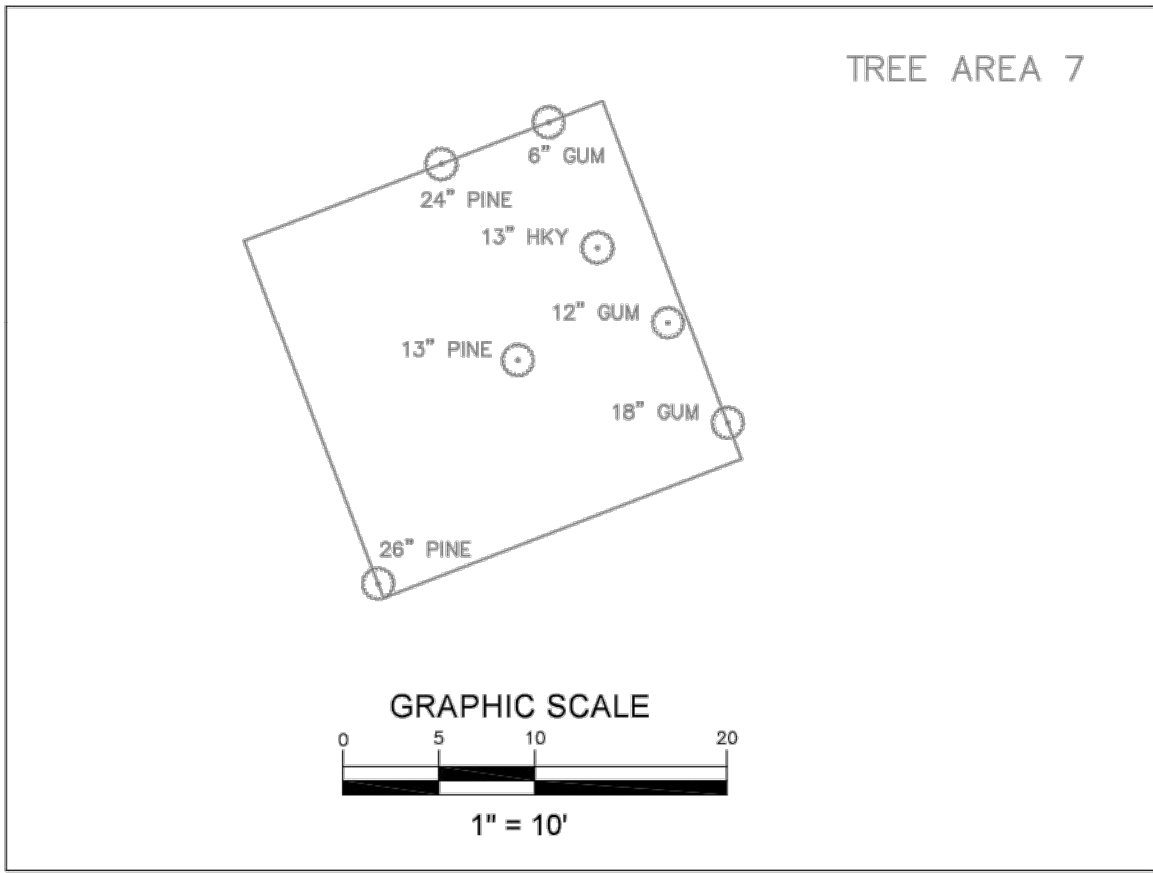
REVISIONS:

DATE OF SURVEY: 5/27/2021
SCALE: 1" = 300'
DRAWN BY: ARC
CHECKED BY: ADAM R. CANOY, PLS
PROJECT: WETROCK ASB
SHEET:



- ABBREVIATIONS**
- BM BOOK OF MAPS
 - CLF CHAIN-LINK FENCE
 - CMF CONCRETE MONUMENT FOUND
 - DB DEED BOOK
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - NF NOW OR FORMERLY
 - PB PLAT BOOK
 - PG PAGE
 - PKF PK NAIL FOUND
 - R/W RIGHT-OF-WAY
 - SF SQUARE FEET

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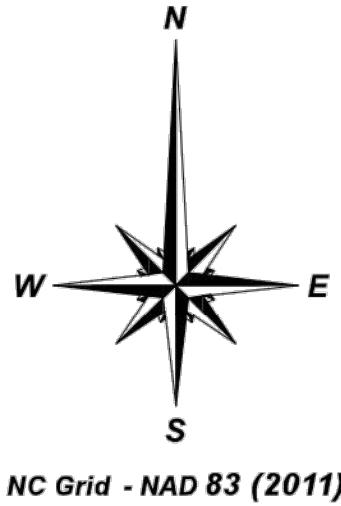
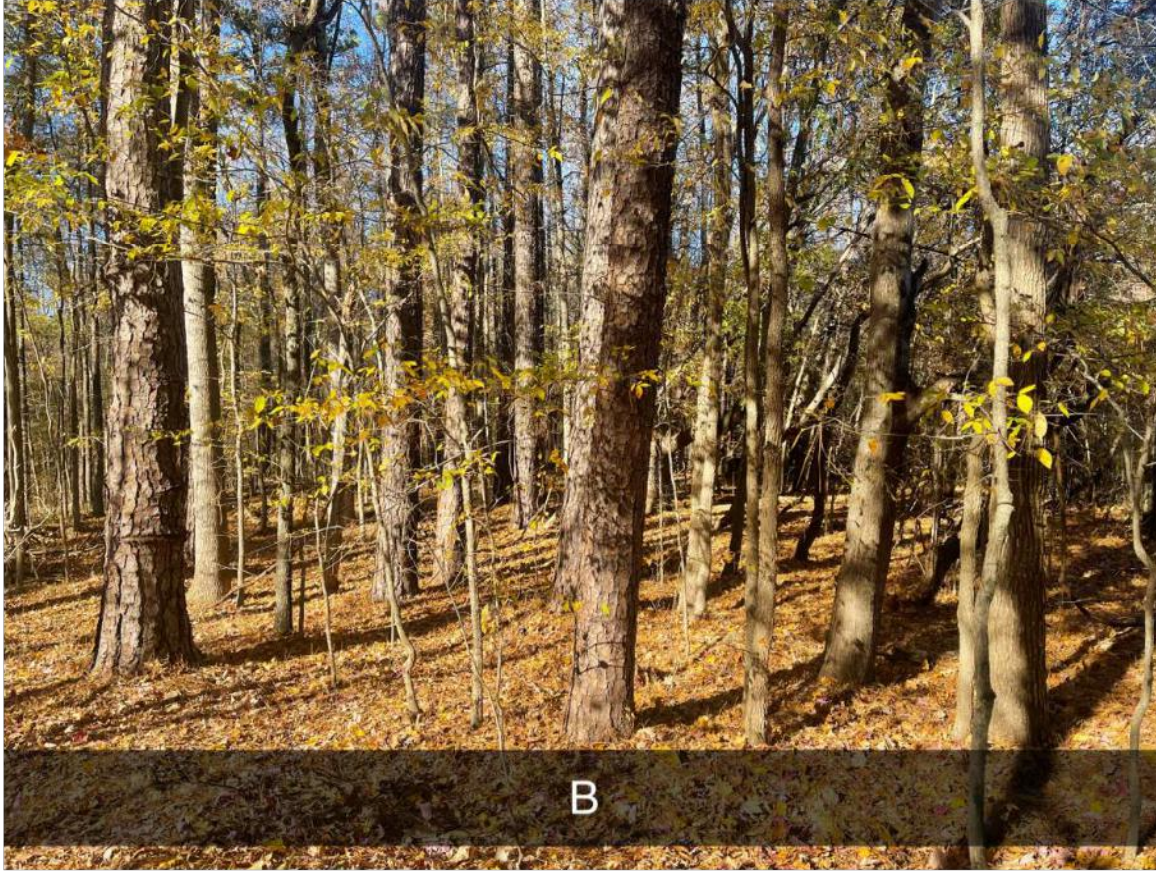
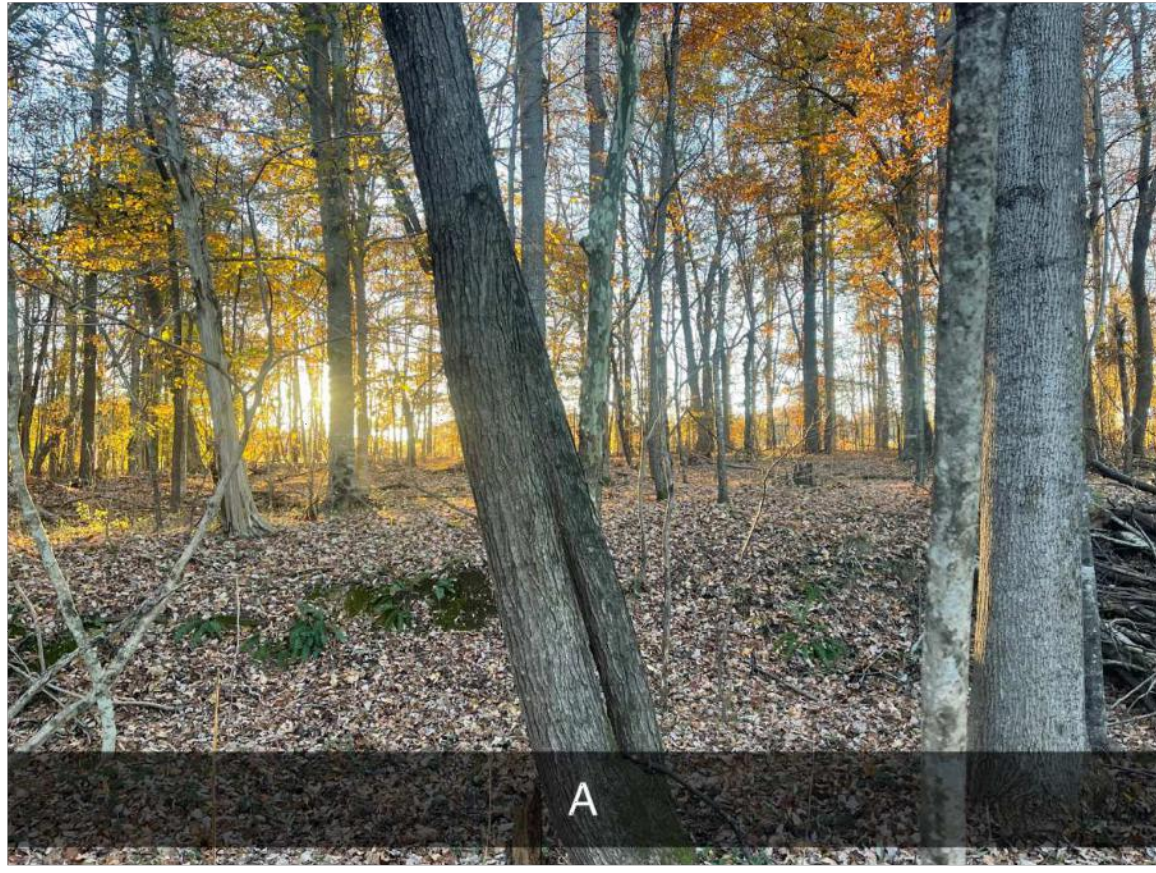
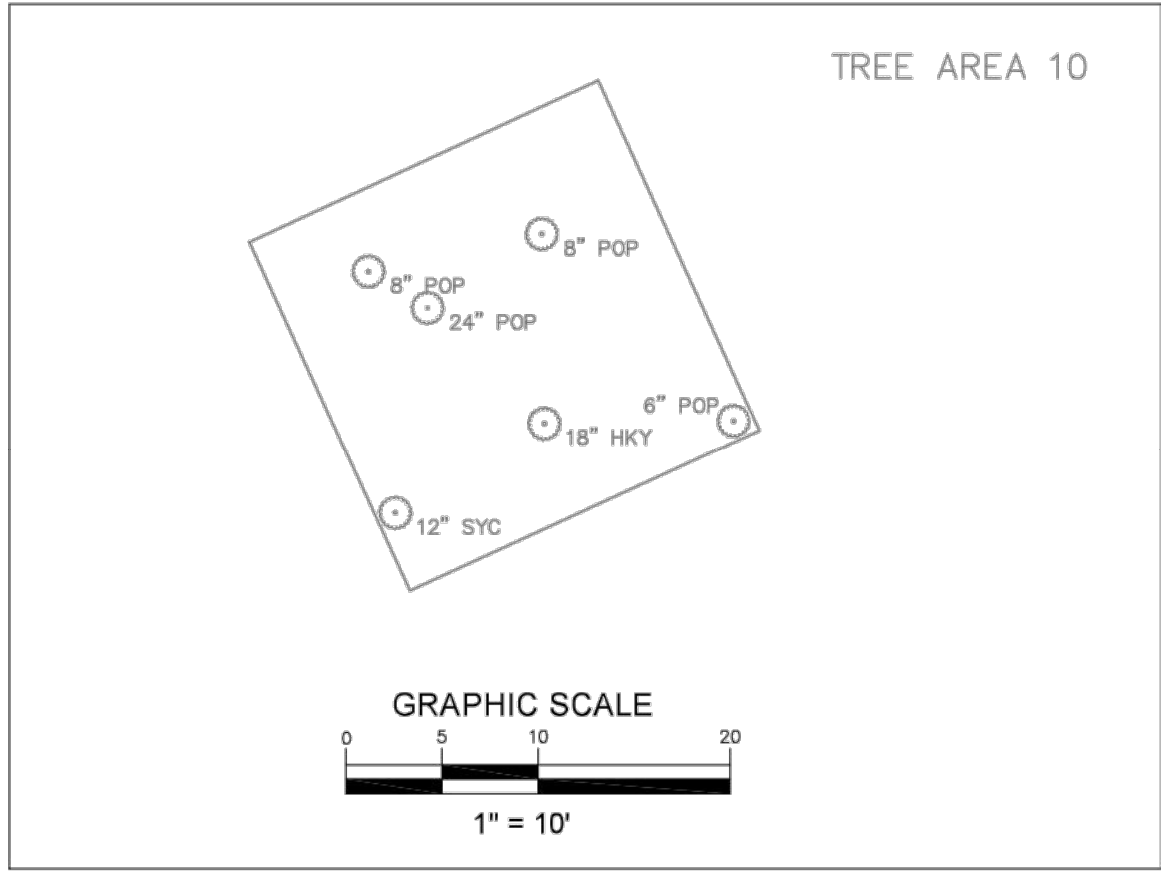
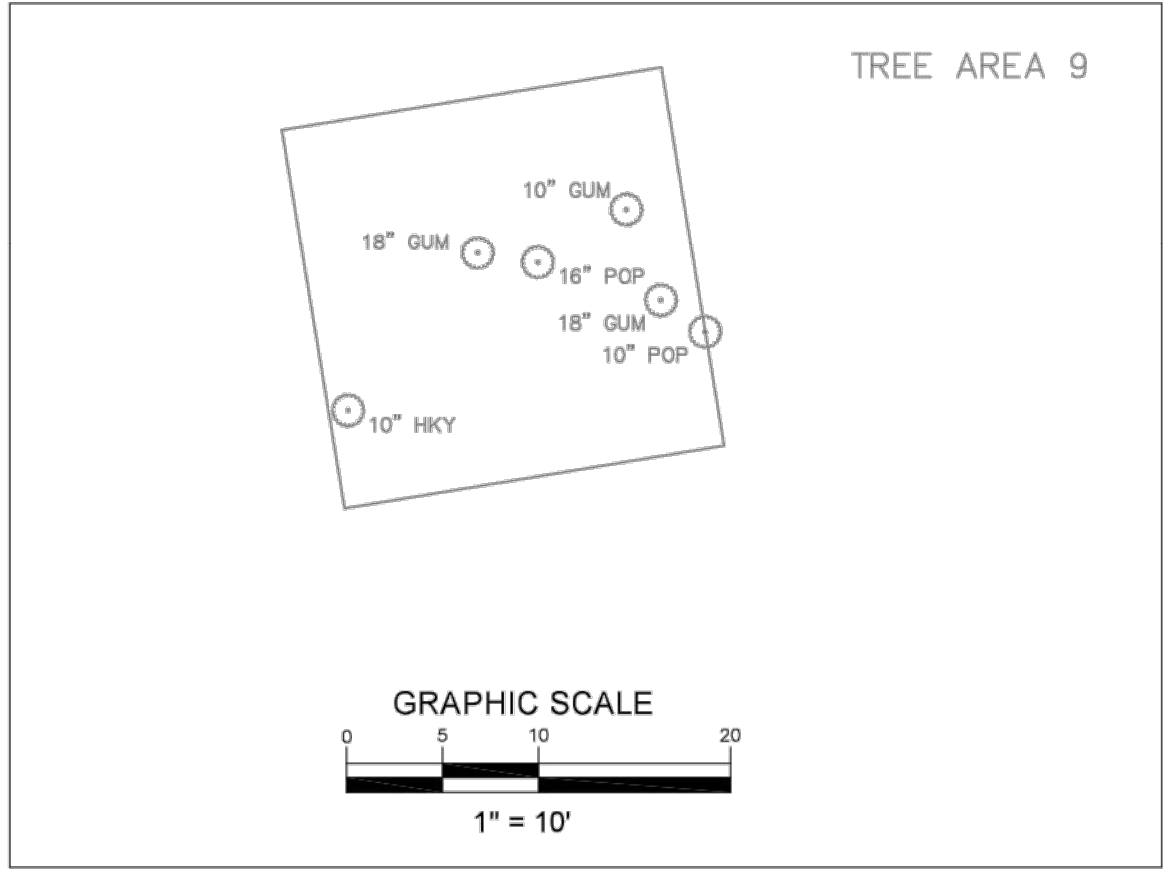
I CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A STANDARD AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 7/11/21; THAT THE SURVEY WAS COMPLETED ON 7/11/21; THAT CONTOURS SHOWN MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON 'NAD 83' AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88 GEOID 12B.

THIS 19th DAY OF JULY 2021,

SEAL

PRELIMINARY

ADAM R. CANOY, PLS L-5276



CANOY SURVEYING

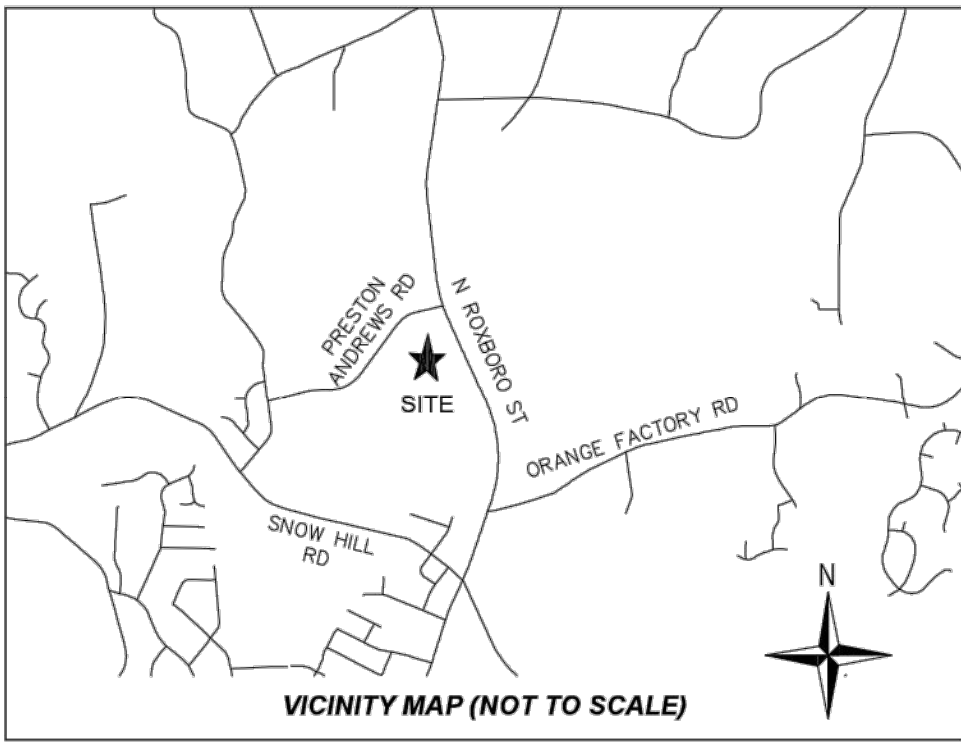
1154 SHONELE LANE
STEM, NC 27581
PHONE (984) 377-2626

WETROCK FARM SUBDIVISION

ORANGE FACTORY ROAD, DURHAM, NC 27712
DURHAM COUNTY - LEBANON TOWNSHIP - DURHAM, NC

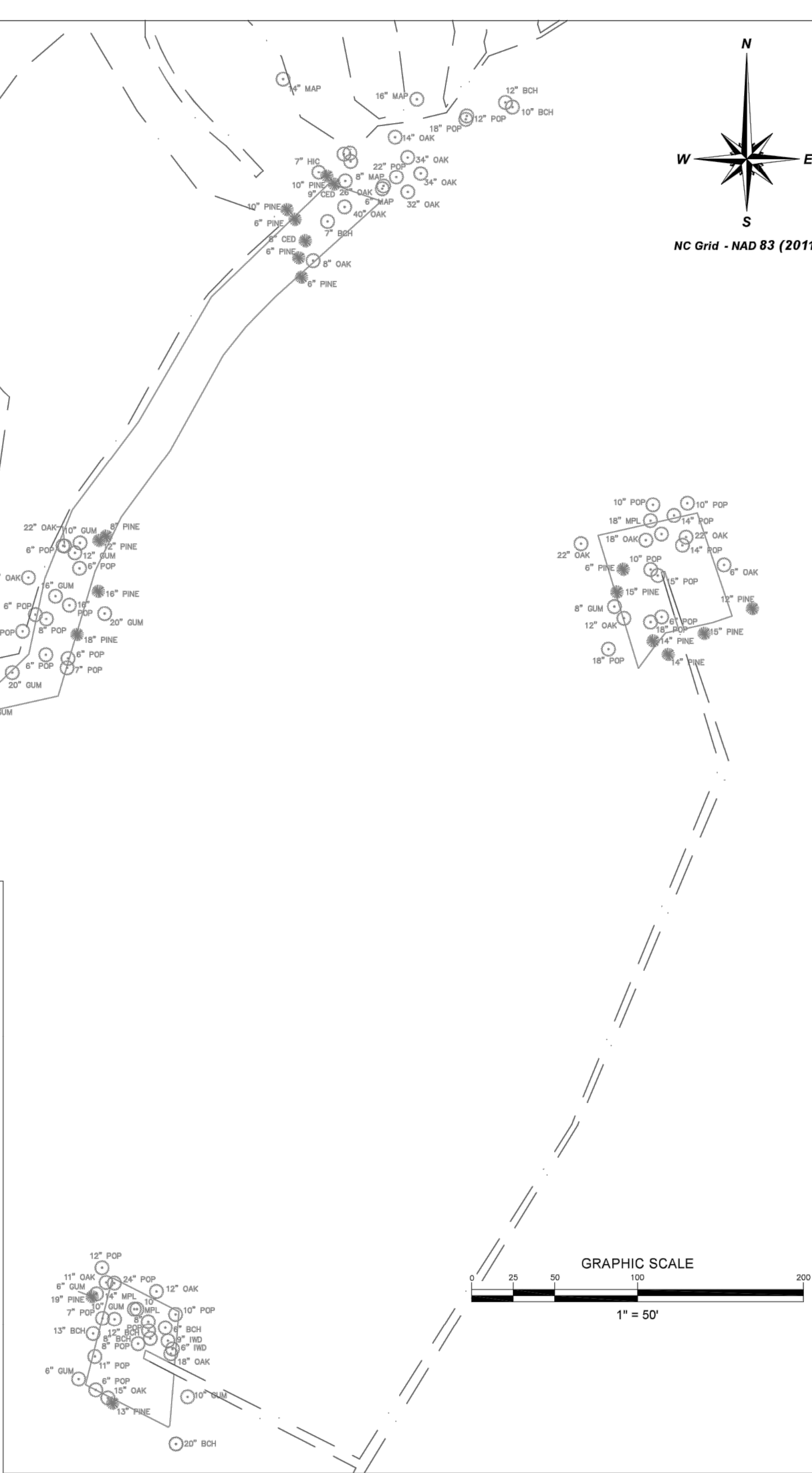
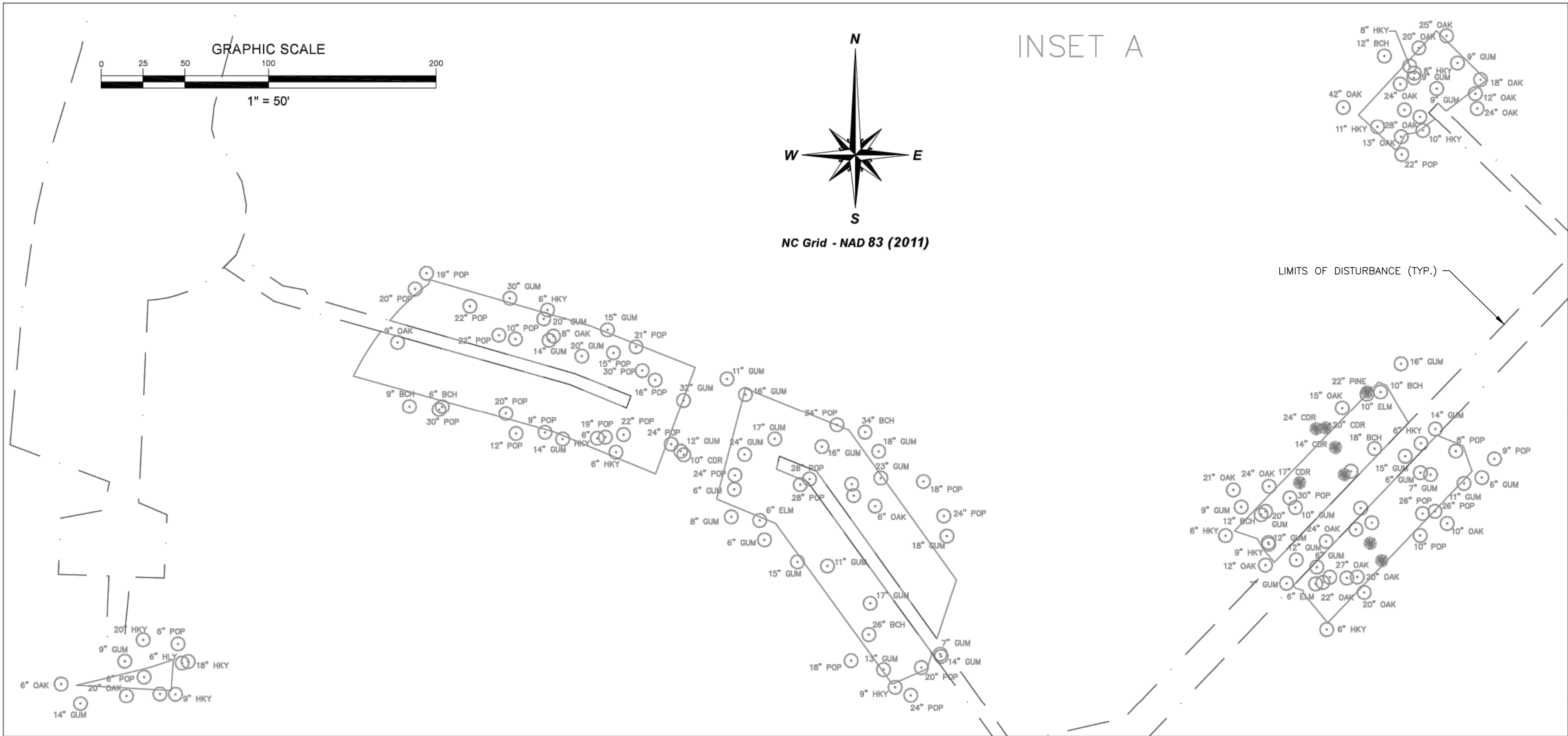
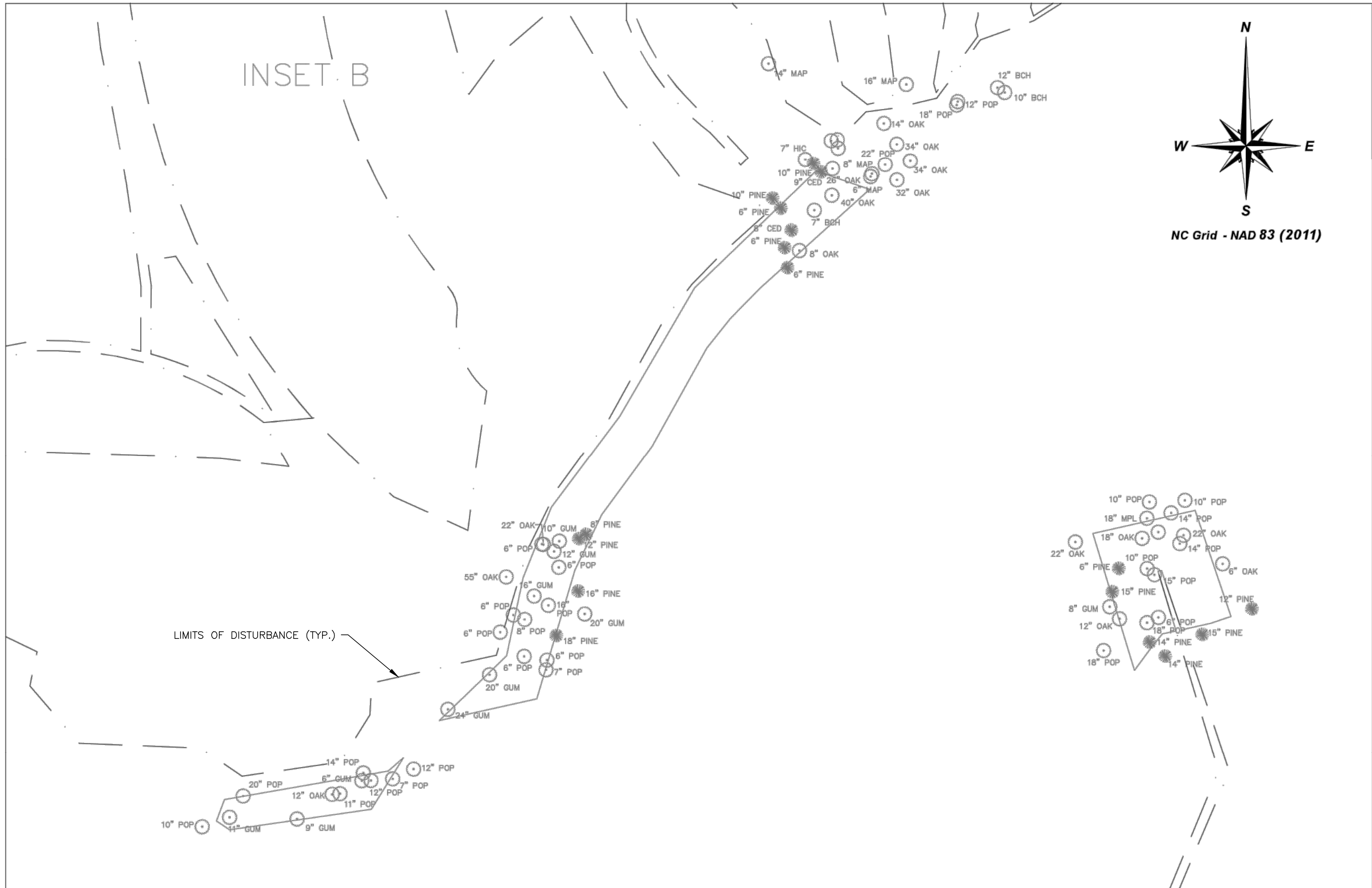
REVISIONS:

DATE OF SURVEY:	5/27/2021
SCALE:	1" = 300'
DRAWN BY:	ARC
CHECKED BY:	ADAM R. CANOY, PLS
PROJECT:	WETROCKA58
SHEET:	2/3



ABBREVIATIONS
BM BOOK OF MAPS
CLF CHAIN-LINK FENCE
CMF CONCRETE MONUMENT FOUND
DB DEED BOOK
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET
NF NOW OR FORMERLY
PB PLAT BOOK
PG PAGE
PKF PK NAIL FOUND
R/W RIGHT-OF-WAY
SF SQUARE FEET

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THIS 18th DAY OF JULY 2021,
SEAL
PRELIMINARY
ADAM R. CANOY, PLS L-5276



CANOY SURVEYING
1154 SHONELE LANE
STEM, NC 27581
PHONE (984) 377-2626

WETROCK FARM SUBDIVISION
ORANGE FACTORY ROAD, DURHAM, NC 27712
DURHAM COUNTY - LEBANON TOWNSHIP - DURHAM, NC

REVISIONS:	
DATE OF SURVEY:	5/27/2021
SCALE:	1" = 300'
DRAWN BY:	ARC
CHECKED BY:	ADAM R. CANOY, PLS
PROJECT:	WETROCK A58
SHEET:	3/3

Z:\IT Drive (Projects)\Library\2021\A90101.00 - III Credit SPV LLC - Wetrock Redeign - Coal to Complete - Wetrock - Site Concept Plan Drawings\A90101.00 - Base.dwg Aug 10, 2023 1:45am



	PIN	OWNER NAME	SUM ACRES	LANDUSE DESCRIPTION	SITE ADDRESS	ZONING	DEVELOPMENT TIER
PROJECT SITE	0826-66-46-3077	III CRE SPV 1 LLC	22.487	VAC RES/ HOMEOWNERS ASSOC	OPRESTON ANDREWS RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-11-2656	III CRE SPV 1 LLC	37.654	VAC RES/ DEVELOPER	OPRESTON ANDREWS RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-75-3302	III CRE SPV 1 LLC	2.211	VAC RES/ LOT-SM TRACT	0 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-86-14-9766	III CRE SPV 1 LLC	18.404	VAC RES/ DEVELOPER	0N ROXBORO ST	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-84-63-3263	III CRE SPV 1 LLC	43.096	VAC RES/ DEVELOPER	0N ROXBORO ST	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-94-01-2780	III CRE SPV 1 LLC	8.19	VAC RES/ DEVELOPER	7001 N ROXBORO RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-04-01-1786	III CRE SPV 1 LLC	56.884	RES/ RURAL RESIDENTIAL	309 ORANGE FACTORY RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-74-73-6790	III CRE SPV 1 LLC	54.568	VAC AG/ 30 ACRES OR >	0N ROXBORO ST	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-65-22-7139	III CRE SPV 1 LLC	22.267	VAC RES/ DEVELOPER	OPRESTON ANDREWS RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-55-74-2961	III CRE SPV 1 LLC	2.655	VAC RES/ LOT-SM TRACT	243 PRESTON ANDREWS RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-97-3509	III CRE SPV 1 LLC	0.136	VAC RES/ LOT-SM TRACT	203 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-97-4161	III CRE SPV 1 LLC	0.129	VAC RES/ LOT-SM TRACT	203 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-96-6600	III CRE SPV 1 LLC	0.134	VAC RES/ LOT-SM TRACT	205 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-96-6057	III CRE SPV 1 LLC	0.134	VAC RES/ LOT-SM TRACT	207 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-95-0334	III CRE SPV 1 LLC	0.134	VAC RES/ LOT-SM TRACT	209 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-95-5041	III CRE SPV 1 LLC	0.135	VAC RES/ LOT-SM TRACT	211 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-94-3570	III CRE SPV 1 LLC	0.133	VAC RES/ LOT-SM TRACT	213 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-94-1034	III CRE SPV 1 LLC	0.131	VAC AG PART OF FARM	215 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-83-3851	III CRE SPV 1 LLC	0.127	VAC RES/ LOT-SM TRACT	217 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-83-5189	III CRE SPV 1 LLC	0.122	VAC RES/ LOT-SM TRACT	219 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-82-3785	III CRE SPV 1 LLC	0.123	VAC RES/ LOT-SM TRACT	221 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-82-2259	III CRE SPV 1 LLC	0.125	VAC RES/ LOT-SM TRACT	223 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-91-3178	III CRE SPV 1 LLC	0.159	VAC RES/ LOT-SM TRACT	303 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-91-8824	III CRE SPV 1 LLC	0.14	VAC RES/ LOT-SM TRACT	305 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-86-01-1482	III CRE SPV 1 LLC	0.14	VAC RES/ LOT-SM TRACT	307 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-86-00-4942	III CRE SPV 1 LLC	0.14	VAC RES/ LOT-SM TRACT	309 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-86-03-5339	III CRE SPV 1 LLC	0.138	VAC RES/ LOT-SM TRACT	311 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-85-09-5981	III CRE SPV 1 LLC	0.115	VAC RES/ LOT-SM TRACT	313 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-85-09-7468	III CRE SPV 1 LLC	0.115	VAC RES/ LOT-SM TRACT	315 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-85-19-0120	III CRE SPV 1 LLC	0.115	VAC RES/ LOT-SM TRACT	317 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-85-18-3779	III CRE SPV 1 LLC	0.118	VAC RES/ LOT-SM TRACT	319 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-85-07-3615	III CRE SPV 1 LLC	0.132	VAC RES/ LOT-SM TRACT	320 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-98-9032	III CRE SPV 1 LLC	0.134	VAC RES/ LOT-SM TRACT	318 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-98-6404	III CRE SPV 1 LLC	0.134	VAC RES/ LOT-SM TRACT	316 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-98-3930	III CRE SPV 1 LLC	0.134	VAC RES/ LOT-SM TRACT	314 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-99-1339	III CRE SPV 1 LLC	0.134	VAC RES/ LOT-SM TRACT	312 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-99-0921	III CRE SPV 1 LLC	0.132	VAC RES/ LOT-SM TRACT	310 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-98-9451	III CRE SPV 1 LLC	0.121	VAC RES/ LOT-SM TRACT	308 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-80-8942	III CRE SPV 1 LLC	0.096	VAC RES/ HOMEOWNERS ASSOC	306 PERMACULTURE PL	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-71-8368	III CRE SPV 1 LLC	0.123	VAC RES/ LOT-SM TRACT	301 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-70-7905	III CRE SPV 1 LLC	0.11	VAC RES/ LOT-SM TRACT	303 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-70-6540	III CRE SPV 1 LLC	0.117	VAC RES/ LOT-SM TRACT	305 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-70-6982	III CRE SPV 1 LLC	0.12	VAC RES/ LOT-SM TRACT	307 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-75-7674	III CRE SPV 1 LLC	0.126	VAC RES/ LOT-SM TRACT	309 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-79-8055	III CRE SPV 1 LLC	0.126	VAC RES/ LOT-SM TRACT	311 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-79-9525	III CRE SPV 1 LLC	0.126	VAC RES/ LOT-SM TRACT	313 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-74-0616	III CRE SPV 1 LLC	0.558	VAC RES/ LOT-SM TRACT	305 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-76-73-3804	III CRE SPV 1 LLC	0.677	VAC RES/ LOT-SM TRACT	337 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-62-6719	III CRE SPV 1 LLC	0.898	VAC RES/ LOT-SM TRACT	341 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-62-3309	III CRE SPV 1 LLC	0.751	VAC RES/ LOT-SM TRACT	345 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-62-8242	III CRE SPV 1 LLC	0.557	VAC RES/ LOT-SM TRACT	11 LOCAL FOOD LN	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-41-1007	III CRE SPV 1 LLC	0.583	VAC RES/ LOT-SM TRACT	51 LOCAL FOOD LN	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-74-39-9908	III CRE SPV 1 LLC	0.488	VAC RES/ LOT-SM TRACT	91 LOCAL FOOD LN	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-74-38-6961	III CRE SPV 1 LLC	0.559	VAC RES/ LOT-SM TRACT	13 LOCAL FOOD LN	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-74-17-0908	III CRE SPV 1 LLC	0.515	VAC RES/ LOT-SM TRACT	17 LOCAL FOOD LN	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-74-17-4144	III CRE SPV 1 LLC	1.008	VAC RES/ LOT-SM TRACT	14 LOCAL FOOD LN	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-74-19-2122	III CRE SPV 1 LLC	0.427	VAC RES/ LOT-SM TRACT	10 LOCAL FOOD LN	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-10-4059	III CRE SPV 1 LLC	0.397	VAC RES/ LOT-SM TRACT	61 LOCAL FOOD LN	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-10-4954	III CRE SPV 1 LLC	0.385	VAC RES/ LOT-SM TRACT	21 LOCAL FOOD LN	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-23-1699	III CRE SPV 1 LLC	0.63	VAC RES/ LOT-SM TRACT	348 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-24-8587	III CRE SPV 1 LLC	0.582	VAC RES/ LOT-SM TRACT	344 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-35-8006	III CRE SPV 1 LLC	0.577	VAC RES/ LOT-SM TRACT	340 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-45-8403	III CRE SPV 1 LLC	0.539	VAC RES/ LOT-SM TRACT	336 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-75-56-1398	III CRE SPV 1 LLC	0.59	VAC RES/ LOT-SM TRACT	332 WETROCK FARM WAY	RR - RESIDENTIAL RURAL DENSITY	RURAL
ADJACENT PROPERTIES	0826-87-20-0620	ANDREWS JESSE P III	0.423	VAC RES/ LOT-SM TRACT	7621 N ROXBORO RD	RS-20 - RESIDENTIAL LOW DENSITY	RURAL
	0826-86-44-5913	ANDREWS JOHN B JR	1.19	VAC RES/ RURAL < 30 ACRES	7021 N ROXBORO RD	RS-20 - RESIDENTIAL LOW DENSITY	RURAL
	0826-02-86-9185	ANDREWS JOHN B JR	3.386	RES/ RURAL RESIDENTIAL	7034 N ROXBORO RD	RS-20 - RESIDENTIAL LOW DENSITY	RURAL
	0826-06-03-5022	ANDREWS JOHN B JR	39.552	PRESENT-USE/ AGRICULTURAL	7022 N ROXBORO RD	RS-20 - RESIDENTIAL LOW DENSITY	RURAL
	0826-05-63-3248	RIGGS STATION LLC	47.206	PRESENT-USE/ AGRICULTURAL	7018 N ROXBORO RD	RS-20 - RESIDENTIAL LOW DENSITY	RURAL
	0826-15-86-7637	RIGGS STATION LLC	136.575	PRESENT-USE/ AGRICULTURAL	421 ORANGE FACTORY RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-04-90-4356	NORTHERN FREE WILL BAPTIST	3.129	CMNTY SVC/ CHURCH	321 ORANGE FACTORY RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-03-02-5471	SANFORD JAMES TERRY JR	128.99	PRESENT-USE/ AGRICULTURAL	308 ORANGE FACTORY RD	CC (D) - COMMERCIAL CENTER/POR	SUBURBAN
	0826-83-65-5387	EATON J CLAY	6.931	VAC RES/ RURAL < 30 ACRES	6600 N ROXBORO RD	RS-20 - RESIDENTIAL LOW DENSITY	RURAL
	0826-82-46-8999	EATON J CLAY	1.968	RES/ 1-FAMILY	6702 LADD DR	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-82-29-6765	ROBBINS STEPHEN MURTHA	1.308	RES/ 1-FAMILY	202 WAXHAW DR	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-83-10-5133	GARNETT STEVEN B SR	1.209	RES/ 1-FAMILY	206 WAXHAW DR	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-83-00-3474	GARNETT STEVEN BLAIR	1.17	VAC RES/ LOT-SM TRACT	210 WAXHAW DR	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-73-92-2715	MACADON PAUL J	1.133	RES/ 1-FAMILY	216 WAXHAW DR	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-73-81-0057	STRICKLAND JOSEPH B III	1.093	RES/ 1-FAMILY	220 WAXHAW DR	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-73-61-8398	WARNER MARTHA L	1.055	RES/ 1-FAMILY	226 WAXHAW DR	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-73-51-5902	CONNELLY NANCY B	1.46	RES/ 1-FAMILY	230 WAXHAW DR	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-72-29-2018	CASTRO FRANCISCO LEON	6.278	VAC RES/ LOT-SM TRACT	308 MASON RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-63-90-3651	FOUST ADAM	5.588	RES/ 1-FAMILY	312 MASON RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-64-11-6943	KOENIG HAROLD TRUST	50.175	RES/ 1-FAMILY	526 MASON RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-54-49-3774	BERENNA GREGG K	4.727	RES/ 1-FAMILY	605 PRESTON ANDREWS RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-02-55-5015	RUSSELL JOHN BRADFORD	2.175	VAC RES/ LOT-SM TRACT	603 PRESTON ANDREWS RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-02-56-6083	KEIZER LORI	2.315	RES/ 1-FAMILY	524 PRESTON ANDREWS RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-02-56-8137	AGUILAR FAUSTINO N OROZCO	3.806	RES/ 1-FAMILY	518 PRESTON ANDREWS RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-02-56-8871	PUGUAY JANA M TRUSTEE	3.651	RES/ MOBILE HOME	6924 JOHNSON MILL RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-02-67-5318	RIGGS JOHN B JR	9.907	RES/ RURAL RESIDENTIAL	212 PRESTON ANDREWS RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-02-77-0541	RIGGS JOHN B	9.992	RES/ RURAL RESIDENTIAL	208 PRESTON ANDREWS RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-02-77-4979	DIEZT CHERYL PEARCE	4.424	RES/ 1-FAMILY	200 PRESTON ANDREWS RD	RR - RESIDENTIAL RURAL DENSITY	RURAL
	0826-02-77-8524	BLALOCK PHILIP A	2.297	CDW/ AUTO BODY-TIRE	7603 N ROXBORO RD	CN - COMMERCIAL	RURAL

NOTES

1. SEE COVER SHEET FOR ALL GENERAL NOTES.

LEGEND

10

INDEX CONTOUR

166

INTERMEDIATE CONTOUR

PROPERTY LINE

ADJOINING PROPERTIES

x

FENCE

RIGHT-OF-WAY

CREEK

SS

EX. SANITARY SEWER

w

EX. WATER LINE

NEW SANITARY SEWER

NEW WATER LINE

EX. STORM DRAIN

RIP RAP

EX. BOLLARD

EX. ELECTRIC CONTROL BOX

EX. PROPERTY MONUMENT

EX. LIGHT POLE

EX. TV PEDESTAL

EX. WATER METER

EX. WATER VALVE

EX. CURB INLET

EX. SANITARY CLEANOUT

EX. ELECTRIC TRANSFORMER

EX. FLARED END SECTION

EX. FIBER HANDHOLE

EX. FIBER OPTIC VAULT

EX. UTILITY POLE

EX. SIGN

GRAPHIC SCALE: 1" = 200'

0

100

200

400

600

REVISIONS

NO.	DATE	DESCRIPTION
1	12/13/21	PER DURHAM COMMENTS
2	02/01/22	PER DURHAM COMMENTS
3	4/1/22	PER NCDOT COMMENTS

PROJECT MANAGER:
TAP

PROJECT ENGINEER:
VJH

DRAWN BY:
JDH

CHECKED BY:
TAP

DATE:
SEPTEMBER 21, 2021

NORTH CAROLINA

PROFESSIONAL SEAL

042668

ENGINEER

Thomas A. Perdue

2022

MacCONNELL & Associates, P. C.

501 CASCADE POINTE LANE, SUITE 103
CARY, NORTH CAROLINA 27513

P.O. BOX 129
MORRISVILLE, NORTH CAROLINA 27560

LICENSE No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

MASON FARMS
III CREDIT SPC, LLC

MAJOR SITE PLAN

DURHAM COUNTY, NC

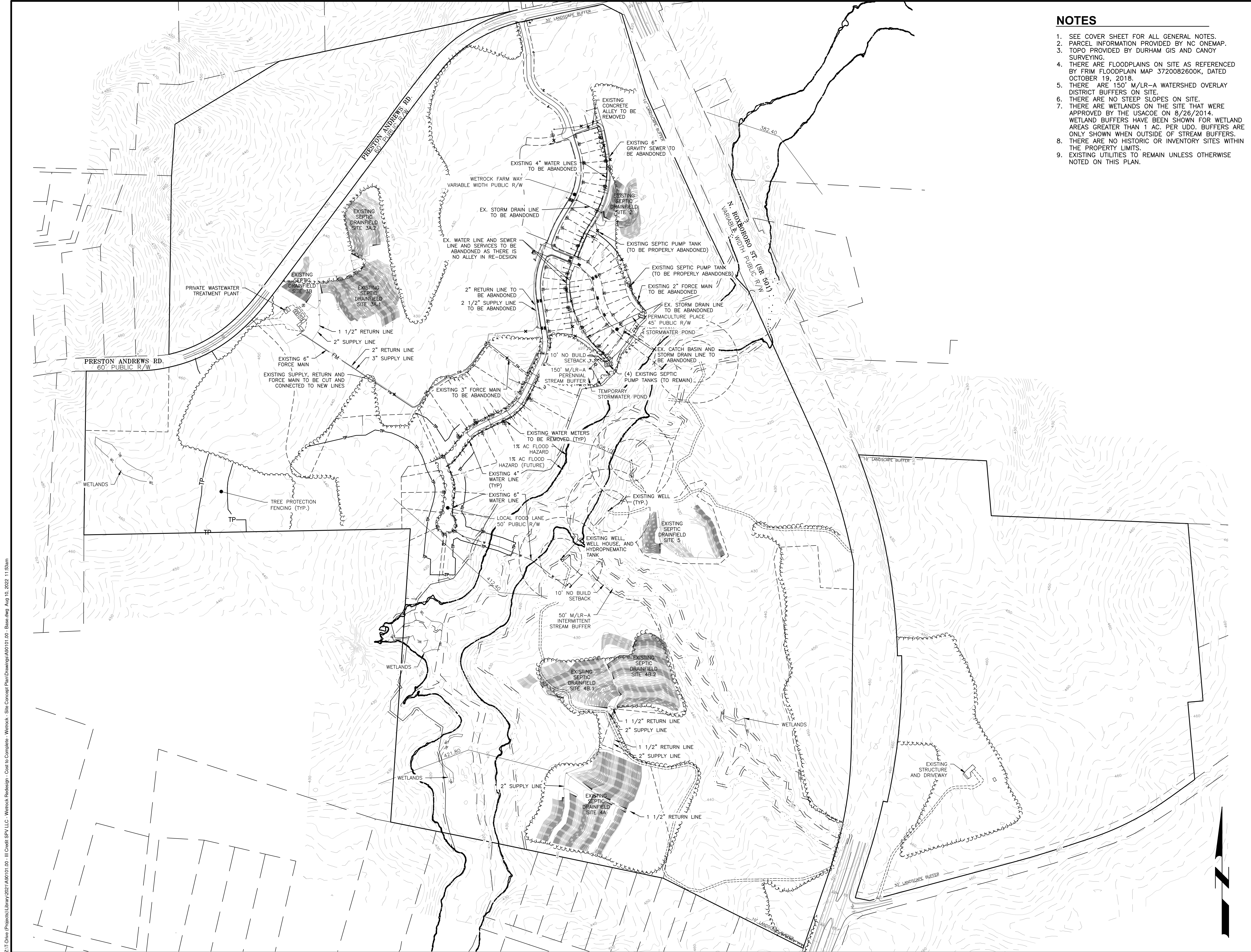
ADJACENT PROPERTY OWNERS

PROJECT NUMBER
A90101.00

DRAWING NUMBER
C-100

A90101.00 - MASON FARMS - III CREDIT SPV, LLC - LEVEL 4 SITE PLAN

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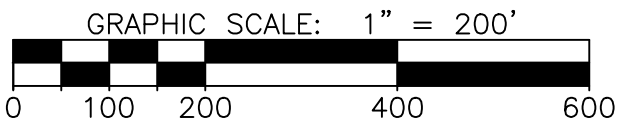


NOTES

1. SEE COVER SHEET FOR ALL GENERAL NOTES.
2. PARCEL INFORMATION PROVIDED BY NC ONEMAP.
3. TOPO PROVIDED BY DURHAM GIS AND CANOY SURVEYING.
4. THERE ARE FLOODPLAINS ON SITE AS REFERENCED BY FRIM FLOODPLAIN MAP 3720082600K, DATED OCTOBER 19, 2018.
5. THERE ARE 150' M/LR-A WATERSHED OVERLAY DISTRICT BUFFERS ON SITE.
6. THERE ARE NO STEEP SLOPES ON SITE.
7. THERE ARE WETLANDS ON THE SITE THAT WERE APPROVED BY THE USACOE ON 8/26/2014. WETLAND BUFFERS HAVE BEEN SHOWN FOR WETLAND AREAS GREATER THAN 1 AC. PER UDO. BUFFERS ARE ONLY SHOWN WHEN OUTSIDE OF STREAM BUFFERS.
8. THERE ARE NO HISTORIC OR INVENTORY SITES WITHIN THE PROPERTY LIMITS.
9. EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED ON THIS PLAN.

LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPERTY LINE
- ADJOINING PROPERTIES
- FENCE
- RIGHT-OF-WAY
- CREEK
- EX. SANITARY SEWER
- EX. WATER LINE
- NEW SANITARY SEWER
- NEW WATER LINE
- EX. STORM DRAIN
- RIP RAP
 - EX. BOLLARD
 - EX. ELECTRIC CONTROL BOX
 - EX. PROPERTY MONUMENT
 - EX. LIGHT POLE
 - EX. TV PEDESTAL
 - EX. WATER METER
 - EX. WATER VALVE
 - EX. CURB INLET
 - EX. SANITARY CLEANOUT
 - EX. ELECTRIC TRANSFORMER
 - EX. FLARED END SECTION
 - EX. FIBER HANDHOLE
 - EX. FIBER OPTIC VAULT
 - EX. UTILITY POLE
 - EX. SIGN



REVISIONS		
NO.	DATE	DESCRIPTION
1	12/13/21	PER DURHAM COMMENTS
2	02/01/22	PER DURHAM COMMENTS
3	4/1/22	PER NCDOT COMMENTS

PROJECT MANAGER: TAP	PROJECT ENGINEER: VJH
DRAWN BY: JDH	CHECKED BY: TAP

DATE:
SEPTEMBER 21, 2021



MacCONNELL & Associates, P. C.
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CARY, NORTH CAROLINA 27513
P.O. BOX 129
LICENSE MORRISVILLE, NORTH CAROLINA 27560
No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

**MASON FARMS
III CREDIT SPC, LLC**

MAJOR SITE PLAN

DURHAM COUNTY, NC

EXISTING CONDITIONS

PROJECT NUMBER A90101.00	DRAWING NUMBER C-101
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A90101.00 - MASON FARMS - III CREDIT SPV, LLC - LEVEL 4 SITE PLAN

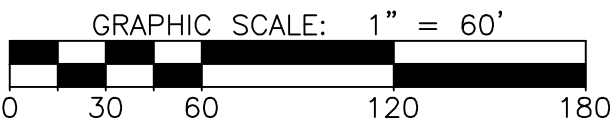


NOTES

1. SEE COVER SHEET FOR ALL GENERAL NOTES.
2. ALL EXISTING STORMWATER STRUCTURES TO REMAIN UNLESS OTHERWISE NOTED ON THIS PLAN.

LEGEND

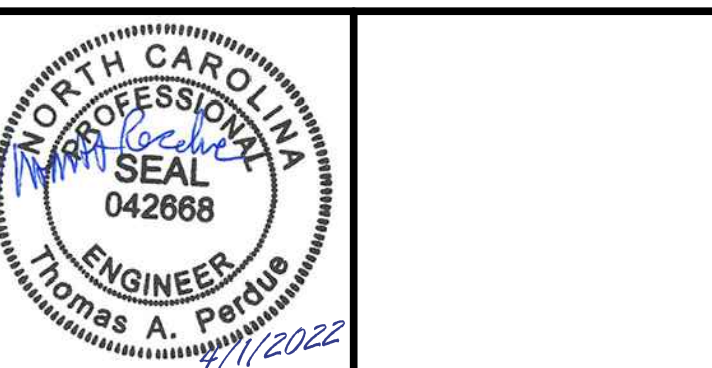
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPERTY LINE
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REVISIONS		
NO.	DATE	DESCRIPTION
1	12/13/21	PER DURHAM COMMENTS
2	02/01/22	PER DURHAM COMMENTS
3	4/1/22	PER NCDOT COMMENTS

PROJECT MANAGER: TAP	PROJECT ENGINEER: VJH
DRAWN BY: JDH	CHECKED BY: TAP

DATE:
SEPTEMBER 21, 2021



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501 CASCADE POINTE LANE, SUITE 103
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**MASON FARMS
III CREDIT SPC, LLC**

MAJOR SITE PLAN

DURHAM COUNTY, NC

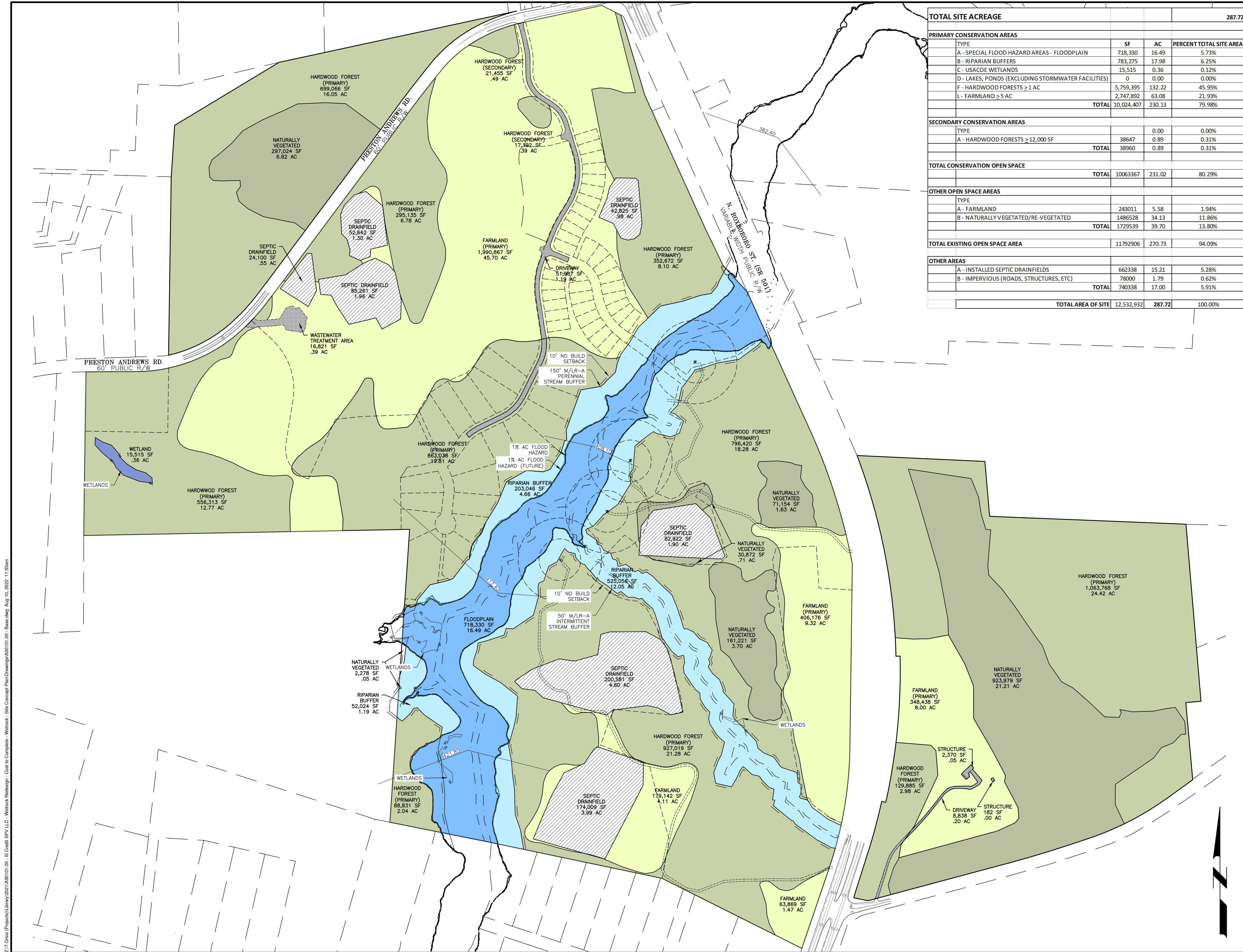
**EXISTING STORMWATER
STRUCTURES**

PROJECT NUMBER A90101.00	DRAWING NUMBER C-102
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A90101.00 - MASON FARMS - III CREDIT SPV, LLC - LEVEL 4 SITE PLAN

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A90101.00 - MASON FARMS - III CREDIT SPV, LLC - LEVEL 4 SITE PLAN



TOTAL SITE ACREAGE				287.72
PRIMARY CONSERVATION AREAS				
TYPE	SF	AC	PERCENT TOTAL SITE AREA	
A - SPECIAL FLOOD HAZARD AREAS - FLOODPLAIN	718,330	16.49	5.73%	
B - RIPARIAN BUFFERS	783,275	17.98	6.25%	
C - USACE WETLANDS	15,515	0.36	0.12%	
D - LAKES, PONDS (EXCLUDING STORMWATER FACILITIES)	0	0.00	0.00%	
F - HARDWOOD FORESTS ≥ 1 AC	5,759,395	132.22	45.95%	
L - FARMLAND ≥ 5 AC	2,747,892	63.08	21.93%	
TOTAL	10,024,407	230.13	79.98%	
SECONDARY CONSERVATION AREAS				
TYPE	SF	AC		
A - HARDWOOD FORESTS ≥ 12,000 SF	38647	0.89	0.31%	
TOTAL	38960	0.89	0.31%	
TOTAL CONSERVATION OPEN SPACE				
TOTAL	10063367	231.02	80.29%	
OTHER OPEN SPACE AREAS				
TYPE	SF	AC		
A - FARMLAND	243011	5.58	1.94%	
B - NATURALLY VEGETATED/RE-VEGETATED	1486528	34.13	11.86%	
TOTAL	1729539	39.70	13.80%	
TOTAL EXISTING OPEN SPACE AREA				
	11792906	270.73	94.09%	
OTHER AREAS				
A - INSTALLED SEPTIC DRAINFIELDS	662338	15.21	5.28%	
B - IMPERVIOUS (ROADS, STRUCTURES, ETC)	78000	1.79	0.62%	
TOTAL	740338	17.00	5.91%	
TOTAL AREA OF SITE				12,532,932
				287.72
				100.00%

NOTES

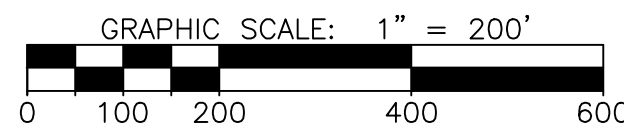
- SEE COVER SHEET FOR ALL GENERAL NOTES.

OPEN SPACE LEGEND

	RIPARIAN BUFFER
	WETLANDS
	HARDWOOD FORESTS
	NATURAL VEGETATED/RE-VEGETATED
	AGRICULTURE/FARMLAND
	FLOODPLAIN
	EXISTING STRUCUTRE/ROAD/DRIVE
	INSTALLED SEPTIC DRAINFIELDS

LEGEND

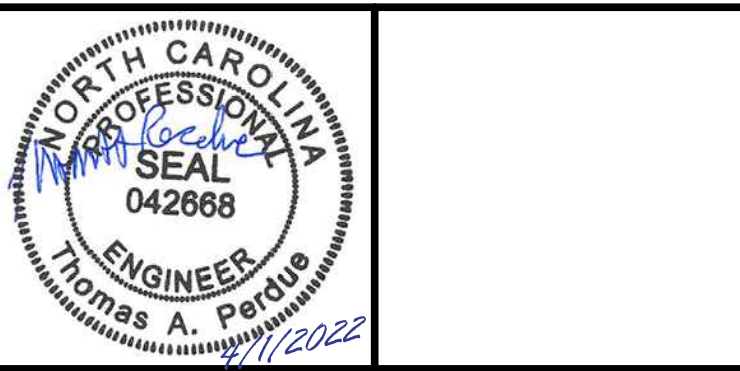
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	PROPERTY LINE
	ADJOINING PROPERTIES
	FENCE
	RIGHT-OF-WAY
	CREEK TOP OF BANK
	EX. SANITARY SEWER
	EX. WATER LINE
	NEW SANITARY SEWER
	NEW WATER LINE
	SUITABLE SOILS FOR SEPTIC



REVISIONS		
NO.	DATE	DESCRIPTION
1	12/13/21	PER DURHAM COMMENTS
2	02/01/22	PER DURHAM COMMENTS
3	4/1/22	PER NCDOT COMMENTS

PROJECT MANAGER: TAP	PROJECT ENGINEER: VJH
DRAWN BY: JDH	CHECKED BY: TAP

DATE:
SEPTEMBER 21, 2021



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501 CASCADE POINTE LANE, SUITE 103
CARY, NORTH CAROLINA 27513
P.O. BOX 129
LICENSE MORRISVILLE, NORTH CAROLINA 27560
No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

**MASON FARMS
III CREDIT SPC, LLC**

MAJOR SITE PLAN

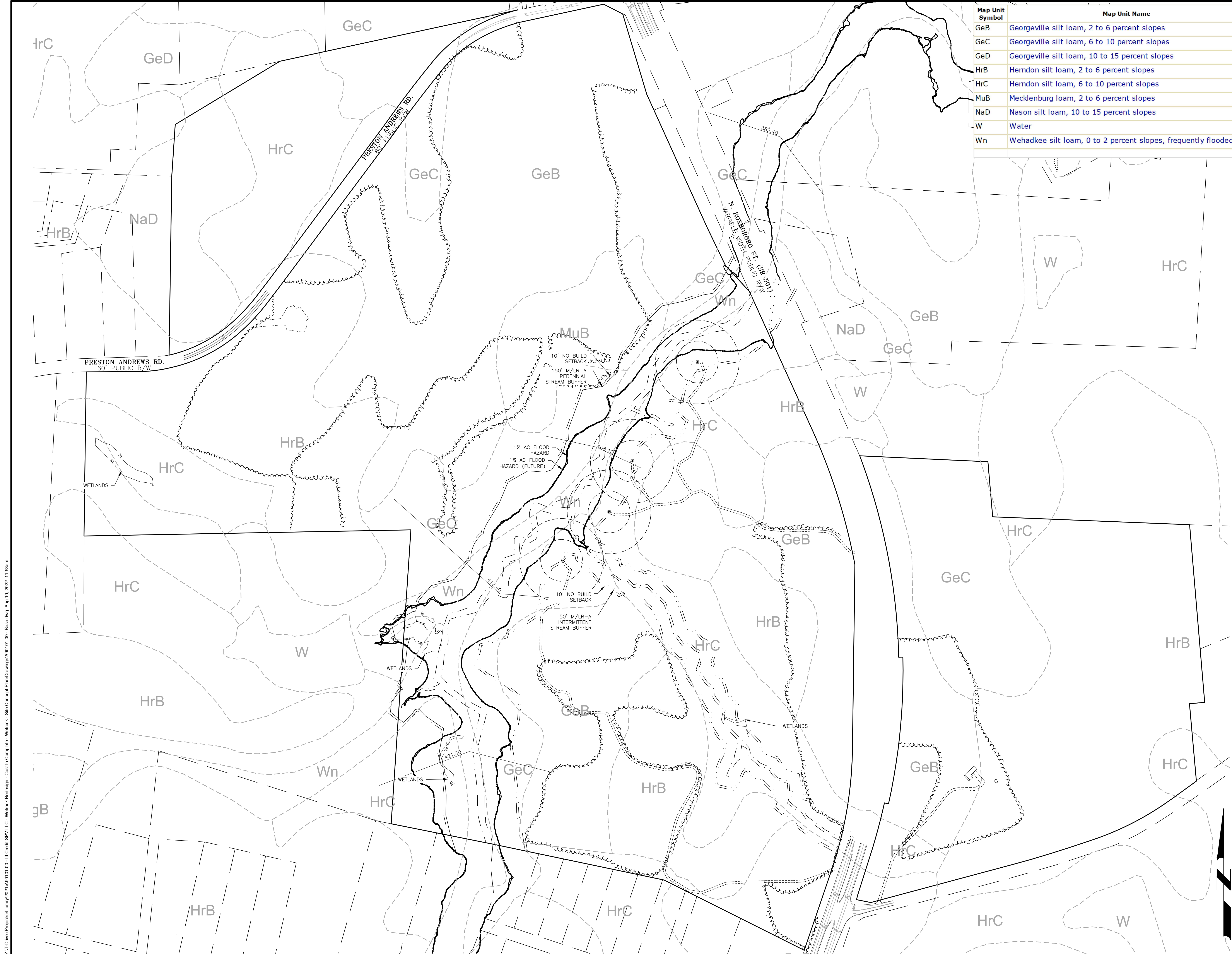
DURHAM COUNTY, NC

SITE ANALYSIS - 1

PROJECT NUMBER A90101.00	DRAWING NUMBER C-103
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A90101.00 - MASON FARMS - III CREDIT SPV, LLC - LEVEL 4 SITE PLAN

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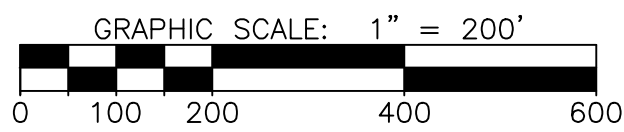
Map Unit Symbol	Map Unit Name
GeB	Georgeville silt loam, 2 to 6 percent slopes
GeC	Georgeville silt loam, 6 to 10 percent slopes
GeD	Georgeville silt loam, 10 to 15 percent slopes
HrB	Herndon silt loam, 2 to 6 percent slopes
HrC	Herndon silt loam, 6 to 10 percent slopes
MuB	Mecklenburg loam, 2 to 6 percent slopes
NaD	Nason silt loam, 10 to 15 percent slopes
W	Water
Wn	Wehadkee silt loam, 0 to 2 percent slopes, frequently flooded

NOTES

- SEE COVER SHEET FOR ALL GENERAL NOTES.

LEGEND

	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	PROPERTY LINE
	ADJOINING PROPERTIES
	SOILS
	CREEK



REVISIONS		
NO.	DATE	DESCRIPTION
1	12/13/21	PER DURHAM COMMENTS
2	02/01/22	PER DURHAM COMMENTS
3	4/1/22	PER NCDOT COMMENTS

PROJECT MANAGER: TAP	PROJECT ENGINEER: VJH
DRAWN BY: JDH	CHECKED BY: TAP

DATE:
SEPTEMBER 21, 2021



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**MASON FARMS
III CREDIT SPC, LLC**

MAJOR SITE PLAN

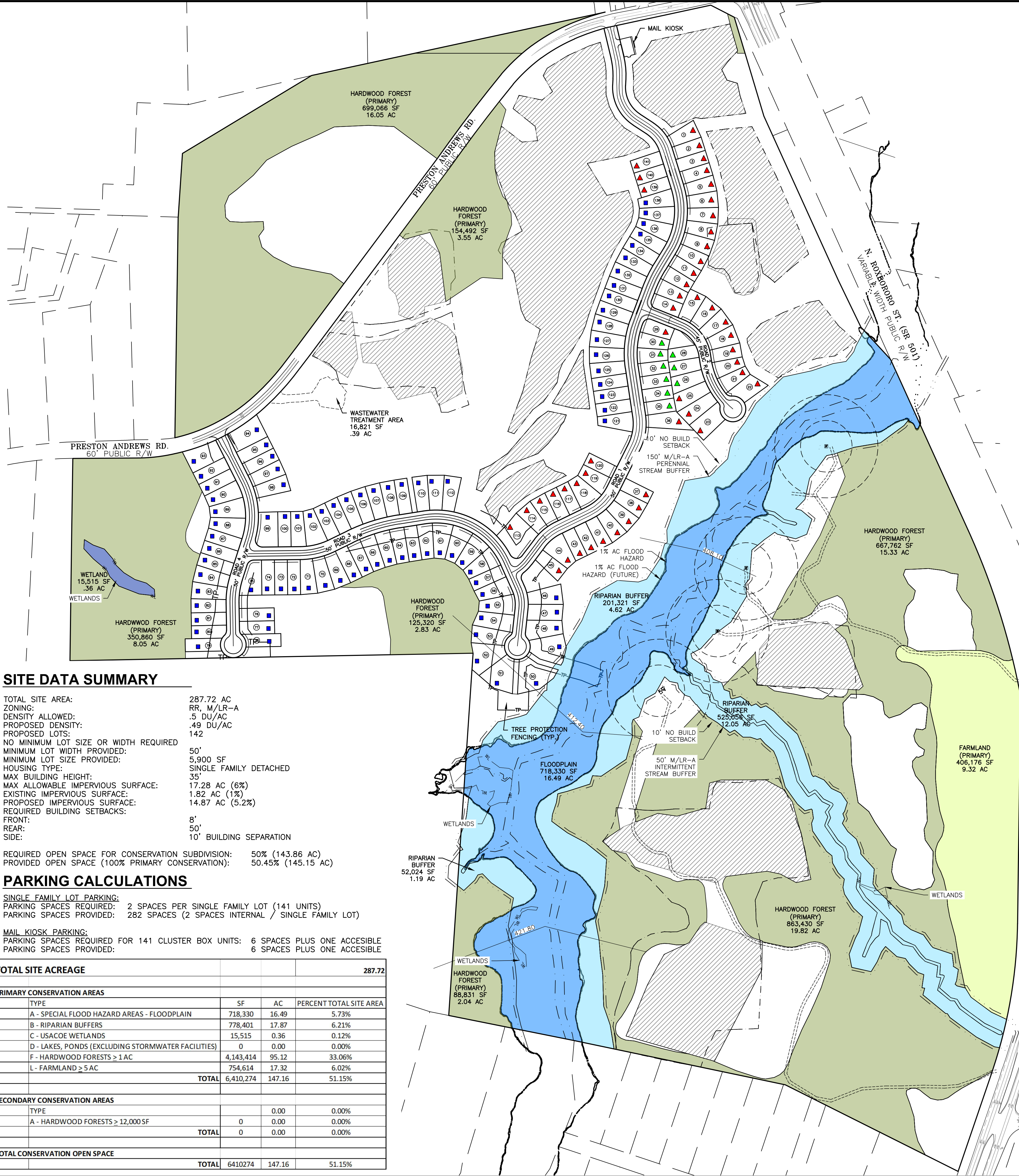
DURHAM COUNTY, NC

SITE ANALYSIS - 2

PROJECT NUMBER
A90101.00

DRAWING NUMBER
C-104

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SITE DATA SUMMARY

TOTAL SITE AREA:	287.72 AC
ZONING:	RR, M/LR-A
DENSITY ALLOWED:	5 DU/AC
PROPOSED DENSITY:	49 DU/AC
PROPOSED LOTS:	142
NO MINIMUM LOT SIZE OR WIDTH REQUIRED	
MINIMUM LOT WIDTH PROVIDED:	50'
MINIMUM LOT SIZE PROVIDED:	5,900 SF
HOUSING TYPE:	SINGLE FAMILY DETACHED
MAX BUILDING HEIGHT:	35'
MAX ALLOWABLE IMPERVIOUS SURFACE:	17.28 AC (6%)
EXISTING IMPERVIOUS SURFACE:	1.82 AC (1%)
PROPOSED IMPERVIOUS SURFACE:	14.87 AC (5.2%)
REQUIRED BUILDING SETBACKS:	
FRONT:	8'
REAR:	50'
SIDE:	10' BUILDING SEPARATION
REQUIRED OPEN SPACE FOR CONSERVATION SUBDIVISION:	50% (143.86 AC)
PROVIDED OPEN SPACE (100% PRIMARY CONSERVATION):	50.45% (145.15 AC)

PARKING CALCULATIONS

SINGLE FAMILY LOT PARKING:	
PARKING SPACES REQUIRED:	2 SPACES PER SINGLE FAMILY LOT (141 UNITS)
PARKING SPACES PROVIDED:	282 SPACES (2 SPACES INTERNAL / SINGLE FAMILY LOT)
MAIL KIOSK PARKING:	
PARKING SPACES REQUIRED FOR 141 CLUSTER BOX UNITS:	6 SPACES PLUS ONE ACCESSIBLE
PARKING SPACES PROVIDED:	6 SPACES PLUS ONE ACCESSIBLE

TOTAL SITE ACREAGE				287.72
PRIMARY CONSERVATION AREAS				
TYPE	SF	AC	PERCENT TOTAL SITE AREA	
A - SPECIAL FLOOD HAZARD AREAS - FLOODPLAIN	718,330	16.49	5.73%	
B - RIPARIAN BUFFERS	778,401	17.87	6.21%	
C - USACOE WETLANDS	15,515	0.36	0.12%	
D - LAKES, PONDS (EXCLUDING STORMWATER FACILITIES)	0	0.00	0.00%	
F - HARDWOOD FORESTS ≥ 1 AC	4,143,414	95.12	33.06%	
L - FARMLAND ≥ 5 AC	754,614	17.32	6.02%	
TOTAL	6,410,274	147.16	51.15%	
SECONDARY CONSERVATION AREAS				
TYPE		0.00	0.00%	
A - HARDWOOD FORESTS ≥ 12,000 SF	0	0.00	0.00%	
TOTAL	0	0.00	0.00%	
TOTAL CONSERVATION OPEN SPACE				
TOTAL	6410274	147.16	51.15%	

PROPOSED LOT TYPES

TYPE OF LOT	TYPE A (4 BR)	TYPE B (3 BR)	TYPE C (3 BR)
# OF LOTS	85	9	47

Diagram illustrating the dimensions and setbacks for the proposed lot types:

- TYPE A (4 BR):** 50' wide, 136' deep. Front setback: 5', Side setback: 20', Rear setback: 50'.
- TYPE B (3 BR):** 50' wide, 118' deep. Front setback: 5', Side setback: 20', Rear setback: 50'.
- TYPE C (3 BR):** 50' wide, 120' deep. Front setback: 5', Side setback: 20', Rear setback: 50'.

IMPERVIOUS AREA CALCULATIONS

Lot Type	Number of Lots	Buildable Area	Max. Impervious	Total Impervious (SF)	Total Impervious (AC)	% Based on Gross AC
Type A Lot	85	66' X 40'	2,640	224,400	5.15	1.79%
Type B Lot	9	40' X 48'	1,920	17,280	0.40	0.14%
Type C Lot	47	40' X 50'	2,000	94,000	2.16	0.75%
Roadway	NA	NA	NA	122,333	2.81	0.98%
WWTP	NA	NA	NA	27,731	0.64	0.22%
Misc. (Maintenance roads, etc.)	NA	NA	NA	135,801	3.12	1.08%
POST DEVELOPMENT PERCENT IMPERVIOUS					14.27	4.96%

* Impervious calculations include 35' x 18 driveway with 15' being inside of R/W

NOTES

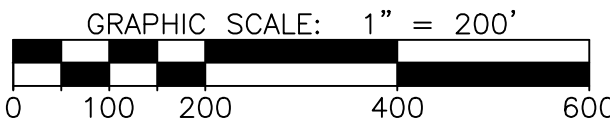
- SEE COVER SHEET FOR ALL GENERAL NOTES.

LEGEND

---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	PROPERTY LINE
---	ADJOINING PROPERTIES
---	FENCE
---	RIGHT-OF-WAY
---	CREEK TOP OF BANK
---	EX. SANITARY SEWER
---	EX. WATER LINE
---	NEW SANITARY SEWER
---	NEW WATER LINE
---	SUITABLE SOILS FOR SEPTIC

OPEN SPACE LEGEND

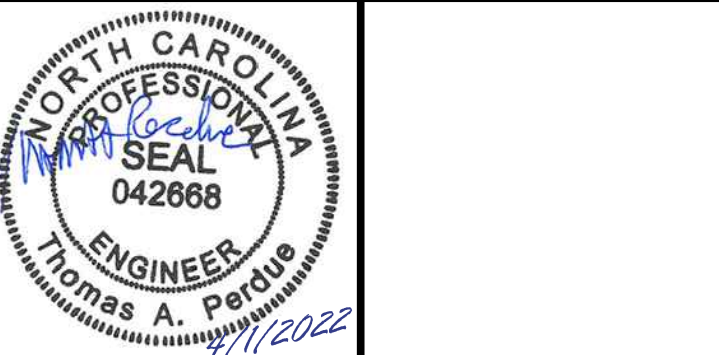
	RIPIAN BUFFER
	WETLANDS
	HARDWOOD FORESTS
	NATURALLY VEGETATED/RE-VEGETATED
	AGRICULTURE/FARMLAND
	FLOODPLAIN
	INSTALLED/PROPOSED DRAINFIELDS



REVISIONS		
NO.	DATE	DESCRIPTION
1	12/13/21	PER DURHAM COMMENTS
2	02/01/22	PER DURHAM COMMENTS
3	4/1/22	PER NCDOT COMMENTS

PROJECT MANAGER:	PROJECT ENGINEER:
TAP	VJH
DRAWN BY:	CHECKED BY:
JDH	TAP

DATE: SEPTEMBER 21, 2021



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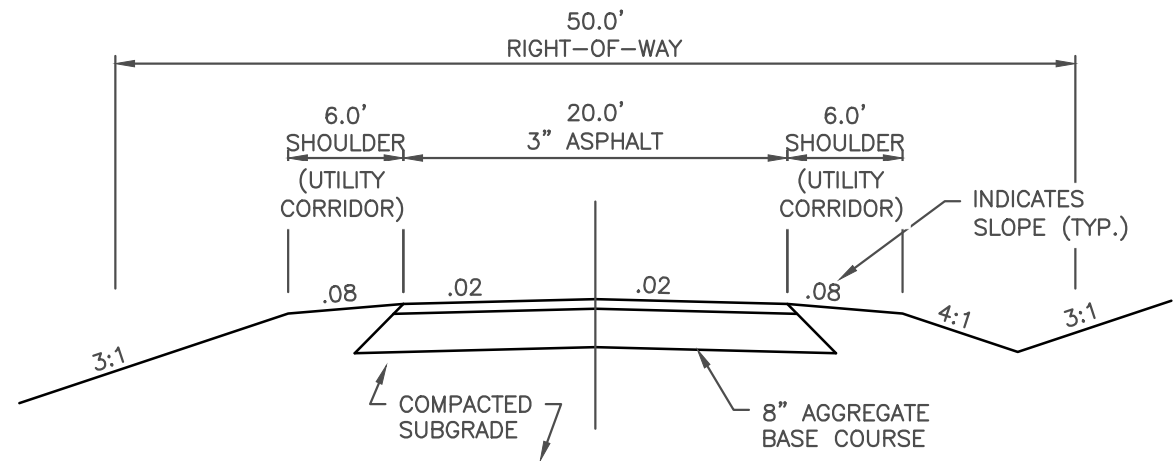
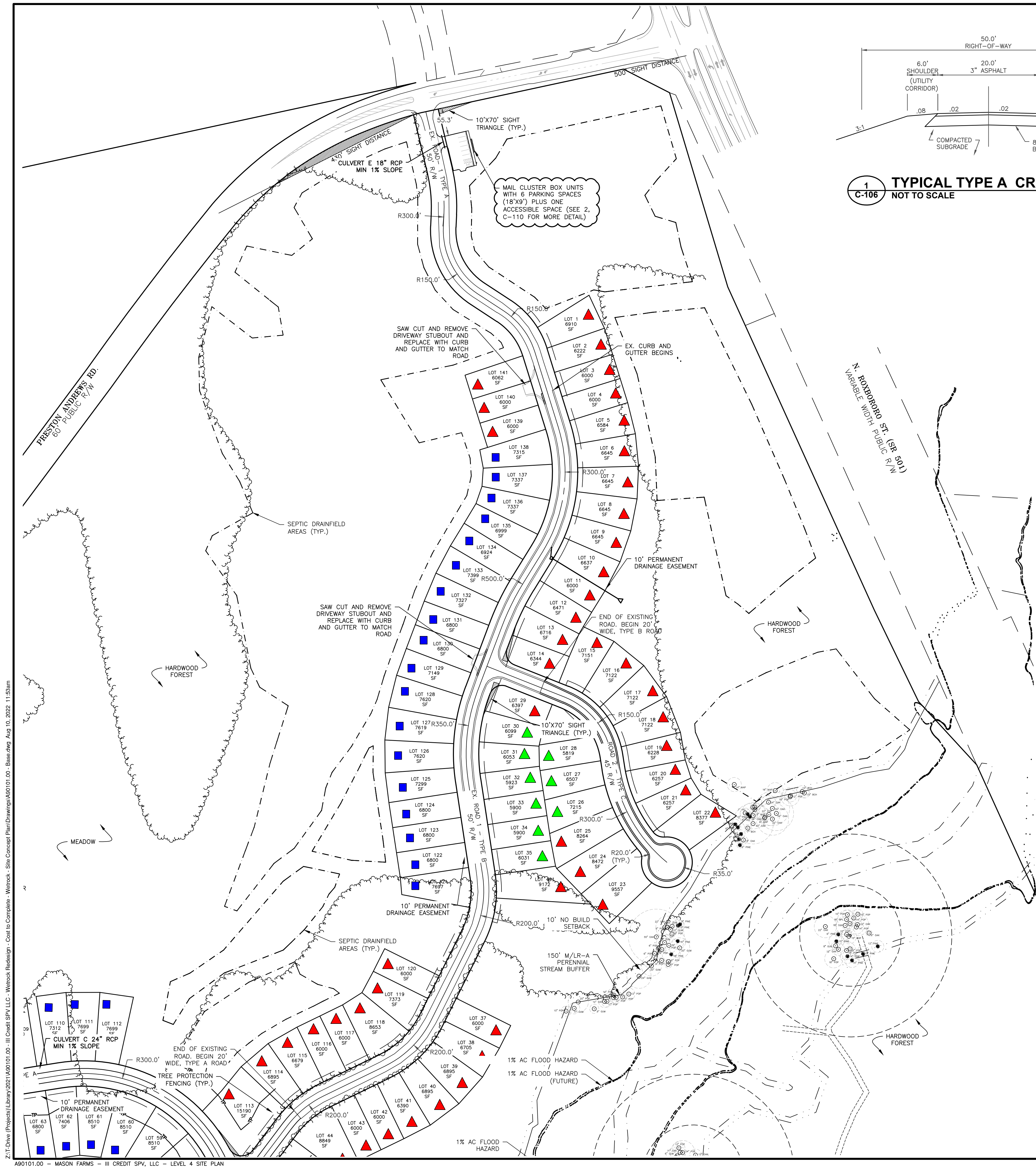
MASON FARMS III CREDIT SPC, LLC

MAJOR SITE PLAN

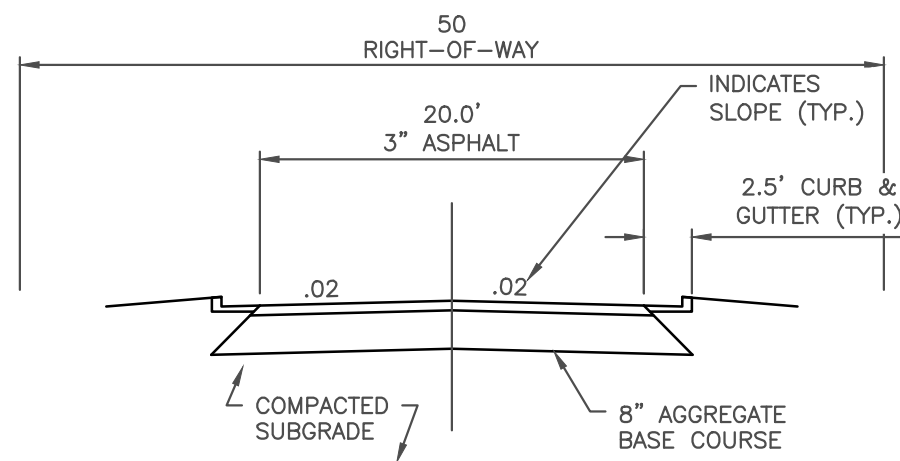
DURHAM COUNTY, NC

OVERALL SITE PLAN	
PROJECT NUMBER	DRAWING NUMBER
A90101.00	C-105

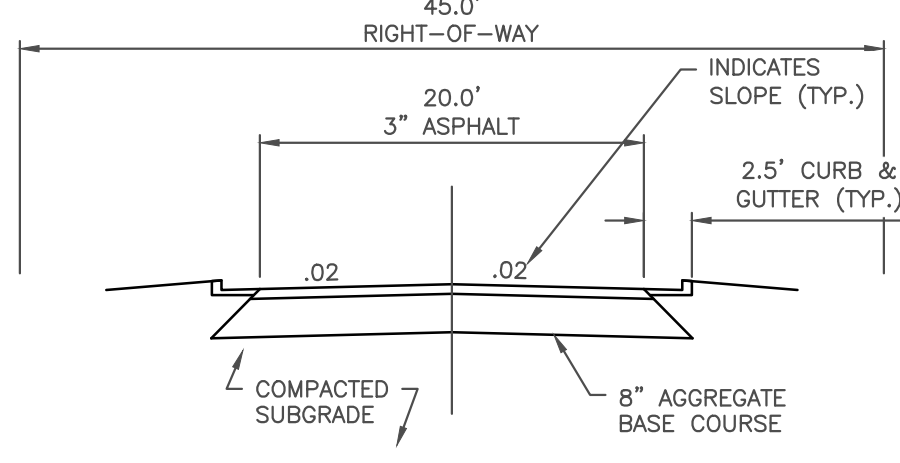
A90101.00 - MASON FARMS - III CREDIT SPC, LLC - LEVEL 4 SITE PLAN



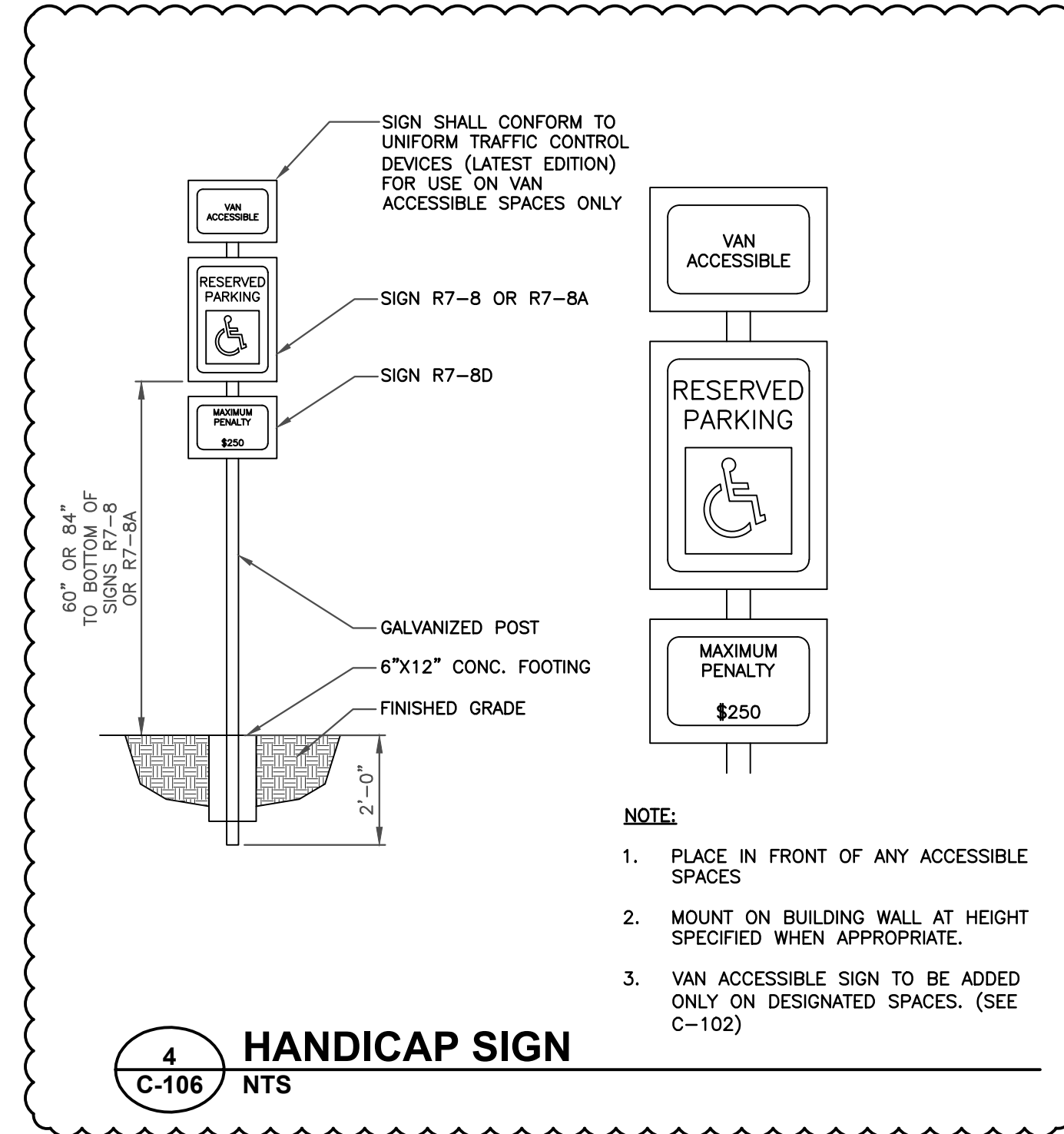
1 TYPICAL TYPE A CROSS-SECTION
C-106 NOT TO SCALE



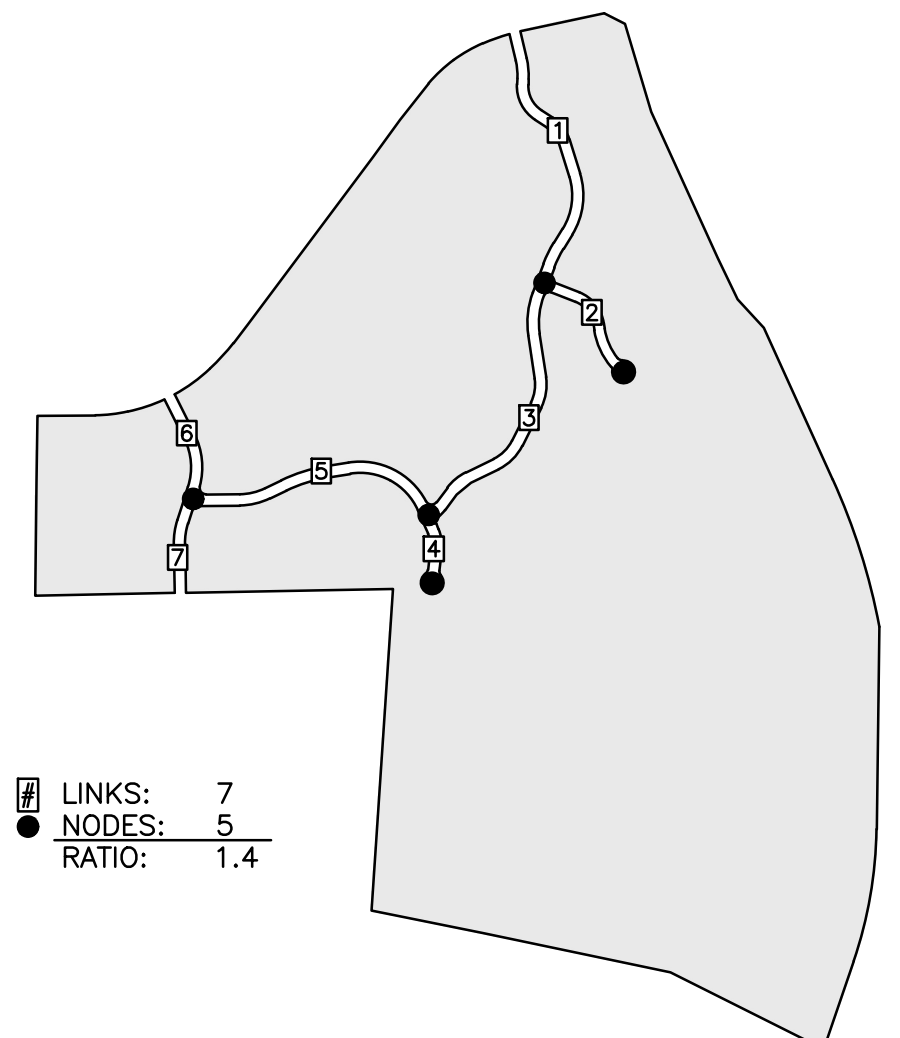
2 TYPICAL TYPE B CROSS-SECTION
C-106 NOT TO SCALE



3 TYPICAL TYPE C CROSS-SECTION
C-106 NOT TO SCALE



4 HANDICAP SIGN
C-106 NTS



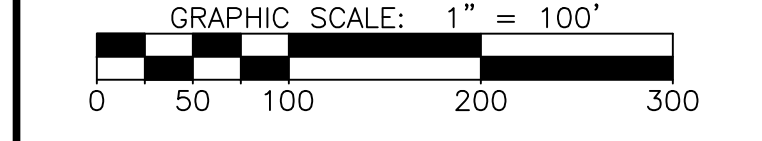
5 ROADWAY CONNECTIVITY DIAGRAM
C-106 NOT TO SCALE

NOTES

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- THE WORK TAKING PLACE RELATED TO THE CHANGES IN THIS SITE PLAN WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODE (ANSI 117.1 -2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE. A SEALED AS-BUILT SURVEY OF THE SITE, PERFORMED BY THE DESIGN PROFESSIONAL OR DESIGNER, MUST BE SUBMITTED TO THE BUILDING INSPECTIONS DEPARTMENT CERTIFYING THAT ALL SITE ACCESSIBILITY CODE REQUIREMENTS SUCH AS CURB CUTS, RAMP SLOPES, SIDEWALK SLOPES AND WIDTHS, AND ACCESS A PARKING CROSS SLOPES MEET THE REQUIREMENTS OF THE NC ACCESSIBILITY CODES PRIOR TO CO ISSUANCE.

LEGEND

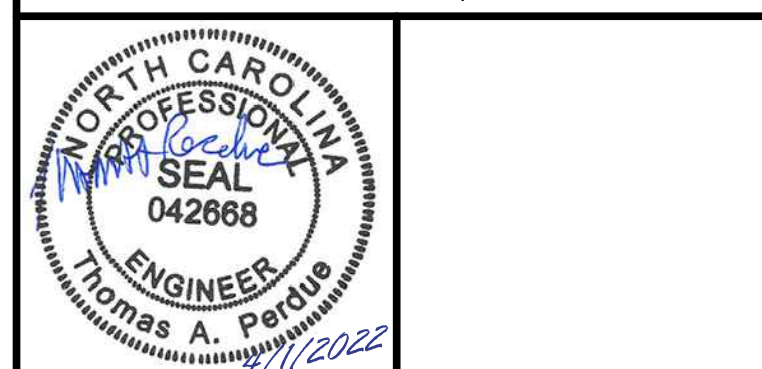
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPERTY LINE
- ADJOINING PROPERTIES
- FENCE
- RIGHT-OF-WAY
- CREEK TOP OF BANK
- EX. SANITARY SEWER
- EX. WATER LINE
- NEW SANITARY SEWER
- NEW WATER LINE
- SUITABLE SOILS FOR SEPTIC



REVISIONS		
NO.	DATE	DESCRIPTION
1	12/13/21	PER DURHAM COMMENTS
2	02/01/22	PER DURHAM COMMENTS
3	4/1/22	PER NCDOT COMMENTS

PROJECT MANAGER: TAP	PROJECT ENGINEER: VJH
DRAWN BY: JDH	CHECKED BY: TAP

DATE:
SEPTEMBER 21, 2021



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**MASON FARMS
III CREDIT SPC, LLC**

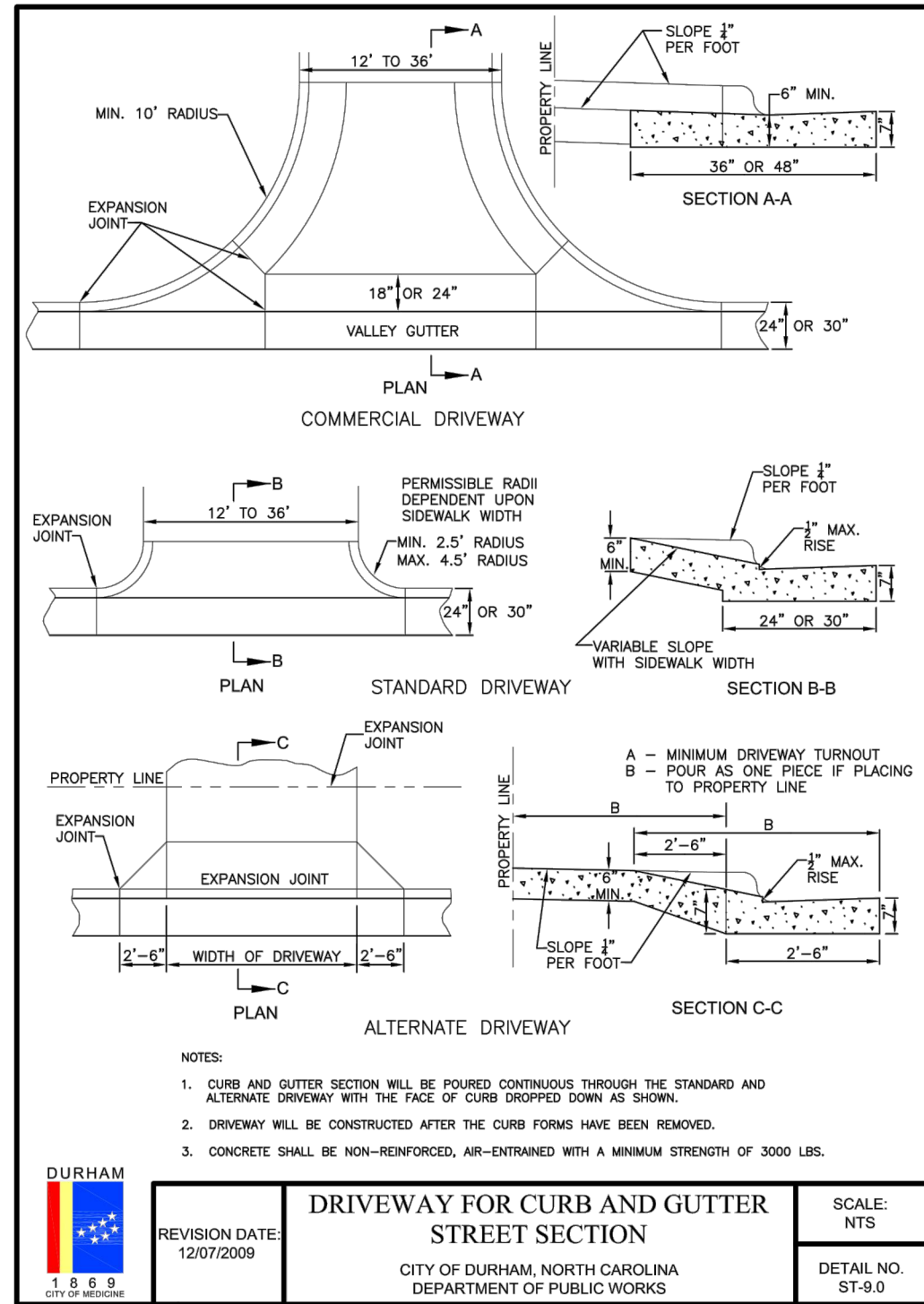
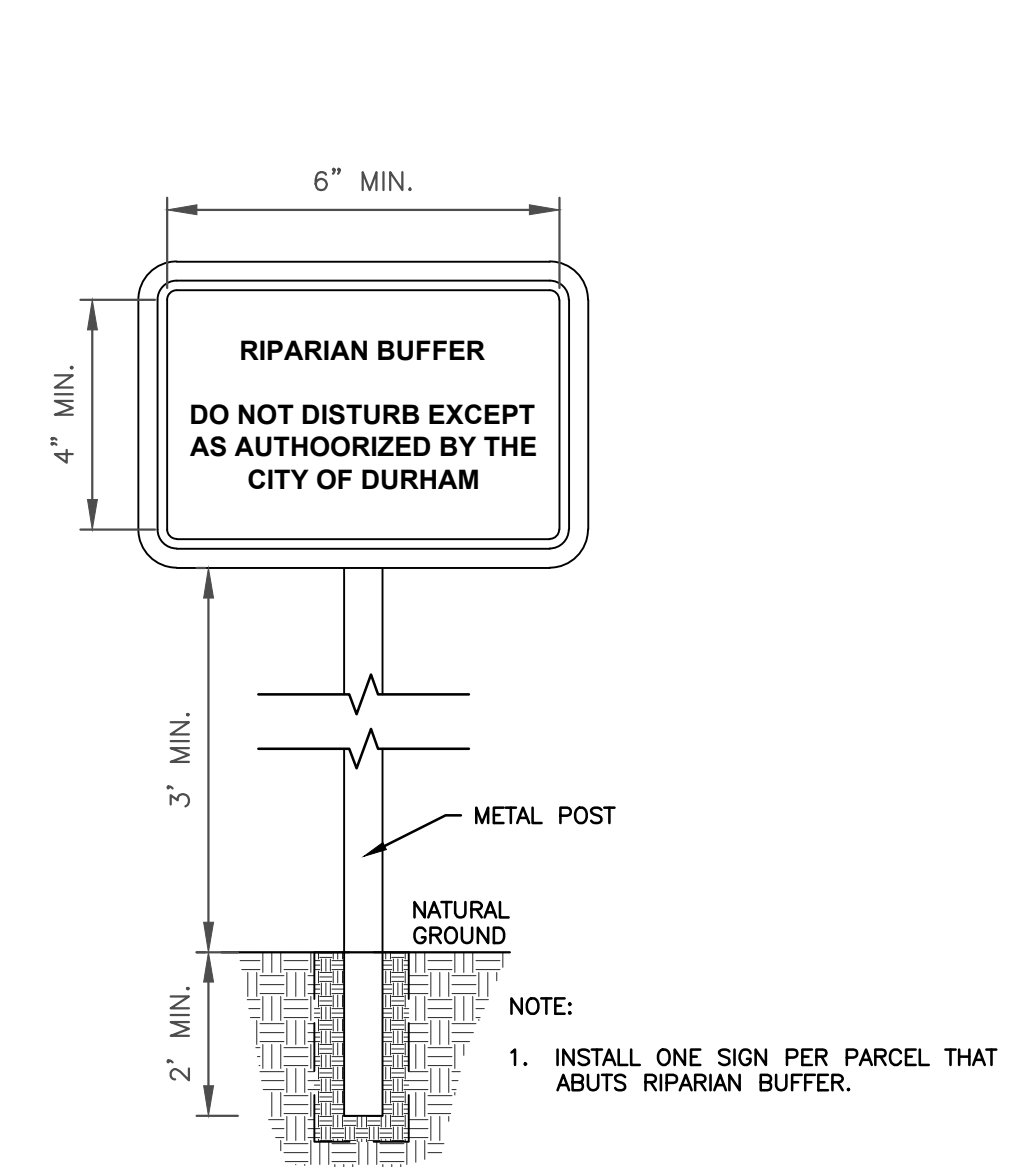
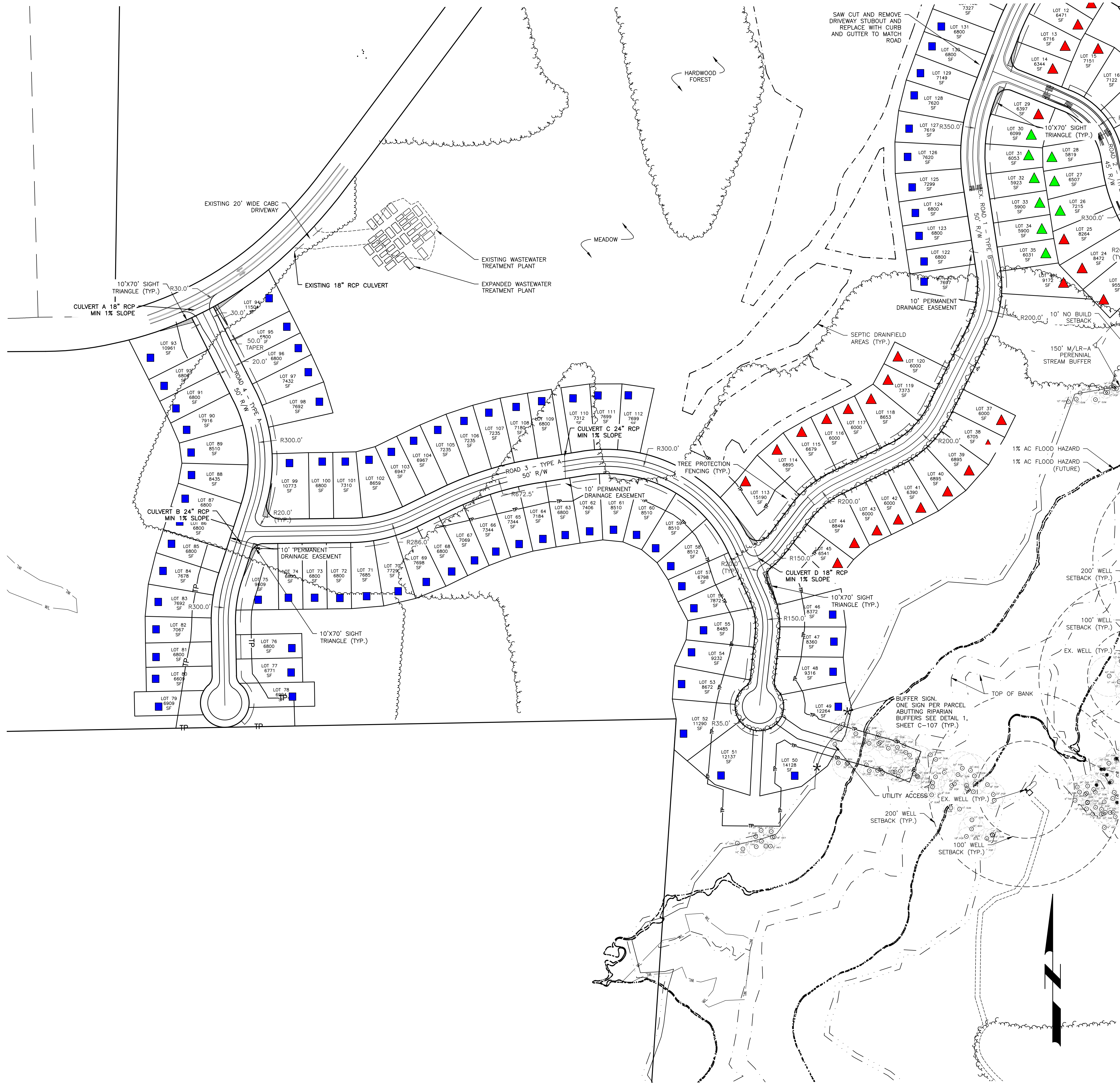
MAJOR SITE PLAN

DURHAM COUNTY, NC

NORTHEAST SITE PLAN	
PROJECT NUMBER A90101.00	DRAWING NUMBER C-106

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A90101.00 - MASON FARMS - III CREDIT SPV, LLC - LEVEL 4 SITE PLAN

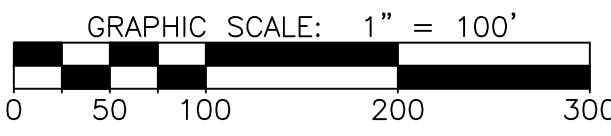


NOTES

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LEGEND

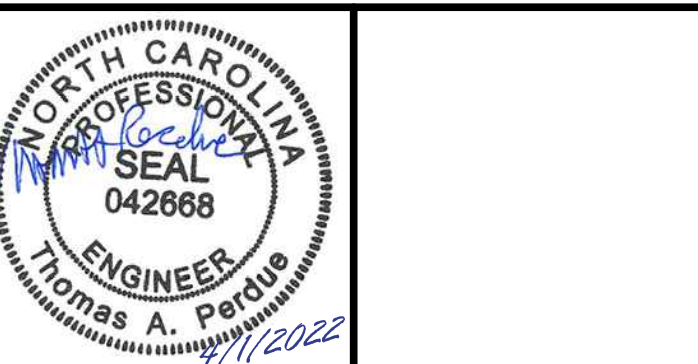
- INDEX CONTOUR
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REVISIONS			
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2	02/01/22	PER DURHAM COMMENTS	
3	4/1/22	PER NCDOT COMMENTS	

PROJECT MANAGER:	PROJECT ENGINEER:
TAP	VJH
DRAWN BY:	CHECKED BY:
JDH	TAP

DATE: SEPTEMBER 21, 2021



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MASON FARMS III CREDIT SPC, LLC

MAJOR SITE PLAN

DURHAM COUNTY, NC

SOUTHWEST SITE PLAN

PROJECT NUMBER	DRAWING NUMBER
A90101.00	C-107

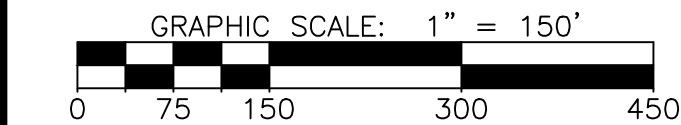
A90101.00 - MASON FARMS - III CREDIT SPV, LLC - LEVEL 4 SITE PLAN



EROSION CONTROL DETAIL
DURHAM COUNTY, NC
ENGINEERING DEPARTMENT

TREE PROTECTION DETAIL

DATE	ID
02/09	TP-1



1. SEE COVER SHEET FOR ALL GENERAL NOTES.

— — — — —	INDEX CONTOUR
— — — — — 1986	INTERMEDIATE CONTOUR
—————	PROPERTY LINE
— — — — —	ADJOINING PROPERTIES
— — — — — x	FENCE
— — — — —	RIGHT-OF-WAY
— — — — —	CREEK TOP OF BANK
SS — — — — —	EX. SANITARY SEWER
W — — — — —	EX. WATER LINE
SS — — — — —	NEW SANITARY SEWER
— — — — —	NEW WATER LINE
— — — — —	SUITABLE SOILS FOR SEPTIC
— — — — —	LIMITS OF DISTURBANCE

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/13/21	PER DURHAM COMMENTS
2	02/01/22	PER DURHAM COMMENTS
3	4/1/22	PER NCDOT COMMENTS

PROJECT MANAGER: TAP	PROJECT ENGINEER: VJH
DRAWN BY: JDH	CHECKED BY: TAP

DATE:
SEPTEMBER 21, 2021



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**MASON FARMS
III CREDIT SPC, LLC**

MAJOR SITE PLAN

DURHAM COUNTY, NC

GRADING PLAN

PROJECT NUMBER

A90101.00

DRAWING NUMBER

C-108

IMPERVIOUS AREA CALCULATIONS

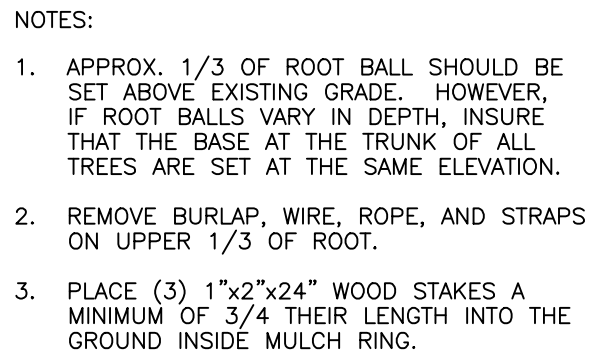
Lot Type	Number of Lots	Buildable Area	Max. Impervious	Total Impervious (SF)	Total Impervious (AC)	% Based on Gross AC
Type A Lot	85	66' X 40'	2,640	224,400	5.15	1.79%
Type B Lot	9	40' X 48'	2,032	18,288	0.42	0.15%
Type C Lot	47	40' X 50'	2,100	98,700	2.27	0.79%
Roadway	NA	NA	NA	121,661	2.79	0.97%
WWTP	NA	NA	NA	16,841	0.39	0.13%
Misc. (Maintenance roads, etc.)	NA	NA	NA	168,000	3.86	1.34%

POST DEVELOPMENT PERCENT IMPERVIOUS

* Lot impervious calculations include 35' x 18 driveway with 15' being inside of R/W



TOTAL ROAD FRONTAGE:	10,138'
REQUIRED STREET TREES (ONE TREE FOR 40' OF FRONTAGE):	253 TREES
PROVIDED STREET TREES:	256 TREES



KEY	QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SPREAD AT MATURITY	HEIGHT AT MATURITY	MIN. SIZE AT PLANTING
1	63	AB	<i>Acer barbatum</i>	Southern Sugar Maple	50'	50'	2-1/2" CAL.
2	68	NS	<i>Nyssa sylvatica</i>	Black Gum	40'	50'	2-1/2" CAL.
3	63	CL	<i>Celtis laevigata</i>	Sugar Hackberry	50'	50'	2-1/2" CAL.
4	61	QB	<i>Quercus bicolor</i>	Sweet White Oak	50'	50'	2-1/2" CAL.
4	—	CK	<i>Coccoloba kentukea</i>	Yellowwood	40'	35'	2-1/2" CAL.
4	—	QL	<i>Quercus laurifolia</i>	Laurel Oak	40'	50'	2-1/2" CAL.


GRAPHIC SCALE: 1" = 100'

A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 50, 100, 200, and 300. The bar is divided into four equal parts, each representing 75 feet.

REVISIONS		
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PROJECT MANAGER: TAP	PROJECT ENGINEER: VJH
DRAWN BY: JDH	CHECKED BY: TAP

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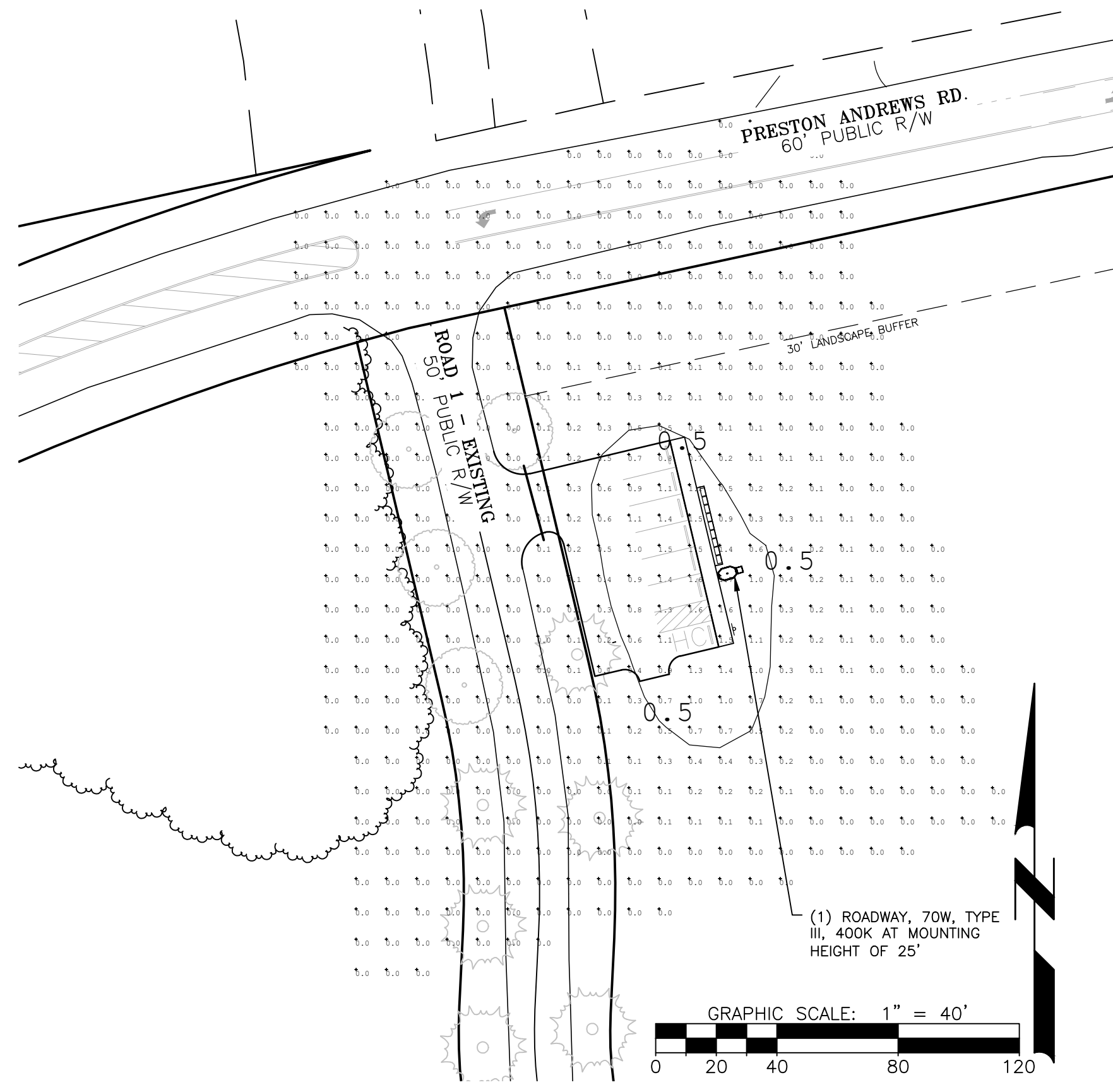
MAJOR SITE PLAN

DURHAM COUNTY, NC

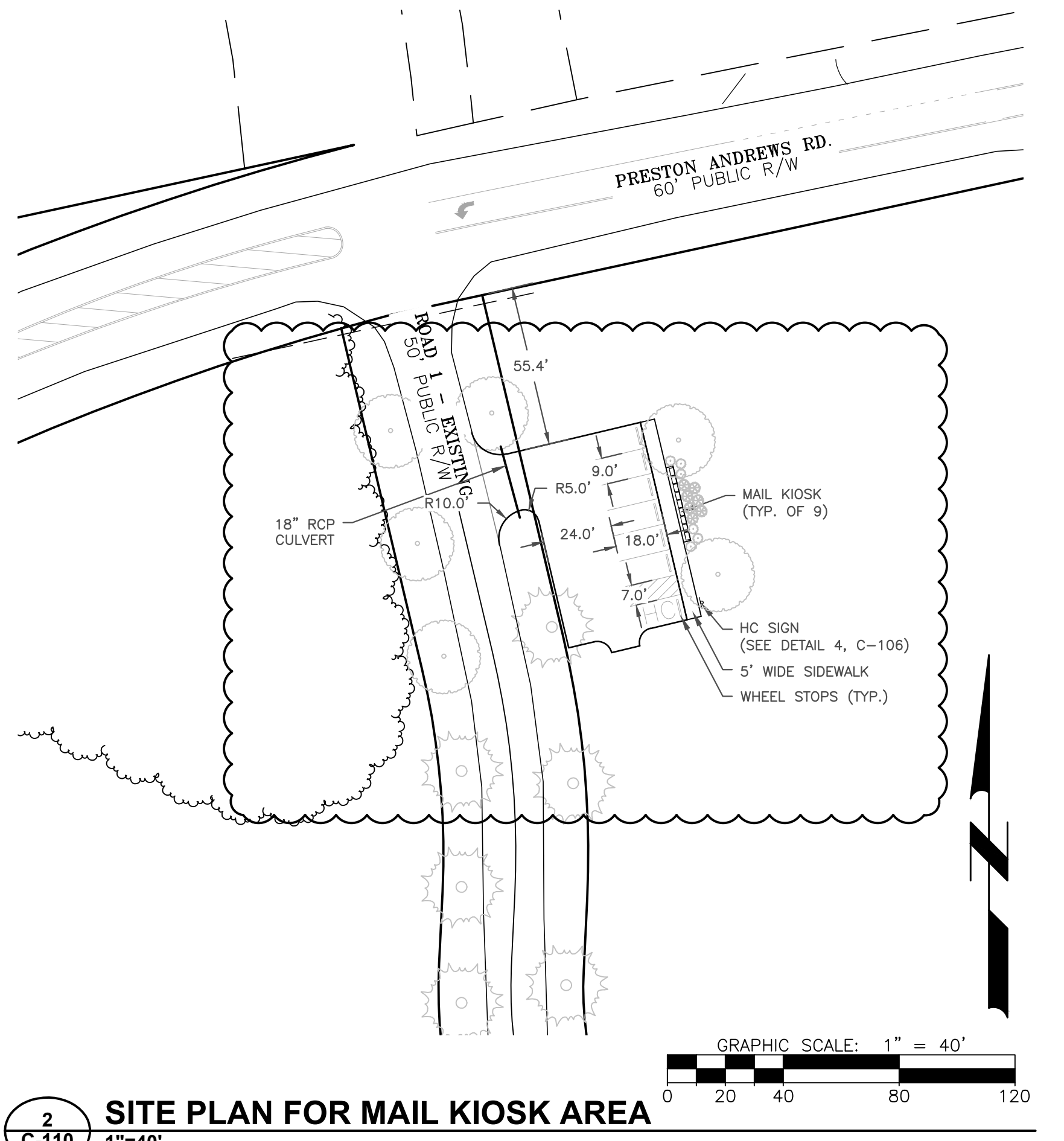
LANDSCAPE PLAN

PROJECT NUMBER
A90101.00

DRAWING NUMBER
C-109



1 LIGHTING PLAN FOR MAIL KIOSK AREA
1"=40'



2 SITE PLAN FOR MAIL KIOSK AREA
1"=40'

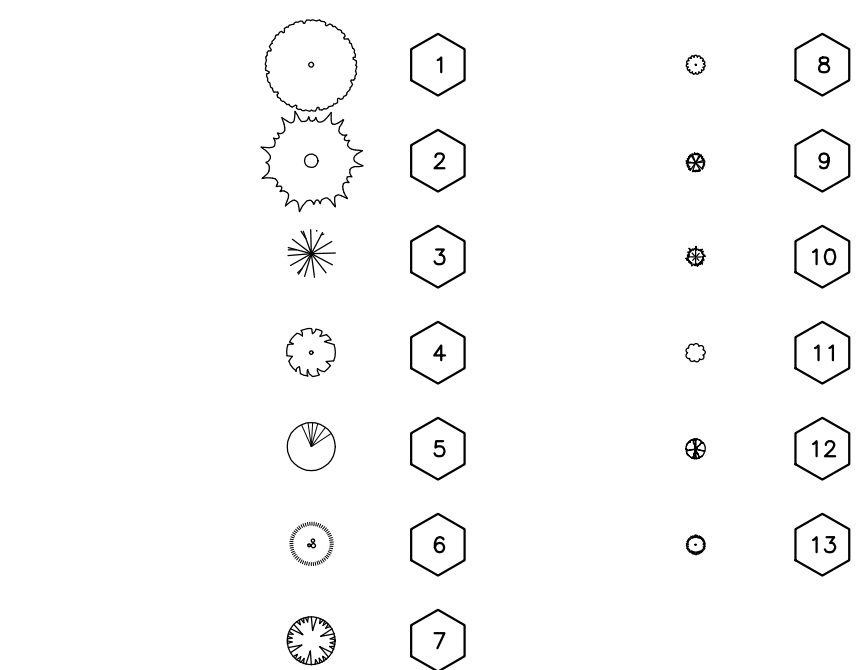
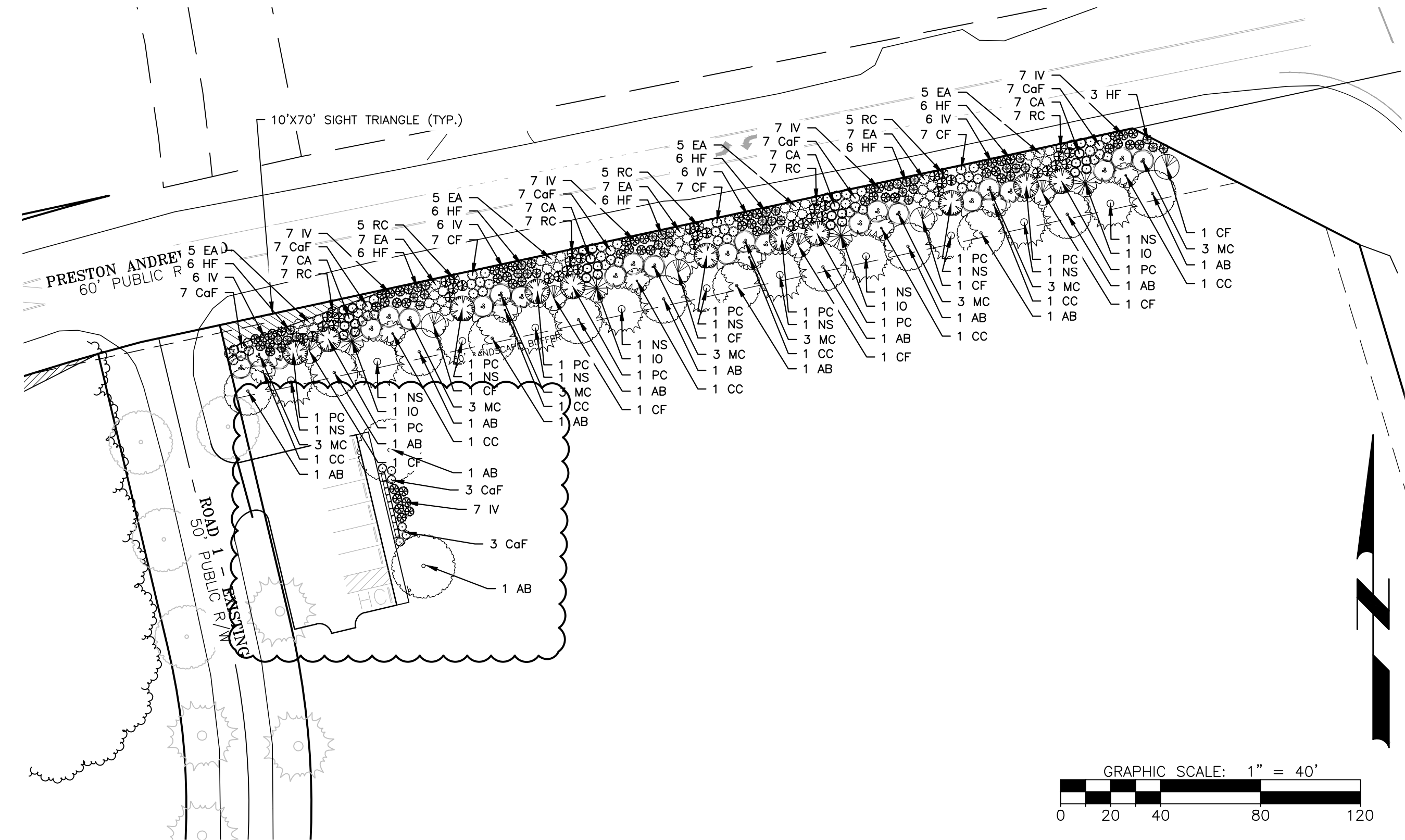
Style A

MOUNTING HEIGHTS
12', 15', 20', 25', 30', 35'

COLORS
Bronze
Black
Gray
Green*

MATERIALS
Aluminum

FOUNDATION
Anchor Base (AB) or Direct Bury (DB)
(Flush or Reveal**)

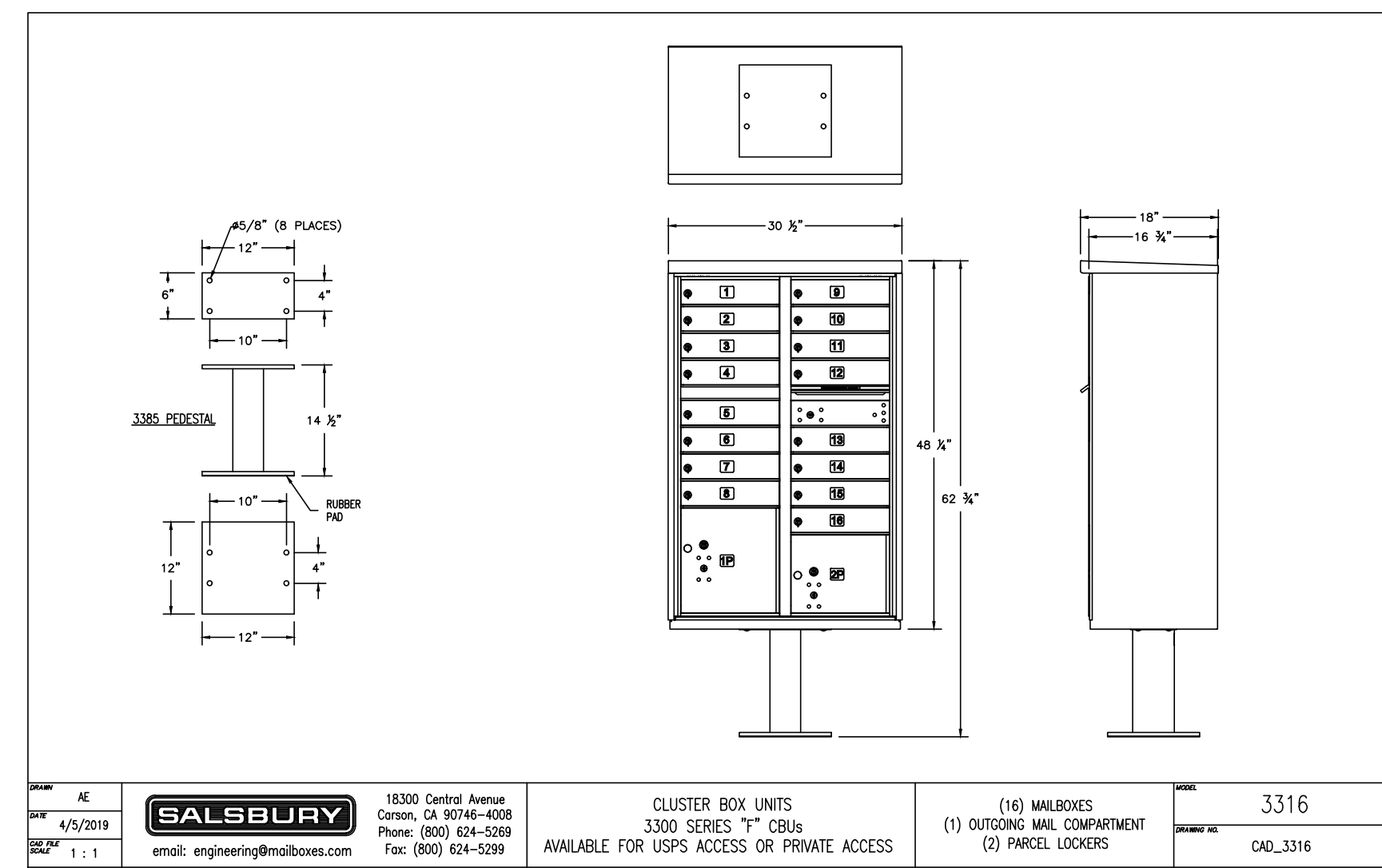


PROPOSED CONSTRUCTED BUFFER/ VUA PLANTING SCHEDULE							
KEY	QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SPREAD AT MATURITY	HEIGHT AT MATURITY	MIN. SIZE AT PLANTING
1	12	AB	Acer barbatum	Southern Sugar Maple	50'	50'	2-1/2" CAL.
2	11	NS	Nyssa sylvatica	Black Gum	40'	50'	2-1/2" CAL.
3	4	IO	Ilex opaca	American Holly	30'	18'	8"
4	8	CC	Cercis canadensis	Eastern Redbud	30'	20'	1" CAL.
5	8	CF	Cornus florida	Flowering Dogwood	30'	20'	1" CAL.
6	24	MC	Myrica cerifera	Southern Wax Myrtle	15'	10'	6"
7	11	PC	Prunus caroliniana	Carolina Cherry Laurel	15'	20'	6"
8	62	CoF	Calycanthus floridus	Common Sweetshrub	10'	6'	15"
9	59	IV	Ilex virginica	Virginia Sweetpire	5'	4'	15"
10	45	HF	Hypericum frondosum	Golden St. Johnswort	4'	4'	15"
11	41	EA	Euonymus americanus	Strawberry Bush	5'	3'	15"
12	43	RC	Rosa carolina	Carolina Rose	8'	5'	15"
13	28	CA	Callicarpa americana	American Beautyberry	5'	5'	15"

BOUNDARY BUFFER CALCULATIONS		
REQUIRED CONSTRUCTED BUFFER ALONG NORTHERN PROPERTY LINE: 30' (0.6 OPACITY)		
373 LF OF TOTAL STREET FRONTAGE		
REQUIRED PLANTS PER 100 LF (ALTERNATIVE 1)		
6 DECIDUOUS CANOPY TREE (22 REQ) 1 EVERGREEN TREES (4 REQ) 4 DECIDUOUS UNDERSTORY TREE (15 REQ) 9 EVERGREEN UNDERSTORY TREES (34 REQ) 70 SHRUBS (261 REQ)		
PROVIDED PLANTS		
12 SOUTHERN SUGAR MAPLE, 11 BLACK GUM, 4 AMERICAN HOLLY, 8 REDBUD, 8 DOGWOOD, 24 WAX MYRTLE, 11 CAROLINA CHERRY LAUREL, 56 COMMON SWEETSHRUB, 52 VIRGINIA SWEETSPIRE, 45 GOLDEN ST JOHNHWORT, 41 STRAWBERRY BUSH, 43 CAROLINA ROSE, 28 AMERICAN BEAUTYBERRY		

VEHICULAR USE AREA CALCULATIONS		
VEHICULAR USE AREA #1 (2,975 SF)		
REQUIRED PLANTS		
1 CANOPY TREE PER 2,000 SF (1.5 REQ) 1 SHRUB PER 250 SF (11.9 REQ)		
PROVIDED PLANTS		
2 SOUTHERN SUGAR MAPLE 6 COMMON SWEETSHRUB, 7 ILEX VIRGINICA		

2 LANDSCAPE PLAN FOR CONSTRUCTED BUFFER AND VEHICULAR USE AREA
1"=40'



3 TYPICAL DETAIL FOR MAIL KIOSK
1"=40'

NOTES

1. SEE COVER SHEET FOR ALL GENERAL NOTES.

LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPERTY LINE
- ADJOINING PROPERTIES
- FENCE
- RIGHT-OF-WAY
- CREEK TOP OF BANK
- EX. SANITARY SEWER
- EX. WATER LINE
- NEW SANITARY SEWER
- NEW WATER LINE
- SUITABLE SOILS FOR SEPTIC

REVISIONS

NO.	DATE	DESCRIPTION
1	12/13/21	PER DURHAM COMMENTS
2	02/01/22	PER DURHAM COMMENTS
3	4/1/22	PER NCDOT COMMENTS

PROJECT MANAGER: TAP PROJECT ENGINEER: VJH
DRAWN BY: JDH CHECKED BY: TAP

DATE: SEPTEMBER 21, 2021

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MASON FARMS III CREDIT SPC, LLC

MAJOR SITE PLAN

DURHAM COUNTY, NC

LANDSCAPE / LIGHTING PLAN

PROJECT NUMBER: A90101.00 DRAWING NUMBER: C-110

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WATER SYSTEM NOTES

1. COMMUNITY WATER SHALL BE PROVIDED BY A COMMUNITY WELL SYSTEM APPROVED BY THE STATE OF NORTH CAROLINA.
2. THE WELLS SHOWN ON THIS PLAN HAVE BEEN PRELIMINARY TESTED AND ARE PROPOSED AS THE SOURCE FOR WATER DISTRIBUTION ONSITE. AT THE TIME OF CONSTRUCTION DRAWINGS, FULL DETAILS WILL BE PROVIDED FOR THE TREATMENT AND DISTRIBUTION OF WATER FROM THE PROPOSED WELLS TO EACH HOUSE.
3. THE EXISTING WELLS SHALL HAVE A 100' NO BUILD SETBACK PROVIDED AROUND EACH LOCATION.
4. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS OR OTHER). THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO THE EDGE OF THE RIGHT-OF-WAY.
5. ELEVATIONS AND UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE. WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER. WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
6. CONTRACTOR MAY REPURPOSE EXISTING METERS AND APERTENANCES TO NEW LOCATION.

WASTEWATER SYSTEM NOTES

1. COMMUNITY WASTEWATER SHALL BE PROVIDED BY A COMMUNITY DRAINFIELD SYSTEM. ALL WASTEWATER IMPROVEMENTS SHALL MEET COUNTY OF DURHAM ENVIRONMENTAL HEALTH REQUIREMENTS.
2. THE PROPOSED LOTS HAVE BEEN GROUPED INTO SEVERAL COLLECTION SYSTEMS. EACH COLLECTION SYSTEM WILL CONTAIN A GRAVITY CONVERGENCE FROM THE PROPOSED LOT TO A SEPTIC/PUMP TANK THAT WILL THEN PUMP THE WASTE TO A CENTRALIZED TREATMENT SYSTEM. THE TREATED EFFLUENT WILL THEN BE PUMPED TO VARIOUS DRAINFIELDS THROUGHOUT THE SITE. THE DETAILS OF THE PUMPS, LINES TREATMENT, TANKS, AND FIELDS WILL BE PROVIDED IN THE CONSTRUCTION DOCUMENTS.
3. EACH LOT HAS 3-4 BEDROOMS. REFER TO THE PLAN FOR THE NUMBER OF BEDROOMS FOR EACH LOT. THE CALCULATION OF EXPECTED GALLONS PER DAY IS BASED ON 120 GPD PER BEDROOM. THE DRAINFIELD IS SIZED BASED ON 90 GPD PER BEDROOM (PER APPROVED 25% FLOW REDUCTION).
4. THE PROPOSED LOCATION OF INITIAL AND REPAIR DRAINFIELDS IS BASED ON REPORTS BY DON WELLS L.S.S. OF S&EC.
5. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS OR OTHER). THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO THE EDGE OF THE RIGHT-OF-WAY.
6. ELEVATIONS AND UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE. WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER. WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.

PROPOSED UTILITY SEPARATION

1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT SEPARATION IN WHICH CASE:
 - 1.1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR
 - 1.2. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
2. CROSSING A WATER MAIN OVER A SEWER: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. IF LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 ON EACH SIDE OF THE POINT OF CROSSING.
3. CROSSING A WATER MAIN UNDER A SEWER: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIAL AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

SEPARATION OF SANITARY SEWERS AND STORM SEWERS

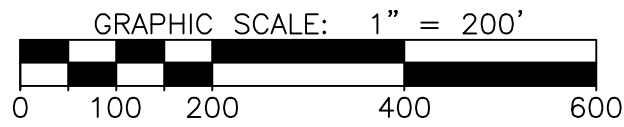
1. A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.
2. AN 8' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES.

LEGEND

- 110 INDEX CONTOUR
- 166 INTERMEDIATE CONTOUR
- PROPERTY LINE
- ADJOINING PROPERTIES
- x FENCE
- RIGHT-OF-WAY
- CREEK TOP OF BANK
- ss EX. SANITARY SEWER
- w EX. WATER LINE
- ss NEW SANITARY SEWER
- NEW WATER LINE
- SUITABLE SOILS FOR SEPTIC
- EX. INITIAL DRIP LINES
- EX. REPAIR DRIP LINES
- NEW FLAGGED SEPTIC DRIP LINES
- NEW INTERPOLATED SEPTIC LINES

GENERAL NOTES

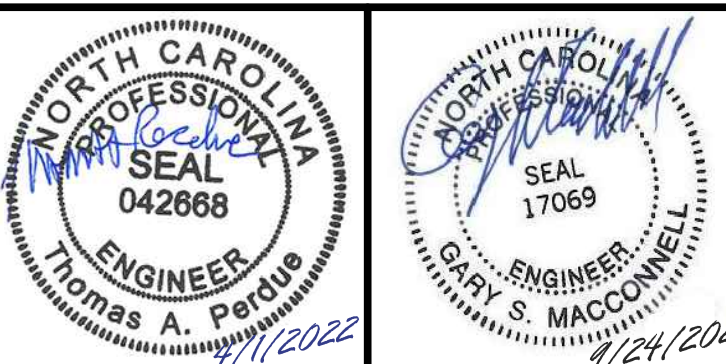
1. ALL WATER AND SEWER LINES, WELLS AND PLANTS SHOWN ON THIS PLAN SHALL BE PRIVATE.
2. UTILITIES INSTALLED IN RIGHT-OF-WAY SHALL BE MAINTAINED BY A LICENSED UTILITY PROVIDER.
3. UTILITIES SHALL BE INSTALLED IN "UTILITY CORRIDOR" WHEN POSSIBLE. THE UTILITY CORRIDOR SHALL BE THE SHOULDER OF THE ROAD WHICH IS 6' OFF THE EDGE OF PAVEMENT. UTILITIES MAY BE WHOWN OUTSIDE OF CORRIDOR FOR CLARITY.
4. STREET TREES SHALL BE PLANTED A MIN. OF 5' FROM UNDERGROUND UTILITIES.



REVISIONS		
NO.	DATE	DESCRIPTION
1	12/13/21	PER DURHAM COMMENTS
2	02/01/22	PER DURHAM COMMENTS
3	4/1/22	PER NCDOT COMMENTS

PROJECT MANAGER: TAP	PROJECT ENGINEER: VJH
DRAWN BY: JDH	CHECKED BY: TAP

DATE:
SEPTEMBER 21, 2021



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**MASON FARMS
III CREDIT SPC, LLC**

MAJOR SITE PLAN

DURHAM COUNTY, NC

**WATER SUPPLY AND
WASTEWATER PLAN**

PROJECT NUMBER A90101.00	DRAWING NUMBER C-111
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NOTES
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LEGEND
INDEX CONTOUR
INTERMEDIATE CONTOUR
PROPERTY LINE
ADJOINING PROPERTIES
FENCE
RIGHT-OF-WAY
CREEK TOP OF BANK
EX. SANITARY SEWER
EX. WATER LINE
NEW SANITARY SEWER
NEW WATER LINE
SUITABLE SOILS FOR SEPTIC
LIMITS OF DISTURBANCE

GRAPHIC SCALE: 1" = 200'
0 100 200 400 600

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/13/21	PER DURHAM COMMENTS
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3	4/1/22	PER NCDOT COMMENTS

PROJECT MANAGER: TAP
PROJECT ENGINEER: VJH
DRAWN BY: JDH
CHECKED BY: TAP

DATE: SEPTEMBER 21, 2021

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MAJOR SITE PLAN

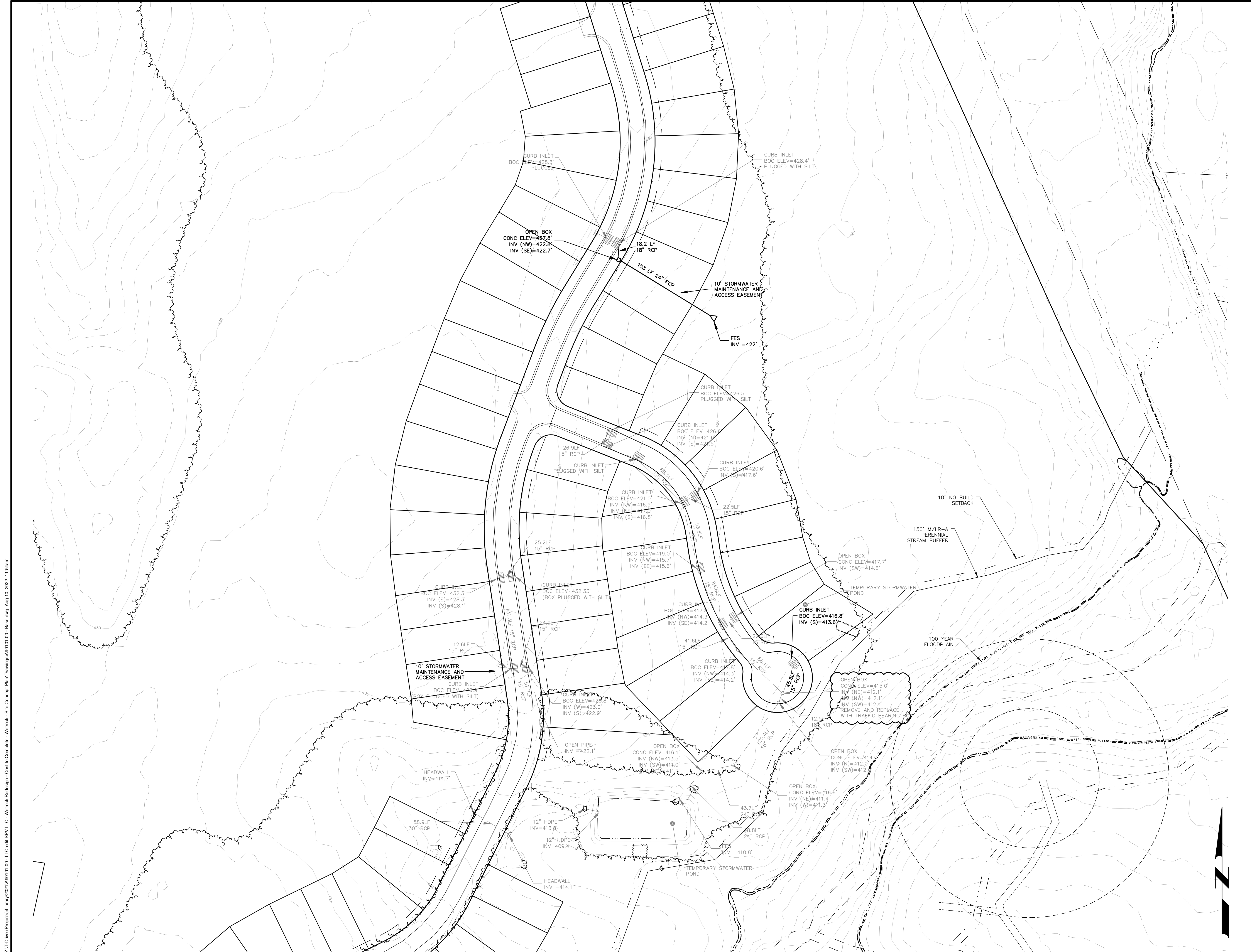
DURHAM COUNTY, NC

**POSTDEVELOPMENT
STORMWATER DRAINAGE
AREAS**

PROJECT NUMBER A90101.00	DRAWING NUMBER C-113
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NOTES

- SEE COVER SHEET FOR ALL GENERAL NOTES.
- ALL EXISTING STORMWATER STRUCTURES TO REMAIN UNLESS OTHERWISE NOTED ON THIS PLAN.

LEGEND

---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	PROPERTY LINE
---	ADJOINING PROPERTIES
-x-	FENCE
---	RIGHT-OF-WAY
---	CREEK
---	EX. SANITARY SEWER
---	EX. WATER LINE
---	NEW SANITARY SEWER
---	NEW WATER LINE
---	EX. STORM DRAIN
---	RIP RAP
•	EX. BOLLARD
■	EX. ELECTRIC CONTROL BOX
■	EX. PROPERTY MONUMENT
☆	EX. LIGHT POLE
◆	EX. TV PEDESTAL
W	EX. WATER METER
✕	EX. WATER VALVE
■	EX. CURB INLET
○	EX. SANITARY CLEANOUT
□	EX. ELECTRIC TRANSFORMER
◁	EX. FLARED END SECTION
■	EX. FIBER HANDHOLE
⊗	EX. FIBER OPTIC VAULT
⊗	EX. UTILITY POLE
→	EX. SIGN

GRAPHIC SCALE: 1" = 60'

0 30 60 120 180

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/13/21	PER DURHAM COMMENTS
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**MASON FARMS
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MAJOR SITE PLAN

DURHAM COUNTY, NC

**POSTCONSTRUCTION
STORMWATER STRUCTURES**

PROJECT NUMBER	DRAWING NUMBER
A90101.00	C-114

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