



VICINITY MAP
NTS

FIREFLY OVERLOOK FIRST PLAT

CHATHAM COUNTY, NC
REV. NOVEMBER 16, 2022

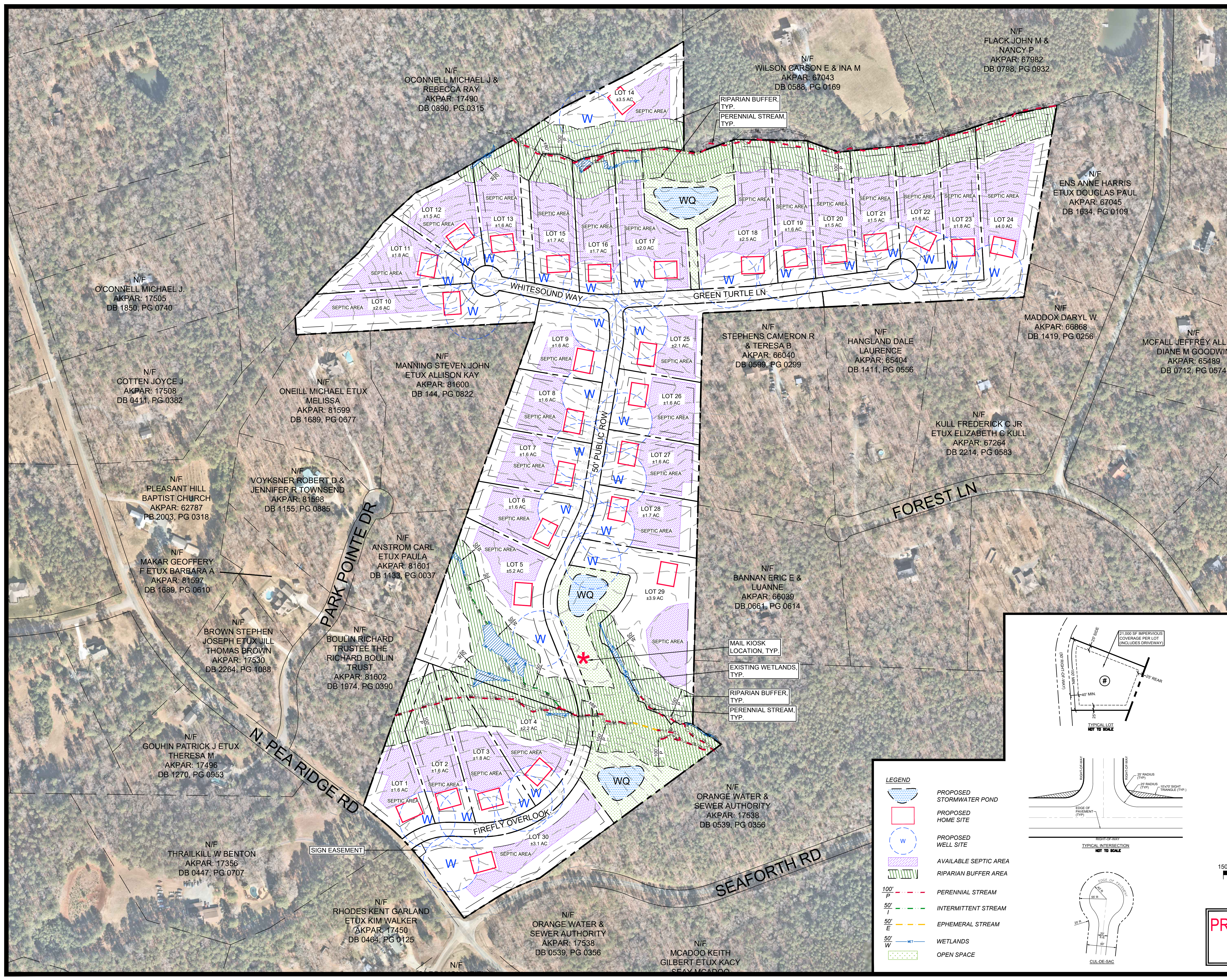
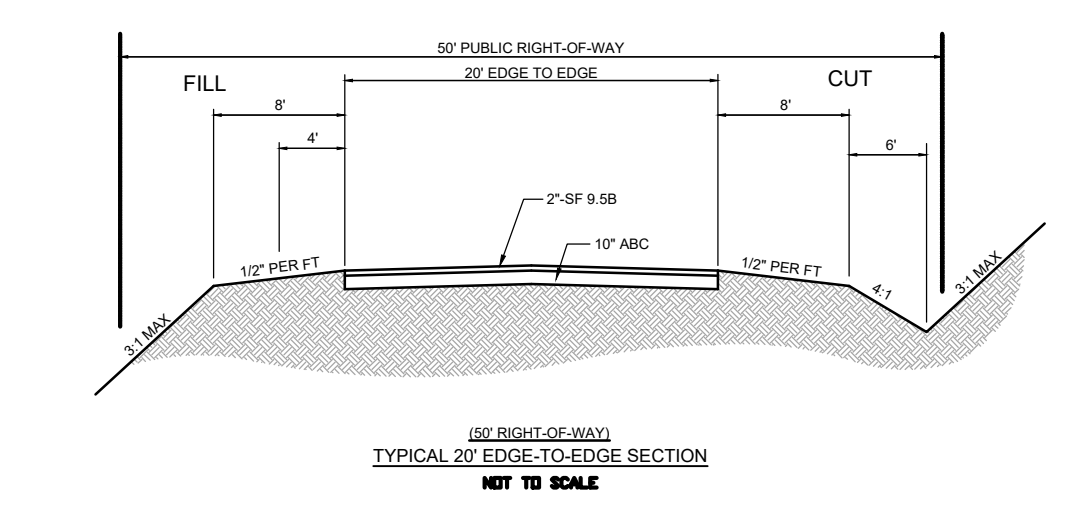
SITE DATA

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'

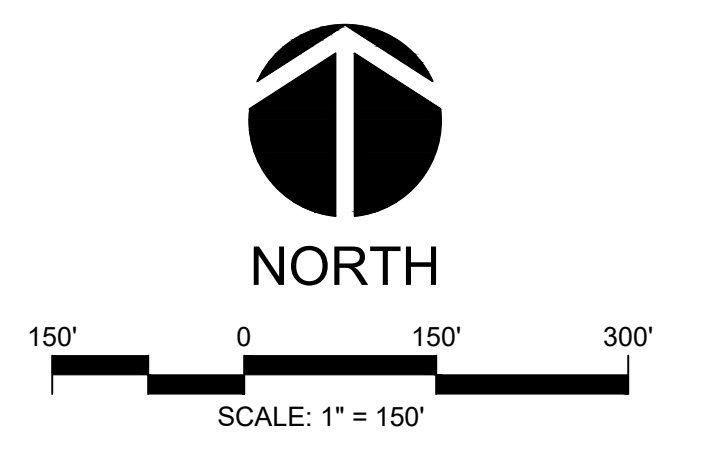
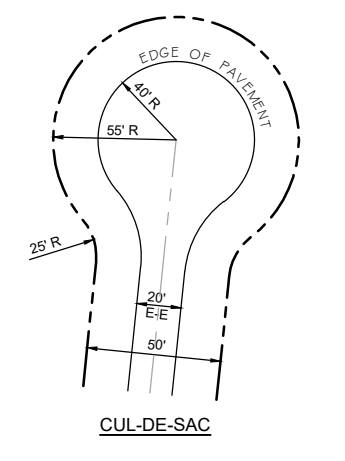
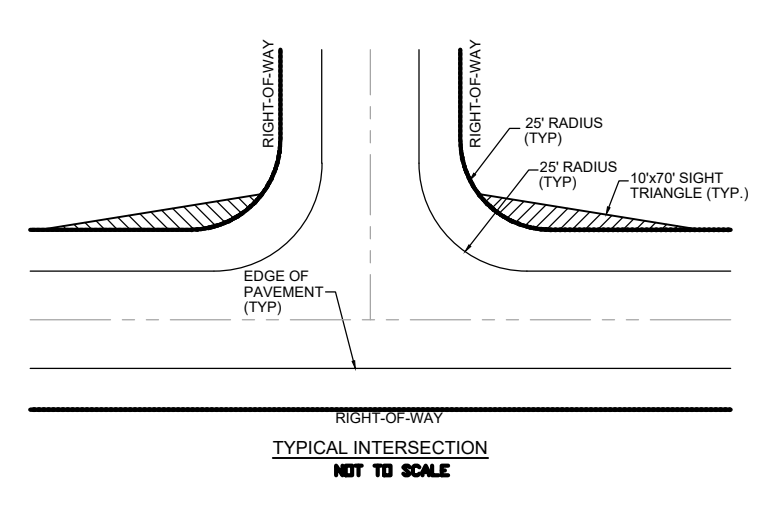
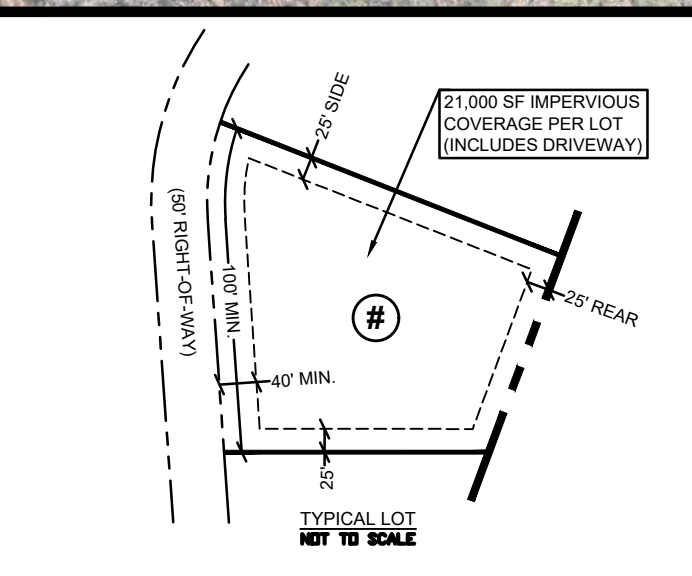
Engineer / Surveyor:
CE Group, Inc.
301 Glenwood Avenue, Suite 220
Raleigh, NC 27603
Phone: 919.367.8790
Contact: Mark Ashness, PE, ASLA, LEED AP
David Clark, PLS
Email: mark@cegroupinc.com

Applicant/ Developer:
Flora Ridge Developers, LLC
341 Kilmayne Drive, Suite 201
Cary, NC 27511-4490
Contact: Andy Ross
Email: andrew.ross@floradev.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
 - EPHEMERAL STREAM
 - WETLANDS
 - OPEN SPACE



PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739