

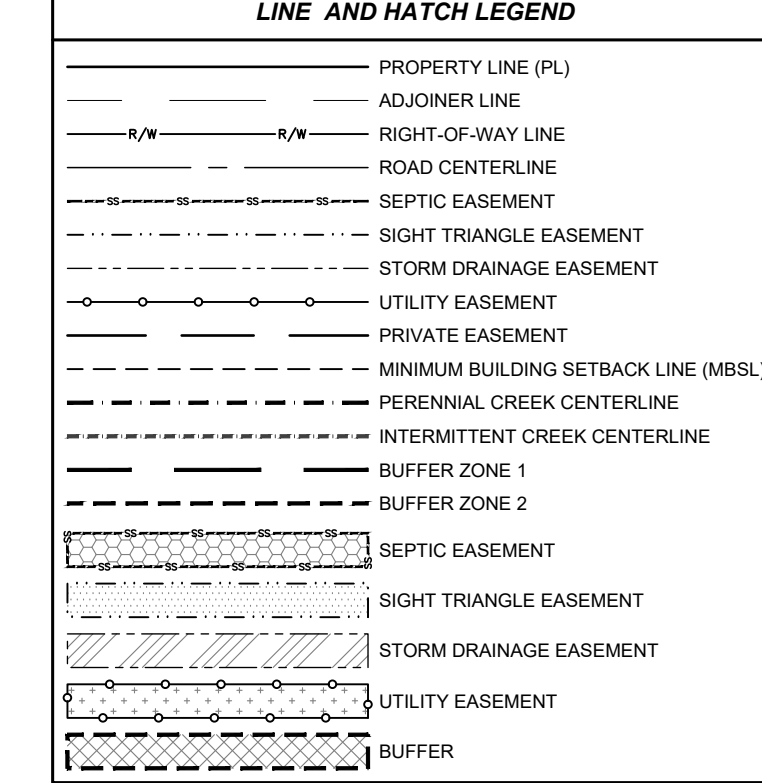
GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND AND CREATE 31 NEW RESIDENTIAL LOTS ON THE PROPERTY OF CHAPEL OAKS DEVELOPERS, LLC LOCATED IN WILLIAMS TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA...

SYMBOL LEGEND table with symbols for PROPERTY CORNER FOUND, PROPERTY CORNER SET, COMPUTED POINT, DATUM CONTROL POINT.

AREA TABLE table with columns AREA, SQUARE FEET / ACRE, LOTS, PUBLIC R/W, OPEN SPACE, TOTAL.

FLOOD CERTIFICATION UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9776 OF COMMUNITY NUMBER 370275 (TOWN OF CARRBORO)...



ABBREVIATIONS AC ACRES, AG ABOVE GROUND, BG BELOW GROUND, CP CALCULATED POINT, DB DEED BOOK, etc.

PROPERTY DATA

CURRENT OWNER: CHAPEL OAKS DEVELOPERS, LLC SITE ADDRESS: OLD LYSTRA ROAD CHAPEL HILL, NC 27517 PARCELS: 0018661 ZONING: R-1 (RESIDENTIAL DISTRICT 1)

STORMWATER CONTROL MEASURE NOTE: THIS PLAT CONTAINS A STORMWATER CONTROL MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT.

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA COUNTY OF CHATHAM

I, REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROADS MINIMUM DESIGN STANDARDS CERTIFICATION

APPROVED DISTRICT ENGINEER

DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER(S) / AUTHORIZED AGENT

FORM 2

ADEQUATE SOILS CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) SHOWN ON THIS PLAT FOR HAVE BEEN REVIEWED IN ACCORDANCE WITH THE 1990 NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT MEET THESE REGULATIONS.

CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

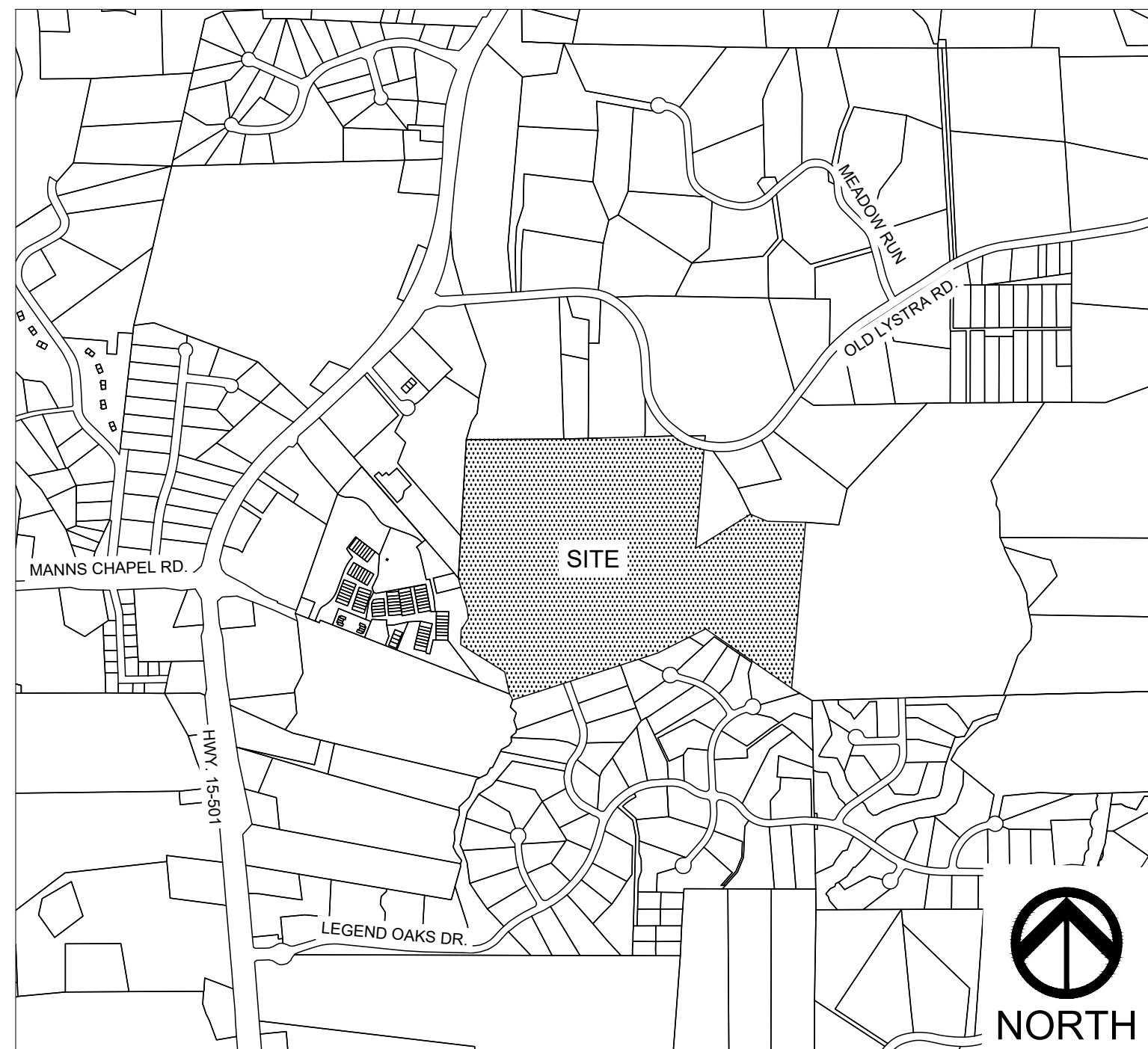
DATE NC LICENSED SOIL SCIENTIST (SEAL)

FORM 19

JURISDICTION AND PERMANENCE OF THE FEATURES SHOWN HAS BEEN DETERMINED BY DREW BLAKE WITH CHATHAM COUNTY WATERSHED PROTECTION AND TERRACON. REQUIRED BUFFERS WERE MEASURED LANDWARD FROM THE OUTER LIMIT OF JURISDICTION. CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE PROVIDES DESCRIPTIONS OF ALLOWABLE USES WITHIN PROTECTED AREAS. LOT NUMBERS 1-30 ARE SUBJECT TO CHATHAM COUNTY BUFFER REQUIREMENTS.

Curve Table with columns Curve #, Radius, Length, Tangent, Chord Bearing, Ch. Length. Contains data for curves C1 through C51.

Curve Table with columns Curve #, Radius, Length, Tangent, Chord Bearing, Ch. Length. Contains data for curves C52 through C96.



Line Table with columns Line #, Direction, Length. Lists lines L1 through L230.

Storm Drainage Line Table with columns Line #, Direction, Length. Lists storm drainage lines SD1 through SD30.

Storm Drainage Line Table with columns Line #, Direction, Length. Lists storm drainage lines SD31 through SD60.

Storm Drainage Line Table with columns Line #, Direction, Length. Lists storm drainage lines SD61 through SD90.

Sanitary Sewer Line Table with columns Line #, Direction, Length. Lists sanitary sewer lines SE1 through SE133.

Sight Triangle Line Table with columns Line #, Direction, Length. Lists sight triangle lines STEL92 through STEL97.

Utility Easement Line Table with columns Line #, Direction, Length. Lists utility easement lines UE1 through UE133.

SURVEYORS CERTIFICATE

I, DAVID S. CLARK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS REFERENCED HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION, AS CALCULATED IS +1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE.

THIS DAY OF A.D. 2024.

PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES OR SALES

DAVID S. CLARK, PLS N.C. LICENSE NUMBER: L-4729

PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES OR SALES

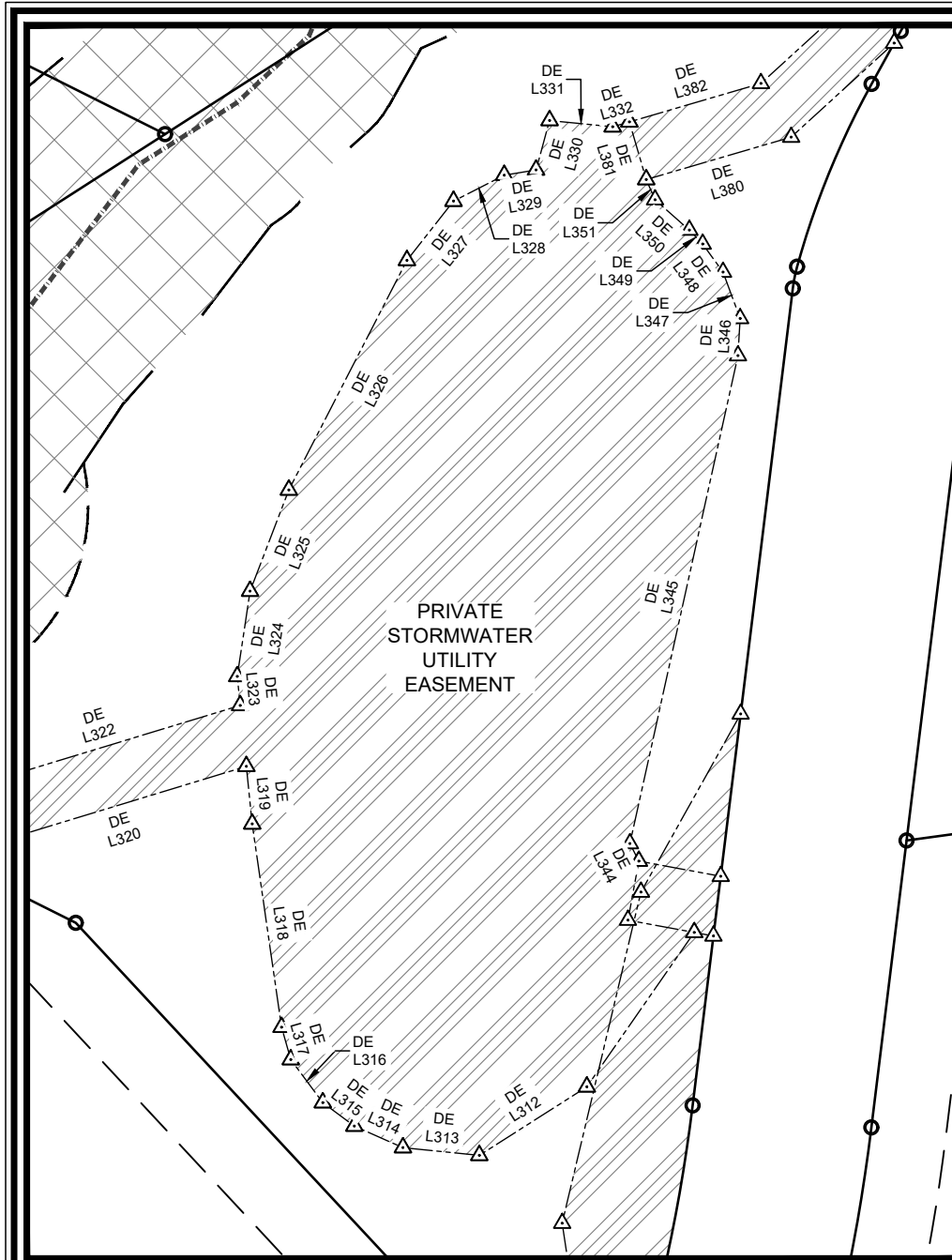
DAVID S. CLARK, PLS N.C. LICENSE NUMBER: L-4729

REVISIONS table with columns NO., DATE, REVISIONS.

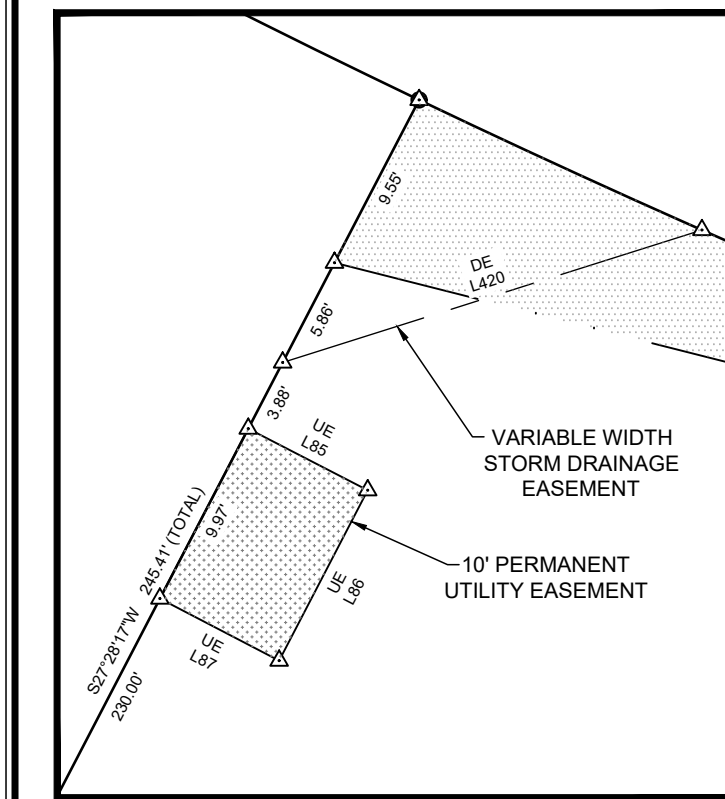
CE GROUP logo and contact information: 301 GLENWOOD AVE. 220 RALEIGH, NC 27603. PHONE: 919-367-8790. FAX: 919-322-0032. License # C-1739.

MAJOR SUBDIVISION PLAT CHAPEL OAKS PROPERTY OF CHAPEL OAKS DEVELOPERS, LLC WILLIAMS TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

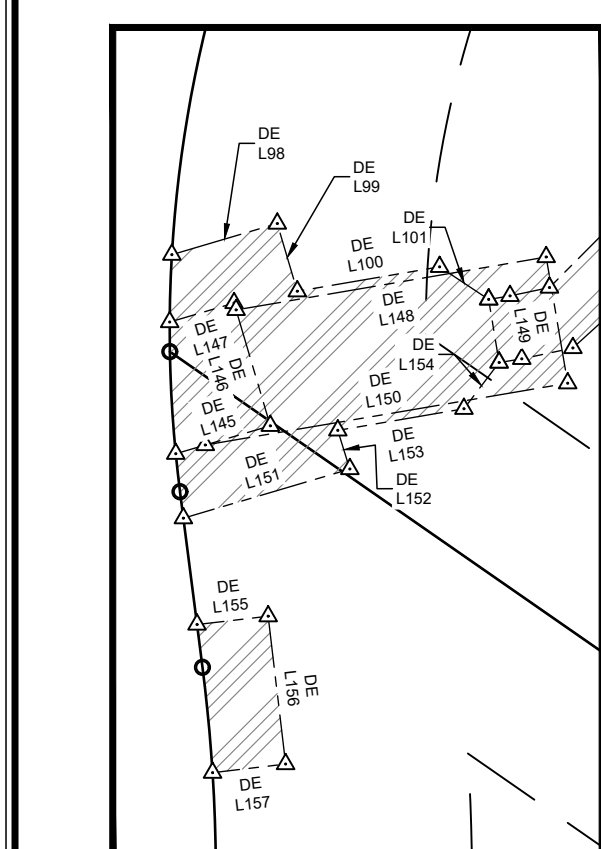
Survey Date: AUGUST 6th, 2024. Scale: NTS. Drawn: HKS. Checked: DSC. Project No. 215-018. Computer Dwg. Name: VSI_215-018_Chapel Oaks_Sub.dwg.



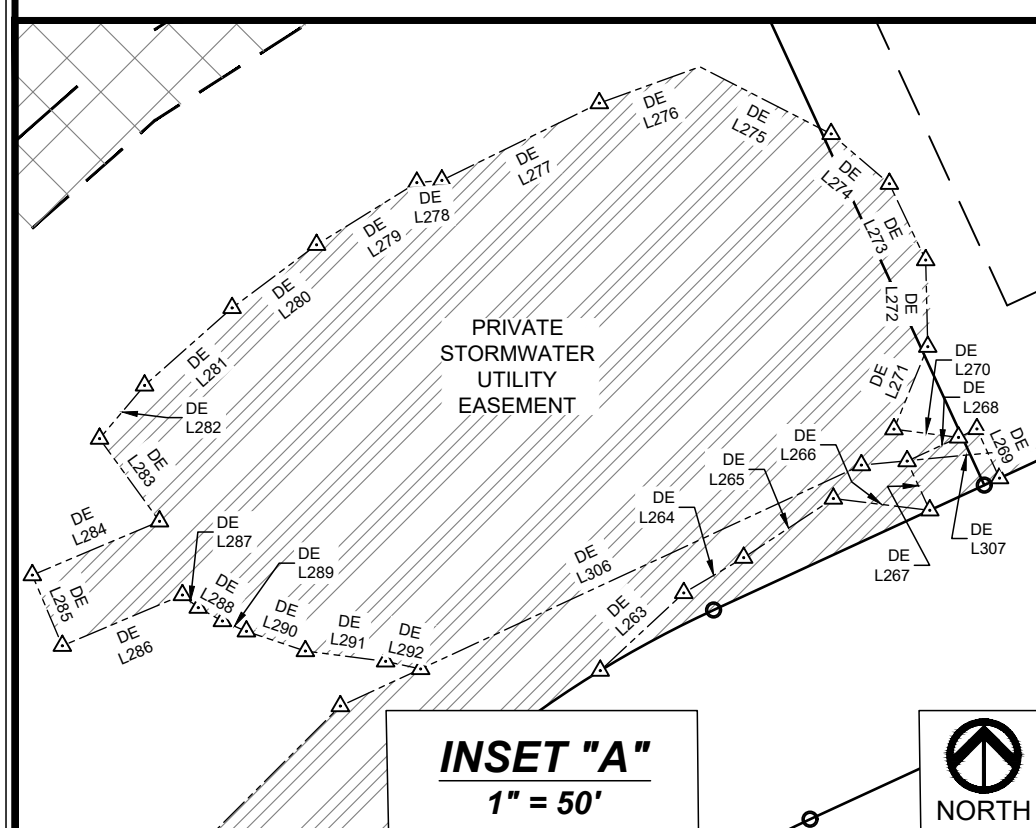
INSET "B"
1" = 60'



INSET "F"
1" = 10'



INSET "E"
1" = 30'



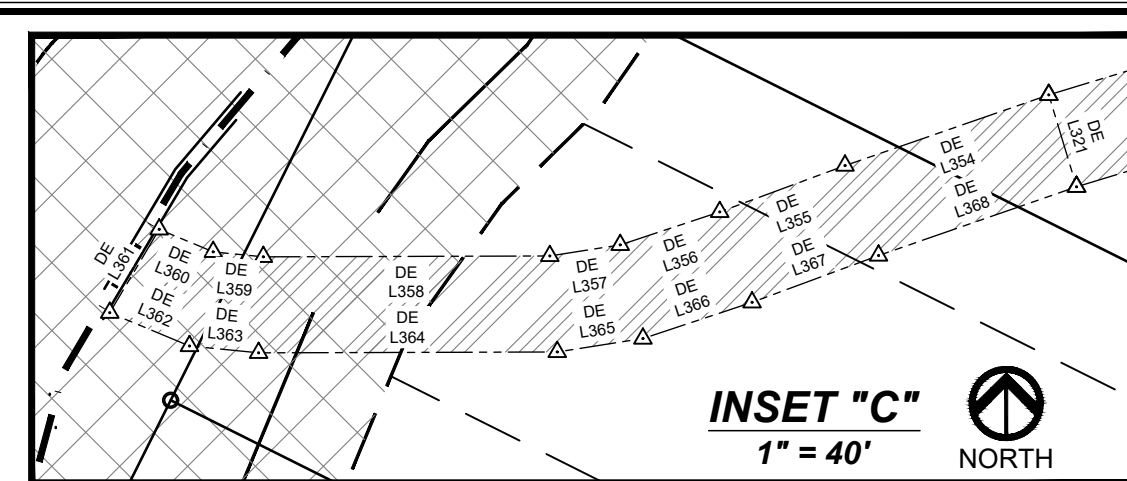
INSET "A"
1" = 50'

SYMBOL LEGEND

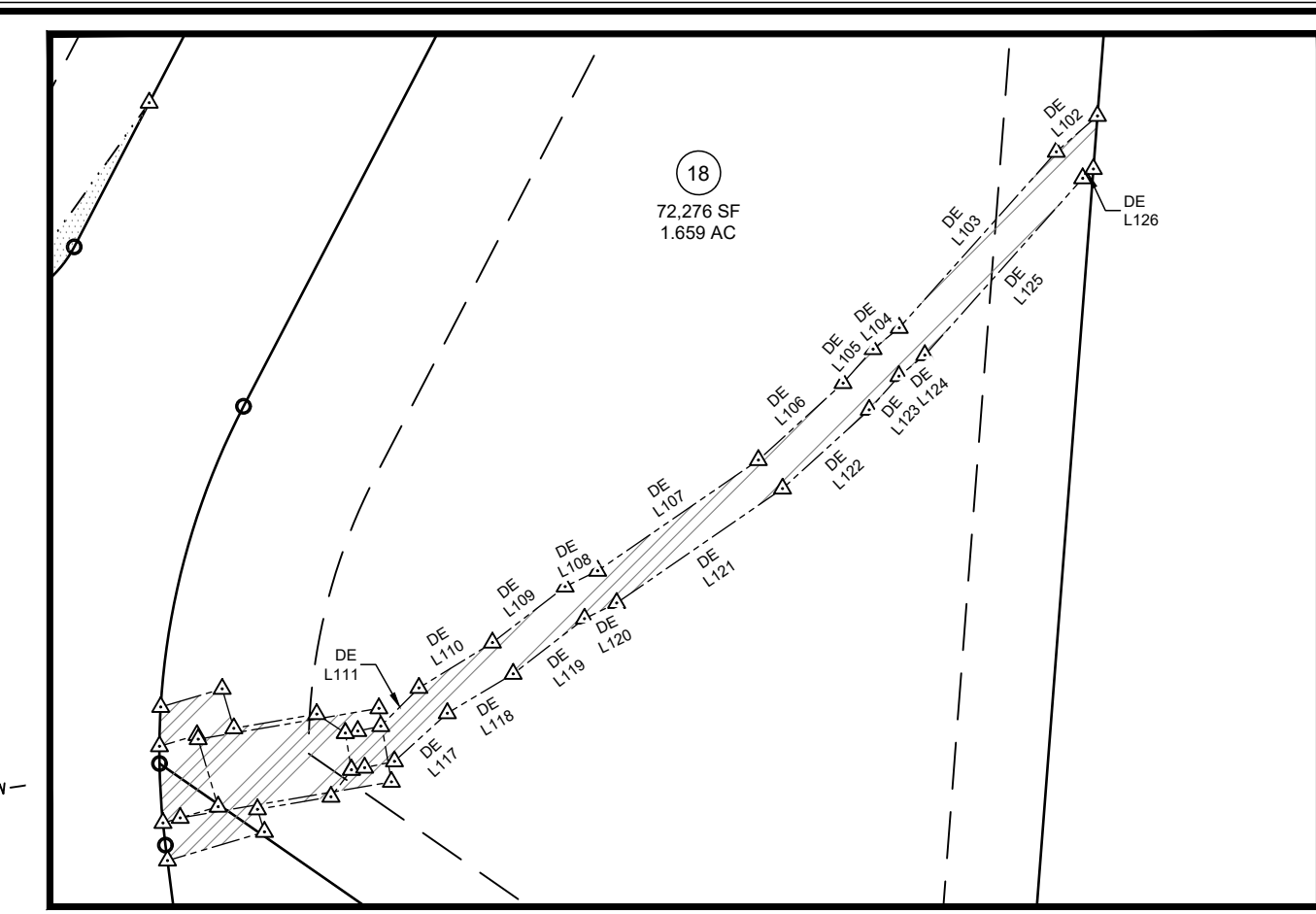
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- △ COMPUTED POINT
- DATUM CONTROL POINT

AREA TABLE

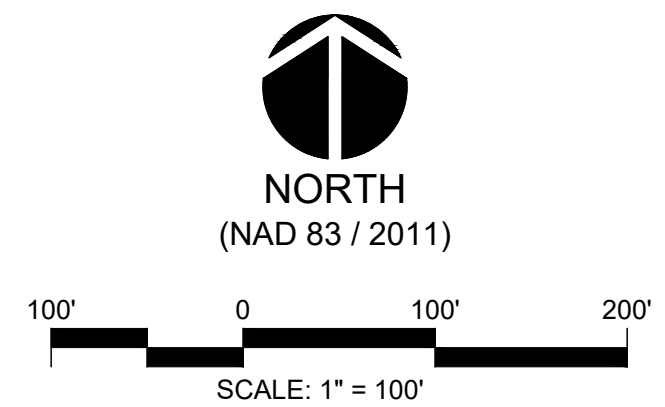
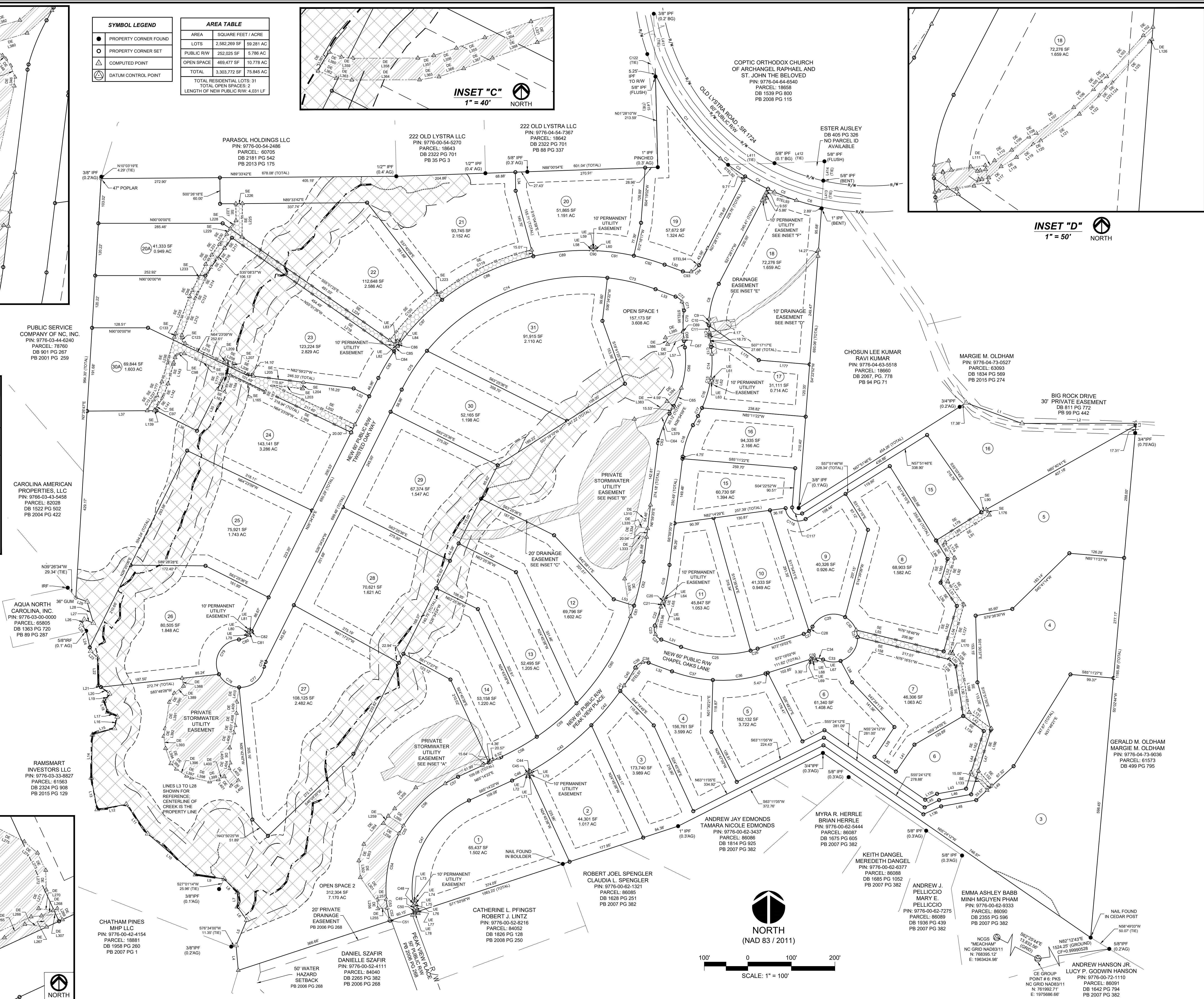
AREA	SQUARE FEET / ACRE
LOTS	2,592,269 SF / 59.281 AC
PUBLIC ROW	252,025 SF / 5.786 AC
OPEN SPACE	469,477 SF / 10.778 AC
TOTAL	3,303,772 SF / 75.845 AC
TOTAL RESIDENTIAL LOTS: 31	
TOTAL OPEN SPACES: 2	
LENGTH OF NEW PUBLIC ROW: 4,031 LF	



INSET "C"
1" = 40'



INSET "D"
1" = 50'



REVISIONS

NO.	DATE

CE GROUP

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RALEIGH, NC 27603
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FAX: 919-322-0032

www.cegroupinc.com
License # C-1739

MAJOR SUBDIVISION PLAT
CHAPEL OAKS
PROPERTY OF
CHAPEL OAKS DEVELOPERS, LLC
WILLIAMS TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date: AUGUST 6th, 2024
Scale: 1" = 100'
Drawn: HKS
Checked: DSC
Project No. 215-018
Computer Dwg. Name VSI_215-018_Chapel Oaks_Sub.dwg
Sheet No: 2 Of 2