

SITE PLAN: EXISTING CONDITIONS

(See Existing Conditions Exhibit that follows).

SITE PLAN: PROPOSED NEW BUILDINGS

Apart from single family residences, the only proposed new building will be the pool house. Said structure will be located where shown on the Illustrative Master Plan and generally designed as depicted on the Amenity Pool Area Exhibit.

SITE PLAN: ACREAGE DISTURBANCE

Unlike with a commercial project, the total amount of acreage to be disturbed is not known at this time. However, all efforts will be made to minimize the disturbed area and to balance all earthwork on the site. Generally, disturbed areas, including existing disturbed areas, will be approximately as depicted on the Illustrative Master Plan Exhibit.

SITE PLAN: LANDSCAPING

Because this is not a commercial project, landscaping plans will not be required. However, landscaping at the monument areas will be as depicted in the attached photo of the already installed entrance to Section C.

SITE PLAN: SETBACKS FROM PROPERTY LINE

See Perimeter Buffer/Development Setback Exhibit.

SITE PLAN: NATURAL PRESERVED AREAS

See Natural Preserved Areas Exhibit

SITE PLAN: SITE BOUNDARIES WITH ADJACENT PROPERTIES

See Existing Conditions Exhibit.

SITE PLAN: PARKING

See Amenity Pool and Amenity Tot Lot and Playfield Exhibit.

SITE PLAN: SIGN LOCATION TYPE AND SIZE

See Overall Modified Master Plan Exhibit and attached photograph of existing Section C Entrance.

SITE PLAN: AREAS RESERVED FOR FUTURE DEVELOPMENT OR IMPROVEMENTS

None known at this time.

SITE PLAN: LIGHTING PLAN

All lighting will be in accordance with Section 13 of the Chatham County Zoning Ordinance.

SITE PLAN: IMPERVIOUS SURFACE

See maximum Potential Impervious Calculation.

SITE PLAN: TOPOGRAPHICAL MAP

See attached Elevation Banding and USGS Overlay maps for topography.

SITE PLAN: CREEKS, STREAMS, FLOODABLE AREA, WETLANDS

See attached Stream and Wetland Buffer Exhibit.

SITE PLAN: UTILITIES

See Proposed Water Main Exhibit and Proposed Sanitary Sewer Main Exhibit.

SITE PLAN: HISTORIC/CULTURAL SIGNIFICANCE SITE

See Existing Chimney located on Lot 67 (adjacent to adjoiner 23) to be removed.

SITEPLAN: ENVIRONMENTAL IMPACT ASSESSMENT

Submitted separately.

(Existing Conditions Exhibit follows.)
(Illustrative Master Plan follows.)
(Overall Modified Master Plan Exhibit follows.)
(Perimeter Buffer/Development Setback Exhibit follows)
(Amenity Pool Area Exhibit follows.)
(Amenity Tot Lot and Play Field Exhibit follows.)
(Amenity Dog Park Exhibit.)
(Existing Section C Entrance Sign Photo follows)
(Natural Preserved Area Exhibit follows.)
(Stream and Wetland Buffer Exhibit)
(Impervious Calculation follows)
(Elevation Banding Exhibit follows.)
(USGS Overlay Exhibit for topography follows.)
(Proposed Water Main Exhibit follows.)
(Proposed Sanitary Sewer Main Exhibit follows.)
(Stormwater Management Plan Exhibit follows).
(Typical Roadway Sections Exhibit follows.)

SITE SUMMARY

CURRENT ZONING - R-1 CUP FOR PRD	
WS-IV PROTECTED AREA WATERSHED	
EXISTING SITE AREA	= 294.316 AC.
EXISTING PLATTED LOTS	= 92
EXISTING PRIVATE ROAD	= ± 11,016 LT.
FUTURE PRIVATE ROAD	= ± 8,247 LT.
SINGLE FAMILY HOMESITES	
ESTATE (± 150' WIDTH)	= 33
NEIGHBORHOOD (± 100' WIDTH)	= 34
VILLAGE (± 80' WIDTH)	= 53
TOTAL	= 180
EXISTING PLATTED LOT AREA	= 62.73 AC.
FUTURE LOT AREA	= 91.41 AC.
EXISTING ROAD R/W AREA	= 17.38 AC.
FUTURE ROAD R/W AREA	= 11.99 AC.
WWTF AREA	= 2.0 AC.
TOTAL OPEN SPACE	= 108.81 AC.
- AMENITY AREA IN OPEN SPACE	= 2.5 AC.
- OPEN SPACE (OTHER)	= 47.91 AC.
- PASSIVE OPEN SPACE	= 58.4 AC.
(WOODED BUFFER NOT INCLUDING PROTECTED AREA WITHIN LOTS)	



LEGEND

- PLATTED LOTS
- LOTS OWNED BY OTHERS
- FUTURE LOTS (CURRENTLY APPROVED)
- 200' NBS NO BUILD SETBACK
- WETLAND & STREAM
- RIPIARIAN BUFFER AREAS
- WETLAND AREA
- FEMA FLOODWAY
- DRY POND LOCATION

ADJOINERS

- NF - NANCY W. BRITT - PIN: 9785-51-2386 - DB: 383-812
- NF - UNITED STATES OF AMERICA - PIN: 9795-18-6724
- NF - CHATHAM CO. BOARD OF EDUCATION - PIN: 9785-53-3703 DB: 885-624
- NF - PIERCE A. & ELIZABETH N. CASSEDY - PIN: 9785-54-7634 DB: 447-717
- NF - DAVID E. MILLER - PIN: 9785-65-2905 - DB: 1431-718
- NF - DAVID E. MILLER - PIN: 9785-55-7771 - DB: 1431-720
- NF - DAVID E. MILLER - PIN: 9785-56-7156 - DB: 1301-744
- NF - WESTFALL ASSOCIATES, LLC - PIN: 9785-66-1549 - D.B. 1461-08
- NF - MACGREGOR DEVELOPMENT CO. - PIN: 9785-57-8070 - DB: 1351-263
- NF - RICHARD J. & MARJORIE S. BARTLETT - PIN: 9785-56-4942 DB: 1375-379
- NF - RICHARD J. & MARJORIE S. BARTLETT - PIN: 9785-56-0746 DB: 1375-379
- NF - THOMAS & TERRI GIBSON - PIN: 9785-46-6446 - DB: 1391-405
- NF - JENNIFER D. & WILLIAM W. CUNE - PIN: 9785-46-7812 - DB: 920-846
- NF - ROY H. DAVIS - PIN: 9785-47-6018 - DB: 499-861
- NF - R. NELSON & JANICE C. WALL - PIN: 9785-47-0130 - DB: 568-970
- NF - CYNTHIA K. SMITH & LINDA FULLWOOD - PIN: 9785-36-9559 DB: 802-308
- NF - MARTIN J. BERNHOLZ - PIN: 9785-36-6413 - DB: 452-666
- NF - JOHN M. & DONNA M. HUFF - PIN: 9785-36-2459 - DB: 885-337
- NF - DENZL L. & LILA J. THORN - PIN: 9785-26-7310 - DB: 474-898
- NF - LEILA M. WEBSTER - PIN: 9785-26-4045 - DB: 480-261
- NF - LEILA M. WEBSTER - PIN: 9785-25-3775 - DB: 1206-511
- NF - MARK A. & STEPHANIE L. McADAMS - PIN: 9785-25-1376 - DB: 1034-64
- NF - MICHAEL J. BROCKI & ANGELA K. SPIVEY - PIN: 9785-24-0867 DB: 1594-1089
- NF - GEORGE MEYER & MAURA L. O'DONOGHUE - PIN: 9785-04-9644 DB: 446-597
- NF - CHARLES T. & NANCY L. ANDERSON - PIN: 9785-14-0088 DB: 678-1007
- NF - DAVID L. & JEAN CARLTON - PIN: 9785-13-1301 - DB: 398-882
- NF - SUSAN L. FIELDS - PIN: 9785-12-6998 - DB: 1422-186
- NF - ALVIN L. & DEBORAH P. FULLER - PIN: 9785-22-2756 - DB: 880-689
- NF - TIMOTHY B. PECK - PIN: 9785-22-1394 - DB: 420-719
- NF - NANCY W. BRITT - PIN: 9785-21-1262 - DB: 1074-768
- NF - MACKIE W. LAMBERT - PIN: 9785-31-7046 - DB: 1029-494
- NF - MILLER DAVID E. - PIN: 9785-55-3556 - DB: 1466-0294
- NF - FH PROPERTY INVESTMENTS LLC - PIN: 9785-35-5061 DB: 1399-0171
- NF - MEYERS CHARLES T. & JANET B. - PIN: 9785-32-1509 DB: 1581-0968
- NF - SOUTHBANK - PIN: 9785-32-9457 - DB: 1506-1066
- NF - SOUTHBANK - PIN: 9785-32-8190 - DB: 1506-1069
- NF - SOUTHBANK - PIN: 9785-42-0202 - DB: 1506-1063
- NF - SOUTHBANK - PIN: 9785-41-4709 - DB: 1506-1072
- NF - WESTFALL ASSOCIATES, LLC - PIN: 9785-56-4562 - DB: 1597-0939
- NF - EISNER JOEL ETUX STEPHANIE - PIN: 9785-65-0430 DB: 1108-512
- NF - WESTFALL ASSOCIATES LLC - PIN: 9785-56-3026 - DB: 1597-0939
- NF - WANDA K & GREGORY DUKES - PIN: 9785-22-0818



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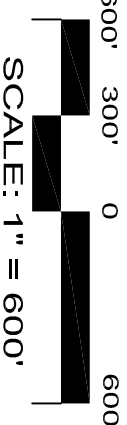
CHATHAM COUNTY,
NORTH CAROLINA

**EXISTING
CONDITIONS /
PREVIOUSLY
APPROVED
MASTER PLAN
EXHIBIT**

OCTOBER 2012



NORTH





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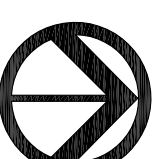
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CHATHAM COUNTY,
NORTH CAROLINA

ILLUSTRATIVE MASTER PLAN EXHIBIT

OCTOBER 2012



NORTH



SCALE: 1" = 600'



SITE SUMMARY

EXISTING SITE AREA	= 294.316 AC.
PROPOSED TOTAL SITE AREA	= 308.387 AC.
EXISTING PRIVATE ROAD	= ± 11.016 LF
FUTURE PRIVATE ROAD	= ± 6,947 LF

SINGLE FAMILY HOMESITES

PLATTED ESTATE (± 150' WIDTH)	= 31
PROPOSED ESTATE (± 150' WIDTH)	= 35
PROPOSED NEIGHBORHOOD (± 100' WIDTH)	= 47
PLATTED VILLAGE (± 80' WIDTH)	= 35
PROPOSED VILLAGE (± 80' WIDTH)	= 25
PROPOSED VILLAGE (± 60' WIDTH)	= 09

TOTAL = 242

EXISTING PLATTED LOT AREA	= ± 42.75 AC.
FUTURE LOT AREA	= ± 87.80 AC.
EXISTING ROAD R/W AREA	= ± 17.38 AC.
FUTURE ROAD R/W AREA	= ± 11.80 AC.
WMTF AREA	= ± 5.11 AC.
TOTAL OPEN SPACE	= ± 143.95 AC.
TOTAL PUD AREA	= ± 308.39 AC.

OPEN SPACE	
AMENITY AREA	= ± 3.71 AC.
OPEN SPACE (OTHER)	= ± 55.04 AC.
PASSIVE OPEN SPACE	= ± 85.20 AC.
(WOODED BUFFER NOT INCLUDING PROTECTED AREAS WITHIN LOTS)	
TOTAL OPEN SPACE	= ± 143.95 AC.

WOODED BUFFER PROTECTED AREA WITHIN LOTS	= ± 14.6 AC.
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LEGEND

- ESTATE LOTS
- 100' LOTS
- 80' LOTS
- 60' LOTS

- BMP - STORM WATER MANAGEMENT WET POND
- BMP - STORM WATER MANAGEMENT DRY POND
- NBS - NO BUILD SETBACK

* LOCATION SUBJECT TO CHANGE

NOTE: THE FEATURES DESCRIBED AND DEPICTED HEREON ARE BASED UPON CURRENT DEVELOPMENT PLANS. ACTUAL DEVELOPMENT MAY BE SUBJECT TO CHANGE.



- LEGEND**
- WETLAND & STREAM RIPARIAN BUFFER AREAS
 - WETLAND AREA
 - FEMA FLOODWAY
 - ADDITIONAL PUD AREA
 - LOTS OWNED BY OTHERS
 - PLATTED ESTATE LOTS (± 150' WIDTH)
 - PROPOSED ESTATE LOTS (± 150' WIDTH)
 - PROPOSED RECOMBINED ESTATE LOTS (± 150' WIDTH)
 - PROPOSED NEIGHBORHOOD LOTS (± 100' WIDTH)
 - PLATTED VILLAGE LOTS (± 80' WIDTH)
 - PROPOSED VILLAGE LOTS (± 80' WIDTH)
 - PROPOSED VILLAGE LOTS (± 60' WIDTH)
 - 150' NBS NO BUILD SETBACK

SITE SUMMARY

EXISTING SITE AREA	= 294,316 AC.
PROPOSED TOTAL SITE AREA	= 308,387 AC.
EXISTING PRIVATE ROAD	= ± 11,016 LF
FUTURE PRIVATE ROAD	= ± 6,947 LF
SINGLE FAMILY HOMESITES	
PLATTED ESTATE (± 150' WIDTH)	= 31
PROPOSED ESTATE (± 150' WIDTH)	= 35
PROPOSED NEIGHBORHOOD (± 100' WIDTH)	= 47
PLATTED VILLAGE (± 80' WIDTH)	= 35
PROPOSED VILLAGE (± 80' WIDTH)	= 25
PROPOSED VILLAGE (± 60' WIDTH)	= 69
TOTAL = 242	

EXISTING PLATTED LOT AREA	= ± 42.75 AC.
FUTURE LOT AREA	= ± 87.60 AC.
EXISTING ROAD R/W AREA	= ± 17.38 AC.
FUTURE ROAD R/W AREA	= ± 11.60 AC.
WWTF AREA	= ± 5.11 AC.
TOTAL OPEN SPACE	= ± 143.95 AC.
TOTAL PUD AREA	= ± 308.39 AC.

OPEN SPACE	
AMENITY AREA	= ± 3.71 AC.
OPEN SPACE (OTHER)	= ± 55.04 AC.
PASSIVE OPEN SPACE (WOODED BUFFER NOT INCLUDING PROCTED AREAS WITHIN LOTS)	= ± 85.20 AC.
TOTAL OPEN SPACE	= ± 143.95 AC.

WOODED BUFFER PROTECTED AREA WITHIN LOTS	= ± 14.6 AC.
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*** LOCATION SUBJECT TO CHANGE**




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**OVERALL
MODIFIED MASTER
PLAN EXHIBIT**

OCTOBER 2012



NORTH



600' 300' 0 600'

SCALE: 1" = 600'



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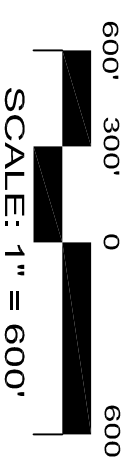
PERIMETER BUFFER /

DEVELOPMENT SETBACK EXHIBIT

OCTOBER 2012



NORTH



- LEGEND**
- ADDITIONAL PUD AREA
 - WETLAND & STREAM RIPARIAN BUFFER AREAS
 - WETLAND AREA
 - UNDISTURBED BUFFER AREA
 - PREVIOUSLY APPROVED UNDISTURBED BUFFER AREA
* ALL PERIMETER BUFFERS ARE THE SAME AS ORIGINAL APPROVAL EXCEPT AS NOTED.
 - FEMA FLOODWAY
 - 50' UPB
 - 50' UNDISTURBED PERIMETER BUFFER
 - 100' NBS
 - 100' NO BUILD SETBACK *
 - 175' NBS
 - 175' NO BUILD SETBACK *
 - 200' NBS
 - 200' NO BUILD SETBACK *
 - 200' NBS
 - 200' NO BUILD SETBACK *
 - 150' BA
 - 150' BUILDABLE AREA
 - 175' BA
 - 175' BUILDABLE AREA

NO BUILD SETBACK:
RESTRICTION WILL BE PUT IN PLACE THAT WILL ALLOW HOMEOWNERS TO CLEAR SUCH AREAS WITH HAD TOOLS (EFFECTIVELY LIMITING CLEARING TO UNDERBRUSH AND REMOVAL OF DEAD VEGETATION) AND DISALLOW GRADING.

INTERIOR BUILDING SETBACKS

ESTATE LOT (±150'w) / NEIGHBORHOOD (±100'w)

FRONT= 30'
SIDE= 15'
REAR= 25'

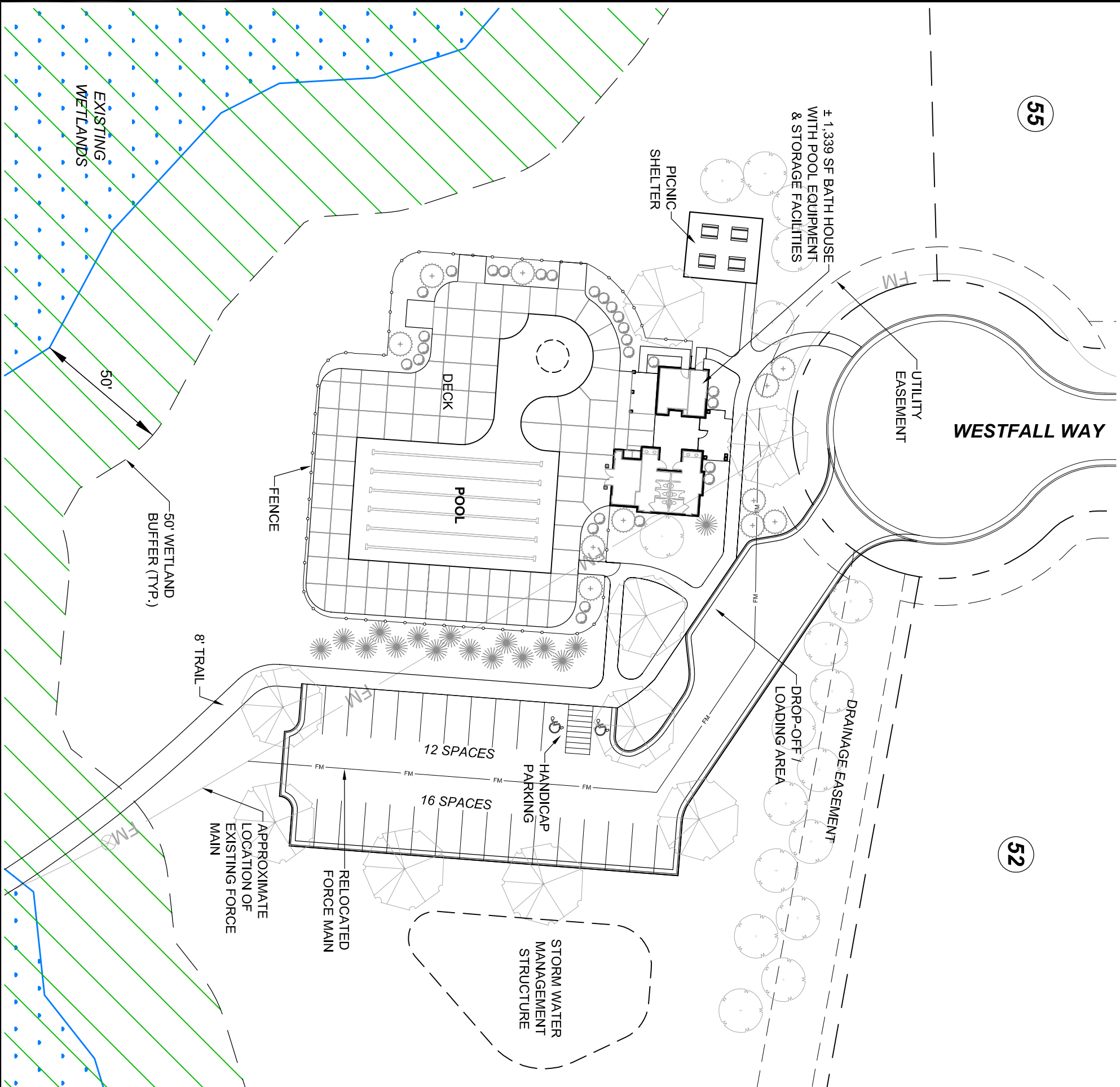
NEIGHBORHOOD LOT (±60'w - ±80'w)

FRONT= 15'
SIDE= 5'
REAR= 10'



55

52



SITE DATA

PARKING REQUIRED: 1 SPACE / 25 LOTS
242 LOTS = 10 SPACES REQUIRED

PARKING PROVIDED: 28 SPACES PROVIDED

IMPERVIOUS AREA: ± 36,000 SF

NOTE: THE FEATURES DESCRIBED AND DEPICTED
HEREON ARE BASED UPON CURRENT
DEVELOPMENT PLANS. ACTUAL DEVELOPMENT
MAY BE SUBJECT TO CHANGE.



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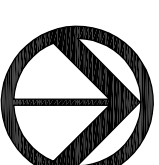
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**AMENITY POOL
AREA EXHIBIT**

OCTOBER 2012



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40' 20' 0 40'

SCALE: 1" = 40'

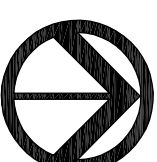


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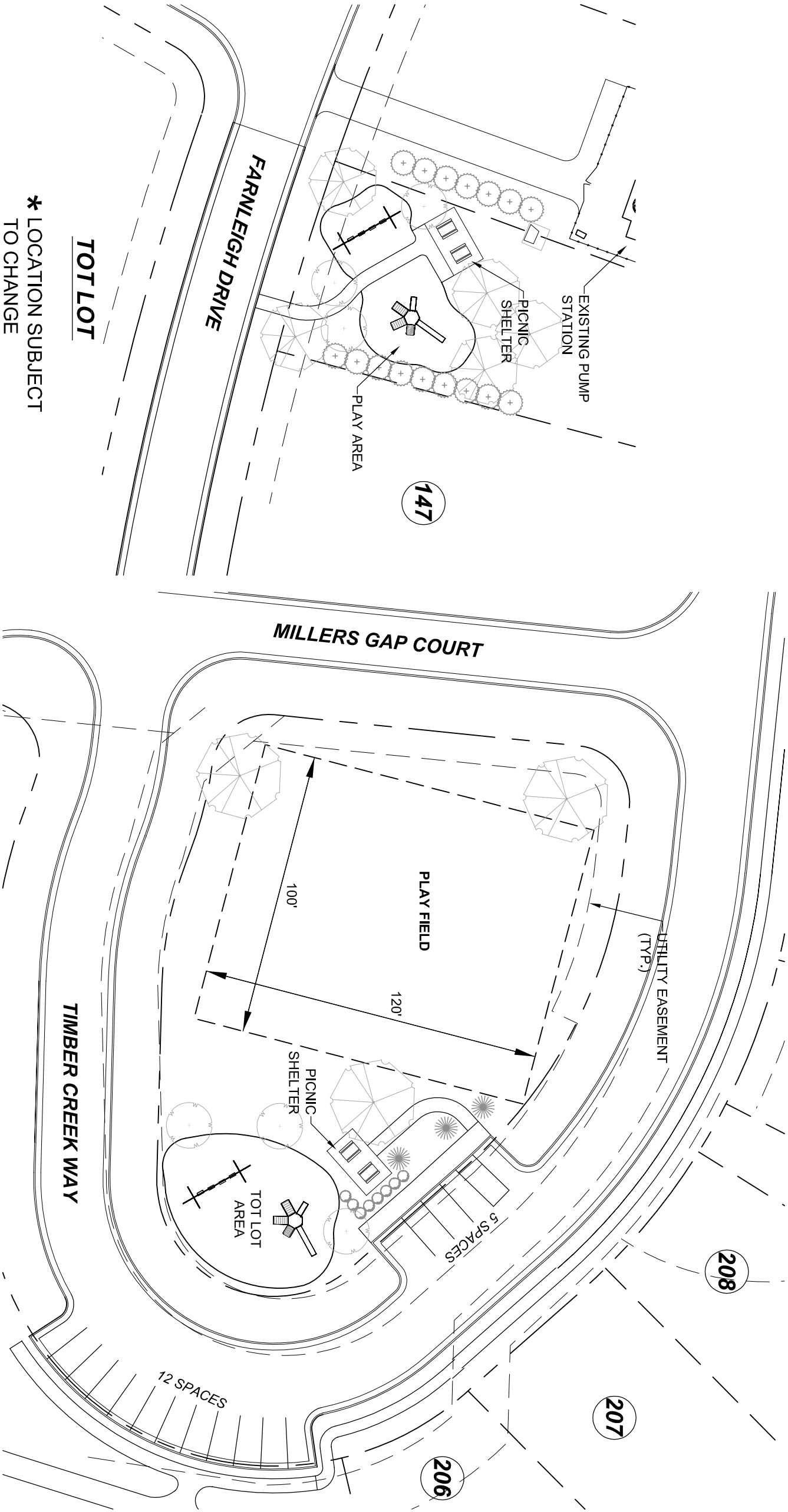
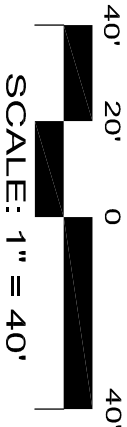
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AMENITY TOT LOT
& PLAY FIELD
EXHIBIT

OCTOBER 2012



NORTH



TOT LOT
* LOCATION SUBJECT
TO CHANGE

NOTE: THE FEATURES DESCRIBED AND DEPICTED
HEREON ARE BASED UPON CURRENT
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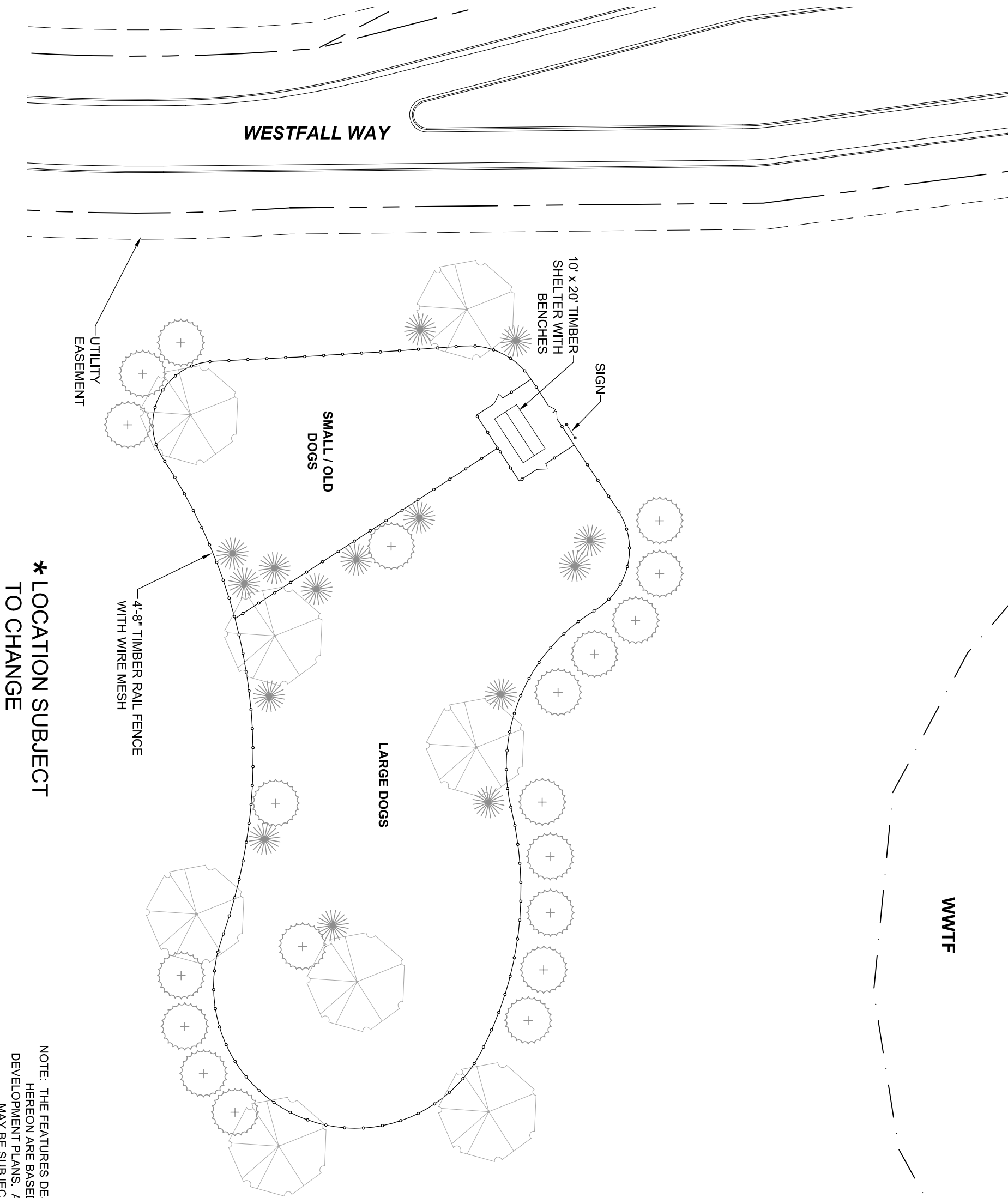
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**AMENITY DOG
PARK EXHIBIT**
OCTOBER 2012

WWTF

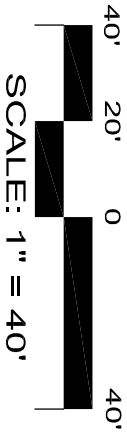


***LOCATION SUBJECT
TO CHANGE**

NOTE: THE FEATURES DESCRIBED AND DEPICTED
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MAY BE SUBJECT TO CHANGE.



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WESTFALL SUBDIVISION
CHATHAM COUNTY, NORTH CAROLINA
EXISTING SECTION "C"
ENTRANCE SIGN PHOTO
OCTOBER 2012



- LEGEND**
- ADDITIONAL PUD AREA
± 6.54 ACRES
 - WETLAND & STREAM RIPARIAN BUFFER AREAS
 - WETLAND AREA
 - NATURAL PRESERVED AREAS (UNDISTURBED TO REMAIN FORESTED)
 - FEMA FLOODWAY
 - ± 108.80 ACRES NATURAL PRESERVED AREA



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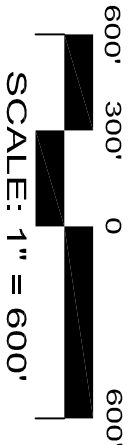
CHATHAM COUNTY,
NORTH CAROLINA

**NATURAL
PRESERVED AREA
EXHIBIT**

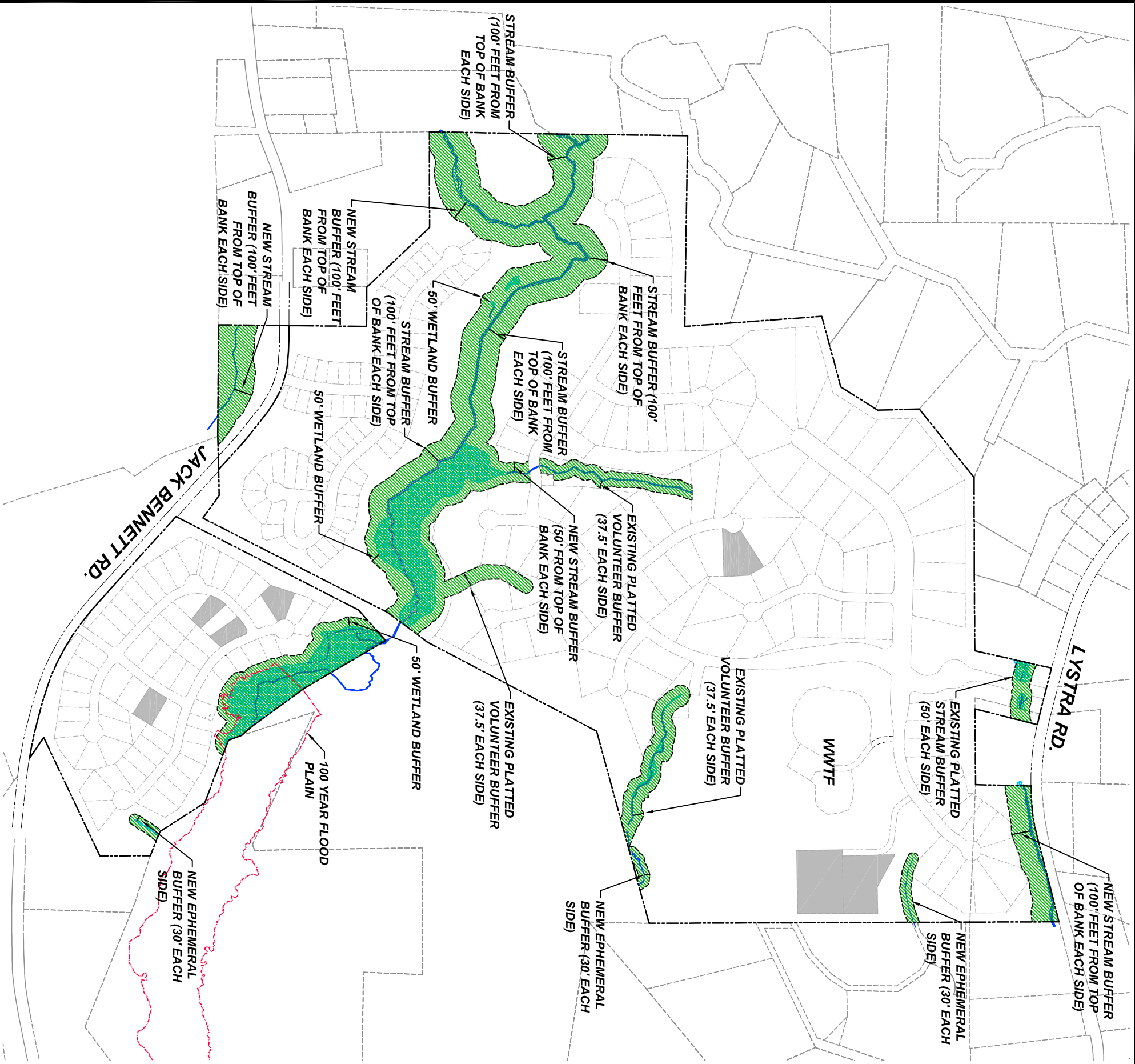
OCTOBER 2012



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SCALE: 1" = 600'



LEGEND

- LOTS OWNED BY OTHERS
- WETLAND & STREAM RIPARIAN BUFFER AREAS (WATER HAZARD SETBACK)



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**STREAM &
WETLAND BUFFER
EXHIBIT**

OCTOBER 2012



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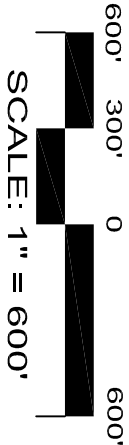


TABLE 1

REVISED FOR CONDITIONAL USE PERMIT MODIFICATION

***MAXIMUM POTENTIAL
IMPERVIOUS CALCULATION***

Lots	Assumed Impervious Area	Total
66 Estate	8,000	528,000 s.f.
47 100' Lots	7,000	329,000 s.f.
60 80' Lots	6,000	360,000 s.f.
69 60' Lots	5,000	345,000 s.f.
242		1,562,000 s.f.

Item	Impervious Area
1 Home Sites	1,562,000 s.f.
2 Roadways	675,935 s.f.
3 WWTP and Maintenance	29,565 s.f.**
4 Amenity	65,000 s.f.
5 Sidewalks & Trails	60,000 s.f.***
TOTAL IMPERVIOUS	2,392,500 s.f.

TOTAL TRACT AREA **308.387 acres**
13,433,338 s.f.

** WWTP, Maintenance area, and Amenity based upon actual planned development.

*** Sidewalks and trails were assumed based upon approximate linear footage.
approximately 15,000 l.f. of 4' width sidewalk

IMPERVIOUS PERCENTAGE **17.8 %**
Maximum allowable impervious area within the WS-IV Protected Area is
24% with curb and gutter.



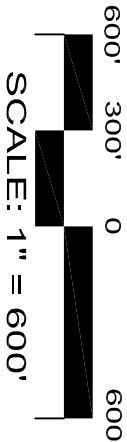
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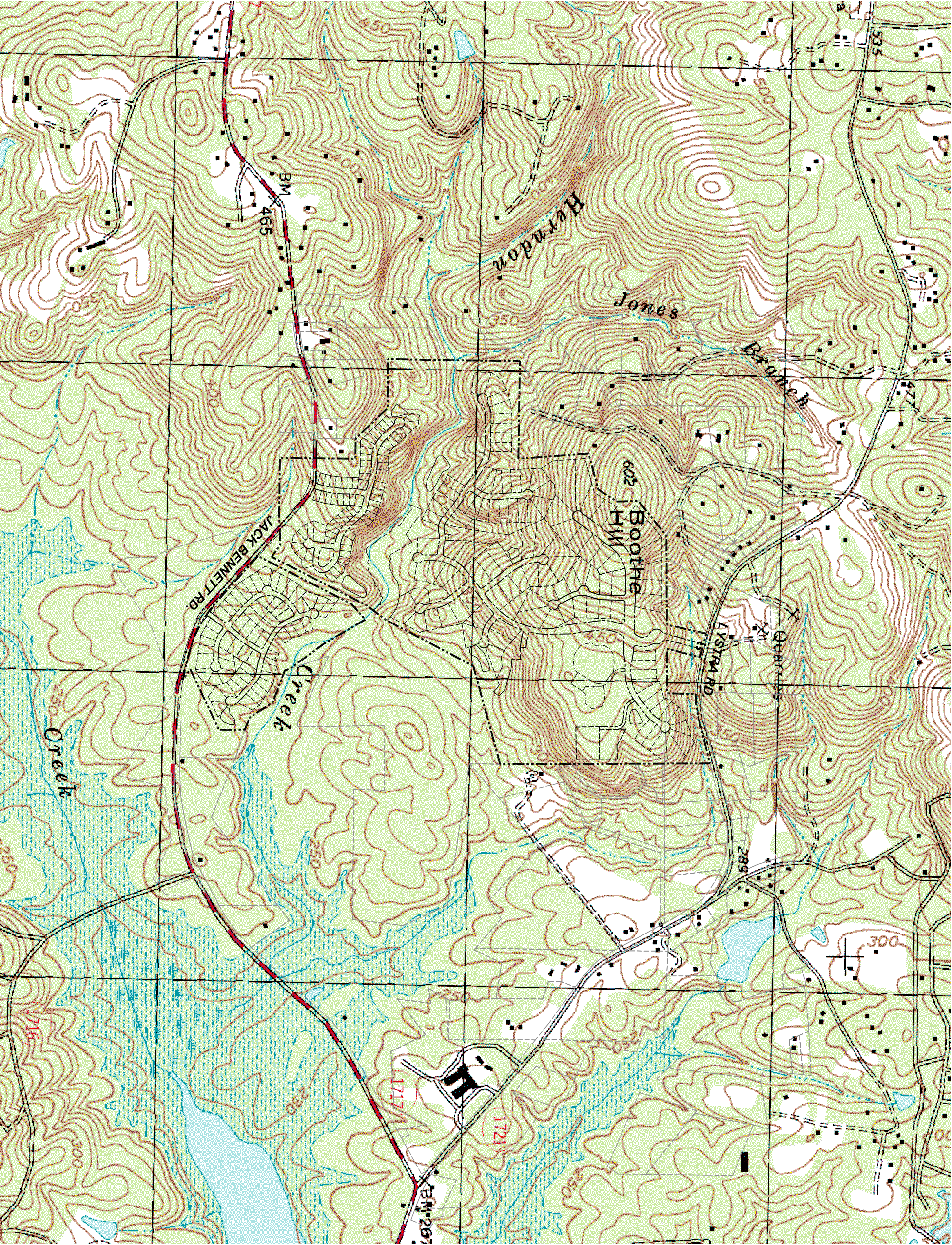
Color	Range Beg.	Range End	Area	Percent
	240.00	265.00	1011973.55	7.5
	265.00	290.00	2039600.94	15.1
	290.00	315.00	1809118.62	13.4
	315.00	340.00	1644926.10	12.2
	340.00	365.00	1282489.61	9.5
	365.00	390.00	1077100.93	8.0
	390.00	415.00	1096766.39	8.1
	415.00	440.00	1343615.79	10.0
	440.00	465.00	665099.57	4.9
	465.00	490.00	496550.95	3.7
	490.00	515.00	402490.39	3.0
	515.00	540.00	306066.59	2.3
	540.00	565.00	159811.78	1.2
	565.00	600.00	140698.61	1.0

**WESTFALL
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**CHATHAM COUNTY,
NORTH CAROLINA**
**ELEVATION
BANDING
EXHIBIT**
OCTOBER 2012



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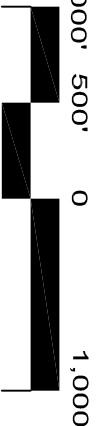
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USGS OVERLAY EXHIBIT

OCTOBER 2012



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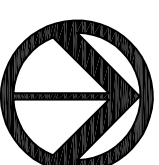
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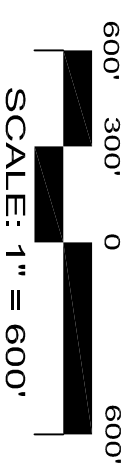
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**WESTFALL
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**PROPOSED
WATER MAIN
EXHIBIT**

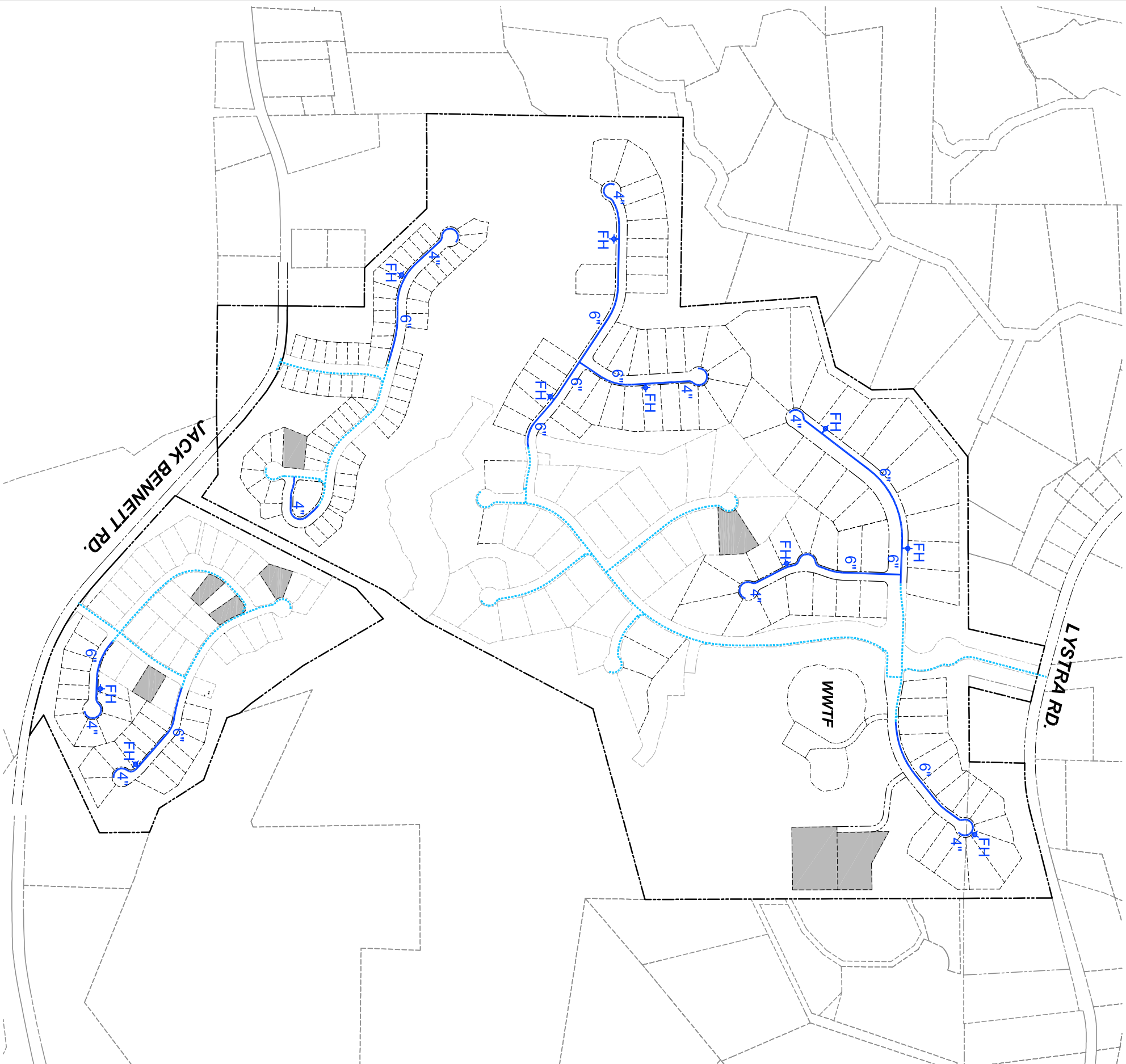
OCTOBER 2012



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- LEGEND**
- EXISTING WATERLINE
 - PROPOSED WATERLINE
 - WATERLINE SIZE (APPROXIMATE)
 - FH FIRE HYDRANT

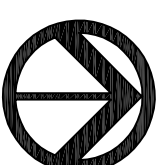




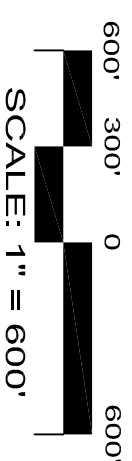
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**WESTFALL
SUBDIVISION**
CHATHAM COUNTY,
NORTH CAROLINA
**PROPOSED
SANITARY SEWER
MAIN EXHIBIT**

OCTOBER 2012

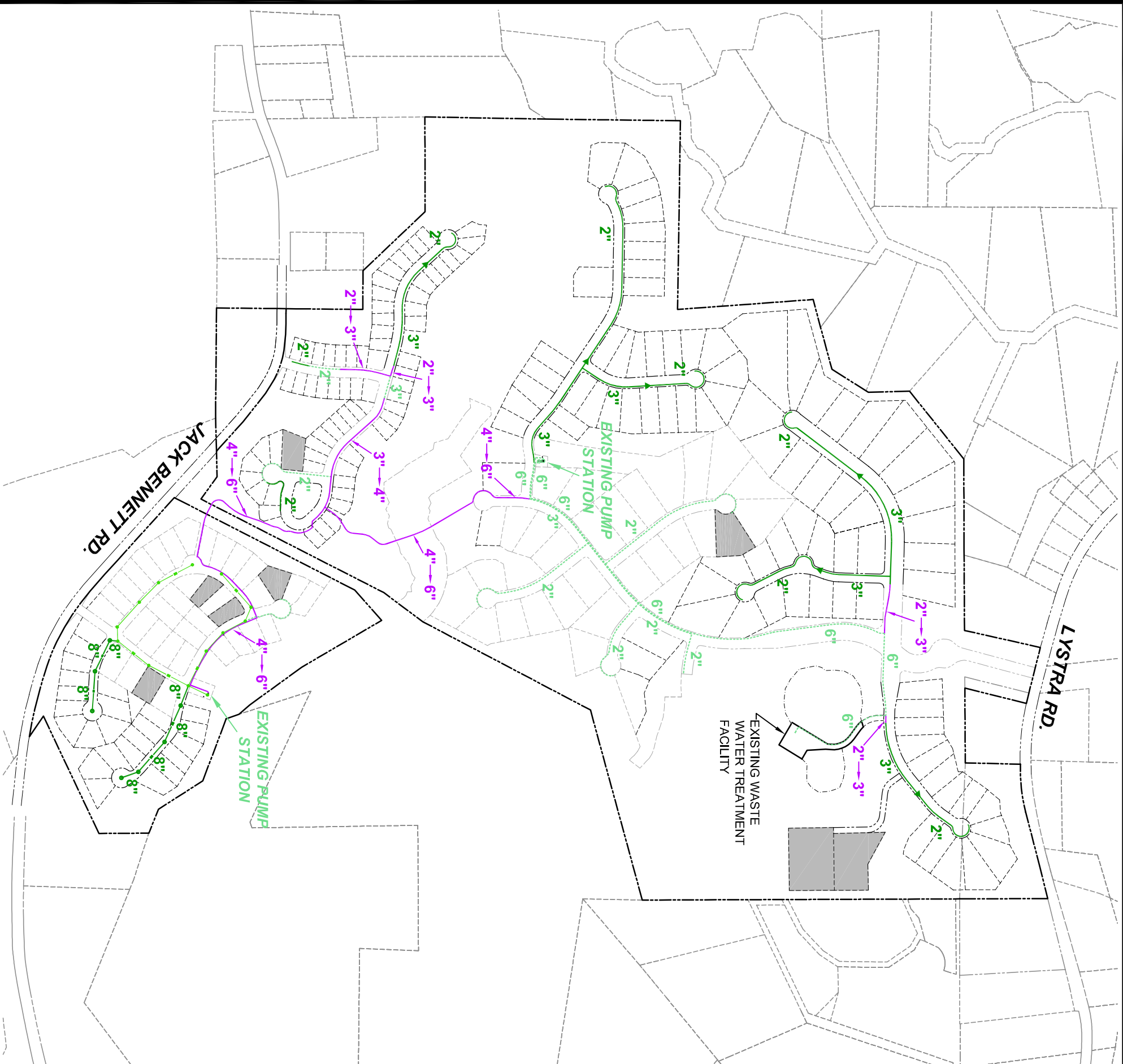


NORTH






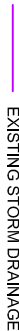
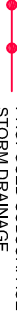


LEGEND

- EXISTING FORCE MAIN
- SS — EXISTING GRAVITY SEWER
- PROPOSED FORCE MAIN
- SS — PROPOSED GRAVITY SEWER
- EXISTING FORCE MAIN TO BE UP-SIZED
- X" EXISTING LINE SIZE
- X" PROPOSED LINE SIZE (APPROXIMATE)
- X" — X" EXISTING LINE UPGRADED SIZE





LEGEND

-  WETLAND & STREAM RIPARIAN BUFFER AREAS
-  WETLAND AREA
-  FEMA FLOODWAY
-  EXISTING STORM DRAINAGE
-  PROPOSED SUBSURFACE STORM DRAINAGE
-  NCDENR BMP WET POND
-  EXISTING DRY DETENTION BASIN

NOTE: PROPOSED WET PONDS WILL BE DESIGNED IN ACCORDANCE WITH THE CHATHAM COUNTY STORMWATER ORDINANCE DATED SEPTEMBER 8, 2009.



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**WESTFALL
SUBDIVISION**

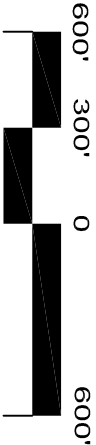
CHATHAM COUNTY,
NORTH CAROLINA

**STORMWATER
MANAGEMENT
PLAN EXHIBIT**

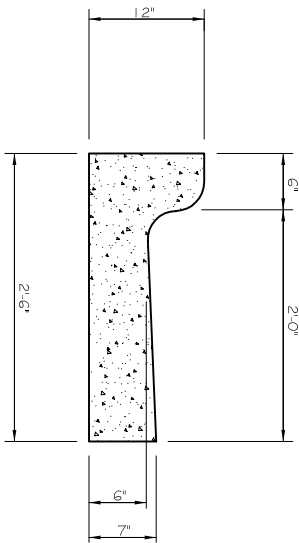
OCTOBER 2012



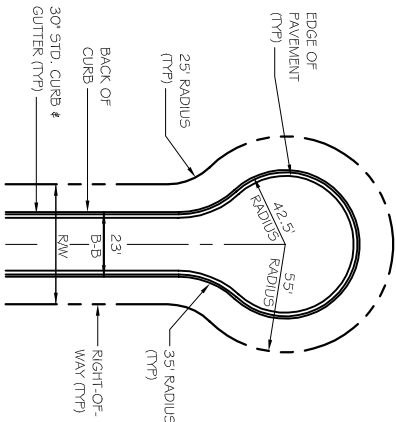
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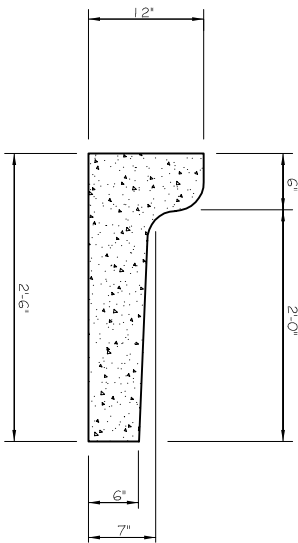
SCALE: 1" = 600'



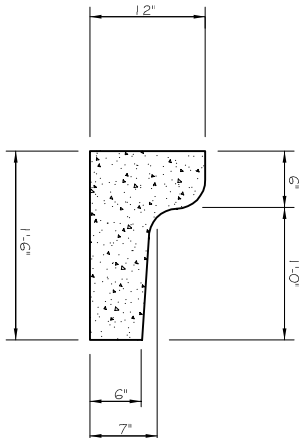
30" - STANDARD CURB & GUTTER
NOT TO SCALE



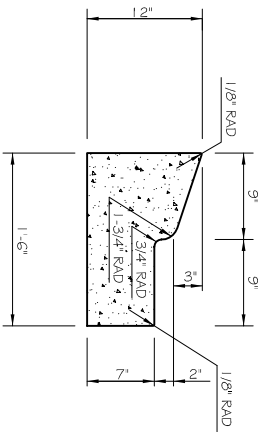
CUL-DE-SAC DETAIL
(STANDARD)
NOT TO SCALE



30" - SPILL CURB
NOT TO SCALE

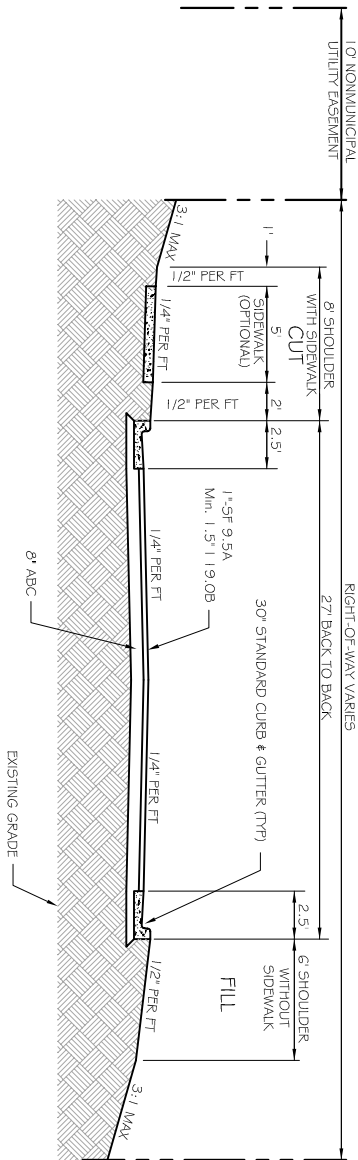


18" - CURB & GUTTER
NOT TO SCALE

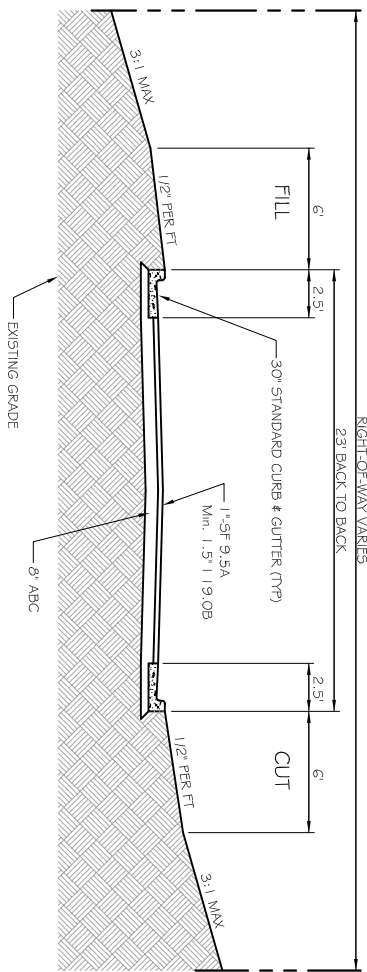


18" - MEDIAN CURB
NOT TO SCALE

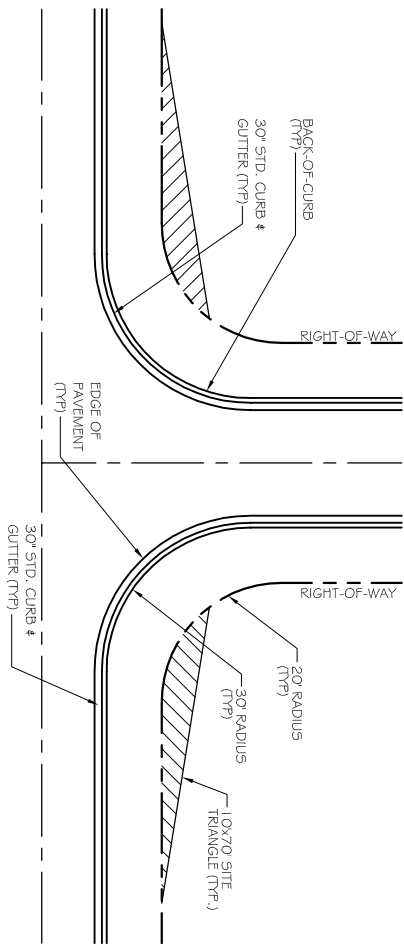
- NOTES:**
- 1 ALL SIDEWALK RAMPS SHALL CONFORM TO N.C.D.O.T. STD. 848.05.
 - 2 THE 2'-6" CURB & GUTTER AND 1'-6" CURB & GUTTER SHALL CONFORM TO N.C.D.O.T. STD. 846.01.
 - 3 ALL ROADS ARE PRIVATE.



TYPICAL 27' BACK-TO-BACK SECTION
(50' RIGHT-OF-WAY)
NOT TO SCALE



TYPICAL 23' BACK-TO-BACK SECTION
(50' RIGHT-OF-WAY)
NOT TO SCALE



TYPICAL INTERSECTION DETAIL
NOT TO SCALE



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WESTFALL SUBDIVISION

CHATHAM COUNTY,
NORTH CAROLINA

TYPICAL ROADWAY SECTIONS EXHIBIT

OCTOBER 2012



NORTH
NOT TO SCALE