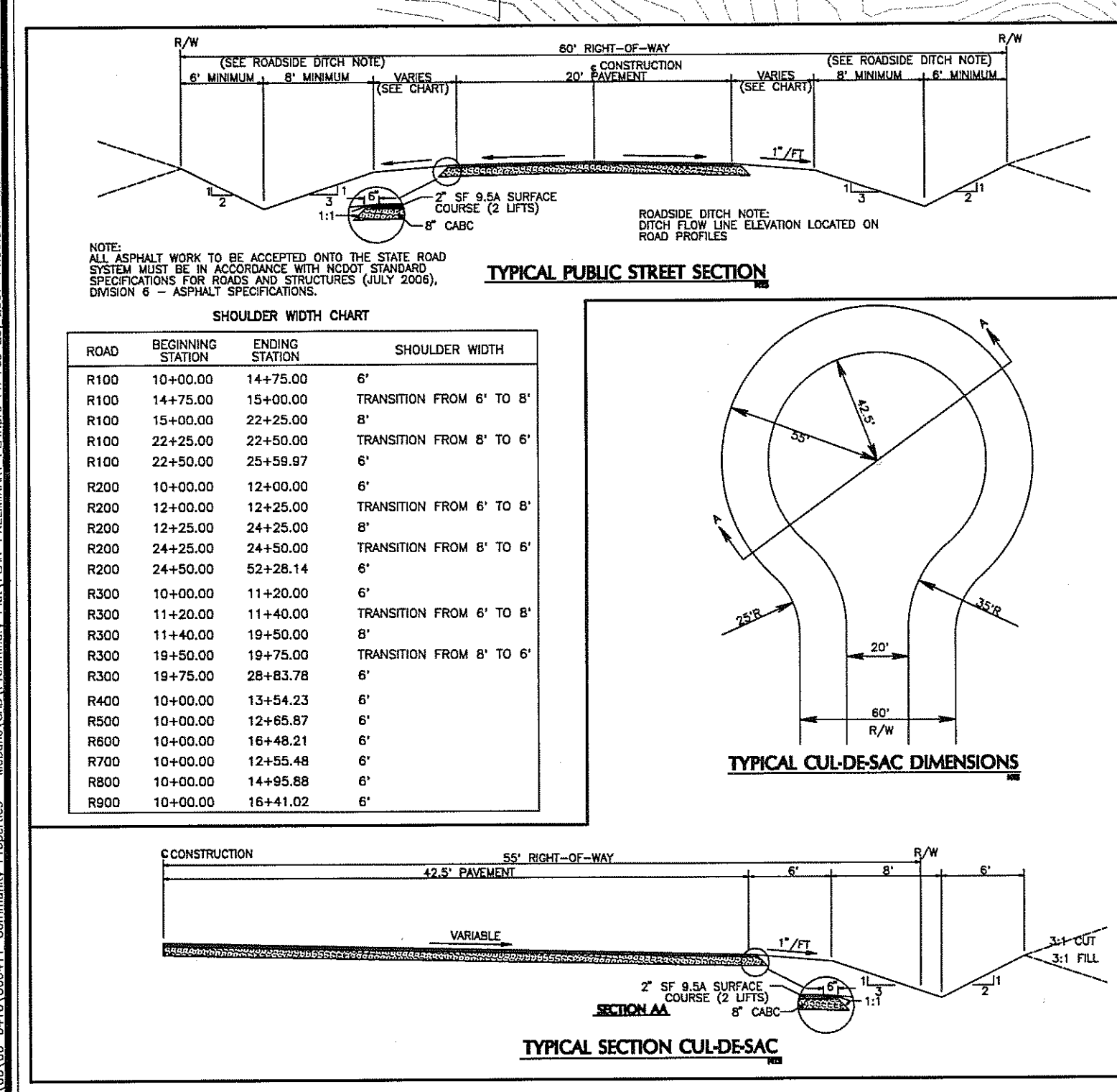


SITE DATA

DEVELOPMENT NAME:	THE GLENS
LOCATION:	OLD GRAHAM ROAD (SR 1520) & ROCK REST ROAD (SR 1547)
TOTAL ACREAGE (STREETS & RESIDENTIAL):	158.87 AC.
ZONING:	UNZONED
WATERSHED:	WS-IV PA
PIN/PARCEL #:	PIN#: 9734-59-0452, PARCEL#: 10917
PROPOSED # LOTS:	109
PROPOSED DENSITY:	0.69 LOTS/AC.
MINIMUM LOT SIZE PROPOSED:	40,000 SF (0.92 AC.)
AVERAGE LOT SIZE PROPOSED:	57,374 SF (1.32 AC.)
MAXIMUM LOT SIZE PROPOSED:	202,335 SF (4.64 AC.)
LENGTH OF PROPOSED STREETS:	10,216 LF.
LENGTH OF PROPOSED WATERLINE:	10,850 LF.
LENGTH OF PROPOSED SEWER LINES:	11,626 LF.
CURRENT OWNER:	PLANNER/ENGINEER: CE GROUP, INC. 7385 OLD GRAHAM ROAD PITTSBORO, NC 27312
OWNER/DEVELOPER:	CE GROUP, INC. 1100 SAINT ALBANS DRIVE, SUITE 400 RALEIGH, NC 27604 (919) 785-4413 (919) 784-4401
ENGINEER:	SURVEYOR: ABSOLUTE LAND SURVEYING AND MAPPING, P.C. P.O. BOX 789 964 EAST STREET SUITE 210 PITTSBORO, NC 27312 (919) 542-0074
ESTIMATED PROJECT DEVELOPMENT SCHEDULE:	
PHASE 1 (27 LOTS):	INFRASTRUCTURE COMPLETE JULY 2008
PHASE 2 (27 LOTS):	INFRASTRUCTURE COMPLETE JULY 2009
PHASE 3 (27 LOTS):	INFRASTRUCTURE COMPLETE JULY 2010
PHASE 4 (28 LOTS):	INFRASTRUCTURE COMPLETE JULY 2011

MINIMUM FINISH FLOOR ELEVATIONS

LOT #	ELEVATION	LOT #	ELEVATION
1	456.3	86	437.0
18	479.9	87	437.0
19	479.9	88	436.0
34	470.8	89	436.0
35	470.8	96	435.0
36	470.8	102	435.0
37	470.8	103	435.0
38	470.8	104	435.0
39	470.8		
48	468.8		
49	468.8		
50	468.8		
51	468.8		
56	466.2		
57	466.2		
72	458.8		
73	458.8		
74	458.8		
75	458.8		
76	449.7		



SHOULDER WIDTH CHART

ROAD	BEGINNING STATION	ENDING STATION	SHOULDER WIDTH
R100	10+00.00	14+75.00	6'
R100	14+75.00	15+00.00	TRANSITION FROM 6' TO 8'
R100	15+00.00	22+25.00	8'
R100	22+25.00	22+50.00	TRANSITION FROM 8' TO 6'
R100	22+50.00	25+59.87	6'
R200	10+00.00	12+00.00	6'
R200	12+00.00	12+25.00	TRANSITION FROM 6' TO 8'
R200	12+25.00	24+25.00	8'
R200	24+25.00	24+50.00	TRANSITION FROM 8' TO 6'
R200	24+50.00	52+28.14	6'
R300	10+00.00	11+20.00	6'
R300	11+20.00	11+40.00	TRANSITION FROM 6' TO 8'
R300	11+40.00	19+50.00	8'
R300	19+50.00	19+75.00	TRANSITION FROM 8' TO 6'
R300	19+75.00	28+83.78	6'
R400	10+00.00	13+54.23	6'
R500	10+00.00	12+65.87	6'
R600	10+00.00	16+48.21	6'
R700	10+00.00	12+55.48	6'
R800	10+00.00	14+95.88	6'
R900	10+00.00	16+41.02	6'

- ### GENERAL NOTES:
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY ABSOLUTE LAND SURVEYING AND MAPPING, P.C.
 - PROPOSED SUBDIVISION LAYOUT SHOWN IS FROM APPROVED SKETCH PLAN BY CE GROUP, INC.
 - EXISTING TOPOGRAPHY SHOWN ON THIS PLAN IS FROM NCDOT LIDAR DATA OBTAINED FROM THE NORTH CAROLINA FLOOD MAPPING PROGRAM. EXISTING TOPOGRAPHY 90' FROM EACH SIDE OF THE PROPOSED ROADWAY CENTERLINE (NOT SHOWN) WAS FIELD SURVEYED BY ABSOLUTE LAND SURVEYING AND MAPPING, P.C. AND USED TO DESIGN THE PROPOSED ROADWAYS.
 - WETLANDS SHOWN BASED ON FIELD DELINEATION BY S&EC, PA AND SURVEYED BY ABSOLUTE LAND SURVEYING AND MAPPING, P.C..
 - WETLAND AREAS SHALL NOT BE CLEARED, DRAINED, FILLED, OR OTHERWISE IMPACTED EXCEPT AS PERMITTED BY NCDENR AND U.S. ARMY CORPS OF ENGINEERS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHATHAM COUNTY AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.
 - UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AFTER CONSTRUCTION IS COMPLETED AS PART OF THE SUBDIVISION PLAT.
 - ALL STREETS SHALL BE PUBLIC AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.
 - PORTIONS OF THE SITE ARE LOCATED WITHIN FEMA 100-YR FLOODPLAIN PER FEMA FIRM PANEL NUMBERS 3710973400J & 3710973500J DATED FEBRUARY 2, 2007.
 - EDGE OF PAVEMENT TURNOUT RADI SHALL BE 30' AT RESIDENTIAL STREET INTERSECTIONS AND 35' AT CUL-DE-SACS UNLESS NOTED OTHERWISE.
 - WATER TO BE PROVIDED BY HEATER UTILITIES FROM THE BUCK MOUNTAIN WATER TANK.
 - SEWER TO BE PROVIDED BY HEATER UTILITIES AND TREATED AT THE PERMITTED BUCK MOUNTAIN WWTP.
 - ALL WATER MAINS FOR THIS PROJECT SHALL BE DUCTILE IRON PIPE.
 - THIS PROJECT DOES NOT PROPOSE LAND PARCEL DEDICATION FOR PARKS OR RECREATION AREAS.
 - LOTS 36, 39, 40, 54, 86, 87, 88, 95, 96, 103, & 104 USABLE AREA LISTED IN PARENTHESIS.
 - MINIMUM FINISH FLOOR ELEVATIONS (FFE) FOR LOTS 1, 18, 19, 34, 35, 36, 37, 38, 39, 48, 49, 50, 51, 56, 57, 72, 73, 74, 75 & 109 SHOWN IN THE TABLE LOCATED ON THIS SHEET ARE BASED ON AN ELEVATION 3' ABOVE THE 100-YR STORM ELEVATION FOR THE CULVERT CROSSINGS.
 - NO BUILDINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE 100-YR FLOODPLAIN. MINIMUM FINISH FLOOR ELEVATIONS (FFE) FOR LOTS 66, 87, 89, 95, 96, 102, 103 & 104 SHOWN IN THE TABLE LOCATED ON THIS SHEET AREA BASED ON AN ELEVATION 3' ABOVE THE 100-YR FEMA FLOODPLAIN ELEVATIONS PER FEMA FIRM PANEL NUMBER 3710973400J DATED FEBRUARY 2, 2007.
 - 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.
 - NO RESIDENTIAL STRUCTURES OR SEPTIC SYSTEMS SHALL BE SITUATED WITHIN WATER HAZARD BUFFER OR 10' BUFFER AROUND JURISDICTIONAL WETLAND.
- ### NCDOT NOTES:
- ALL PROPOSED STREET RIGHT-OF-WAYS & EASEMENTS SHOWN ARE TO BE DEDICATED AS PUBLIC ON THE FINAL PLAT.
 - PRIOR TO FUTURE ADDITION OF THE PROPOSED STREET TO THE STATE ROAD SYSTEM, THE DEVELOPER MUST PROVIDE THE DISTRICT ENGINEER'S OFFICE WITH UTILITY ENCROACHMENT AGREEMENTS FOR ALL UTILITIES ENCROACHING ON THE PUBLIC RIGHT-OF-WAY FOR SR 1520 (OLD GRAHAM ROAD).
 - ALL NON-METALLIC UTILITY PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PLACED WITH LOCATOR TAPE.
 - ALL UTILITY STRUCTURES SHALL BE LOAD-RATED FOR THE APPROPRIATE DEAD LOAD PLUS HS20 LIVE LOAD. SUCH STRUCTURES SHALL BE DESIGNED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER OR DESIGNATED AS MEETING NCDOT STANDARD SPECIFICATIONS AND STANDARDS.
 - ELECTRICAL POWER AND COMMUNICATION FACILITIES SHALL CONFORM TO THE CURRENT APPLICABLE NATIONAL ELECTRICAL SAFETY CODE, EXCEPT VERTICAL CLEARANCES SHALL BE NO LESS THAN 18 FEET IN ANY CASE.
 - WATER & SEWER SERVICES MUST BE INSTALLED PRIOR TO PAVING OF SUBDIVISION ROADS. ANY PAVEMENT THAT MUST BE CUT MUST BE REPAIRED IN ACCORDANCE WITH NCDOT STANDARD DRAWING 654.
 - WATER & SEWER VALVES SHALL BE LOCATED A MINIMUM OF 6' FROM THE EDGE OF PAVEMENT.
 - FIRE HYDRANTS SHALL BE LOCATED AT OR OUTSIDE THE RIGHT-OF-WAY LINE.

No.	Revision	Date	By
1	Planning Dept. Comments	7/23/07	SET

Designer	W&R	Scale	1" = 200'
Drawn By	JCI	Date	02/06/07
Checked By	RTG	Job No.	06041100

CHATHAM COUNTY NORTH CAROLINA

THE GLENS

PRELIMINARY SUBDIVISION PLAT

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS

111 McKeen Drive Cary, North Carolina 27511 tel: 919-468-3340 fax: 919-467-6008 www.wITHERSRVNL.COM

Sheet No. **1**