



VICINITY MAP
NTS

FIREFLY OVERLOOK FIRST PLAT

CHATHAM COUNTY, NC
SEPTEMBER 16, 2022

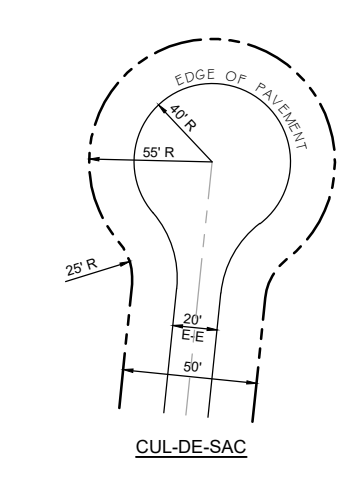
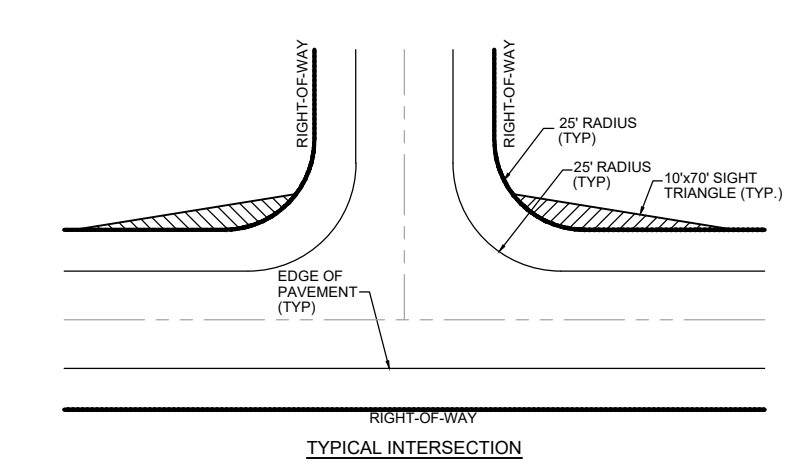
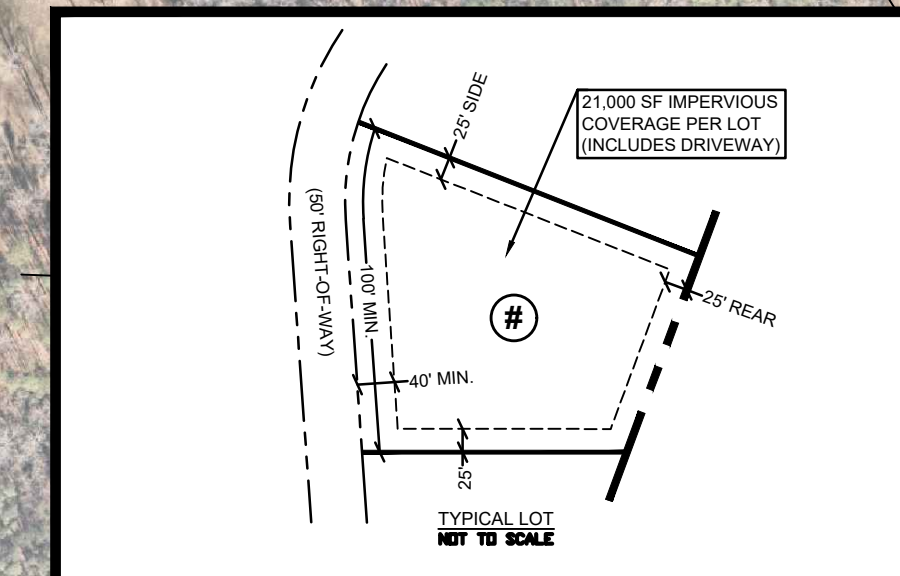
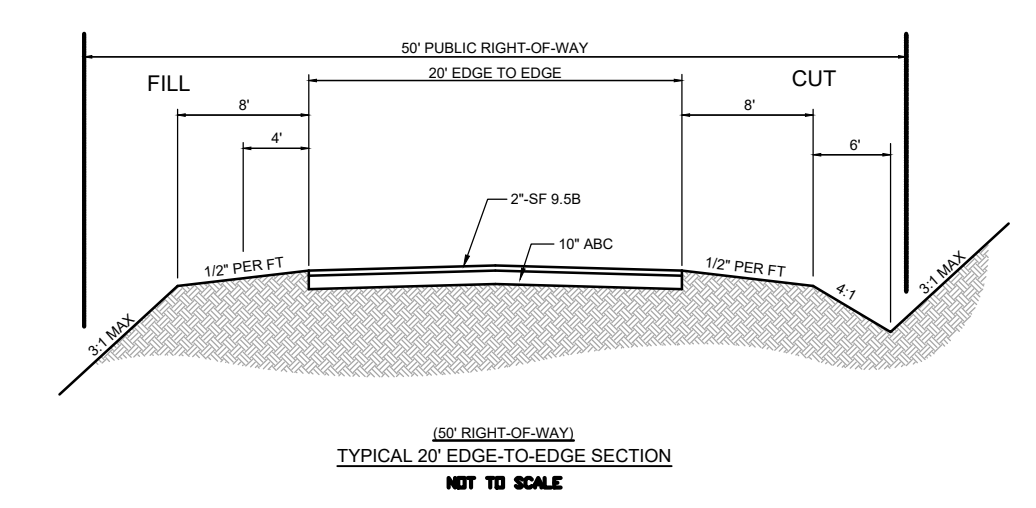
SITE DATA

TOTAL PROJECT AREA=	±75.4 AC
AKPAR=	18070, 17531
DEED BOOK/ PAGE=	DB 2116, PG 796
EXISTING ZONING=	R-1 (CHATHAM COUNTY)
TOTAL LOTS=	±30 (0.38 DU/ AC)
TOTAL AREA IN LOTS=	±64.1 AC
TOTAL OPEN SPACE=	±6.8 AC
TOTAL LF OF PUBLIC ROADS=	±3,910 LF
TOTAL AREA OF PUBLIC ROADS=	±4.5 AC
MAX. IMPERVIOUS=	±18.0 AC (24%)
SETBACKS	
FRONT:	40'
SIDE:	25'
REAR:	25'

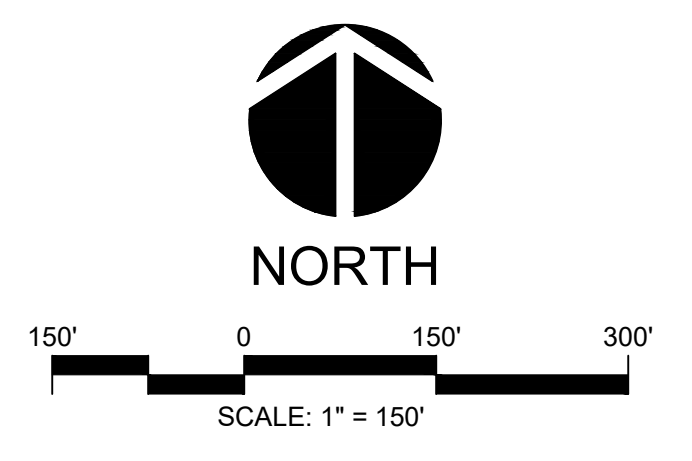
Engineer / Surveyor:
CE Group, Inc.
301 Glenwood Avenue, Suite 220
Raleigh, NC 27603
Phone: 919.367.8790
Contact: Mark Ashness, PE, ASLA, LEED AP
David Clark, PLS
Email: mark@cegroupinc.com

Applicant/ Developer:
Flas Ridge Developers, LLC
341 Kilmayne Drive, Suite 201
Cary, NC 27511-4490
Contact: Andy Ross
Email: andrew.ross@flayddevelopers.com

NOTES
1. WASTEWATER HANDLED BY ON-SITE INDIVIDUAL SEPTIC SYSTEMS.
2. WATER IS PROVIDED BY ON-SITE INDIVIDUAL WELLS.

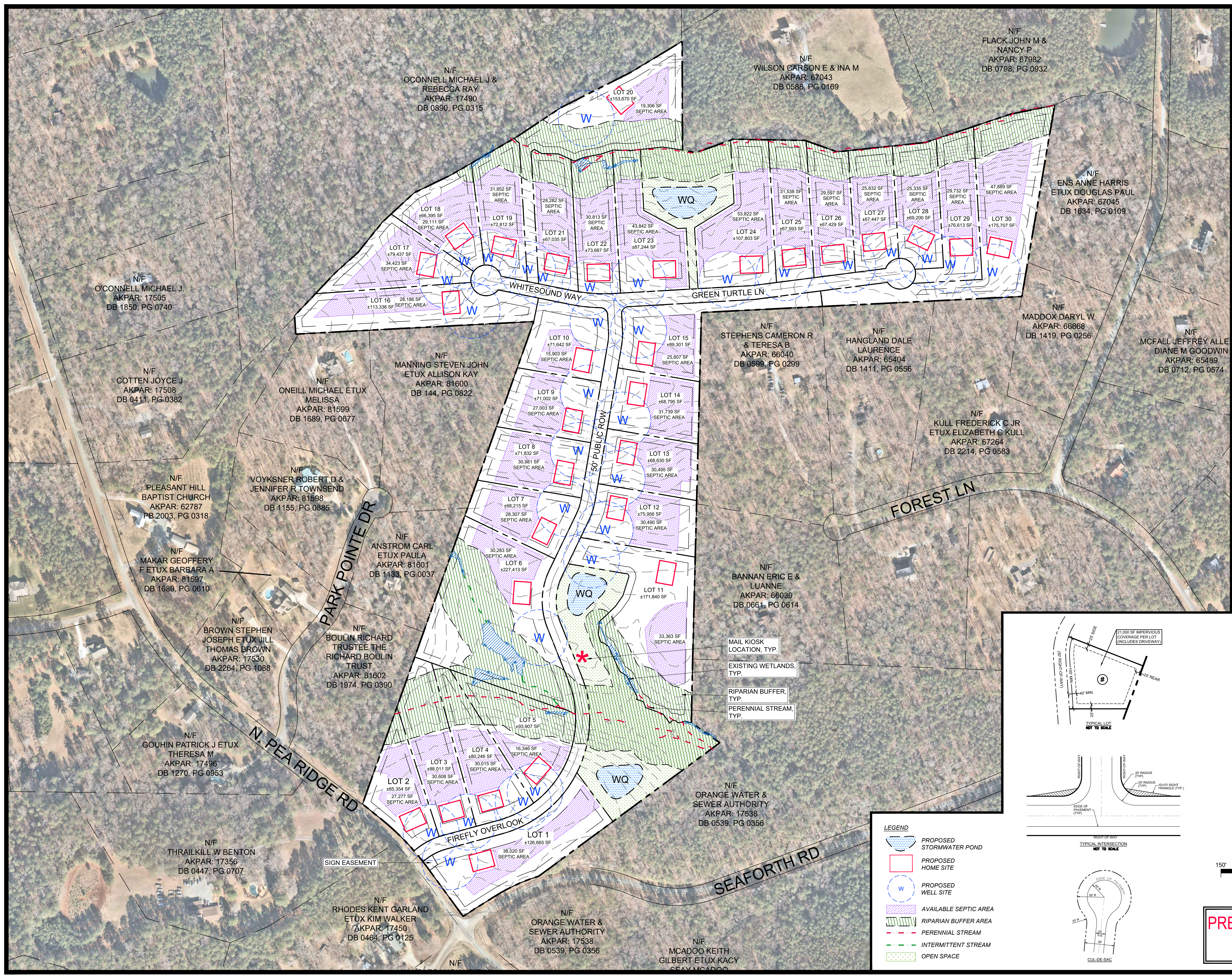


- LEGEND**
- PROPOSED STORMWATER POND
 - PROPOSED HOME SITE
 - PROPOSED WELL SITE
 - AVAILABLE SEPTIC AREA
 - RIPARIAN BUFFER AREA
 - PERENNIAL STREAM
 - INTERMITTENT STREAM
 - OPEN SPACE



PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION

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N/F O'CONNELL MICHAEL J & REBECCA RAY
AKPAR: 17490
DB 0890, PG 0315

N/F WILSON CARSON E & INA M
AKPAR: 67043
DB 0588, PG 0169

N/F FLACK JOHN M & NANCY P
AKPAR: 67982
DB 0798, PG 0932

N/F ENS ANNE HARRIS
ETUX DOUGLAS PAUL
AKPAR: 67045
DB 1634, PG 0109

N/F O'CONNELL MICHAEL J.
AKPAR: 17508
DB 1850, PG 0740

N/F MANNING STEVEN JOHN
ETUX ALLISON KAY
AKPAR: 81600
DB 144, PG 0822

N/F STEPHENS CAMERON R & TERESA B
AKPAR: 66040
DB 0599, PG 0299

N/F HANGLAND DALE
LAURENCE
AKPAR: 65404
DB 1411, PG 0556

N/F MADDOX DARYL W.
AKPAR: 66868
DB 1419, PG 0256

N/F MCFALL JEFFREY ALLE
DIANE M GOODWIN
AKPAR: 65489
DB 0712, PG 0574

N/F COTTEN JOYCE J
AKPAR: 17508
DB 0411, PG 0382

N/F ONEILL MICHAEL ETUX
MELISSA
AKPAR: 81599
DB 1689, PG 0677

N/F VOYKSNER ROBERT D &
JENNIFER R TOWNSEND
AKPAR: 81598
DB 1155, PG 0885

N/F ANSTROM CARL
ETUX PAULA
AKPAR: 81601
DB 1133, PG 0037

N/F BANNAN ERIC E &
LUANNE
AKPAR: 66039
DB 0661, PG 0614

N/F PLEASANT HILL
BAPTIST CHURCH
AKPAR: 62787
PB 2003, PG 0318

N/F MAKAR GEOFFERY
F ETUX BARBARA A
AKPAR: 81597
DB 1689, PG 0610

N/F BROWN STEPHEN
JOSEPH ETUX JILL
THOMAS BROWN
AKPAR: 17530
DB 2264, PG 1088

N/F BOULIN RICHARD
TRUSTEE THE
RICHARD BOULIN
TRUST
AKPAR: 81602
DB 1974, PG 0390

N/F GOUHIN PATRICK J ETUX
THERESA M
AKPAR: 17496
DB 1270, PG 0953

N/F THRAILKILL W BENTON
AKPAR: 17356
DB 0447, PG 0707

N/F RHODES KENT GARLAND
ETUX KIM WALKER
AKPAR: 17450
DB 0464, PG 0125

N/F ORANGE WATER &
SEWER AUTHORITY
AKPAR: 17538
DB 0539, PG 0356

N/F MCADOO KEITH
GILBERT ETUX KACY
SEAY MCADOO