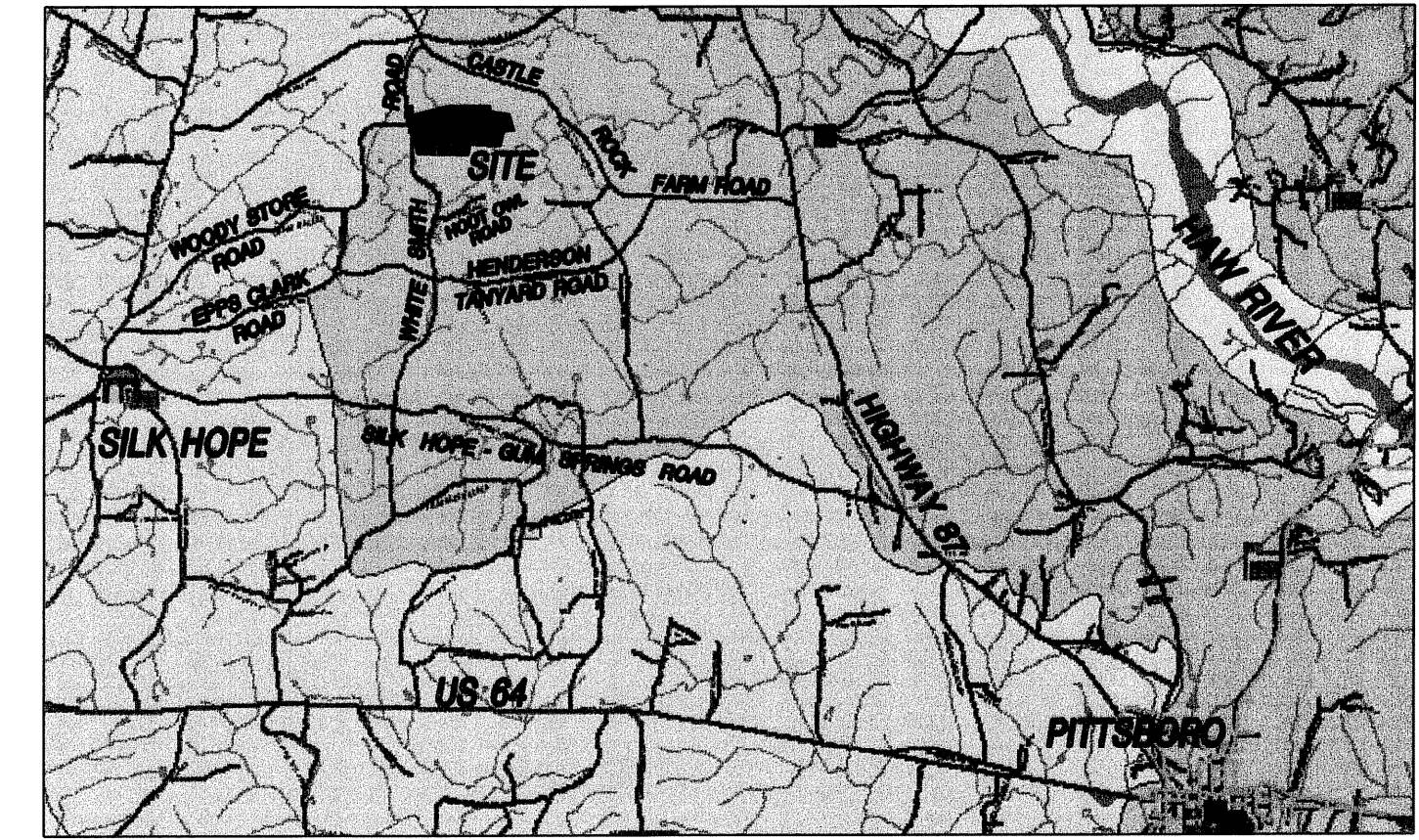


PK CHATHAM, LLC

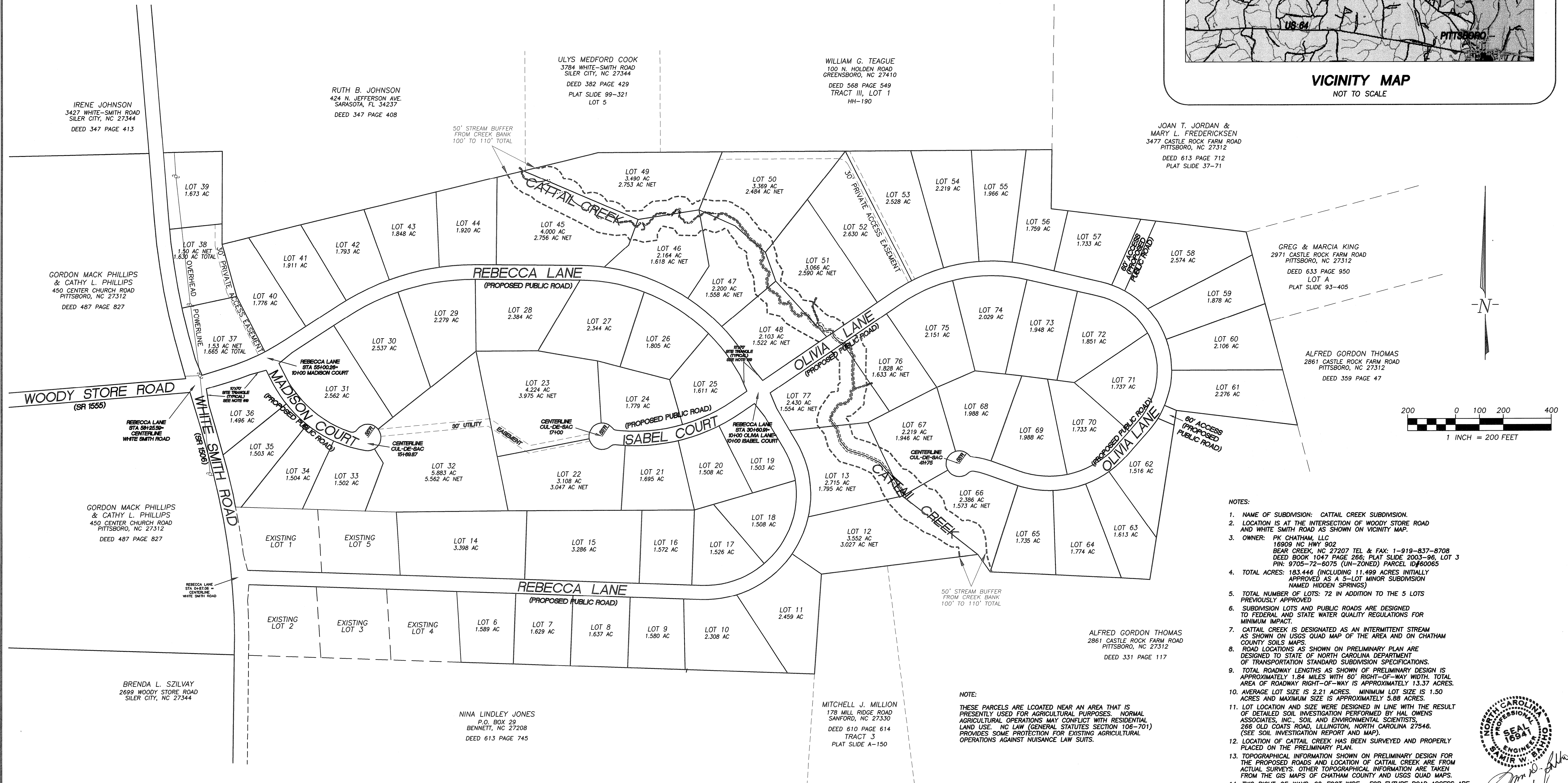
CATTAIL CREEK SUBDIVISION

PRELIMINARY PLAT SUBMITTAL

CATTAIL CREEK SUBDIVISION
CHATHAM COUNTY, NORTH CAROLINA



VICINITY MAP
NOT TO SCALE



NOTES:

- NAME OF SUBDIVISION: CATTAIL CREEK SUBDIVISION.
- LOCATION IS AT THE INTERSECTION OF WOODY STORE ROAD AND WHITE SMITH ROAD AS SHOWN ON VICINITY MAP.
- OWNER: PK CHATHAM, LLC
16908 NC HWY 902
BEAR CREEK, NC 27207 TEL & FAX: 1-919-837-8708
DEED BOOK 1047 PAGE 266; PLAT SLIDE 2003-96, LOT 3
PIN: 0705-72-6075 (UN-ZONED) PARCEL ID#60065
- TOTAL ACRES: 183.446 (INCLUDING 11.499 ACRES INITIALLY APPROVED AS A 5-LOT MINOR SUBDIVISION NAMED HIDDEN SPRINGS)
- TOTAL NUMBER OF LOTS: 72 IN ADDITION TO THE 5 LOTS PREVIOUSLY APPROVED
- SUBDIVISION LOTS AND PUBLIC ROADS ARE DESIGNED TO FEDERAL AND STATE WATER QUALITY REGULATIONS FOR MINIMUM IMPACT.
- CATTAIL CREEK IS DESIGNATED AS AN INTERMITTENT STREAM AS SHOWN ON USGS QUAD MAP OF THE AREA AND ON CHATHAM COUNTY SOILS MAPS.
- ROAD LOCATIONS AS SHOWN ON PRELIMINARY PLAN ARE DESIGNED TO STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SUBDIVISION SPECIFICATIONS.
- TOTAL ROADWAY LENGTHS AS SHOWN OF PRELIMINARY DESIGN IS APPROXIMATELY 1.84 MILES WITH 60' RIGHT-OF-WAY WIDTH. TOTAL AREA OF ROADWAY RIGHT-OF-WAY IS APPROXIMATELY 13.37 ACRES.
- AVERAGE LOT SIZE IS 2.21 ACRES. MINIMUM LOT SIZE IS 1.50 ACRES AND MAXIMUM SIZE IS APPROXIMATELY 5.88 ACRES.
- LOT LOCATION AND SIZE WERE DESIGNED IN LINE WITH THE RESULT OF DETAILED SOIL INVESTIGATION PERFORMED BY HAL OWENS ASSOCIATES, INC., SOIL AND ENVIRONMENTAL SCIENTISTS, 268 OLD COATS ROAD, ULLININGTON, NORTH CAROLINA 27546. (SEE SOIL INVESTIGATION REPORT AND MAP).
- LOCATION OF CATTAIL CREEK HAS BEEN SURVEYED AND PROPERLY PLACED ON THE PRELIMINARY PLAN.
- TOPOGRAPHICAL INFORMATION SHOWN ON PRELIMINARY DESIGN FOR THE PROPOSED ROADS AND LOCATION OF CATTAIL CREEK ARE FROM ACTUAL SURVEYS. OTHER TOPOGRAPHICAL INFORMATION ARE TAKEN FROM THE GIS MAPS OF CHATHAM COUNTY AND USGS QUAD MAPS.
- TWO RIGHT-OF-WAYS, 60-FOOT WIDE, FOR FUTURE ROAD ACCESS ARE LOCATED TO PROVIDE ACCESS TO ADJACENT PROPERTIES AND A SHORTER CONNECTION TO EXISTING ROADS AS PER COUNTY RECOMMENDATIONS.
- WATERSHED OVERLAY DISTRICT: WS IV PA
- THIS TRACT IS MAPPED BY FEDERAL INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 370299-0025-B AS PUBLISHED JULY 16, 1991.
- PUBLIC WATER IS NOT CURRENTLY AVAILABLE IN THE AREA.
- CUL-DE-SAC RADIUS IS 55 FEET AS PER CHATHAM COUNTY SPECIFICATION.
- A 10'x70' SITE TRIANGLE IS WITHIN THE PUBLIC RIGHT OF WAY AT STOP CONDITIONS AND IS NOT INCLUDED IN THE LOT ACREAGE.

5/22/05

SAMIR W. BAHHO, PE
STRUCTURAL and CIVIL ENGINEERING
4612 KAPLAN DRIVE
RALEIGH, NORTH CAROLINA 27606
(919) 851-1642
(919) 854-1960

CATTAIL CREEK SUBDIVISION
CONSTRUCTION PLANS FOR:
PK CHATHAM, LLC.

SUBDIVISION LAYOUT

PROJECT:

REV.

DATE

DESCRIPTION

NO.

DATE

DESCRIPTION

NO.

DATE

DESCRIPTION

NO.

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