

2006-1

PROJECT NO. BASE

DATE: 11.07.06

SCALE: 1" = 100'

SHEETS: 1 OF 1

DESIGNED BY: SWB

CHECKED BY: SWB

APPROVED BY: SWB

DATE: 11.07.06

SCALE: 1" = 100'

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT: THE WOODS AT WILKINSON CREEK SUBDIVISION PRELIMINARY DESIGN PLAN

CLIENT: WILKINSON CREEK, LLC

DESIGNED BY: SAMIR W. BAHHO, PE

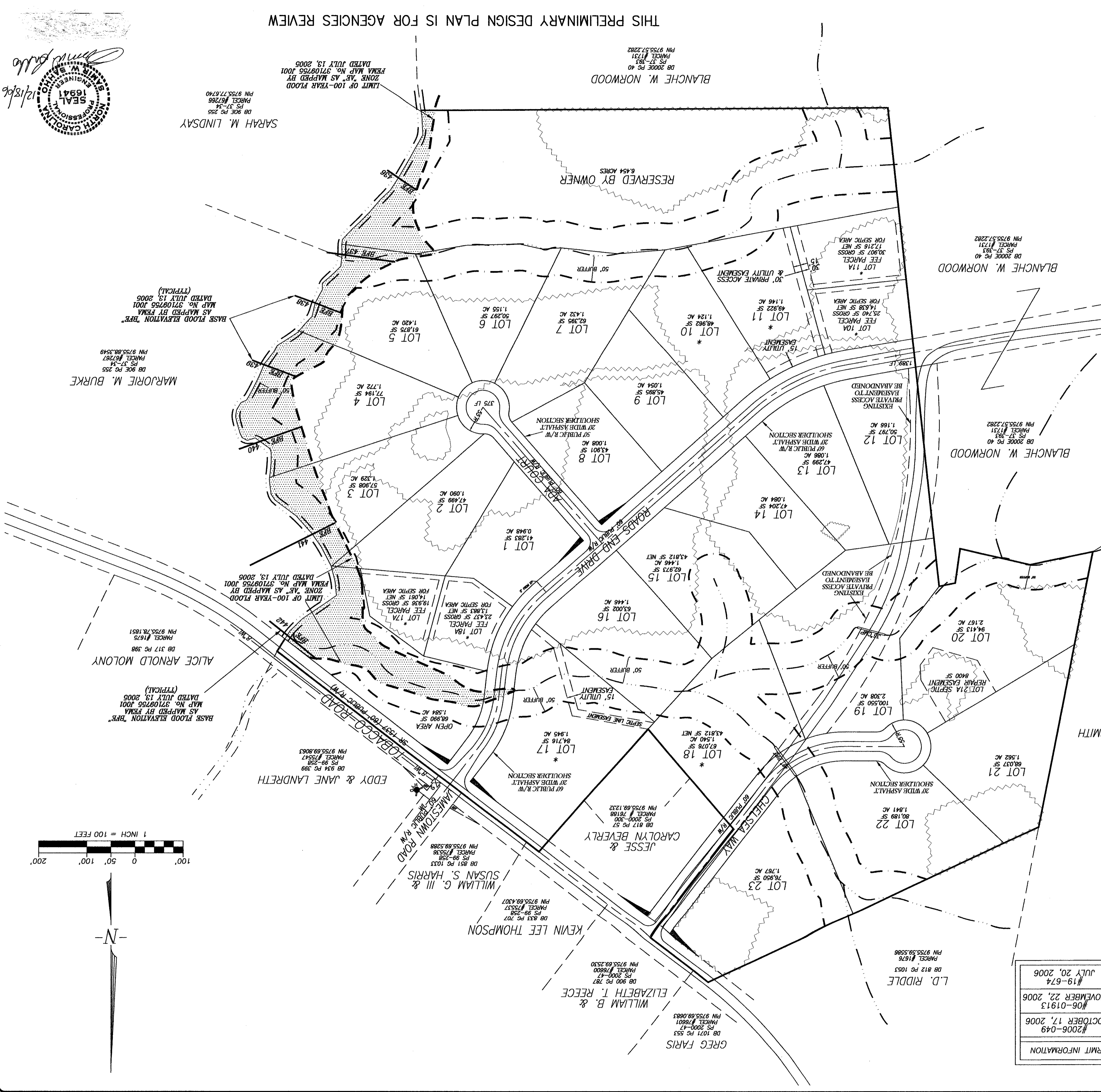
CHECKED BY: SAMIR W. BAHHO, PE

APPROVED BY: SAMIR W. BAHHO, PE

DATE: 11.07.06

STRUCTURAL and CIVIL ENGINEERING

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THIS PRELIMINARY DESIGN PLAN IS FOR AGENCIES REVIEW

THE WOODS AT WILKINSON CREEK SUBDIVISION - SKETCH DESIGN

1. NAME OF SUBDIVISION: THE WOODS AT WILKINSON CREEK

2. LOCATION OF SUBDIVISION IS ON TOBACCO ROAD SR 1537. SEE VICINITY MAP

3. OWNER: WILKINSON CREEK, LLC

4. TOTAL ACRES: 47.06 ACRES

5. PROPERTY IS ZONED R40 WITH MINIMUM LOT SIZE OF 40,000 SQUARE FEET. HOWEVER, THE AVERAGE AREA OF 1.5 ACRES ARE PLANNED FOR THE SUBDIVISION.

6. TOTAL NUMBER OF LOTS IS: 23

7. PROPERTY IS LOCATED IN HAW RIVER BASIN, BRANCH OF CAPE FEAR BASIN.

8. INTERMITTENT AND OR BLUE LINE STREAMS HAVE BEEN IDENTIFIED FROM COUNTY GIS, USGS OR COUNTY SOIL MAPS. ANY STREAM IDENTIFIED AS INTERMITTENT OR BLUE LINE STREAM ON ANY OF THE ABOVE SAID MAPS SHALL HAVE 50' BUFFER EASEMENT ON BOTH SIDE OF STREAM MEASURED FROM NORMAL WATER POOL OR STREAM BANK OUTWARD.

9. WILKINSON CREEK CONSTITUTES THE EASTERN PROPERTY LINE. THE CREEK IS DESIGNATED AS BLUE LINE ON USGS AND SOIL MAPS. A 50' CHATHAM COUNTY CREEK BUFFER IS SHOWN ON BOTH SIDES OF PROPOSED ROADS SHALL BE DESIGNED TO NORTH CAROLINA TRANSPORTATION DEPARTMENT SUBDIVISION STANDARDS, MINIMUM CONSTRUCTION STANDARDS, LATEST EDITION, AND SHALL BE PUBLIC.

10. RIGHT OF WAY WIDTH FOR RESIDENTIAL COLLECTOR ROADS SHALL BE 60' WIDE WITH 20' RIBBON PAVEMENT, 2' PAVED SHOULDERS ON BOTH SIDES OF ROAD AND DITCHES. SEE TYPICAL SECTION FOR RESIDENTIAL COLLECTOR.

11. RIGHT OF WAY WIDTH FOR LOCAL RESIDENTIAL SUBDIVISION ROADS SHALL BE 50' WIDE WITH 20' RIBBON PAVEMENT, GRASS SHOULDERS AND DITCHES. SEE TYPICAL SECTIONS FOR RESIDENTIAL AND MINOR RESIDENTIAL ROADS.

12. TOTAL LENGTH OF LOCAL RESIDENTIAL SUBDIVISION ROADS IS: 1381 FEET

13. NCOT PRIMARY STANDARDS SHALL BE FOLLOWED IN DESIGN OF ROAD PIER CROSSING AND SIDE DITCHES.

14. NCOT EIGHT DISTANCE REQUIREMENTS SHALL BE FOLLOWED IN DESIGN OF ROADS.

15. BEFORE ANY CONSTRUCTION ACTIVITIES COMMENCE, DESIGN FOR EROSION AND SEDIMENTATION CONTROL SHALL BE PREPARED AND APPLICATION IS FILED WITH CHATHAM COUNTY AND THE PERMIT FOR GRADING OBTAINED. PERMIT HAS BEEN OBTAINED. SEE PERMIT INFORMATION CHART.

16. ROAD DESIGNATED FOR STATE MAINTENANCE SHALL BE DESIGNED TO NCOT STANDARDS, REVIEWED AND APPROVED BY NCOT BEFORE ANY ROAD CONSTRUCTION COMMENCES. NCOT PERMIT HAS BEEN OBTAINED. SEE PERMIT INFORMATION CHART.

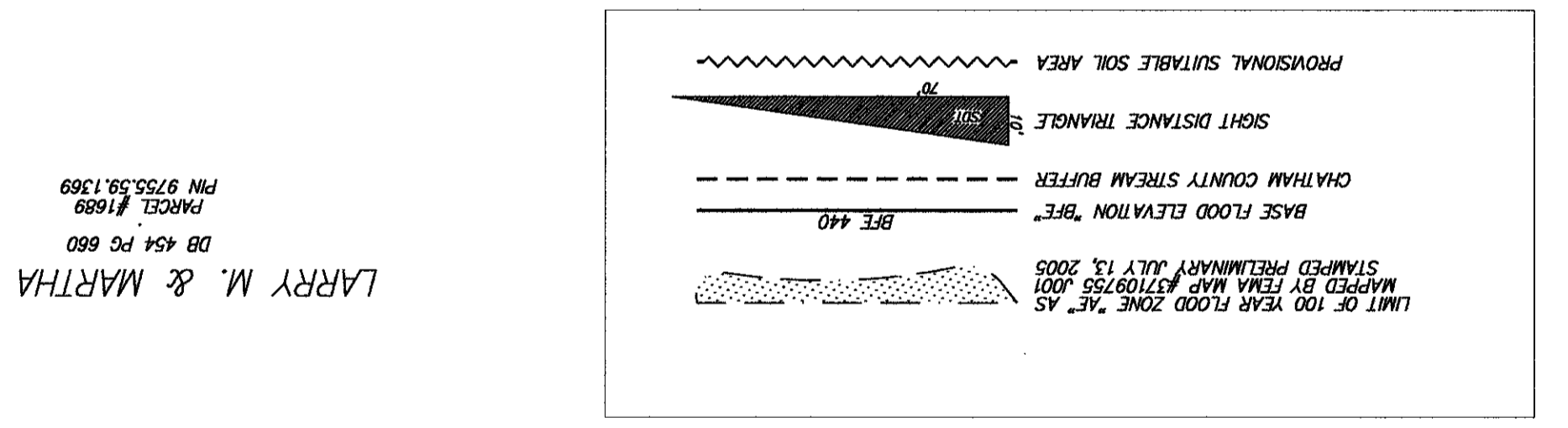
17. PRELIMINARY INVESTIGATION SHOWS MINIMUM WETLAND IMPACT. DURING DESIGN OF ROAD ALL WETLAND AREA SHALL BE DELINEATED BY WETLAND PROFESSIONAL. APPLICATION TO ARMY CORPS AND STATE DIVISION OF WATER QUALITY FILED AND PROPER PERMITS ACQUIRED BEFORE ANY WORK ON ROAD CONSTRUCTION COMMENCES.

18. TOPOGRAPHICAL INFORMATION IS BASED ON LIDAR AS MADE AVAILABLE BY THE CHATHAM COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS). ACTUAL SURVEY HAS BEEN PERFORMED FOR STREAM CROSSINGS AND ALL INTERMITTENT AND BLUE LINE STREAMS. PROPERTY IS LOCATED IN WATERSHED OVERLAY DISTRICT: WS 1 PROJECTIVE AREA.

19. THERE IS COUNTY WATER SUPPLY AVAILABLE AT THE INTERSECTION OF TOBACCO ROAD AND JAMESTOWN ROAD. CHATHAM COUNTY & STATE APPROVAL TO CONNECT SUBDIVISION TO COUNTY WATER REQUEST HAS BEEN GRANTED. LOTS IN SUBDIVISION WILL BE SERVED WITH PRIVATE SEPTIC TANK & SEPTIC FLOW LINES.

20. SUBMITTED WITH SUBDIVISION PLAN A PRELIMINARY SOIL REPORT AND SOIL MAP SHOWING AREA OF SUITABLE PERK SOILS AND AREAS OF PROVISIONAL SUITABLE SOILS. LOTS WERE SIZED TO HAVE ENOUGH PERK AREA OR HAVE PERK AREA EASEMENT DESIGNATED. MORE DETAILED SOIL INVESTIGATION WILL BE CONDUCTED AND SUBMITTED WITH PRELIMINARY SUBDIVISION DESIGN. PERK AREAS WILL BE COORDINATED WITH CHATHAM COUNTY HEALTH DEPARTMENT TO INSURE EARTH BUILDABLE LOT COMPLIES WITH CHATHAM COUNTY HEALTH DEPARTMENT PERK REQUIREMENT.

21. LOTS OF 1.148 CONTAIN DEPTHS OF 5 FEET OR GREATER SEPTIC AREAS THAT ARE CONNECTED WITH UTILITY EASEMENTS. NET ACREAGE COMBINED EXCEEDS THE 40,000 NET SQUARE FEET REQUIREMENT.



WILKINSON CREEK PROJECT PERMIT INFORMATION

SEDIMENT & EROSION CONTROL	#2006-049	OCTOBER 17, 2006
LAND DISTURBING PERMIT	#06-01913	OCTOBER 22, 2006
DEMN PUBLIC WATER SYSTEM	#19-674	JULY 20, 2006
ROAD PERMIT		

