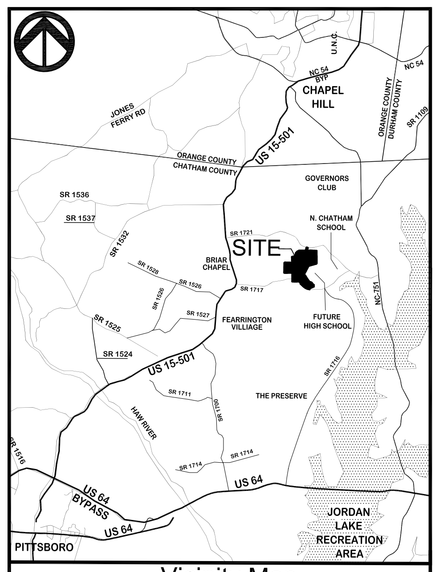


Vicinity Map
Not to Scale

NOTES:

1. TOPOGRAPHY TAKEN FROM AERIAL MAPPING.
2. BOUNDARY INFORMATION PROVIDED BY SMITH AND SMITH SURVEYORS.
3. PORTIONS OF THE SITE ARE WITHIN THE 100 YEAR FLOODPLAIN PER FEMA PANEL 3710978400J DATED JULY 13, 2005
4. WATER TO BE PROVIDED BY CHATHAM COUNTY.
5. SEWER TO BE PROVIDED BY ON-SITE HEATER UTILITIES, INC. WWTP.
6. ALL ROADS TO BE PRIVATE AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.
7. THESE PARCELS ARE LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NC LAW (GENERAL STATUTES SECTION 106 - 701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL USES.

CURRENT OWNER:

Over Jordan, LLC
201 Shannon Oaks Circle, Suite 201
Cary, NC 27511
Phone: 919-465-3312

Pin No. - 9785-44-8465
Deed Book - 1235 Page 0775 Year 2006
Parcel No. 20092

Pin No. - 9785-42-2213
Deed Book - 1235 Page 0770 Year 2006
Parcel No. 18931

Pin No. - 9785-41-7417
Deed Book - 1235 Page 0773 Year 2006
Parcel No. 81248

DEVELOPER:

Over Jordan, LLC
201 Shannon Oaks Circle, Suite 201
Cary, NC 27511
Phone: 919-465-3312

ENGINEER & PLANNER:

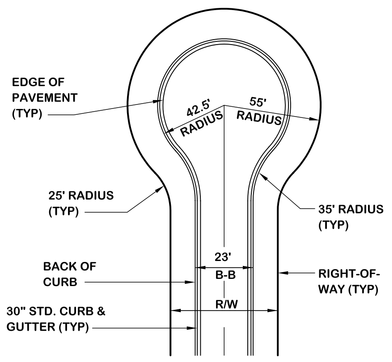
CE Group, Inc.
11000 Regency Parkway, Suite 410
Cary, NC 27511
Phone: 919-367-8790

SURVEYOR:

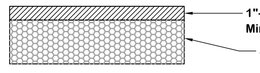
Smith and Smith Surveyors
P.O. Box 277
Pittsboro, N.C. 27312
Phone: 919-542-4321

SITE DATA:		
	PHASE I ACREAGE	± 154.64 Ac.
	ZONING	RA-40 - CUP/PUD
	TOTAL HOMESITES	94
	LENGTH OF ROAD	± 19,380 L.F.
	ACREAGE IN R.O.W.	± 16.62 Ac.
WESTFALL 35 LOTS (1A) *	MINIMUM LOT SIZE	30,284 s.f. (0.70 Ac.)
	MAXIMUM LOT SIZE	71,698 s.f.(1.65 Ac.)
	AVERAGE LOT SIZE	44,083 s.f.(1.01 Ac.)
	SETBACKS	FRONT 30' - REAR 30' - SIDE 10'
WESTFALL CROSSING 24 LOTS (1B)	MINIMUM LOT SIZE	14,133 s.f. (0.32 Ac.)
	MAXIMUM LOT SIZE	35,159 s.f.(0.81 Ac.)
	AVERAGE LOT SIZE	24,771 s.f.(0.57 Ac.)
	SETBACKS	FRONT 20' - REAR 20' - SIDE 10'
WESTFALL VILLAGE 35 LOTS (1C)	MINIMUM LOT SIZE	13,050 s.f. (0.30 Ac.)
	MAXIMUM LOT SIZE	22,288 s.f.(0.51 Ac.)
	AVERAGE LOT SIZE	17,147 s.f.(0.39 Ac.)
	SETBACKS	FRONT 20' - REAR 5' - SIDE 5'

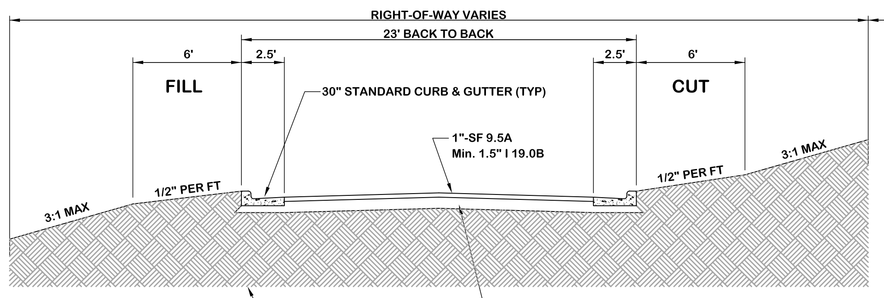
* THE REAR YARD SETBACK MAY VARY DEPENDING UPON HOMESITE LOCATION AS FOLLOWS:
ADJACENT TO BUFFER ZONE / CONSERVATION EASEMENT : 20 FEET
SETBACKS GREATER THAN THESE MINIMUMS MAY BE ESTABLISHED FOR PARTICULAR LOTS BY THE RECORDED DECLARATION OF COVENANTS, BY ARCHITECTURAL AND SITE DESIGN GUIDELINES OR THE ARCHITECHTURAL REVIEW BOARD.



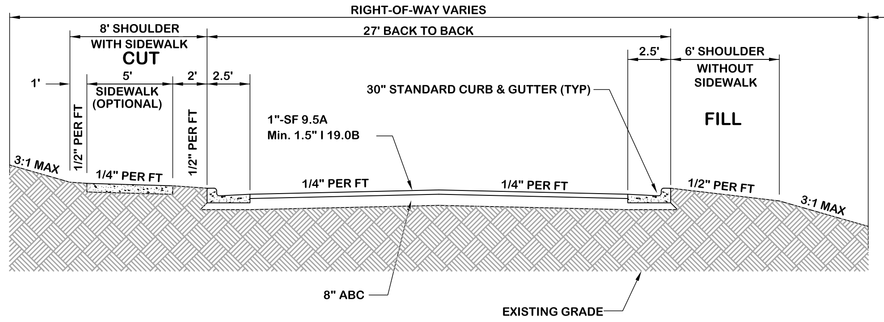
TYPICAL CUL-DE-SAC
(NCDOT STANDARD)
(Private)
NOT TO SCALE



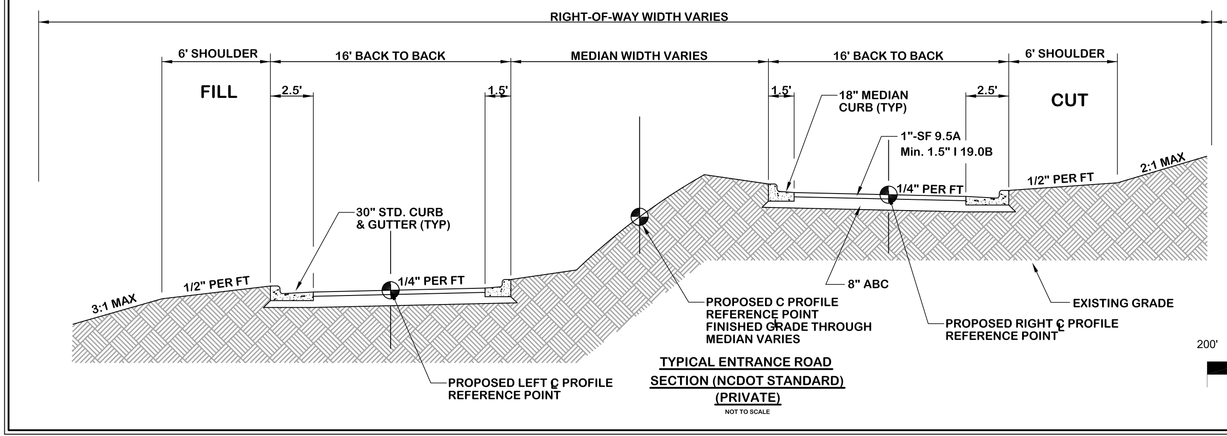
TYPICAL PAVEMENT SECTION (NCDOT STANDARD)
(Private)
NOT TO SCALE



TYPICAL 23' BACK TO BACK ROAD
SECTION (NCDOT STANDARD)
(Private)
NOT TO SCALE



TYPICAL 27' BACK TO BACK ROAD
SECTION (NCDOT STANDARD)
(Private)
NOT TO SCALE



TYPICAL ENTRANCE ROAD
SECTION (NCDOT STANDARD)
(PRIVATE)
NOT TO SCALE

NORTH
200' 100' 0 200' 400'
SCALE: 1" = 200'

PRELIMINARY
FOR REVIEW ONLY
NOT RELEASED
FOR CONSTRUCTION

NO.	REVISIONS	DATE

CE Group, inc.
LAND PLANNING
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
11000 Regency Parkway, Suite 410, Cary, N.C. 27511
(919) 367-8790 FAX (919) 367-8791

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 022241 MICHAEL V. ZAFFARONI

Westfall
(FKA "Booth Mountain")
Preliminary Plat Submittal
Phase 1A, 1B and 1C
Major Subdivision
Chatham County, North Carolina

Date: October 13, 2006
Scale: 1" = 200'
Drawn: TFW
Checked: MVZ
Project No. 275-05
Computer Dwg. Name 275-05 preliminary plat.dwg

Sheet No: 1 Of 1