



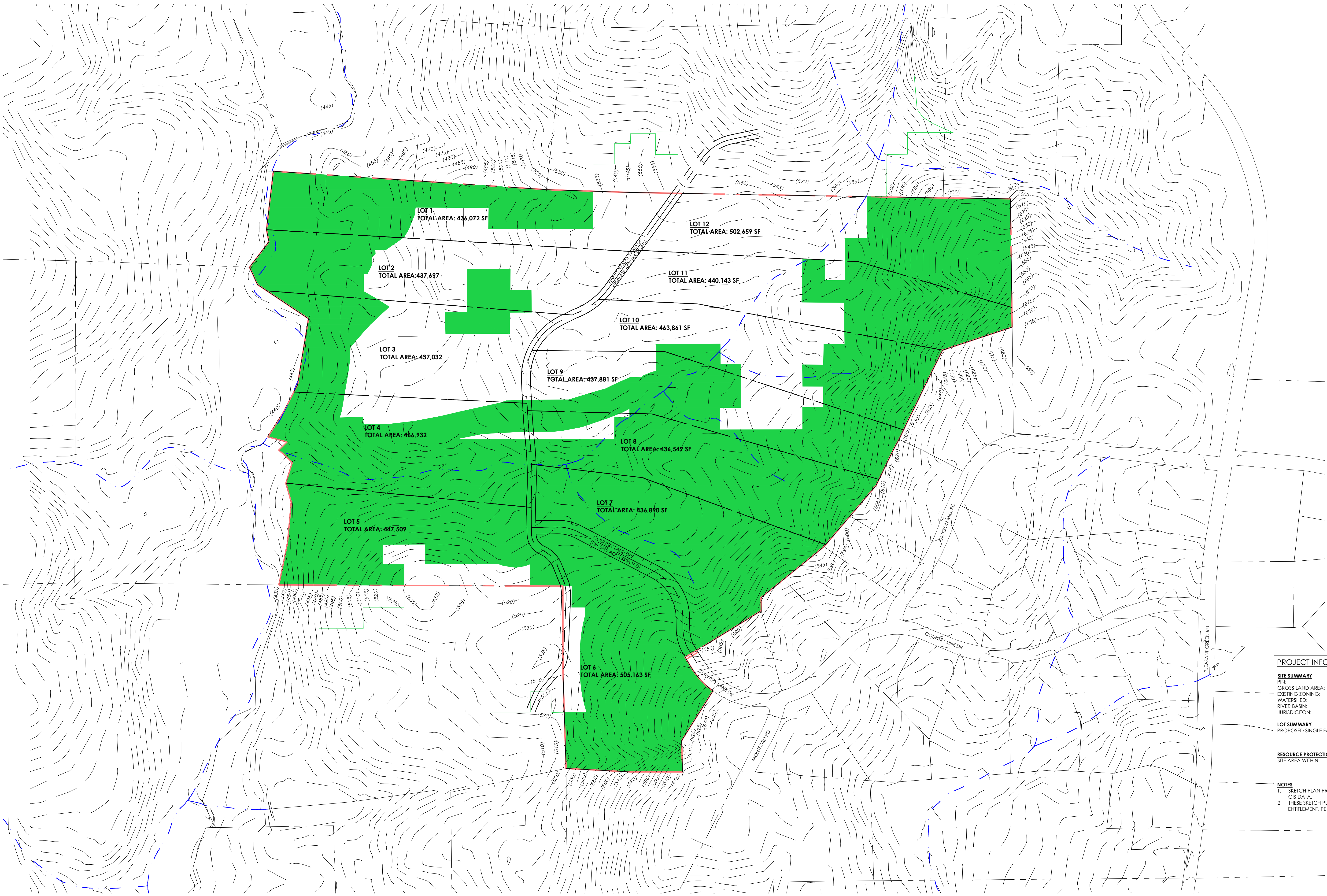
Qunity

CIVIL
ENGINEERING

LANDSCAPE
ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

P 919.490.4990
www.qunity.com



PROJECT INFORMATION

SITE SUMMARY

PIN:
GROSS LAND AREA:
EXISTING ZONING:
WATERSHED:
RIVER BASIN:
JURISDICTION:

0805-05-0049
129.89 AC
AR (AGRICULTURAL RESIDENTIAL)
LOWER ENO PROTECTED WATERSHED
NEUSE
ORANGE COUNTY

LOT SUMMARY

PROPOSED SINGLE FAMILY LOTS:

12

RESOURCE PROTECTION AREA

SITE AREA WITHIN:

86.20 AC

NOTES

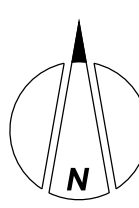
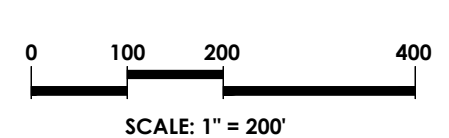
1. SKETCH PLAN PREPARED USING PUBLICLY AVAILABLE LOCAL, STATE, AND FEDERAL GIS DATA.
2. THESE SKETCH PLANS ARE CONCEPTUAL IN NATURE AND ARE NOT TO BE USED FOR ENTITLEMENT, PERMITTING, AND/OR SUBDIVISION SUBMITTALS.

LEGEND

CONSERVATION AREA

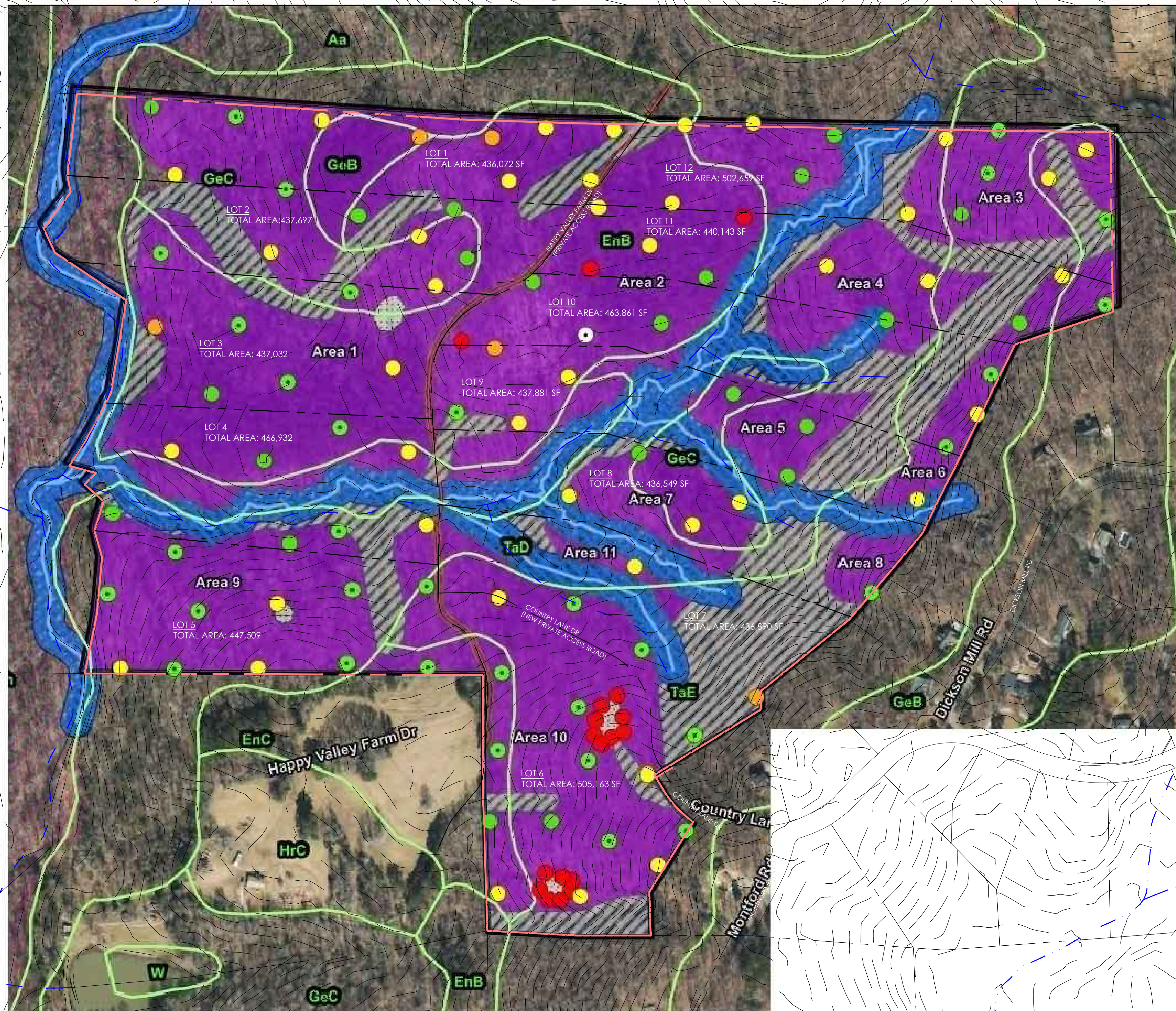
CHRISTENSEN PROPERTIES
1400 HAPPY VALLEY FARM DRIVE

CONCEPT 1



DRAWN BY: MB	CHECKED BY: AH	PROJECT NO. 2508
DATE 04/30/2025		SHEET NO. SKP-1
SCALE AS NOTED		

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LEGEND

	Parcel		Soil Boring Depth (in.)
	Parcel Buffer 10 ft.		<12"
	Gravel Road		13-17"
	Soil Type		18-23"
	Soil Survey Surface Water		24-29"
	Surface Water Buffer 50 ft.		30-35"
	FEMA Flood Zone		36"+
	Inside 100 yr. Floodplain		
	Evaluation Area		
	Area for Septic		
	Bad Topo		
	Rock Outcrop		