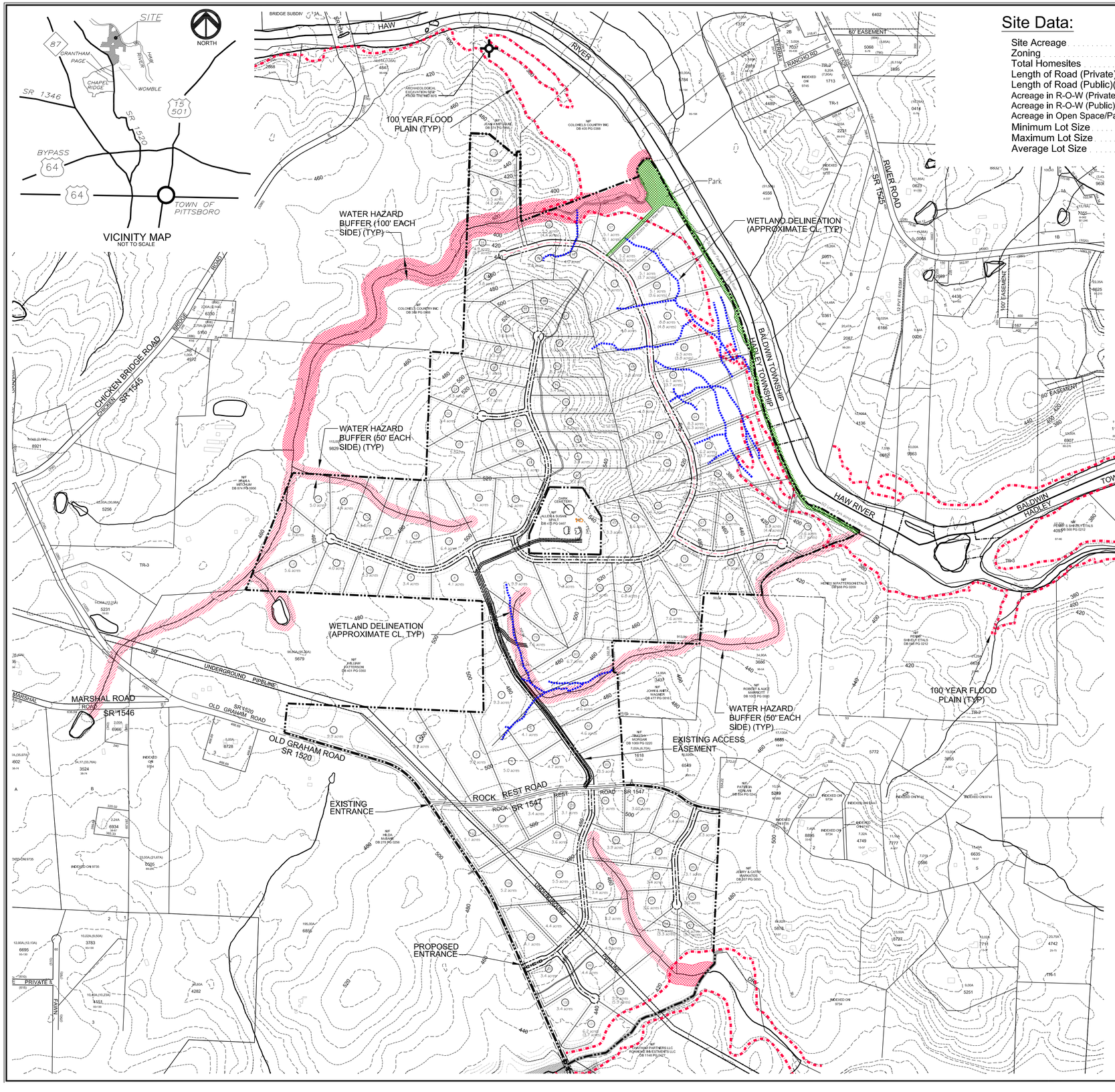
VICINITY MAP
NOT TO SCALE

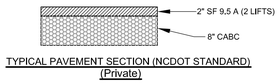


Site Data:

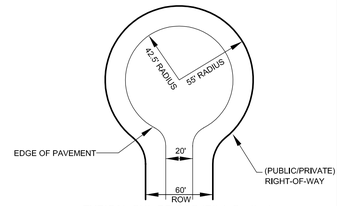
Site Acreage	± 597.52 AC
Zoning	RC (River corridor)
Total Homesites	114
Length of Road (Private)(Proposed)	19,275'
Length of Road (Public)(Existing)	3,100'
Acreage in R-O-W (Private)	± 27.1 AC
Acreage in R-O-W (Public)	± 7.0 AC
Acreage in Open Space/Parks	± 10.0 AC
Minimum Lot Size	+ 3.0 AC
Maximum Lot Size	± 9.9 AC
Average Lot Size	± 5.18 AC

Setbacks:

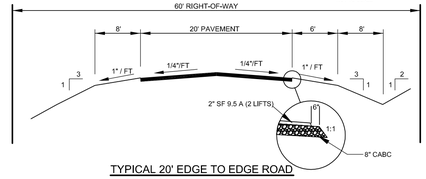
40' Front Yard
25' Side Yard
25' Rear Yard
100' River Setback



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



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



TYPICAL 20' EDGE TO EDGE ROAD
SECTION (NCDOT STANDARD)
(Private)
NOT TO SCALE

CURRENT OWNER:

Chatham Partners LLC & Polk Sullivan LLC
1000 Saint Albans Drive, Suite 400
Raliegh, N.C. 27604

Pin No. - 9735-84-3831 N/F
Deed Book - 1057 Page 0228 N/F
Pin No. - 9745-02-3078 N/F
Deed Book - 568 Page 0209 N/F
Pin No. - 9735-71-5981 N/F
Deed Book - 1057 Page 0228 N/F
Pin No. - 9735-71-3384 N/F
Deed Book - 1057 Page 0228 N/F
Pin No. - 9735-65-6212 N/F
Deed Book - 874 Page 0956 N/F
Pin No. - 9735-52-1875 N/F
Deed Book - 540 Page 0624 N/F

SURVEYOR:

Absolute Land Surveying and Mapping, P.C.
P.O. Box 789
964 East Street Suite 210
Pittsboro, N.C. 27312
Phone: 919-542-0074

DEVELOPER:

Chatham Partners LLC & Polk Sullivan LLC
1000 Saint Albans Drive, Suite 400
Raliegh, N.C. 27604

NOTES:

1) TOPOGRAPHY TAKEN FROM NCDOT GIS DEPARTMENT.
2) BOUNDARY INFORMATION PROVIDED BY ABSOLUTE LAND SURVEYING AND MAPPING, PA
3) THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA PANELS 3710973400J & 3710973500J DATED JULY 13, 2005
4) WATER TO BE PROVIDED BY HEATER UTILITIES.
5) SEWER TO BE PROVIDED BY HEATER UTILITIES.
6) ALL ROADS TO BE PRIVATE AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS. (HILLY STANDARDS)
7) THERE ARE NO CEMETERIES LOCATED WITHIN 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 STATUES SECTION 106 – 701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL.

NORTH

500' 250' 0 500' 1000'

SCALE: 1" = 500'

PRELIMINARY
FOR REVIEW ONLY
NOT RELEASED
FOR CONSTRUCTION

NO.	REVISIONS	DATE
1	Add 2 lots from Crescent Hills	5/3/07

CE Group, inc.
LAND PLANNING
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
1000 Raleigh Street, Suite 410 Cary, NC 27511
Voice (919) 342-8790 Fax (919) 342-8791

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 19864 CHARLES S. LEARY, III

The Bluffs
Sketch Plan Submittal
Major Subdivision
Chatham County
North Carolina

Date:	April 10, 2006
Scale:	1"= 500'
Drawn:	CSL
Checked:	MPA
Project No.	120-11
Computer Dwg. Name	120-11 sketchplan 033106.dwg

Sheet No:
1
Of __