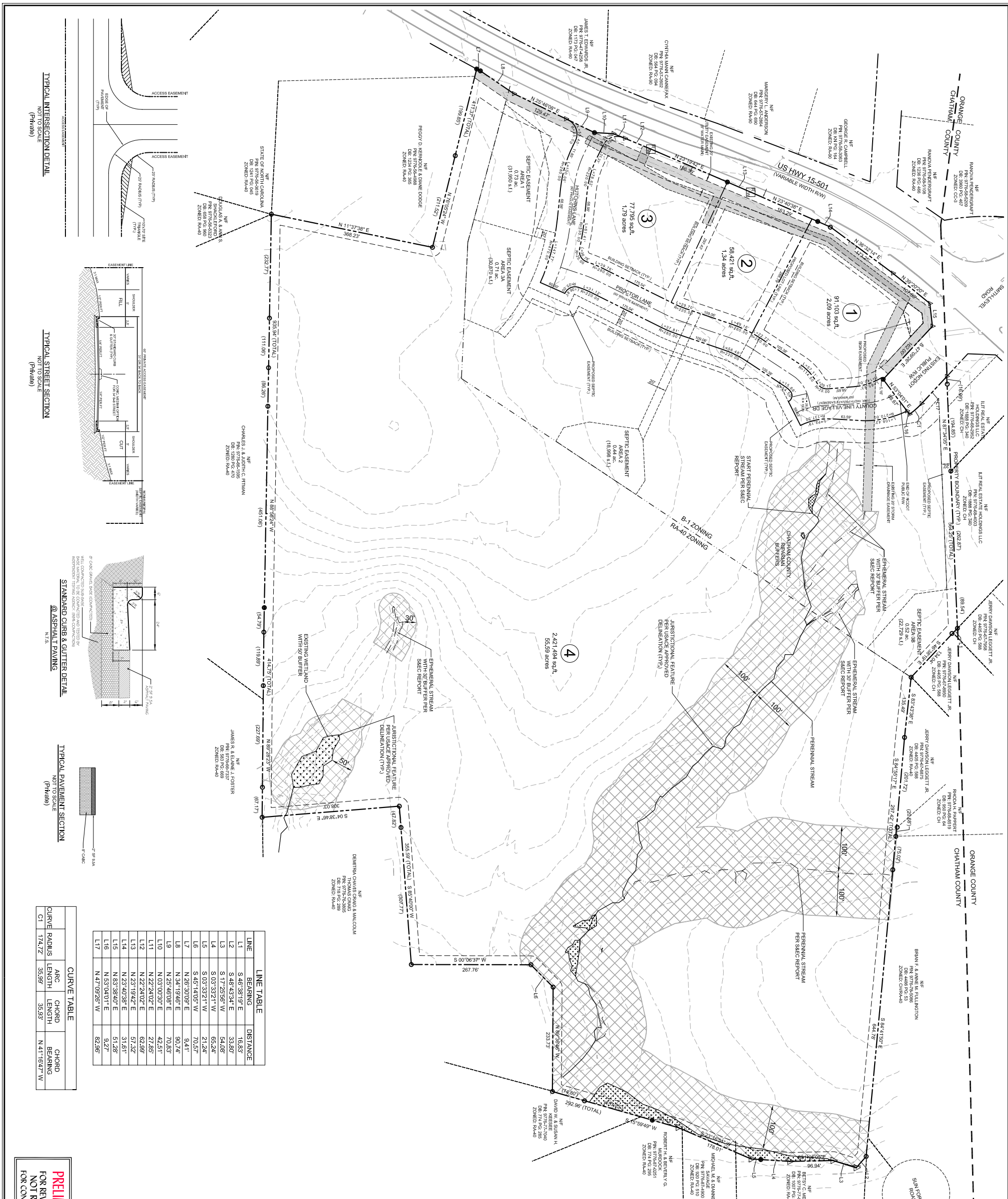


VICINITY MAP
NOT TO SCALE

NOTES:

1. REFERENCES: P/N: 9776-57-5446
PARCEL: 18726
DB 1098, PG 203
PLATBOOK: 97, PG 42
2. TOTAL ACREAGE TO BE SUBDIVIDED: ± 62.54 ACRES.
3. SITE TOTAL TRACT AREA: ± 62.54 Acres
4. ACCESS EASEMENT: ± 60.20 Acres
5. MINIMUM LOT SIZE: ± 1.34 Acres (68,521 SF)
6. AVERAGE LOT SIZE: ± 65.59 Acres (2,421,498 SF)
7. THE SITE IS LOCATED WITHIN THE WSA/P/W WATERSHED.
8. WATER TO BE PROVIDED BY CHATHAM COUNTY.
9. ALL ACRESAGES AND DISTANCES SHOWN ARE APPROXIMATE.
10. OWNER/DEVELOPER: LEE MOORE CAPITAL COMPANY
P.O. DRAWER 9
SANFORD, NC 27330
11. CML ENGINEER, LAND PLANNER & LAND SURVEYOR: DE SPOUL INC., PARKWAY, SUITE 410
CARY, NC 27518
(919) 367-8720
12. STREAM AND WETLAND BUFFERS SHOWN ARE BASED ON SOIL & ENVIRONMENTAL CONSULTANTS, P.A. WETLANDS DELINEATION FROM WETLAND DELINEATION PLAN OF THE PROCTOR, LIT REAL ESTATE HOLDINGS LLC, AND LEE MOORE OIL CO. TRACTS FOR DOMINION PROPERTIES GROUP BY ELKINSBURG LAND SURVEY COMPANY, A/E/C, SANFORD, NC, JANUARY 8, 2004, APPROVED BY USACE FEBRUARY 5, 2004.
13. APPROXIMATE LENGTH OF ACCESS EASEMENTS:
PRIVATE ± 1,300 LF.
NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE PER FEMA FIRM, MAP NUMBER 3710977800, DATED FEBRUARY 2, 2007
14. THE LOTS ON THIS PLAT MAY BE USED FOR ANY PURPOSE ALLOWED IN THE ZONING DISTRICT IN WHICH THE USES ARE LOCATED.
15. LOT DIMENSION STANDARDS:
BUILDING SETBACK FRONT- 50'
BUILDING SETBACK REAR- 20'
MAXIMUM BUILDING HEIGHT- 60'
MINIMUM REQUIRED LOT AREA- 40,000 SF
MINIMUM REQUIRED LOT WIDTH- 75 FT.
16. IMPERVIOUS COVERAGE: ± 2,724,497 s.f.
17. IMPERVIOUS COVERAGE: ± 45,900 s.f.
18. TOTAL IMPERVIOUS COVERAGE: ± 114,650 s.f.
19. AVAILABLE FOR LOTS: ± 160,750 s.f.
20. PERCENT IMPERVIOUS COVERAGE: ± 5.9 %
21. PROPOSED PRIVATE EASEMENT NAMES HAVE BEEN ACCEPTED BY CHATHAM COUNTY EMERGENCY SERVICES, OUTDOOR LIGHTING WILL CONFORM TO THE CHATHAM COUNTY LIGHTING ORDINANCE.
22. THIS IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR PERMITS OR CONSTRUCTION.
23. DRIVEWAY PERMITS HAVE BEEN OBTAINED FROM CHATHAM COUNTY HEALTH DEPARTMENT.
24. CONSTRUCTION AUTHORIZATION PERMITS FOR THE SEPTIC SYSTEMS HAVE BEEN OBTAINED FROM THE CHATHAM COUNTY HEALTH DEPARTMENT.
25. EROSION AND SEDIMENTATION CONTROL PLANS HAVE BEEN PREPARED FOR THIS SITE AND HAVE BEEN APPROVED BY CHATHAM COUNTY.
26. ALL STREAM BUFFERS ARE MEASURED FROM THE TOP OF BANK. ALL WETLAND BUFFERS ARE MEASURED FROM THE CROSS ACCESS AND PARKING EASEMENTS AMONG THE LOTS MAY BE CREATED BY THE OWNER.



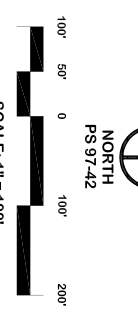
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 46°38'19" E	16.83'
L2	S 48°43'24" E	33.80'
L3	S 17°29'58" W	54.08'
L4	S 03°33'21" W	69.24'
L5	S 05°33'21" W	21.24'
L6	S 45°14'05" W	70.57'
L7	N 28°30'09" E	90.74'
L8	N 34°19'46" E	90.74'
L9	N 25°46'08" E	70.83'
L10	N 03°00'30" E	42.51'
L11	N 22°24'02" E	27.85'
L12	N 22°24'02" E	62.99'
L13	N 23°19'42" E	57.32'
L14	N 23°40'38" E	31.61'
L15	N 63°38'40" E	51.28'
L16	N 53°04'01" E	9.27'
L17	N 47°09'28" W	82.98'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	174.72'	35.99'	35.93'	N 41°16'47" W

PRELIMINARY
FOR REVIEW ONLY
NOT RELEASED
FOR CONSTRUCTION



COUNTY LINE SITE
CHATHAM COUNTY, NC
PRELIMINARY PLAT



CE Group, inc.
LAND PLANNING
CIVIL ENGINEERING
LAND SURVEYING
11000 Regency Parkway, Suite 410, Cary, N.C. 27518
Voice (919) 367-8790 Fax (919) 367-8791

NO.	REVISIONS	DATE

Date: NOVEMBER 7, 2008
Scale: 1" = 100'
Drawn: JMW
Checked: MFA
Project No: 200-70
Computer Draw Name: 20072 Prelim Plat.dwg
Sheet No: **1** OF 1

