

2006-1

PROJECT NO. COVER

CAD FILE 1 OF 1 SHEETS

DATE	DESCRIPTION	BY
11/07/06	DESIGN	SMB
	CHECKED	SMB
	APPROVED	SMB
	REVISIONS	

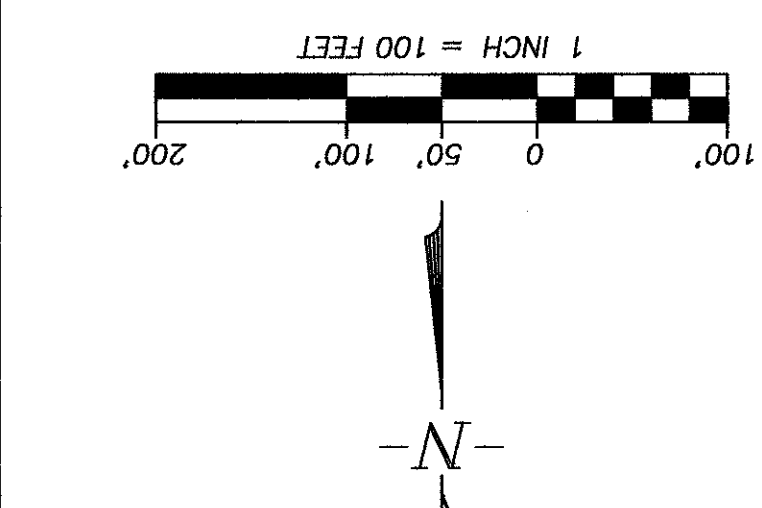
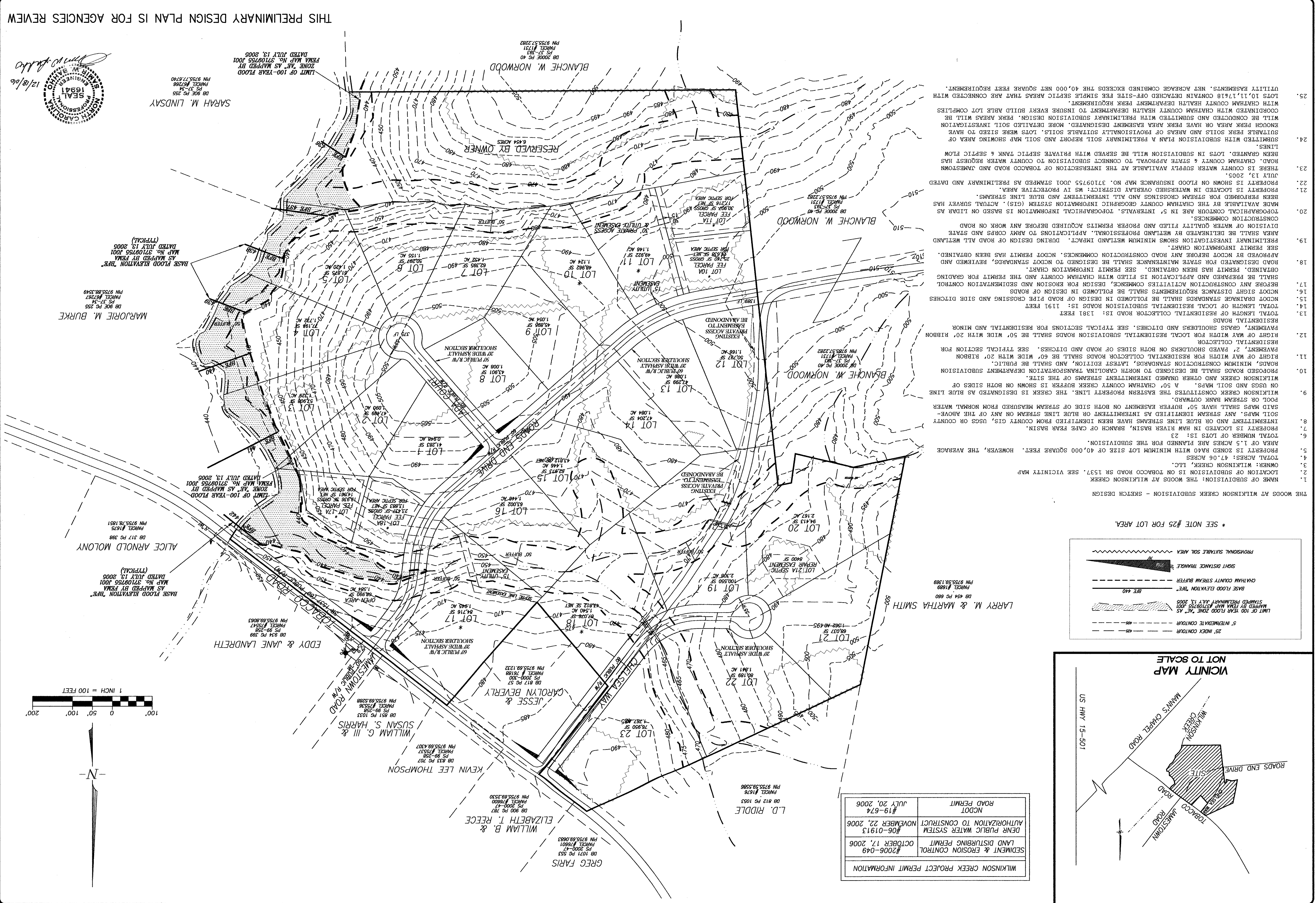
SCALE: 1" = 100'

REVISIONS

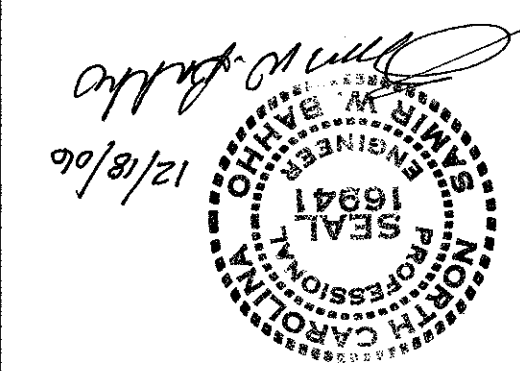
THE WOODS AT WILKINSON CREEK
SUBDIVISION PRELIMINARY DESIGN PLAN
WILKINSON CREEK, LLC
CHAPEL CREEK

PRODUCT: BALDWIN TOWNSHIP
SUBDIVISION PRELIMINARY DESIGN PLAN
NORTH CAROLINA

SAMIR W. BAHHO, PE
STRUCTURAL and CIVIL ENGINEERING
4612 KILPATRICK DRIVE
RALEIGH, NORTH CAROLINA 27606
(919) 851-1443 (h) 881-0689 (m)
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THIS PRELIMINARY DESIGN PLAN IS FOR AGENCIES REVIEW



SARAH M. LINDSAY
DB 90E PG 255
PARCEL #67266
PIN 9755.77.6740
LIMIT OF 100-YEAR FLOOD ZONE, AS MAPPED BY FEMA MAP NO. 37109756 J001 DATED JULY 13, 2005

MARJORIE M. BURKE
DB 90E PG 255
PARCEL #67267
PIN 9755.88.5349
LIMIT OF 100-YEAR FLOOD ZONE, AS MAPPED BY FEMA MAP NO. 37109756 J001 DATED JULY 13, 2005

ALICE ARNOLD MOLONY
DB 317 PG 398
PARCEL #1675
PIN 9755.78.1851
LIMIT OF 100-YEAR FLOOD ZONE, AS MAPPED BY FEMA MAP NO. 37109756 J001 DATED JULY 13, 2005

EDDY & JANE LANDRETH
DB 93A PG 398
PARCEL #75247
PIN 9755.68.8063
LIMIT OF 100-YEAR FLOOD ZONE, AS MAPPED BY FEMA MAP NO. 37109756 J001 DATED JULY 13, 2005

WILLIAM B. & ELIZABETH T. REECE
DB 90D PG 707
PARCEL #7600
PIN 9755.69.2530
LIMIT OF 100-YEAR FLOOD ZONE, AS MAPPED BY FEMA MAP NO. 37109756 J001 DATED JULY 13, 2005

KEVIN LEE THOMPSON
DB 833 PG 707
PARCEL #75247
PIN 9755.68.8063
LIMIT OF 100-YEAR FLOOD ZONE, AS MAPPED BY FEMA MAP NO. 37109756 J001 DATED JULY 13, 2005

SUSAN S. HARRIS
DB 851 PG 1033
PARCEL #5528
PIN 9755.69.1232
LIMIT OF 100-YEAR FLOOD ZONE, AS MAPPED BY FEMA MAP NO. 37109756 J001 DATED JULY 13, 2005

WILLIAM G. III & JESSE & CAROLYN BEVERLY
DB 817 PG 57
PARCEL #7618
PIN 9755.69.1232
LIMIT OF 100-YEAR FLOOD ZONE, AS MAPPED BY FEMA MAP NO. 37109756 J001 DATED JULY 13, 2005

GREG FARRIS
DB 1071 PG 553
PARCEL #7601
PIN 9755.69.2530
LIMIT OF 100-YEAR FLOOD ZONE, AS MAPPED BY FEMA MAP NO. 37109756 J001 DATED JULY 13, 2005

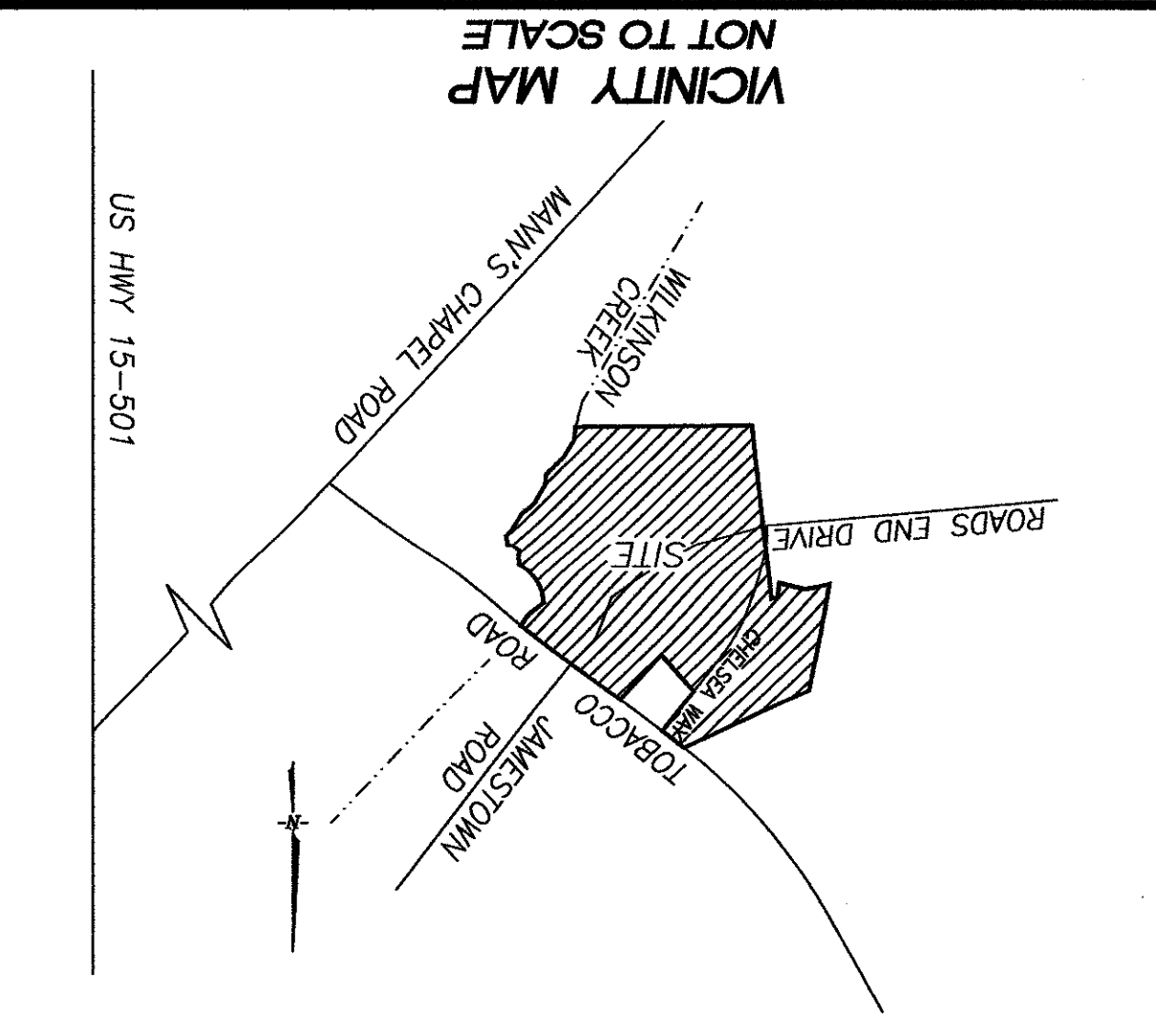
L.D. RIDDLE
DB 812 PG 1053
PARCEL #1676
PIN 9755.39.5986
LIMIT OF 100-YEAR FLOOD ZONE, AS MAPPED BY FEMA MAP #37109756 J001 DATED JULY 13, 2005

LARRY M. & MARTHA SMITH
DB 454 PG 680
PARCEL #1689
PIN 9755.58.1399
LIMIT OF 100-YEAR FLOOD ZONE, AS MAPPED BY FEMA MAP #37109756 J001 DATED JULY 13, 2005

EDNA M. & JAMES W. NORWOOD
DB 200E PG 40
PARCEL #1731
PIN 9755.57.2292
LIMIT OF 100-YEAR FLOOD ZONE, AS MAPPED BY FEMA MAP #37109756 J001 DATED JULY 13, 2005

WILKINSON CREEK PROJECT PERMIT INFORMATION

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



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 WILKINSON CREEK. PROPOSED ROADS SHALL BE DESIGNATED TO NORTH CAROLINA TRANSPORTATION DEPARTMENT SUBDIVISION 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: 1191 FEET
13. TOTAL LENGTH OF RESIDENTIAL COLLECTOR ROAD IS: 1381 FEET
14. NCOT RIGHT OF WAY 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.
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.
17. PRELIMINARY INVESTIGATION SHOWS MINIMUM WETLAND IMPACT. DURING DESIGN OF ROAD ALL WETLAND AREA SHALL BE DELINEATED BY WETLAND PROFESSIONAL. APPLICATIONS TO ARMY CORPS AND STATE DIVISION OF WATER QUALITY FILED AND PROPER PERMITS ACQUIRED BEFORE ANY WORK ON ROAD CONSTRUCTION COMMENCES.
18. TOPOGRAPHICAL CONTOUR ARE IN 5' INTERVALS. 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.
19. PROPERTY IS SHOWN ON FLOOD INSURANCE MAP NO. 37109756 J001 STAMPED AS PRELIMINARY AND DATED JULY 13, 2005.
20. 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
21. SUBMITTED WITH SUBDIVISION PLAN A PRELIMINARY SOIL REPORT AND SOIL MAP SHOWING AREA OF SUITABLE PERK SOILS AND AREAS OF POTENTIALLY SUITABLE SOILS. LOTS WERE SIZED TO HAVE CONDUCTED ON HAVE AREA ASSESSMENT. MORE DETAILED SOIL INVESTIGATION WILL BE CONDUCTED AND SUBMITTED WITH PRELIMINARY DESIGN. PERK AREAS WILL BE COORDINATED WITH CHATHAM COUNTY HEALTH DEPARTMENT TO INSURE EVERY BUILDABLE LOT COMPLIES WITH CHATHAM COUNTY HEALTH DEPARTMENT PERK REQUIREMENT.
22. LOTS 10, 11, 17, 18 CONTAIN DELTAIC SEPTIC AREAS THAT ARE CONNECTED WITH UTILITY EASEMENTS. NET AREA COMBINED EXCEEDS THE 40,000 NET SQUARE FEET REQUIREMENT.

