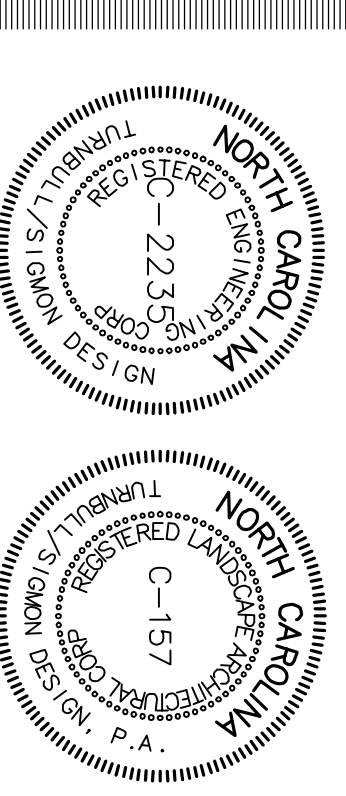




Turnbull Sigmom Design
1001 Morehead Square Dr.
Suite 530 NC 28203
Raleigh, NC 27606
Phone: 704.529.6500
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



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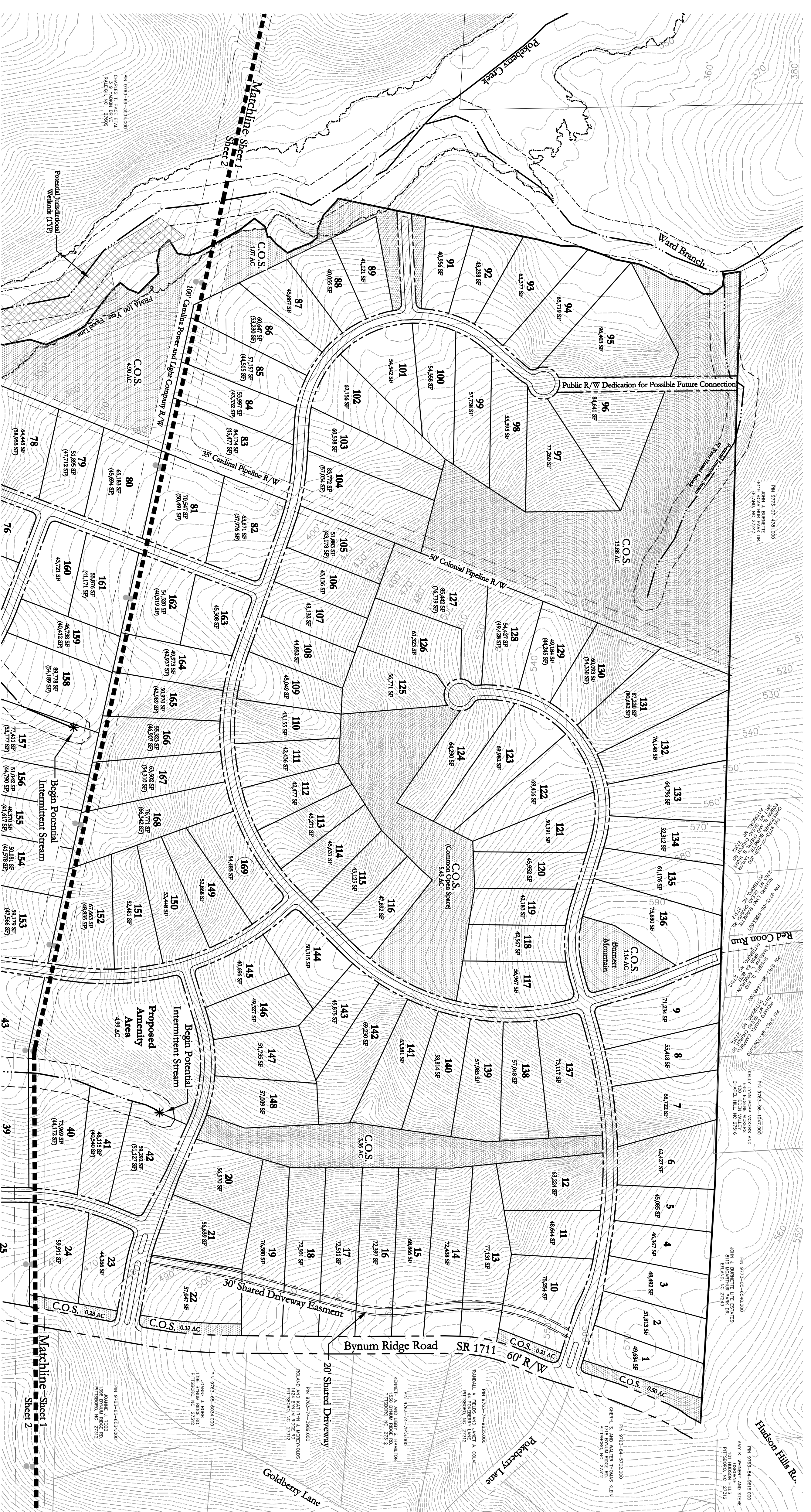
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Chatham Land & Timber Property

Chatham County
North Carolina

Preliminary Sketch Plan

PROJECT NUMBER: 06-031
DRAWN BY: E.J.L.
DESIGNED BY: SRT
ISSUE DATE: 05/12/06



Development Data:

Total Site Area 302.1 AC.
Existing Zoning RA-40
Watershed WS-IV PA
PIN 9763-77-294.000
Parcel # (AKPAR) 3025
Dead Book # 1120
Dead Book Page 0001
Total Lots Proposed 169
Proposed Density 0.56 D.U./AC
Minimum Lot Size 40,000 SF
Street Length ±15,300 LF
C.O.S. Provided ±88.9 AC

Proposed Subdivision Name

Chatham Land & Timber Property
Chatham Land and Timber Management LLC
981 Old Graham Rd.
Pittsboro, NC 27312
(919) 542-3686
Margaret Browning
2313 Byrd Street
Raleigh, NC 27608
(919) 510-8196
Crosland
4000 Westchase Boulevard
Suite 390
Raleigh, NC 27607
(919) 754-8990

Developer/Future Land Owner

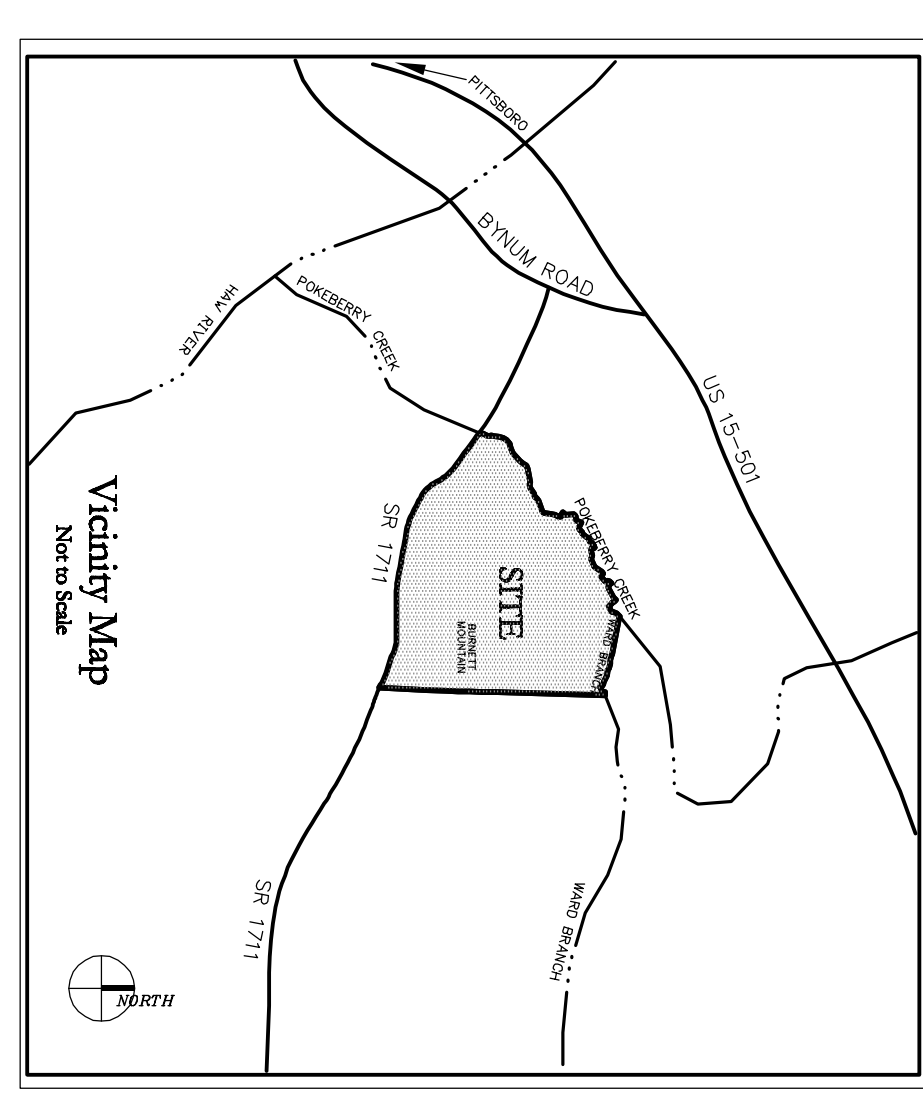
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Charlotte, NC 28203
(704) 529-6500

Legend

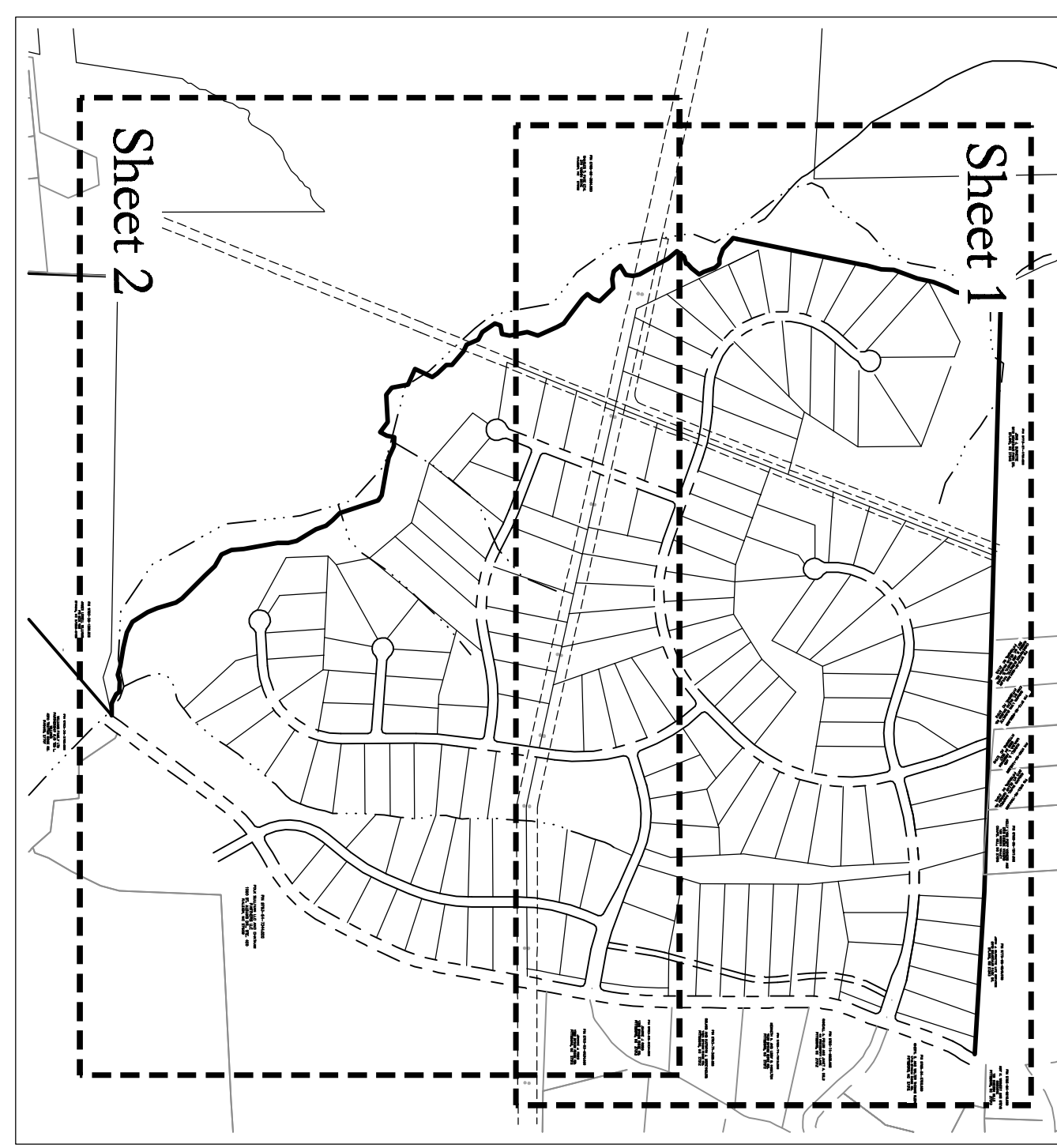
- Potential Jurisdictional Wetlands
- Common Open Space (C.O.S.)
- Waterways
- 50 Year Hazard Setback
- FEMA 100 YR Flood Line
- Road Right of Way (R/W)
- Existing Power/Gas R/W
- 2' Contour
- 10' Contour
- Lot Number (Cross Lot Area)

- ### Notes:
- Existing adjacent property boundaries shown taken from Chatham County GIS information.
 - LIDAR topographic and subject property boundary surveys performed by Stantec, Inc., 801 Jones Franklin Road, Suite 300, Raleigh, North Carolina 27606-3394 Ph: (919) 851-6866.
 - Wetland and Stream locations and boundaries are approximations based on field observations performed by ESP Associates, P.A., 14001 Weston Parkway, Suite 100, Cary, NC 27513 Ph:(919) 678-1070 and available GIS information.
 - Water service for all lots within this project shall be provided via extensions of the existing Chatham County public water main.
 - Sewer service for all lots within this project shall be via septic systems.
 - Lots where the Gross area differs from the Usable area due to easements, setbacks etc., the Usable area will be shown in parenthesis as such: (40,000 SF).
 - Upon the request of the Planning Staff, Planning Board and County Commissioners, Lot 90 will be dedicated for public R/W for connectivity.

Vicinity Map



Sheet Index



Estimated Project Development Schedule

Phase	Start	End
Phase 1 - 49 Lots	March 2007	October 2007
Phase 2 - 40 Lots	November 2007	October 2008
Phase 3 - 40 Lots	October 2008	October 2009
Phase 4 - 40 Lots	October 2009	October 2010

