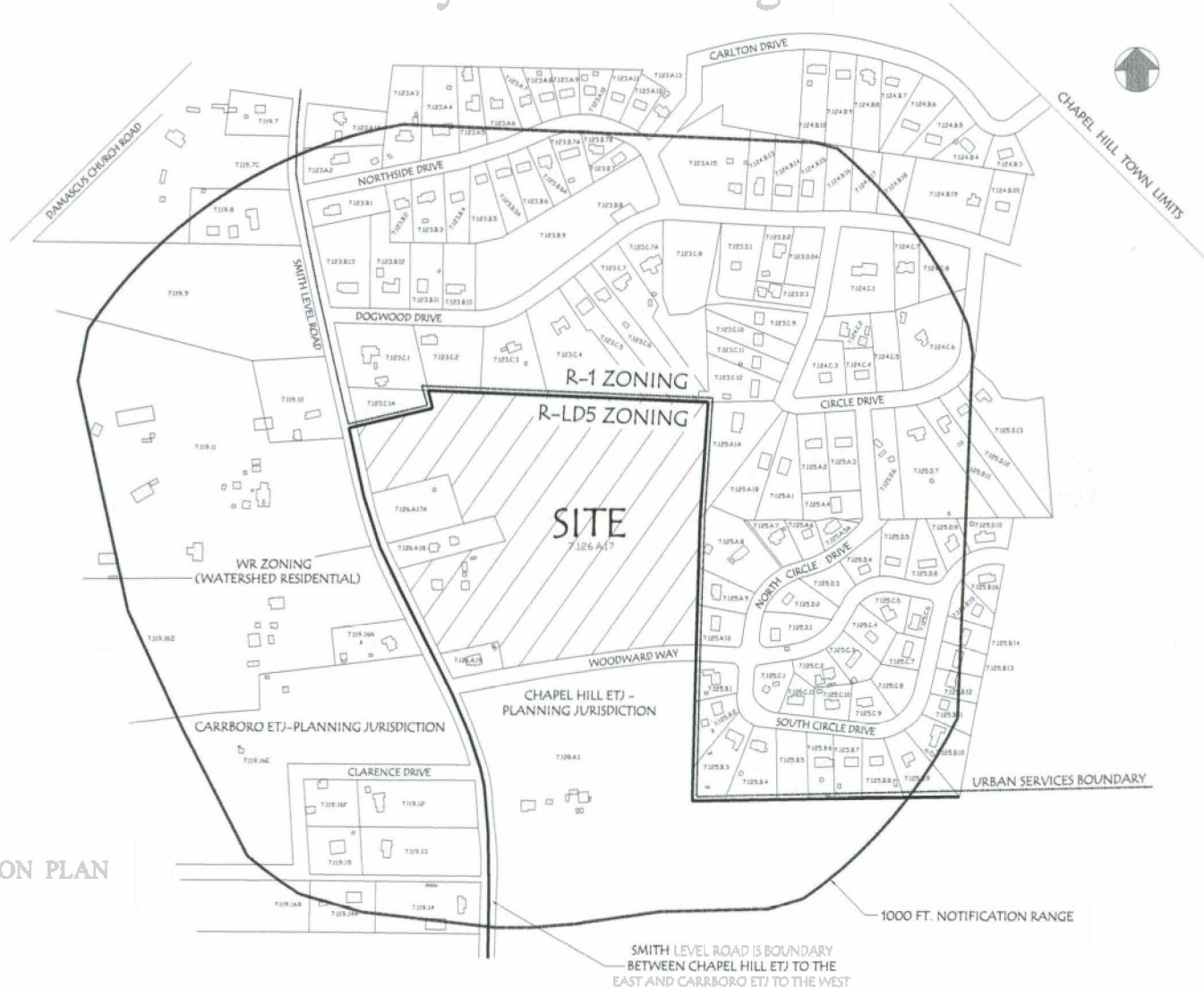


ESTATES AT OXFORD subdivision

TOWN OF CHAPEL HILL, NORTH CAROLINA
Preliminary Plat Drawings



- C1 COVER SHEET
- C2 SITE ANALYSIS
- C3 PRELIMINARY PLAT
- C4 LANDSCAPE PROTECTION PLAN

MITCHELL WESTENDORF, PA
 ENGINEERING & SURVEYING
 1709 LEXINGTON BOULEVARD, SUITE 201 • CHAPEL HILL, NC 27517
 (919) 928-4587 • www.mitchellwestendorf.com



REVISIONS	
1.	8/26/07



Developer: 105 Unwin Place, Chapel Hill, NC 27516

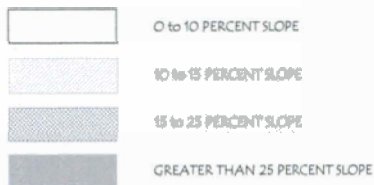
ESTATES AT OXFORD
 CHAPEL HILL, NORTH CAROLINA
COVER SHEET

March 26, 2007
 SCALE: 1"=200'

C1



SLOPE ANALYSIS

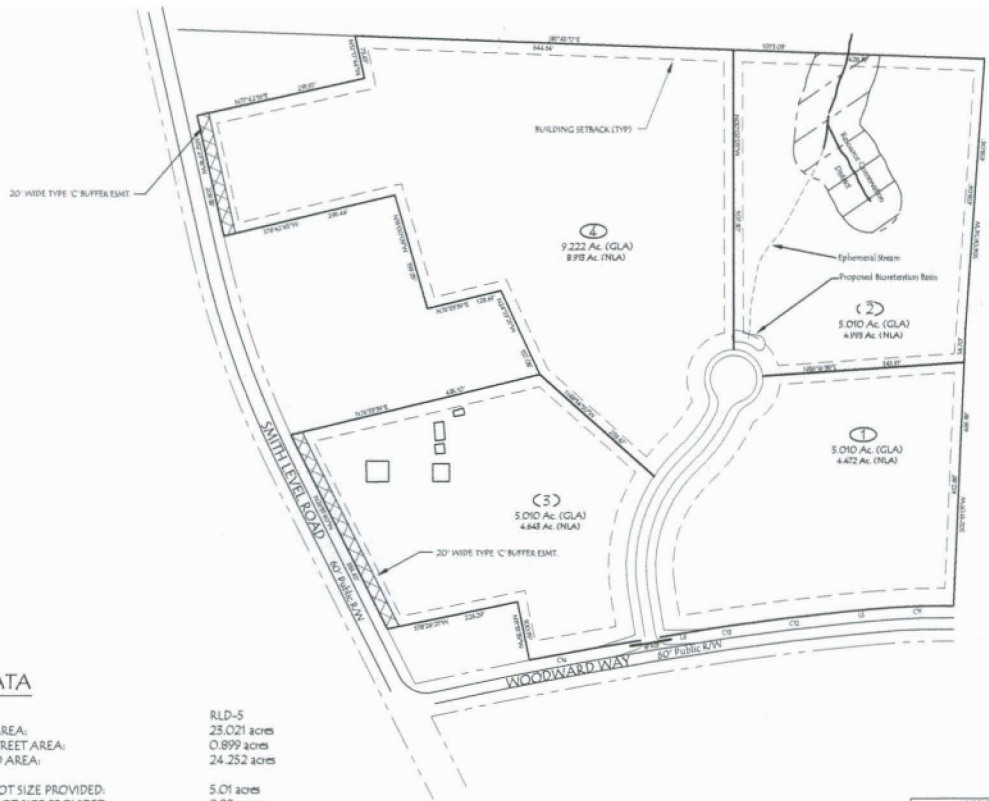


LINE TABLE						
LINE	BEARING	DISTANCE				
1	N 89° 50' 00" W	88.00				
2	S 89° 50' 00" E	390.00				

CURVE DATA						
CURVE	DELTA	BEGIN	END	TANGENT	BEARING	CHORD
C1	172.20°	198.00	52.00	75.00	S 74° 20' 00" W	143.00
C2	214.20°	428.00	204.00	102.00	S 67° 30' 00" W	204.00
C3	172.20°	244.00	44.00	22.00	S 74° 20' 00" W	44.00
C4	172.20°	244.00	74.00	37.00	S 74° 20' 00" W	74.00



WOODACRES
PB 4-113



DOGWOOD ACRES EXTENSION
PB 5-53

SITE DATA

ZONING: RLD-5
NET LAND AREA: 23.021 acres
CREDITED STREET AREA: 0.899 acres
GROSS LAND AREA: 24.252 acres

MINIMUM LOT SIZE PROVIDED: 5.01 acres
MAXIMUM LOT SIZE PROVIDED: 9.22 acres
MINIMUM REQUIRED LOT FRONTAGE: 200 feet
MINIMUM REQUIRED LOT WIDTH: 250 feet
BUILDING SETBACK: 30 feet
STREET: 16 feet
INTERIOR: 16 feet
SOLAR: 20 feet

REQUIRED/PROVIDED STREET SETBACK: 30 feet
REQUIRED/PROVIDED SIDE/REAR SETBACK: 16 feet

Water: Individual Wells
Sewer: Individual Septic Systems

LINE TABLE				
LINE	BEARING	DISTANCE		
11	N86°26'W	78.00		
12	N86°26'W	88.39		

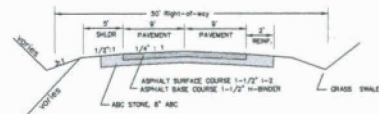
CURVE DATA					
CURVE	BEI/A	RADIUS	ARC	BEARING	CHORD
11	272°20'	138.00	163.81	71.17	141.88
12	242°24'	428.81	206.28	102.08	187.61
13	122°55'	104.42	44.92	22.89	58.14
14	252°30'	104.42	44.92	27.04	57.88

LINE TABLE		
LINE	BEARING	DISTANCE
11	S75°10'W	20.80
12	S88°14'W	75.74
13	S88°14'W	75.74

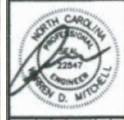
CURVE TABLE					
CURVE	BEI/A	RADIUS	ARC	TANGENT	CHORD
11	147°33'W	225.20	219.23	579.40	218.29
12	178°50'W	225.20	15.49	25.90	161.88
13	102°52'W	128.35	18.69	88.78	107.49
14	178°50'W	128.35	15.74	13.18	101.55
15	102°52'W	128.35	18.69	88.78	107.49
16	178°50'W	128.35	15.74	13.18	101.55
17	102°52'W	128.35	18.69	88.78	107.49
18	178°50'W	128.35	15.74	13.18	101.55
19	102°52'W	128.35	18.69	88.78	107.49
20	178°50'W	128.35	15.74	13.18	101.55

NOTES

- By Orange County Ordinance, clean wood waste, scrap metal, and corrugated cardboard, all present in construction waste, must be recycled.
- By Orange County Ordinance, all haulers of construction waste must be properly licensed.
- Prior to any demolition or construction activity on this site, the applicant will hold a pre-demolition/pre-construction conference with the County's Solid Waste staff. This may be the same meeting held with other development officials.



PROPOSED STREET SECTION



ELEVATIONS

1	876.00'
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Developer: Scout DEVELOPMENT

105 Umwin Place, Chapel Hill, NC 27516

ESTATES AT OXFORD
CHAPEL HILL, NORTH CAROLINA
PRELIMINARY PLAT

MARCH 26, 2007

SCALE: 1"=100'

C3

