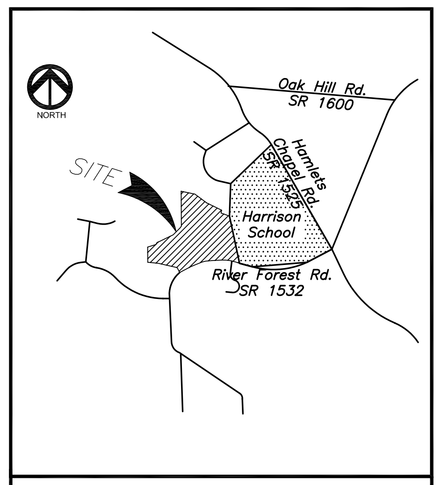
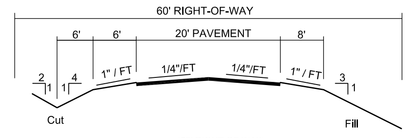
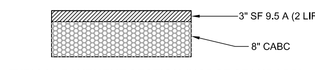


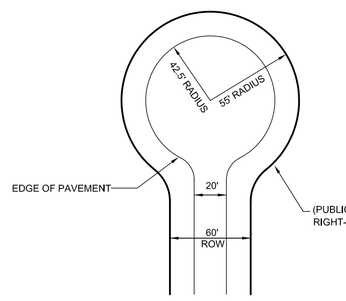
Vicinity Map
Not to Scale



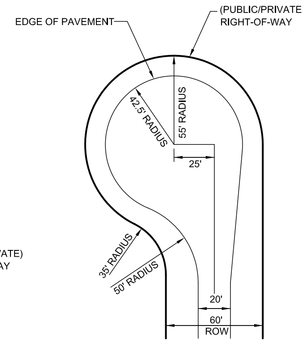
TYPICAL 20' ROADWAY SECTION (EDGE TO EDGE)
NOT TO SCALE



TYPICAL PAVEMENT SECTION (NCDOT STANDARD) (Public)
NOT TO SCALE



TYPICAL CUL-DE-SAC (Ditch Section) (NCDOT STANDARD) (Public)
NOT TO SCALE



OFFSET CUL-DE-SAC (Ditch Section) (NCDOT STANDARD) (Public)
NOT TO SCALE

SITE DATA:

SITE ACREAGE	± 74.242 Ac.
ZONING	RA-40 / RA - 5 WATERSHED - WSIV PROTECTED AREA
TOTAL HOMESITES	42
LENGTH OF ROAD	± 4,420 - L.F.
ACREAGE IN R.O.W.	± 6.40 - Ac.
MINIMUM LOT SIZE	40,442 s.f. (0.93 Ac.)
MAXIMUM LOT SIZE	155,567 s.f. (3.57 Ac.)
AVERAGE LOT SIZE	66,713 s.f. (1.53 Ac.)

MAXIMUM POTENTIAL IMPERVIOUS CALCULATION	
LOTS	42
IMPERVIOUS AREA PER LOT	18,000 s.f.
HOMESITE IMPERVIOUS	756,000 s.f.
ROADWAYS IMPERVIOUS	106,432 s.f.
TOTAL IMPERVIOUS	862,432 s.f.
TOTAL TRACT AREA	3,233,991 s.f. (74.24 Ac.)
IMPERVIOUS PERCENTAGE	26.7 %

DEVELOPER AND OWNER:

Harrison Pond, LLC
P.O. Box 607
Pittsboro, NC 27312
Phone: 919-880-9542

Pin No. - 9754-00-09-6227
Deed Yr/Bk/Pg - 2006/1121/0062
Parcel No. 1907

ENGINEER & PLANNER:

CE Group, Inc.
11000 Regency Parkway, Suite 410
Cary, NC 27511
Phone: 919-367-8790

SURVEYOR:

Van R. Finch Land Surveys
109 Hillsboro Street
Pittsboro, N.C. 27312
Phone: 919-542-2503

Setbacks:

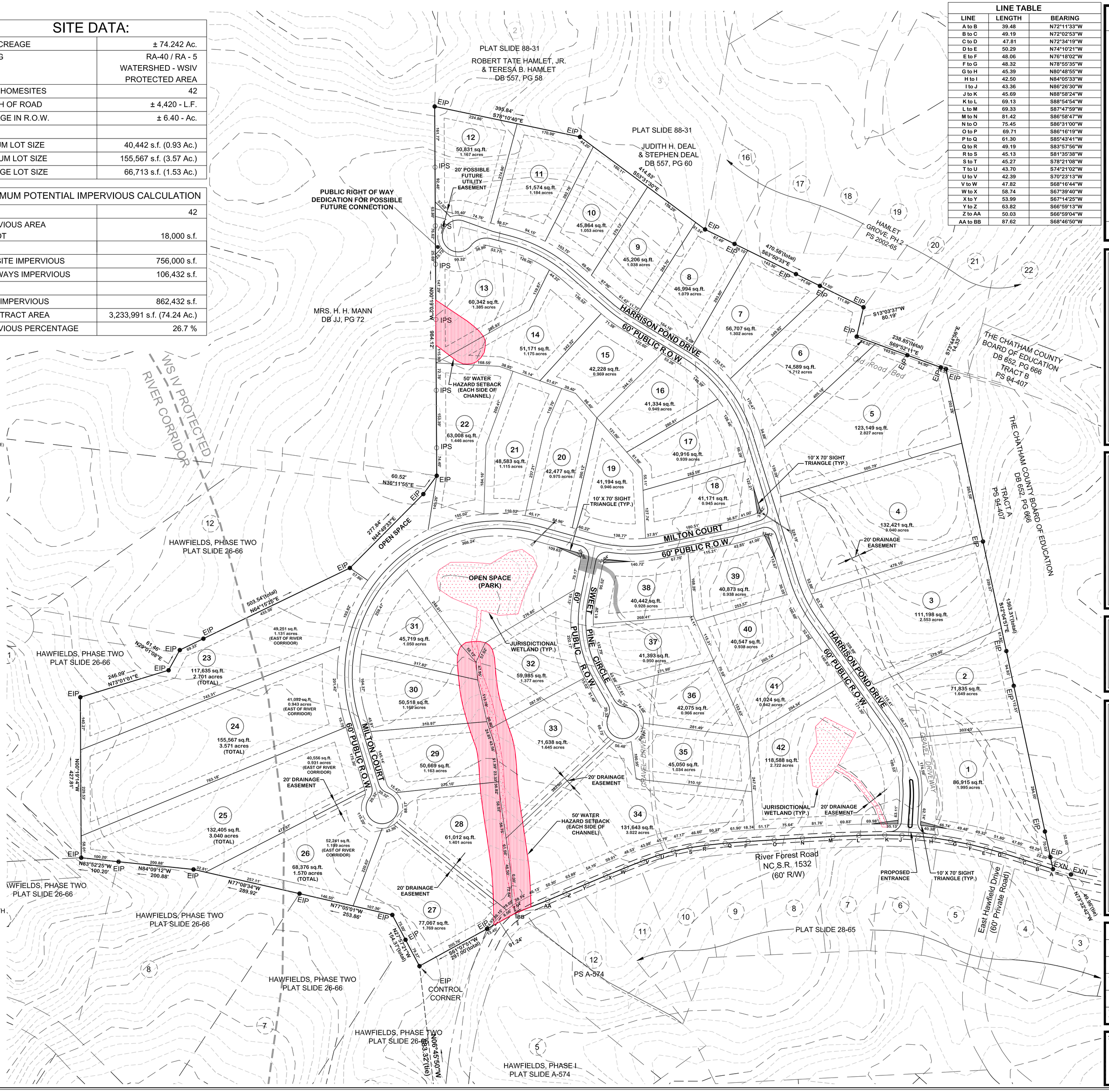
40' Front Yard
25' Side Yard
25' Rear Yard

NOTES:

1. TOPOGRAPHY TAKEN FROM AERIAL MAPPING.
2. BOUNDARY INFORMATION PROVIDED BY VAN R. FINCH LAND SURVEYS.
3. THE SITE IS NOT WITHIN THE 100 YEAR FLOODPLAIN PER FEMA PANELS 3710975500J, 3710975400J, 3710974500J & 3710974400J, DATED JULY 13, 2005
4. WATER TO BE PROVIDED BY CHATHAM COUNTY.
5. INDIVIDUAL WASTEWATER SYSTEM DESIGN AND PERMITTING FOR EACH LOT BY JDG CONSULTANTS, (919) 815-0698.
6. ALL ROADS TO BE PUBLIC AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.
7. THERE ARE NO CEMETERIES LOCATED WITHIN THE PROJECT BOUNDARY.
8. 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 USES.
9. PRELIMINARY GEOTECHNICAL EVALUATION PROVIDED BY GEOTECHNOLOGIES, INC.
10. WETLAND DELINEATION PROVIDED BY ROBIN MAYCOCK-LITTLE, ENVIRONMENTAL SOIL SYSTEMS, (919) 954-1514.

NORTH
100' 50' 0 100' 200'
SCALE: 1" = 100'

PRELIMINARY
FOR REVIEW ONLY
NOT RELEASED
FOR CONSTRUCTION



LINE TABLE		
LINE	LENGTH	BEARING
A to B	39.48	N72°11'33"W
B to C	49.19	N72°02'53"W
C to D	47.81	N72°34'19"W
D to E	50.29	N74°10'21"W
E to F	48.06	N76°18'02"W
F to G	48.32	N78°55'35"W
G to H	45.39	N80°48'55"W
H to I	42.50	N84°05'33"W
I to J	43.36	N86°26'30"W
J to K	45.69	N88°58'24"W
K to L	69.13	S88°54'54"W
L to M	69.33	S87°47'59"W
M to N	81.42	S86°58'47"W
N to O	75.45	S86°31'00"W
O to P	69.71	S86°16'19"W
P to Q	61.30	S85°43'41"W
Q to R	49.19	S83°57'56"W
R to S	45.13	S81°35'38"W
S to T	45.27	S78°21'08"W
T to U	43.70	S74°21'02"W
U to V	42.39	S70°23'13"W
V to W	47.82	S68°16'44"W
W to X	58.74	S67°39'40"W
X to Y	53.99	S67°14'25"W
Y to Z	63.82	S66°59'13"W
Z to AA	50.03	S66°59'04"W
AA to BB	67.62	S68°46'50"W

DATE	REVISIONS	NO.

CE Group, inc.
LAND PLANNING
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
11000 Regency Parkway, Suite 410, Cary, N.C. 27511
Tel: 919-367-8790 Fax: 919-367-8791

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 029234 MICHAEL V. ZAGAJESKI

Harrison Pond
Preliminary Plat Submittal
Major Subdivision
Chatham County, NC

Date:	January 10, 2007
Scale:	1" = 100'
Drawn:	RSR
Checked:	MVZ
Project No.	101-03
Computer Dwg. Name	101-03_Preliminary-Plat.dwg

Sheet No:
1
Of 1