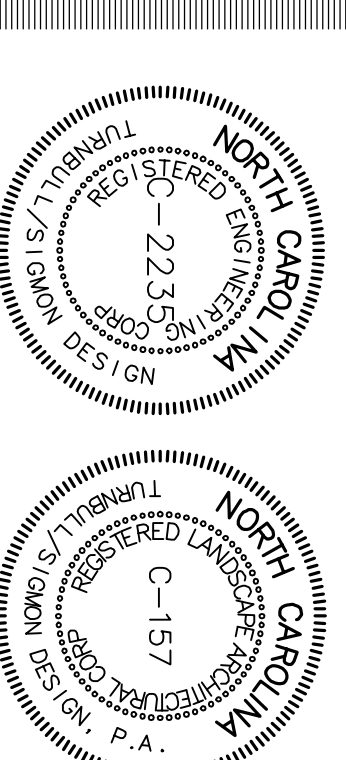




Turnbull Sigmom Design  
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Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



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# Chatham Land & Timber Property

Chatham County  
North Carolina

## Preliminary Sketch Plan

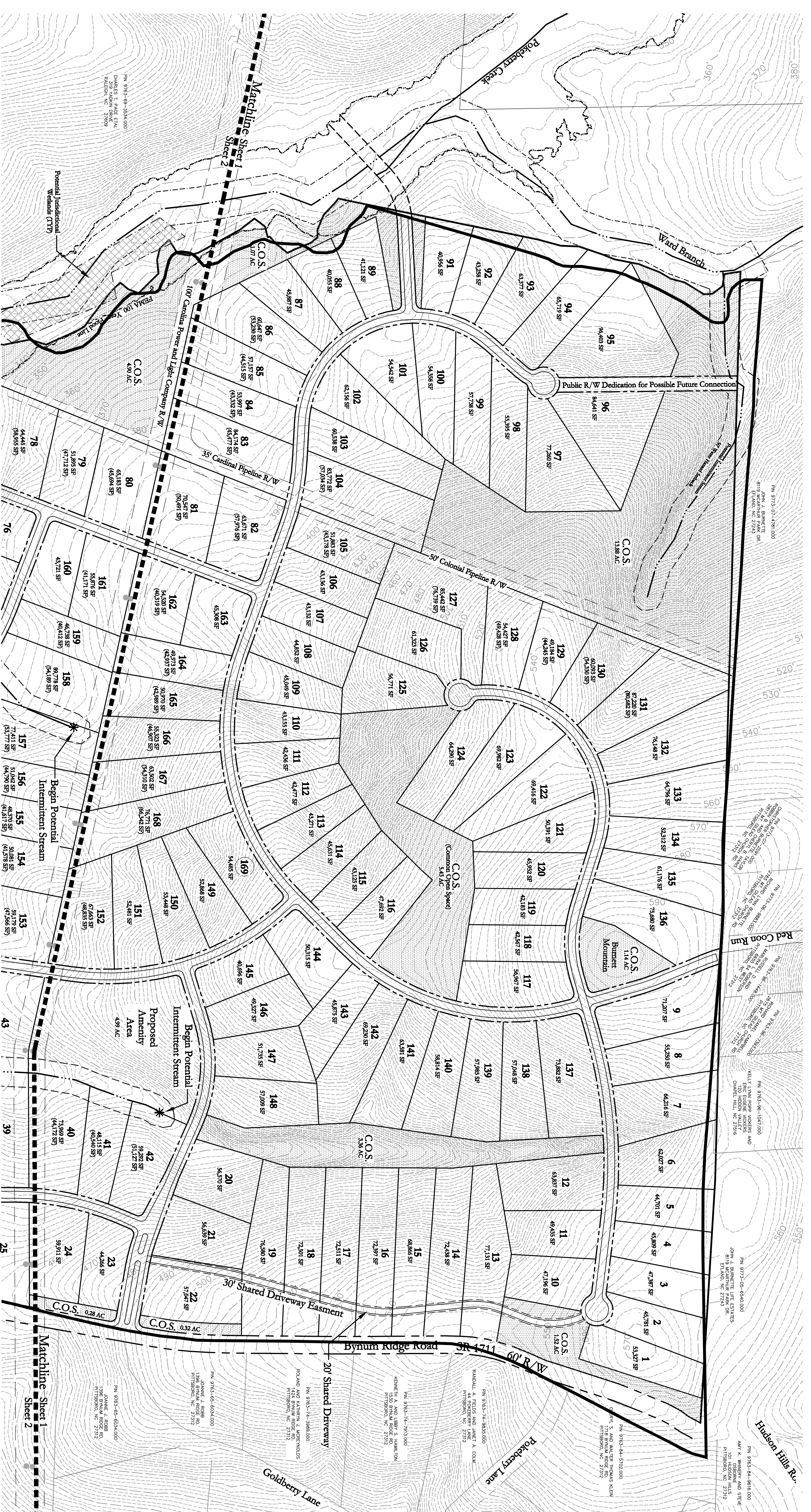
PROJECT NUMBER: 06-031

DRAWN BY: E.J.L.

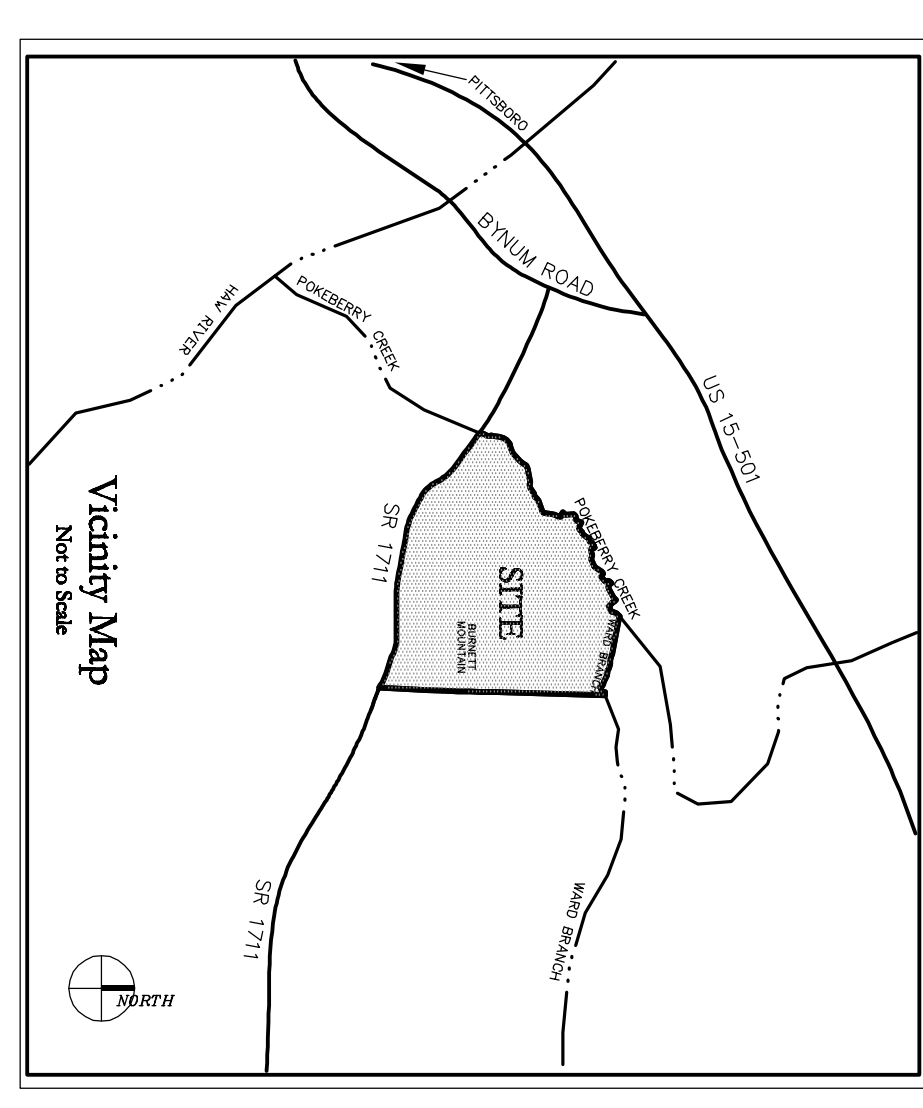
DESIGNED BY: SRT

ISSUE DATE: 05/12/06

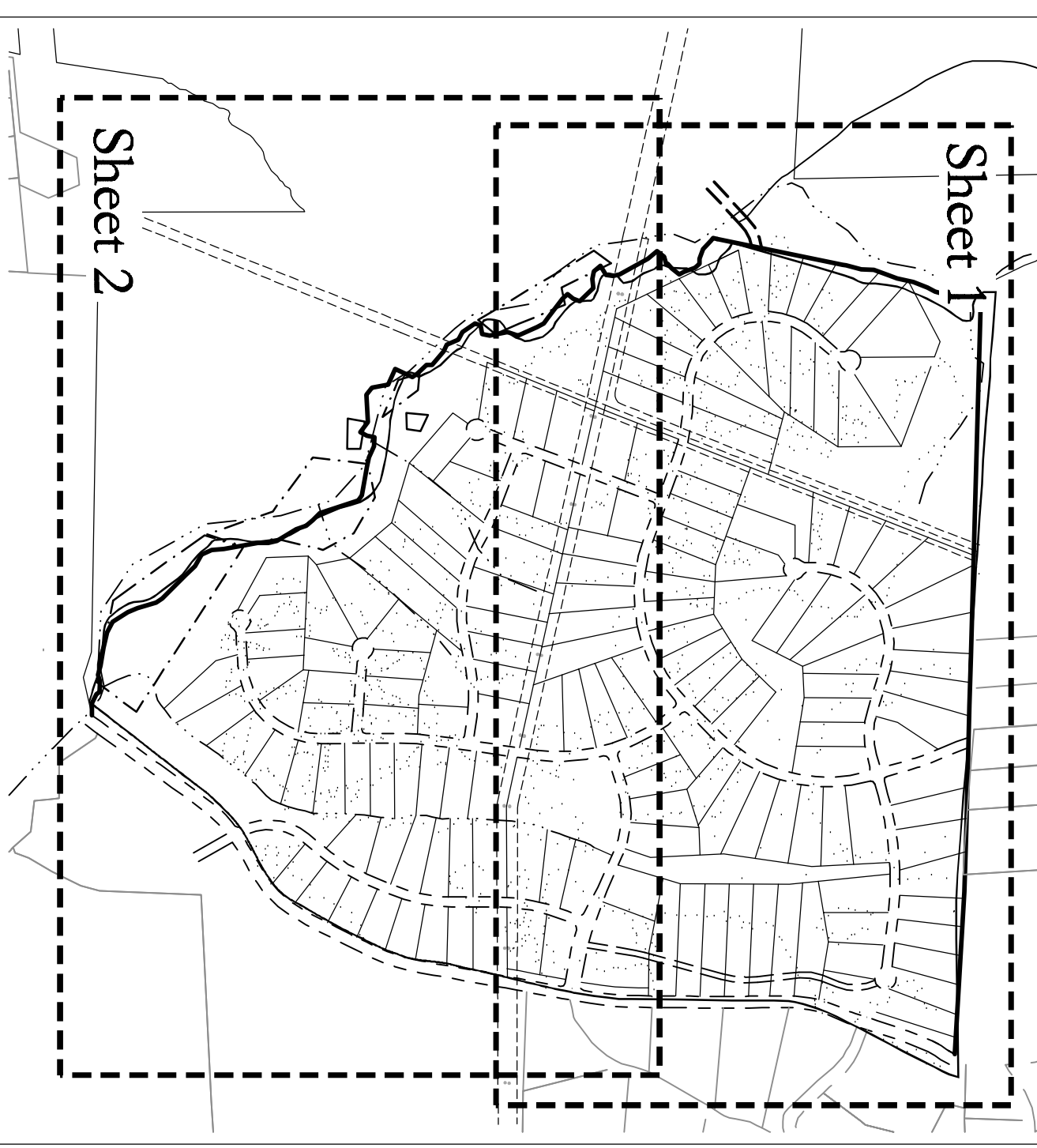
1.5/22/06 revisions per Chatham County Informal Review  
NO. DATE: BY: REVISIONS:



Vicinity Map



Sheet Index



### Development Data:

Total Site Area	302.1 AC.
Existing Zoning	RA-40
Watershed	WS-IV PA
Parcel # (AKPAR)	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	+15,150 LF
C.O.S. Provided	±60.8 AC
Proposed Subdivision Name	Chatham Land & Timber Property
Current Land Owner	Chatham Land and Timber Management LLC 981 Old Graham Rd. Pittsboro, NC 27312 (919) 542-3686
Developer/Future Land Owner	Margaret Browning 2313 Byrd Street Raleigh, NC 27608 (919) 510-8196
	Crosland 4000 Westchase Boulevard Suite 390 Raleigh, NC 27607 (919) 754-8990
Land Development Design Services	Turnbull Sigmom Design 1001 Morehead Square Dr. Suite 530 Charlotte, NC 28203 (704) 529-6500

### Legend

	Potential Jurisdictional Wetlands		Notes:
	Common Open Space (C.O.S.)	1.	Existing adjacent property boundaries shown taken from Chatham County GIS information.
	Waterways	2.	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.
	50' Water Hazard Setback	3.	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.
	FEMA 100 YR Flood Line	4.	Water service for all lots within this project shall be provided via extensions of the existing Chatham County public water main.
	Road Right of Way (R/W)	5.	Sewer service for all lots within this project shall be via septic systems.
	Existing Power/Gas R/W	6.	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)
	2' Contour	7.	Upon the request of the Planning Staff, Planning Board and County Commissioners, Lot 90 will be dedicated for public R/W for connectivity.
	10' Contour		
	Lot Number		
	Gross Lot Area (Gross Lot Area)		

### Estimated Project Development Schedule

Phase 1 - 49 Lots	March 2007	End Construction	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

