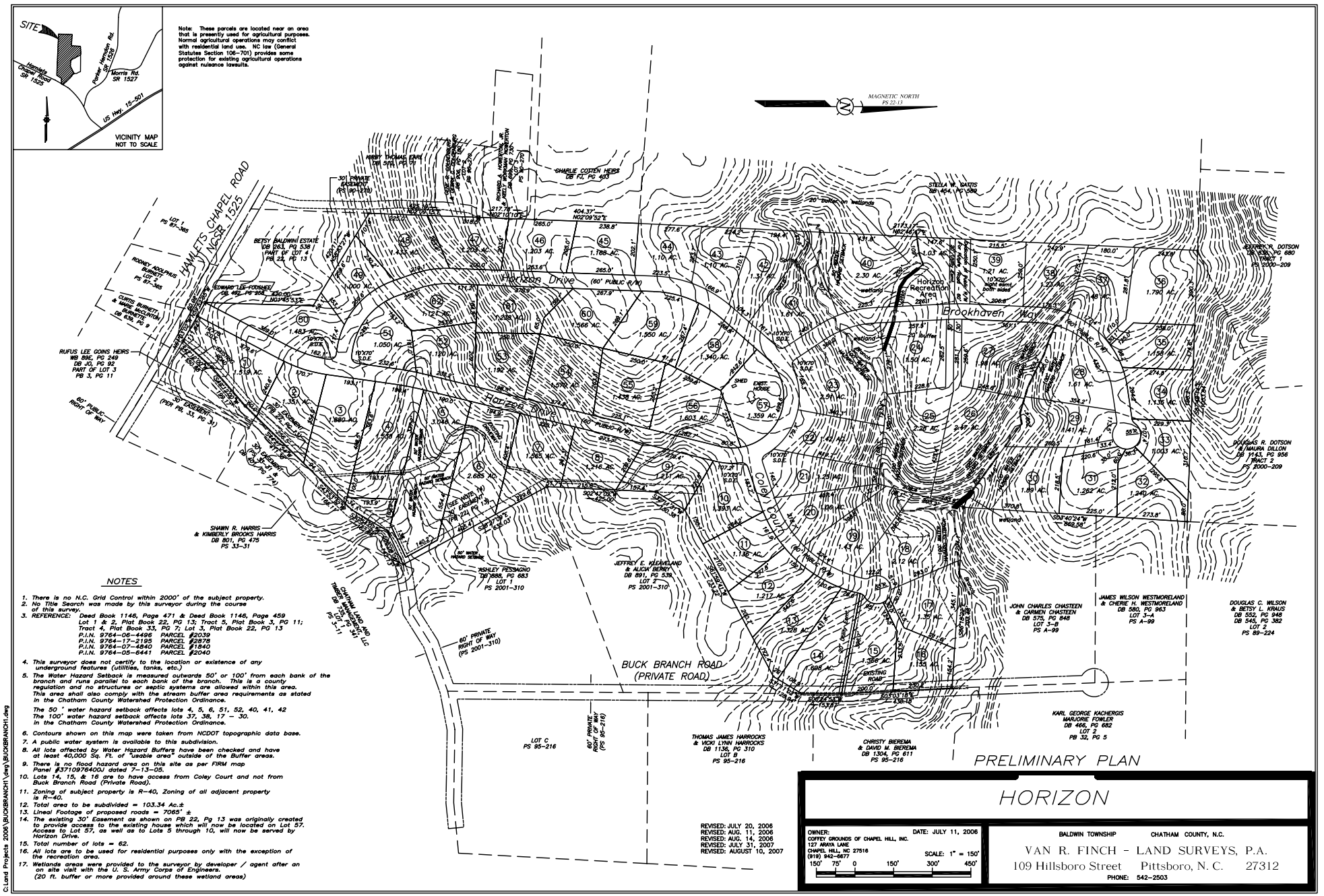
SITE
Hamlets Chapel Road SR 1525
Power Line Road SR 1529
Morris Rd. SR 1527
US Hwy. 15-501
VICINITY MAP
NOT TO SCALE
Note: These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC law (General Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance lawsuits.
MAGNETIC NORTH
PS 22-13
HAMLETS CHAPEL ROAD SR 1525
Horizon Drive
(60' PUBLIC R/W)
Brookhaven Way
Coley Court
BUCK BRANCH ROAD
(PRIVATE ROAD)
Horizon Recreation Area
EXISTING ROAD
60' PRIVATE RIGHT OF WAY (PS 2001-310)
60' PRIVATE RIGHT OF WAY (PS 95-216)
30' PRIVATE EASEMENT (PS 97-176)
ABBY THOMAS EARP DB 511, PG 97
CHARLIE COTTEN HEIRS DB FJ, PG 403
STELLA W. GATTIS DB 454, PG 588
BETSY BALDWIN ESTATE DB 263, PG 538 / PART OF LOT 4 PB 22, PG 13
EDWARD LEE FODGHEL DB 462, PG 356
ROONEY ADOLPHUS BURNETT LOT 1 PS 97-365
CURTIS BURNETT & WIFE, MARGARETTE DB 635, PG 9
RUFUS LEE GOINS HEIRS WB 89C, PG 249 DB JQ, PG 92 PART OF LOT 3 PB 3, PG 11
60' PUBLIC RIGHT OF WAY
30' EASEMENT (PER PB 33, PG 31)
SHAWN R. HARRIS & KIMBERLY BROOKS HARRIS DB 801, PG 475 PS 33-31
ASHLEY PESSAGNO DB 1688, PG 883 LOT 1 PS 2001-310
JEFFREY E. KLEAVELAND & ALICIA BERRY DB 891, PG 539 LOT 2 PS 2001-310
CHATHAM LAND AND TIMBER DB 1525, PG 241 LOT 1 PS 1-11
THOMAS JAMES HARROCKS & VICKI LYNN HARROCKS DB 1136, PG 310 LOT B PS 95-216
LOT C PS 95-216
CHRISTY BIEREMA & DAVID M. BIEREMA DB 1304, PG 611 PS 95-216
KARL GEORGE KACHERGIS MARJORIE FOWLER DB 466, PG 682 LOT 2 PB 32, PG 5
JOHN CHARLES CHASTEEN & CARMEN CHASTEEN DB 575, PG 848 LOT 3-B PS A-99
JAMES WILSON WESTMORELAND & CHERIE H. WESTMORELAND DB 580, PG 963 LOT 3-A PS A-99
DOUGLAS C. WILSON & BETSY L. KRAUS DB 552, PG 948 DB 545, PG 382 LOT 2 PS 89-224
DOUGLAS R. DOTSON & LAURA DILLON DB 1143, PG 956 TRACT 2 PS 2000-209
KENNETH R. DOTSON DB 635, PG 680 TRACT 1 PS 2000-209
Lot 1 1.519 AC.
Lot 2 1.351 AC.
Lot 3 1.980 AC.
Lot 4 3.048 AC.
Lot 5 2.685 AC.
Lot 6 1.265 AC.
Lot 7 1.216 AC.
Lot 8 1.211 AC.
Lot 9 1.398 AC.
Lot 10 1.136 AC.
Lot 11 1.212 AC.
Lot 12 1.328 AC.
Lot 13 1.608 AC.
Lot 14 1.386 AC.
Lot 15 1.135 AC.
Lot 16 1.35 AC.
Lot 17 1.43 AC.
Lot 18 1.12 AC.
Lot 19 1.08 AC.
Lot 20 1.29 AC.
Lot 21 2.49 AC.
Lot 22 2.28 AC.
Lot 23 2.91 AC.
Lot 24 1.50 AC.
Lot 25 1.98 AC.
Lot 26 1.61 AC.
Lot 27 1.41 AC.
Lot 28 1.89 AC.
Lot 29 1.262 AC.
Lot 30 1.240 AC.
Lot 31 1.003 AC.
Lot 32 1.156 AC.
Lot 33 1.790 AC.
Lot 34 1.22 AC.
Lot 35 1.21 AC.
Lot 36 2.30 AC.
Lot 37 1.10 AC.
Lot 38 1.166 AC.
Lot 39 1.203 AC.
Lot 40 1.203 AC.
Lot 41 1.433 AC.
Lot 42 1.000 AC.
Lot 43 1.483 AC.
Lot 44 1.050 AC.
Lot 45 1.120 AC.
Lot 46 1.122 AC.
Lot 47 1.338 AC.
Lot 48 1.192 AC.
Lot 49 1.598 AC.
Lot 50 1.438 AC.
Lot 51 1.550 AC.
Lot 52 1.566 AC.
Lot 53 1.340 AC.
Lot 54 1.603 AC.
Lot 55 1.359 AC.
Lot 56 1.03 AC.
Lot 57 1.03 AC.
SHED EXIST. HORSE
wetland
20' buffer on wetlands
NOTES
1. There is no N.C. Grid Control within 2000' of the subject property.
2. No Title Search was made by this surveyor during the course of this survey.
3. REFERENCE: Deed Book 1146, Page 471 & Deed Book 1146, Page 459 Lot 1 & 2, Plat Book 22, PG 13; Tract 5, Plat Book 3, PG 11; Tract 4, Plat Book 33, PG 7; Lot 3, Plat Book 22, PG 13
P.I.N. 9764-06-4495 PARCEL #2039
P.I.N. 9764-17-2195 PARCEL #2878
P.I.N. 9764-07-4840 PARCEL #1840
P.I.N. 9764-05-6441 PARCEL #2040
4. This surveyor does not certify to the location or existence of any underground features (utilities, tanks, etc.)
5. The Water Hazard Setback is measured outwards 50' or 100' from each bank of the branch and runs parallel to each bank of the branch. This is a county regulation and no structures or septic systems are allowed within this area. This area shall also comply with the stream buffer area requirements as stated in the Chatham County Watershed Protection Ordinance.
The 50 ' water hazard setback affects lots 4, 5, 6, 51, 52, 40, 41, 42
The 100' water hazard setback affects lots 37, 38, 17 - 30.
in the Chatham County Watershed Protection Ordinance.
6. Contours shown on this map were taken from NCDOT topographic data base.
7. A public water system is available to this subdivision.
8. All lots affected by Water Hazard Buffers have been checked and have at least 40,000 Sq. Ft. of "usable area" outside of the Buffer areas.
9. There is no flood hazard area on this site as per FIRM map Panel #3710976400J dated 7-13-05.
10. Lots 14, 15, & 16 are to have access from Coley Court and not from Buck Branch Road (Private Road).
11. Zoning of subject property is R-40, Zoning of all adjacent property is R-40.
12. Total area to be subdivided = 103.34 Ac.±
13. Lineal Footage of proposed roads = 7065' ±
14. The existing 30' Easement as shown on PB 22, Pg 13 was originally created to provide access to the existing house which will now be located on Lot 57. Access to Lot 57, as well as to Lots 5 through 10, will now be served by Horizon Drive.
15. Total number of lots = 62.
16. All lots are to be used for residential purposes only with the exception of the recreation area.
17. Wetlands areas were provided to the surveyor by developer / agent after an on site visit with the U. S. Army Corps of Engineers. (20 ft. buffer or more provided around these wetland areas)
REVISED: JULY 20, 2006
REVISED: AUG. 11, 2006
REVISED: AUG. 14, 2006
REVISED: JULY 31, 2007
REVISED: AUGUST 10, 2007
PRELIMINARY PLAN
HORIZON
OWNER:
COFFEY GROUNDS OF CHAPEL HILL, INC.
127 ARAYA LANE
CHAPEL HILL, NC 27516
(919) 942-6677
DATE: JULY 11, 2006
SCALE: 1" = 150'
150' 75' 0 150' 300' 450'
BALDWIN TOWNSHIP CHATHAM COUNTY, N.C.
VAN R. FINCH - LAND SURVEYS, P.A.
109 Hillsboro Street Pittsboro, N. C. 27312
PHONE: 542-2503
C:\Land Projects 2006\BUCKBRANCH1.dwg