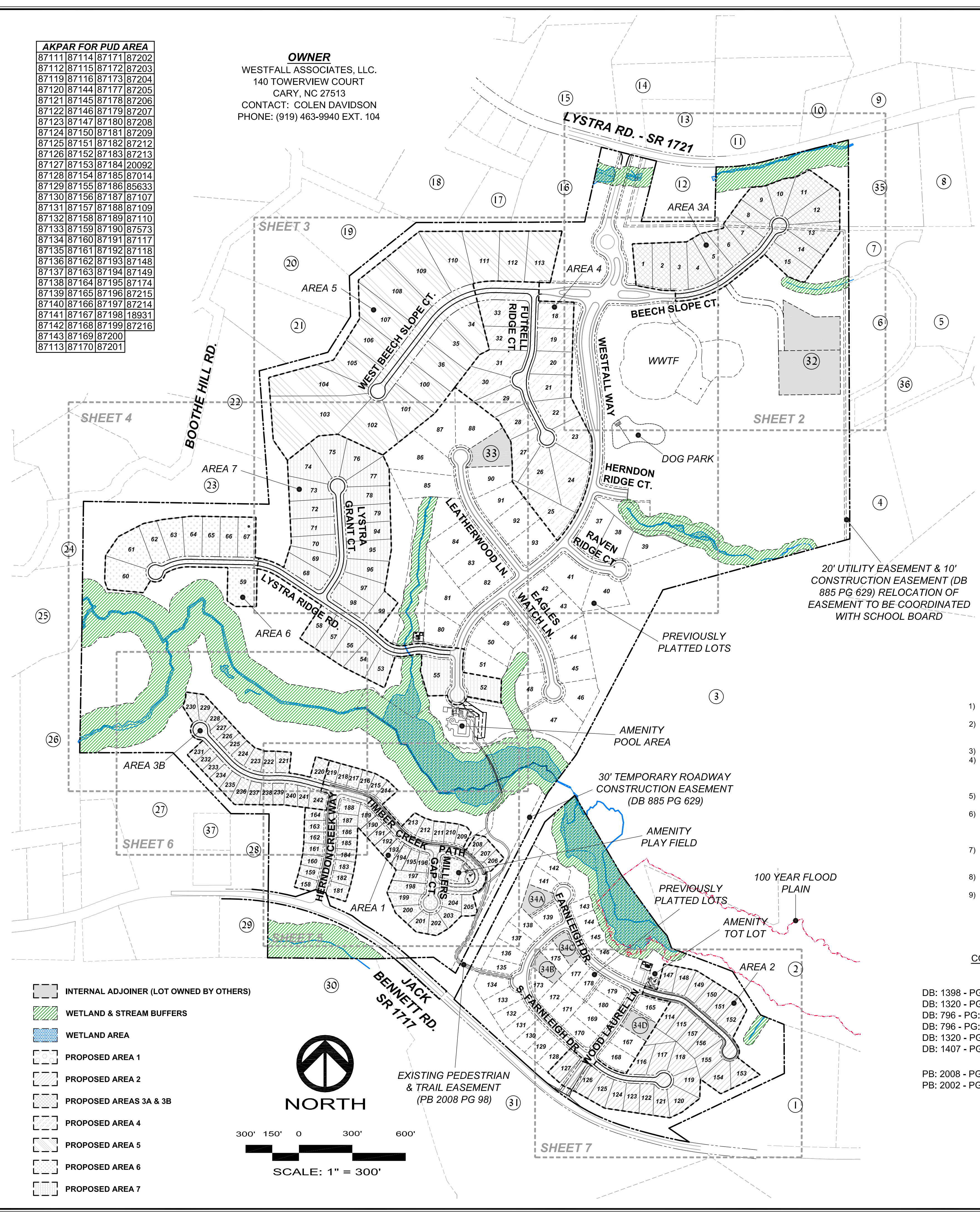


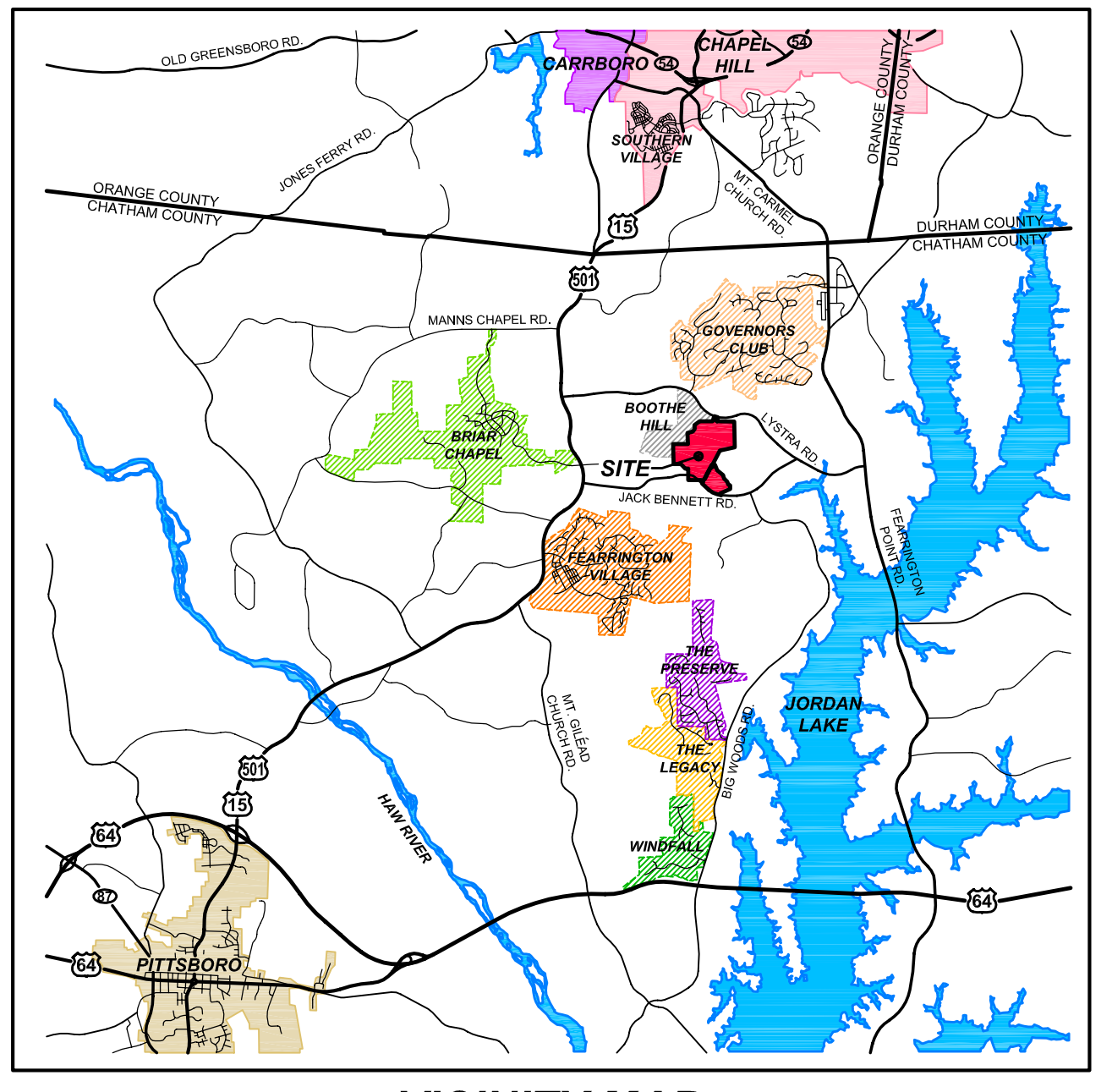
AKPAR FOR PUD AREA			
87111	87114	87171	87202
87112	87115	87172	87203
87119	87116	87173	87204
87120	87144	87177	87205
87121	87145	87178	87206
87122	87146	87179	87207
87123	87147	87180	87208
87124	87150	87181	87209
87125	87151	87182	87210
87126	87152	87183	87211
87127	87153	87184	20092
87128	87154	87185	87014
87129	87155	87186	85633
87130	87156	87187	87107
87131	87157	87188	87109
87132	87158	87189	87110
87133	87159	87190	87573
87134	87160	87191	87117
87135	87161	87192	87118
87136	87162	87193	87148
87137	87163	87194	87149
87138	87164	87195	87174
87139	87165	87196	87215
87140	87166	87197	87214
87141	87167	87198	18931
87142	87168	87199	87216
87143	87169	87200	
87144	87170	87201	

**OWNER**  
**WESTFALL ASSOCIATES, LLC.**  
 140 TOWERVIEW COURT  
 CARY, NC 27513  
 CONTACT: COLLEN DAVIDSON  
 PHONE: (919) 463-9940 EXT. 104



**SITE SUMMARY**

EXISTING SITE AREA	= 294.316 Ac.
PROPOSED TOTAL SITE AREA	= 308.387 Ac.
EXISTING PRIVATE ROAD	= ± 11,016 LF
FUTURE PRIVATE ROAD	= ± 6,901 LF
<b>SINGLE FAMILY HOMESITES</b>	
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
<b>TOTAL</b>	<b>= 242</b>
<b>EXISTING PLATTED LOT AREA</b>	<b>= ± 42.75 Ac.</b>
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.
WWTB AREA	= ± 143.95 Ac.
<b>TOTAL OPEN SPACE</b>	<b>= ± 308.39 Ac.</b>
<b>MINIMUM LOT SIZE</b>	<b>= ± 0.15 Ac.</b>
<b>MAXIMUM LOT SIZE</b>	<b>= ± 2.85 Ac.</b>
<b>AVERAGE LOT SIZE</b>	<b>= ± 0.56 Ac.</b>
<b>OPEN SPACE</b>	
AMENITY AREA	= ± 3.71 Ac.
OPEN SPACE (OTHER)	= ± 55.04 Ac.
PASSIVE OPEN SPACE (WOODED BUFFER NOT INCLUDING PROTECTED AREAS WITHIN LOTS)	= ± 85.20 Ac.
<b>TOTAL OPEN SPACE</b>	<b>= ± 143.95 Ac.</b>
<b>WOODED BUFFER PROTECTED AREA WITHIN LOTS</b>	<b>= ± 14.6 Ac.</b>
<b>ZONING:</b>	<b>ZONED R-1 W/ EXISTING CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT</b>
<b>WATER SUPPLY WATERSHED:</b>	<b>WS-IV-PA</b>
<b>SUBJECT PROPERTY DEED REFERENCES:</b>	
DB: 1597 PG: 934	DB: 1597 PG: 939
DB: 1597 PG: 948	DB: 1581 PG: 968
<b>SUBJECT PROPERTY PINS:</b>	
9785-41-6531	9785-56-3026
9485-45-6573,	9485-35-7279
<b>NEWLY DEVELOPED LOTS</b>	<b>= 150 LOTS</b>
<b>LOTS TO BE RECOMBINED</b>	<b>= 29 LOTS</b>
<b>EXISTING LOTS</b>	<b>= 63 LOTS</b>
<b>TOTAL</b>	<b>= 242 LOTS</b>



**VICINITY MAP**  
NTS

**ADJOINERS**

- ① NIF - NANCY W. BRITT - PIN: 9785-51-2366 - DB: 983-812
- ② NIF - UNITED STATES OF AMERICA - PIN: 9795-18-6724
- ③ NIF - CHATHAM CO. BOARD OF EDUCATION - PIN: 9785-53-3703 - DB: 885-624
- ④ NIF - PIERCE A. & ELIZABETH N. CASSEDY - PIN: 9785-64-7634 - DB: 447-717
- ⑤ NIF - DAVID E. MILLER - PIN: 9785-65-2905 - DB: 1431-720
- ⑥ NIF - DAVID E. MILLER - PIN: 9785-65-7771 - DB: 1431-720
- ⑦ NIF - DAVID E. MILLER - PIN: 9785-66-1549 - D.B. 1461-08
- ⑧ NIF - WESTFALL ASSOCIATES, LLC - PIN: 9785-66-1549 - D.B. 1461-08
- ⑨ NIF - MACGREGOR DEVELOPMENT CO. - PIN: 9785-67-8070 - DB: 1351-263
- ⑩ NIF - RICHARD J. & MARJORIE S. BARTLETT - PIN: 9785-66-4942 - DB: 1375-379
- ⑪ NIF - RICHARD J. & MARJORIE S. BARTLETT - PIN: 9785-66-0746 - DB: 1375-379
- ⑫ NIF - THOMAS & TERRI GIBSON - PIN: 9785-46-6446 - DB: 1391-405
- ⑬ NIF - JENNIFER D. & WILLIAM W. CURE - PIN: 9785-46-7812 - DB: 920-846
- ⑭ NIF - ROY H. DAVIS - PIN: 9785-47-6018 - DB: 499-861
- ⑮ NIF - R. NELSON & JANICE C. WALL - PIN: 9785-47-0130 - DB: 568-970
- ⑯ NIF - CYNTHIA K. SMITH & LINDA FULLWOOD - PIN: 9785-36-9559 - DB: 802-308
- ⑰ NIF - MARTIN J. BERNHOLZ - PIN: 9785-36-6413 - DB: 452-666
- ⑱ NIF - JOHN M. & DONNA M. HUFF - PIN: 9785-36-2459 - DB: 885-337
- ⑲ NIF - DENZIL L. & LILA J. THORN - PIN: 9785-26-7310 - DB: 474-898
- ⑳ NIF - LEILA M. WEBSTER - PIN: 9785-26-4045 - DB: 480-261
- ㉑ NIF - LEILA M. WEBSTER - PIN: 9785-25-3775 - DB: 1206-511
- ㉒ NIF - MARK A. & STEPHANIE L. McADAMS - PIN: 9785-25-1376 - DB: 1034-64
- ㉓ NIF - MICHAEL J. BROCKI & ANGELA K. SPIVEY - PIN: 9785-24-0867 - DB: 1594-1089
- ㉔ NIF - GEORGE MEYER & MAURA L. O'DONOGHUE - PIN: 9785-04-9644 - DB: 446-597
- ㉕ NIF - CHARLES T. & NANCY L. ANDERSON - PIN: 9785-14-0088 - DB: 678-1007
- ㉖ NIF - DAVID L. & JEAN CARLTON - PIN: 9785-13-1301 - DB: 398-882
- ㉗ NIF - SUSAN L. FIELDS - PIN: 9785-12-6998 - DB: 1422-186
- ㉘ NIF - ALVIN L. & DEBORAH P. FULLER - PIN: 9785-22-2756 - DB: 880-689
- ㉙ NIF - TIMOTHY B. PECK - PIN: 9785-22-1394 - DB: 420-179
- ㉚ NIF - NANCY W. BRITT - PIN: 9785-21-1262 - DB: 1074-768
- ㉛ NIF - MACKIE W. LAMBERT - PIN: 9785-31-7046 - DB: 1029-494
- ㉜ NIF - MILLER DAVID E. - PIN: 9785-55-3556 - DB: 1466-0294
- ㉝ NIF - FH PROPERTY INVESTMENTS LLC - PIN: 9785-35-5061 - DB: 1399-0171
- ㉞ NIF - SOUTHBANK - PIN: 9785-32-8457 - DB: 1506-1066
- ㉟ NIF - SOUTHBANK - PIN: 9785-32-8190 - DB: 1506-1069
- ㊱ NIF - SOUTHBANK - PIN: 9785-42-0202 - DB: 1506-1063
- ㊲ NIF - SOUTHBANK - PIN: 9785-41-4709 - DB: 1506-1072
- ㊳ NIF - WESTFALL ASSOCIATES LLC - PIN: 9785-56-4582 - DB: 1597-0939
- ㊴ NIF - EISNER JOEL ETUX STEPHANIE - PIN: 9785-65-0430 - DB: 1108-512
- ㊵ NIF - WANDA K & GREGORY DUKES - PIN: 9785-22-0818

**PLATTED LOT PHASING SCHEDULE**

NEW LOTS / RECOMBINED LOTS*	2014	= 75 LOTS
	2015	= 23 LOTS
	2017	= 39 LOTS
	2019	= 17 LOTS
	2021	= 18 LOTS
	2023	= 9 LOTS
<b>TOTAL NEW &amp; RECOMBINED LOTS</b>		<b>= 179 LOTS</b>

\* INCLUDES ALL RECOMBINED LOTS (ESTIMATED DATE OF PLAT RECORDATION)

**GENERAL NOTES**

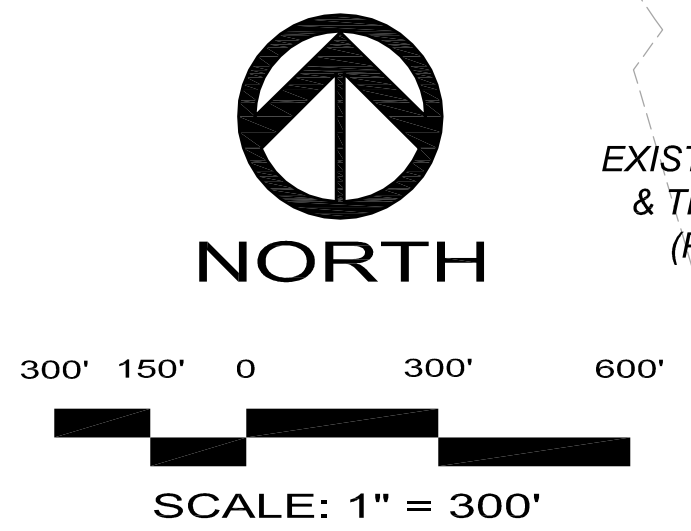
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- PORTIONS OF THE SITE ARE WITHIN AREA 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 9784 OF COMMUNITY NUMBER 370299 MAP #3710978400J DATED FEBRUARY 2, 2007.
- WATER TO BE PROVIDED BY CHATHAM COUNTY PUBLIC WORKS DEPARTMENT. SANITARY SEWER SERVICE TO BE PROVIDED BY AQUA OF NORTH CAROLINA IN ACCORDANCE WITH BOOTH MOUNTAIN DEVELOPMENT WASTEWATER TREATMENT AND RECLAIMED WATER UTILIZATION SYSTEM PERMIT NO. W00028798.
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**COVENANTS, RESTRICTIONS, LIENS, SETBACKS, EASEMENTS, & RIGHTS-OF-WAY RECORDED IN THE FOLLOWING:**

DB: 1398 - PG: 592,	DB: 1438 - PG: 724,	DB: 1597 - PG: 967,	DB: 1598 - PG: 707,
DB: 1320 - PG: 19,	DB: 781 - PG: 904-5,	DB: 450 - PG: 254,	DB: 409 - PG: 727,
DB: 796 - PG: 126,	DB: 561 - PG: JJ,	DB: 62 - PG: 503,	DB: 365 - PG: 781,
DB: 796 - PG: 124,	DB: 796 - PG: 125,	DB: 796 - PG: 127,	DB: 452 - PG: 234,
DB: 1320 - PG: 19,	DB: 1346 - PG: 839,	DB: 1346 - PG: 842,	DB: 1346 - PG: 845,
DB: 1407 - PG: 394,	DB: 1235 - PG: 775,	DB: 885 - PG: 624,	DB: 1597 - PG: 951
PB: 2008 - PG: 95-96,	PB: 2008 - PG: 97-98,	PB: 90 - PG: 84,	PB: 2007 - PG: 250,
PB: 2002 - PG: 397,	PB: 2004 - PG: 148,	PB: 2006 - PG: 545,	PB: 2006 - PG: 376

**PRELIMINARY DESIGN**  
 NOT RELEASED  
 FOR CONSTRUCTION

- INTERNAL ADJOINER (LOT OWNED BY OTHERS)
- WETLAND & STREAM BUFFERS
- WETLAND AREA
- PROPOSED AREA 1
- PROPOSED AREA 2
- PROPOSED AREAS 3A & 3B
- PROPOSED AREA 4
- PROPOSED AREA 5
- PROPOSED AREA 6
- PROPOSED AREA 7



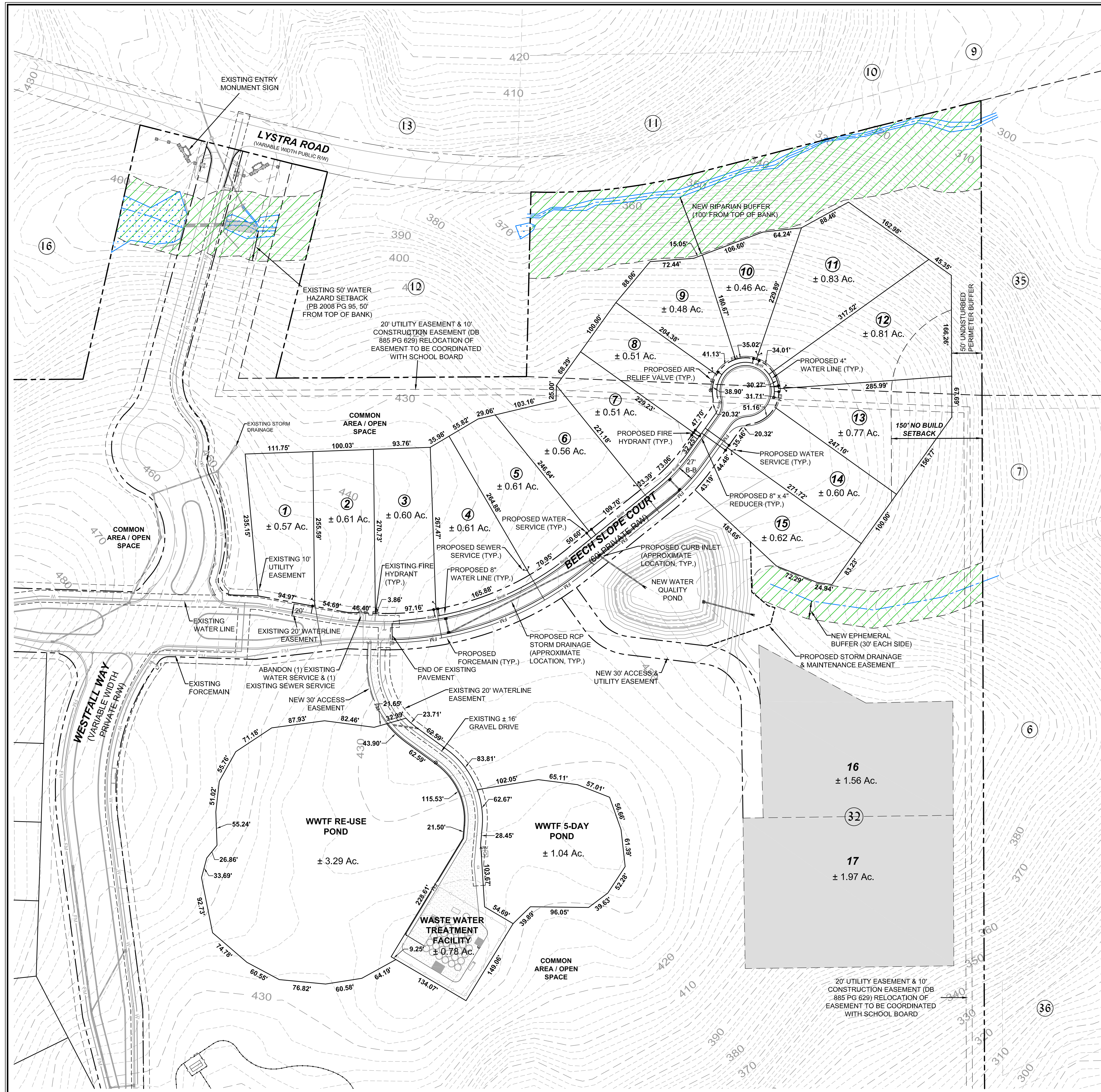
REVISIONS		
NO.	DATE	

**CE GROUP**  
 301 GLENWOOD AVE. 220  
 RALEIGH, NC 27603  
 PHONE: 919-367-8790  
 FAX: 919-322-0032

www.cegroupinc.com  
 License # C-1739

**WESTFALL SUBDIVISION**  
 FIRST PLAT  
**OVERALL KEY SHEET**  
 WILLIAMS TOWNSHIP  
 CHATHAM COUNTY, NORTH CAROLINA

Date: SEPTEMBER 7, 2012  
 Scale: 1" = 300'  
 Drawn: ACS  
 Checked: AJF  
 Project No: 800-09  
 Computer Dwg. Name: 800-09 Fetch Park.dwg  
 Sheet No: 1

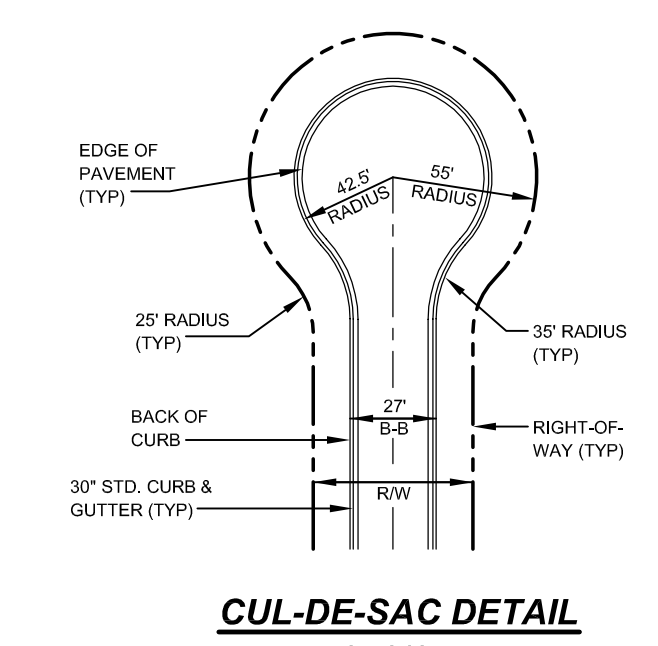


LEGEND	
	4" WATER MAIN
	8" WATER MAIN
	SEWER FORCE MAIN
	REINFORCED CONCRETE PIPE STORM DRAINAGE
	RISER / YARD INLET
	CURB INLET
	FLARED END SECTION
	FIRE HYDRANT
	WATER VALVE
	REDUCER
	WATER SERVICE
	SEWER SERVICE
	PLUG / END CAP
	AIR RELEASE VALVE

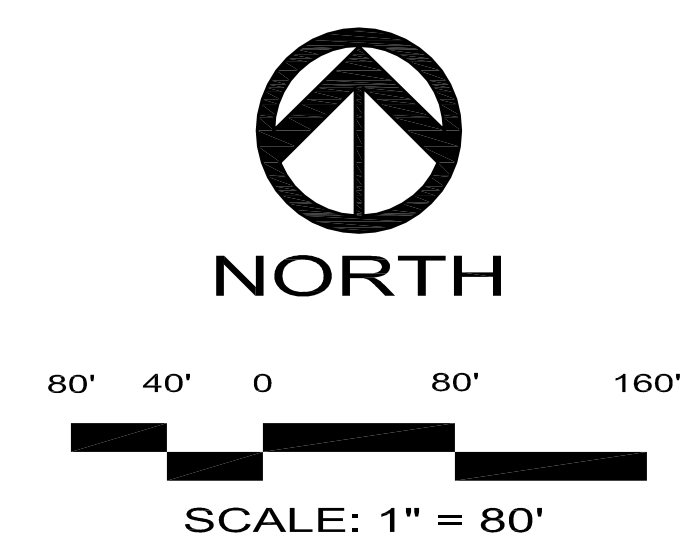
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**AREA 3A SITE DATA**

LOTS: 15 LOTS  
 ROAD LENGTH: ± 758 LF  
 MIN LOT SIZE: ± 0.46 Ac.  
 MAX LOT SIZE: ± 0.83 Ac.



**PRELIMINARY DESIGN**  
NOT RELEASED FOR CONSTRUCTION

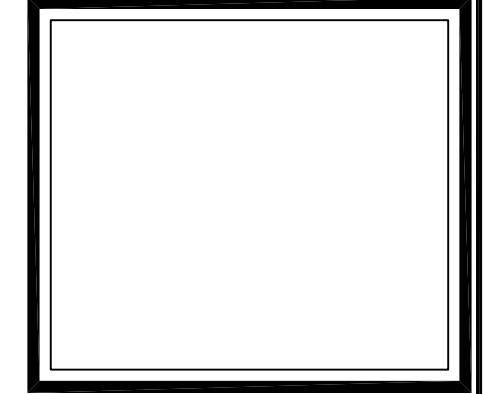


NO.	REVISIONS	DATE

**CE GROUP**

301 GLENWOOD AVE. 220  
 RALEIGH, NC 27603  
 PHONE: 919-367-8790  
 FAX: 919-322-0032

www.cegroupinc.com  
 License # C-1739



**WESTFALL SUBDIVISION**  
 FIRST PLAT  
**PROPOSED AREA 3A**  
 WILLIAMS TOWNSHIP  
 CHATHAM COUNTY, NORTH CAROLINA

Date:	SEPTEMBER 7, 2012
Scale:	1" = 80'
Drawn:	ACS
Checked:	AJF
Project No.	800-09
Computer Dwg. Name	800-09 Fetch Park.dwg

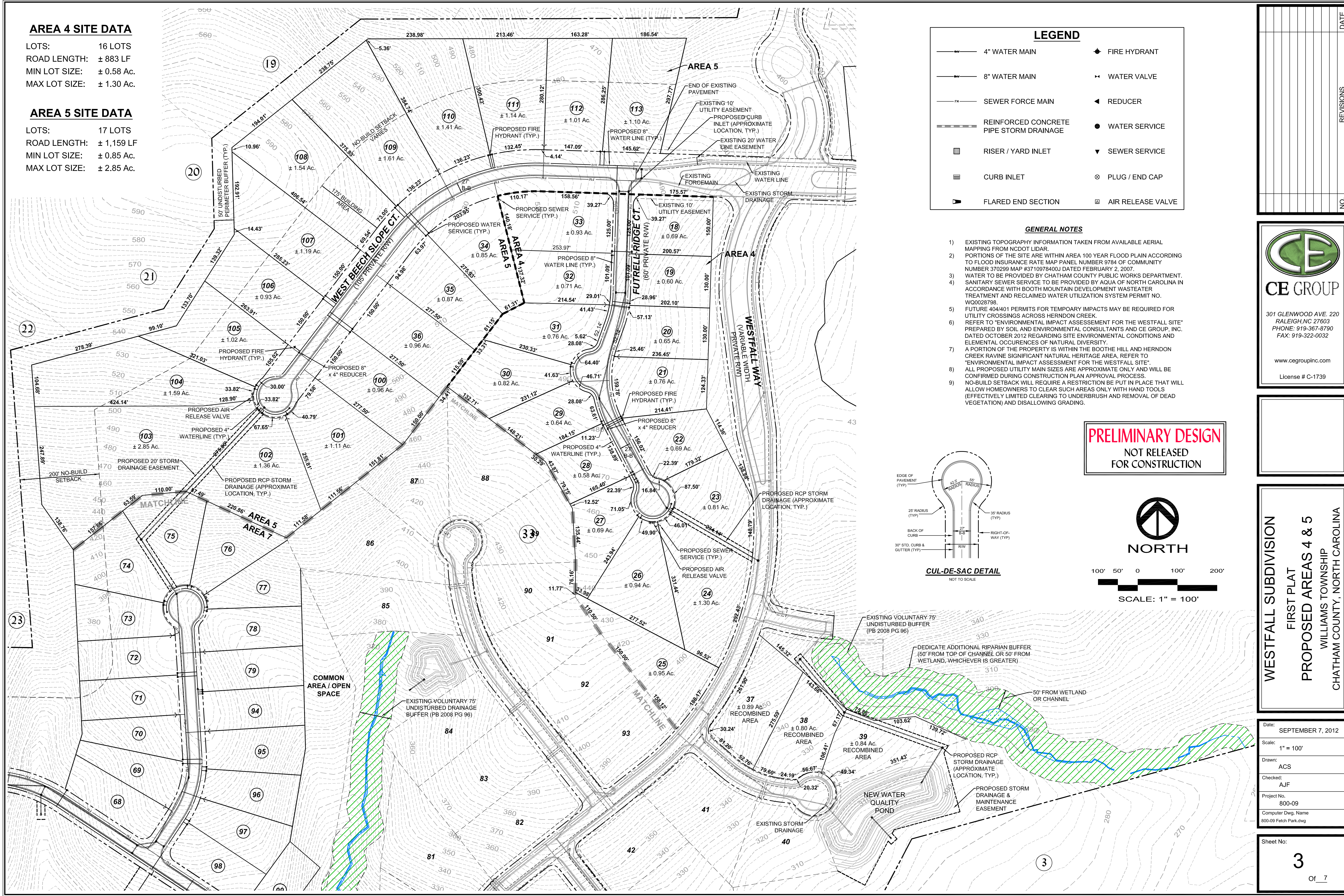
Sheet No:  
**2**  
 Of 7

**AREA 4 SITE DATA**

LOTS: 16 LOTS  
 ROAD LENGTH: ± 883 LF  
 MIN LOT SIZE: ± 0.58 Ac.  
 MAX LOT SIZE: ± 1.30 Ac.

**AREA 5 SITE DATA**

LOTS: 17 LOTS  
 ROAD LENGTH: ± 1,159 LF  
 MIN LOT SIZE: ± 0.85 Ac.  
 MAX LOT SIZE: ± 2.85 Ac.

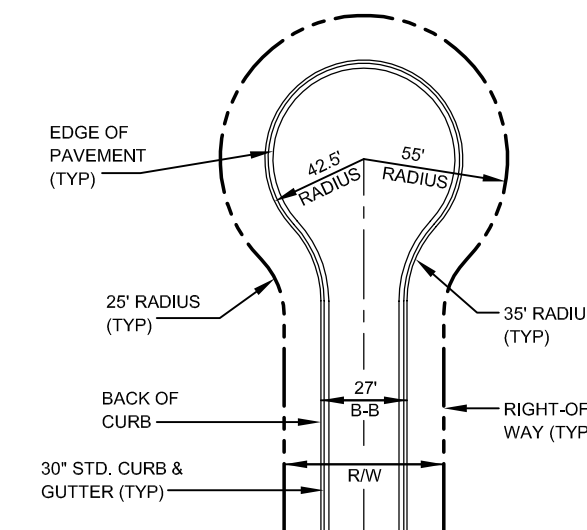


**LEGEND**

	4" WATER MAIN		FIRE HYDRANT
	8" WATER MAIN		WATER VALVE
	SEWER FORCE MAIN		REDUCER
	REINFORCED CONCRETE PIPE STORM DRAINAGE		WATER SERVICE
	RISER / YARD INLET		SEWER SERVICE
	CURB INLET		PLUG / END CAP
	FLARED END SECTION		AIR RELEASE VALVE

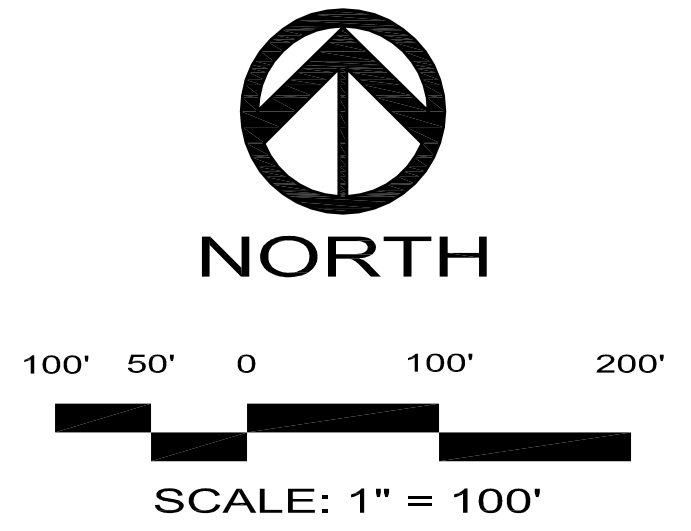
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**CUL-DE-SAC DETAIL**  
NOT TO SCALE

**PRELIMINARY DESIGN**  
NOT RELEASED FOR CONSTRUCTION



NO.	REVISIONS	DATE

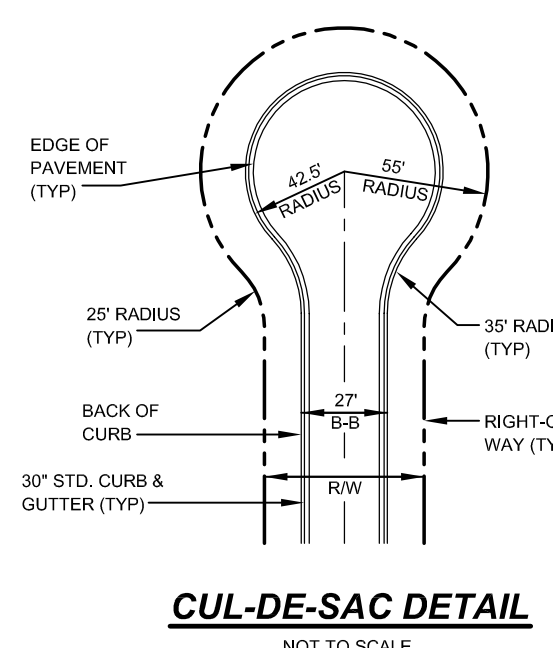
**CE GROUP**  
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 RALEIGH, NC 27603  
 PHONE: 919-367-8790  
 FAX: 919-322-0032  
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WESTFALL SUBDIVISION  
 FIRST PLAT  
 PROPOSED AREAS 4 & 5  
 WILLIAMS TOWNSHIP  
 CHATHAM COUNTY, NORTH CAROLINA

WESTFALL SUBDIVISION  
 FIRST PLAT  
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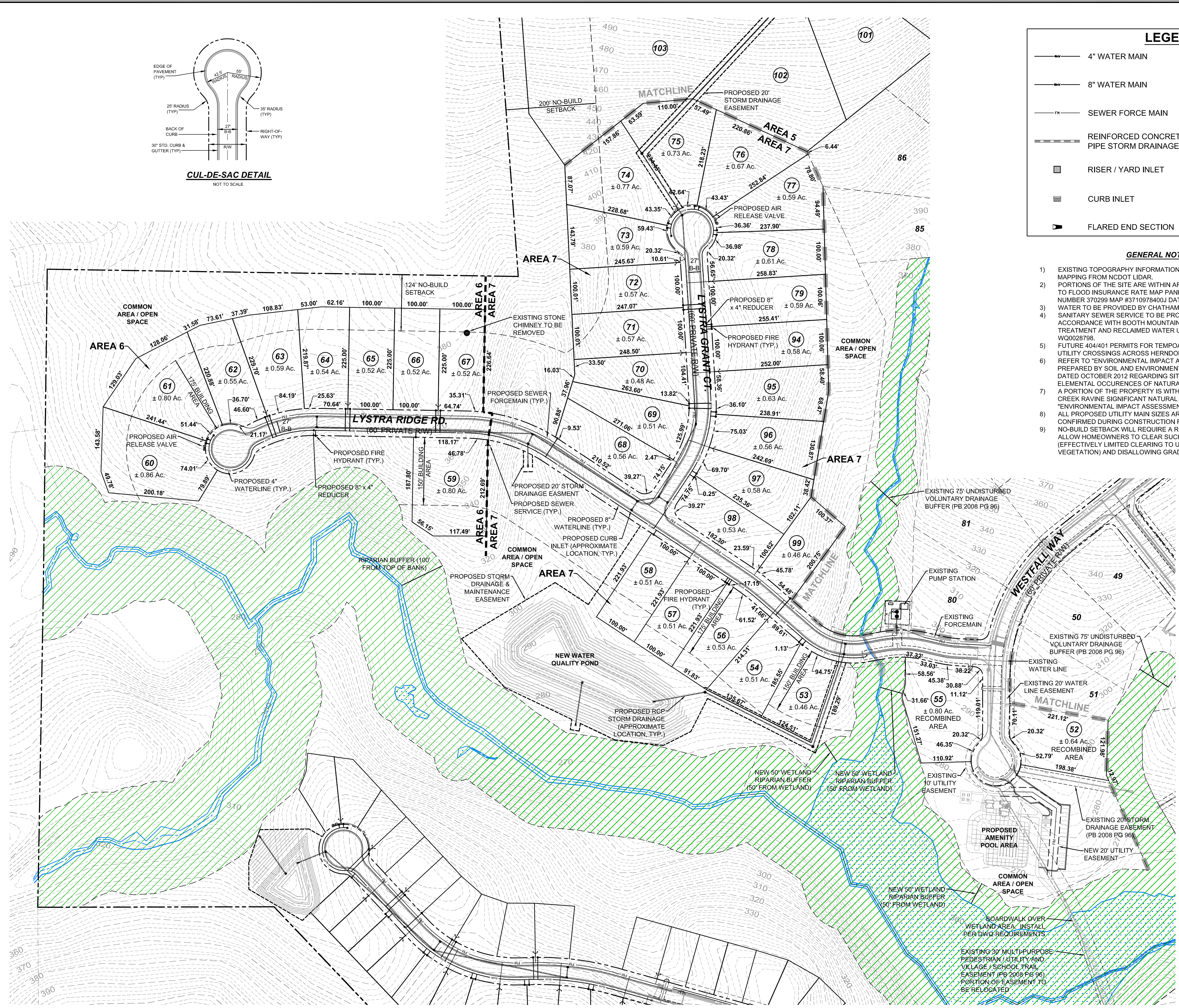
Date: SEPTEMBER 7, 2012  
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Sheet No: **3**  
Of 7



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	8" WATER MAIN		WATER VALVE
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	REINFORCED CONCRETE PIPE STORM DRAINAGE		WATER SERVICE
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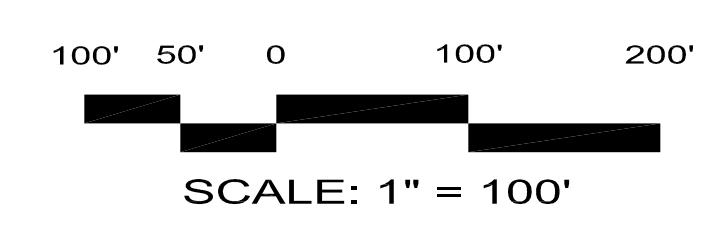
**AREA 6 SITE DATA**

LOTS:	9 LOTS
ROAD LENGTH:	± 587 LF
MIN LOT SIZE:	± 0.52 Ac.
MAX LOT SIZE:	± 0.86 Ac.

**AREA 7 SITE DATA**

LOTS:	25 LOTS
ROAD LENGTH:	± 526 LF
MIN LOT SIZE:	± 0.46 Ac.
MAX LOT SIZE:	± 0.80 Ac.

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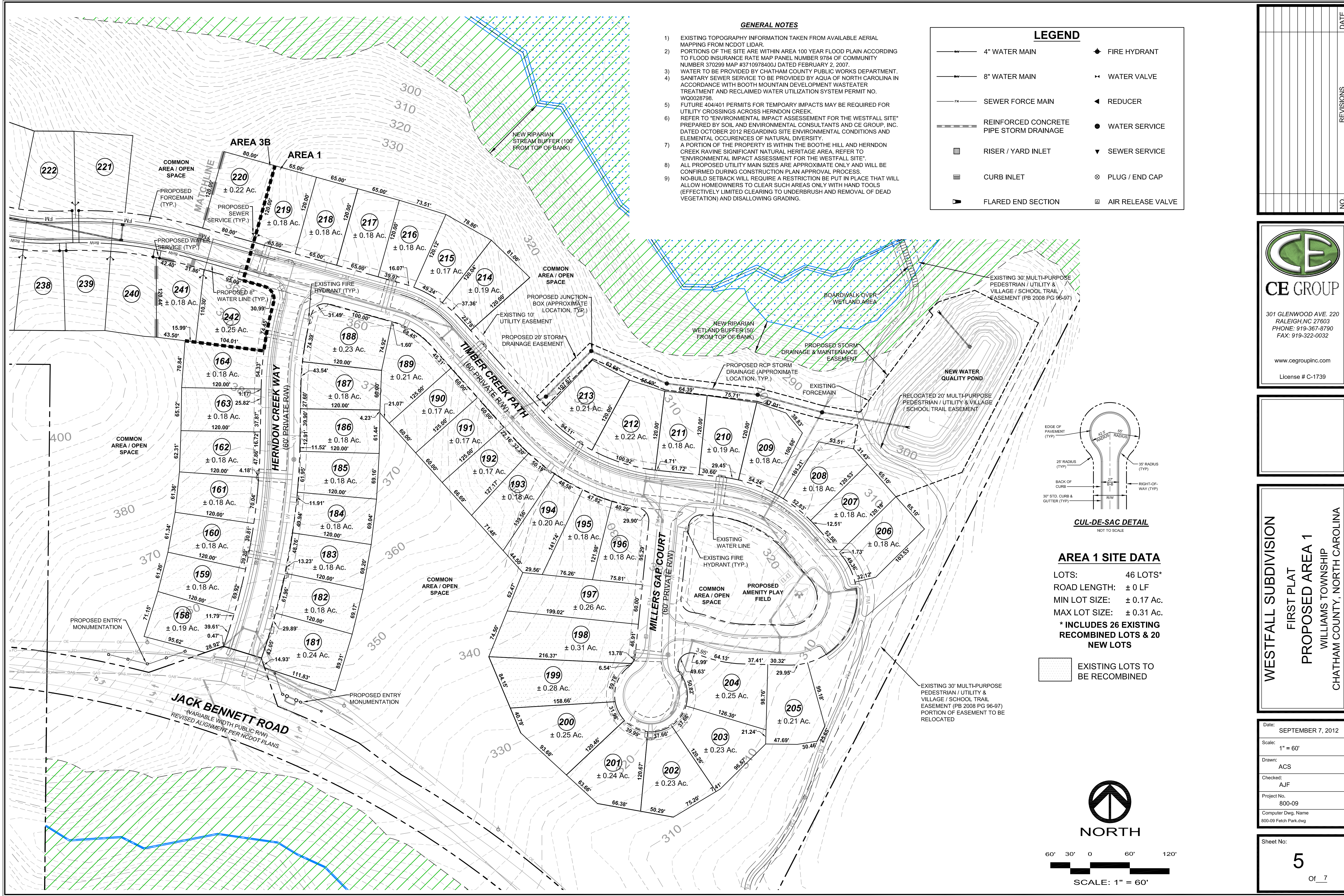


NO.	REVISIONS	DATE

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WESTFALL SUBDIVISION  
FIRST PLAT  
PROPOSED AREAS 6 & 7  
WILLIAMS TOWNSHIP  
CHATHAM COUNTY, NORTH CAROLINA

Date:	SEPTEMBER 7, 2012
Scale:	1" = 100'
Drawn:	ACS
Checked:	AJF
Project No.:	800-09
Computer Dwg. Name:	800-09 Fetch Park.dwg

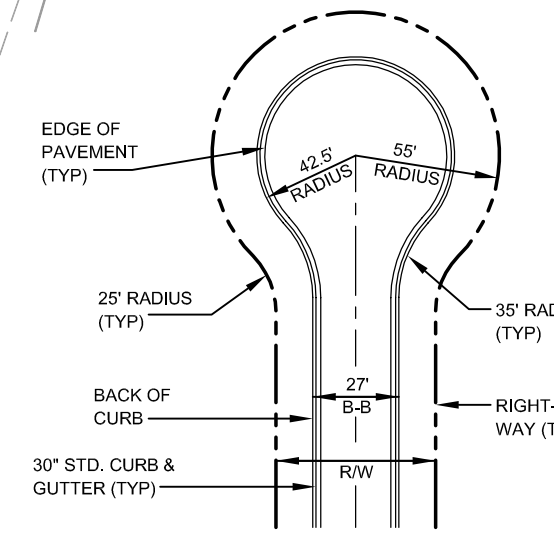


**GENERAL NOTES**

- EXISTING TOPOGRAPHY INFORMATION TAKEN FROM AVAILABLE AERIAL MAPPING FROM NCDOT LIDAR.
- PORTIONS OF THE SITE ARE WITHIN AREA 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 9784 OF COMMUNITY NUMBER 370299 MAP #3710978400J DATED FEBRUARY 2, 2007.
- WATER TO BE PROVIDED BY CHATHAM COUNTY PUBLIC WORKS DEPARTMENT.
- SANITARY SEWER SERVICE TO BE PROVIDED BY AQUA OF NORTH CAROLINA IN ACCORDANCE WITH BOOTH MOUNTAIN DEVELOPMENT WASTEATER TREATMENT AND RECLAIMED WATER UTILIZATION SYSTEM PERMIT NO. W00028798
- FUTURE 404/401 PERMITS FOR TEMPOARY IMPACTS MAY BE REQUIRED FOR UTILITY CROSSINGS ACROSS HERNDON CREEK.
- REFER TO "ENVIRONMENTAL IMPACT ASSESSMENT FOR THE WESTFALL SITE" PREPARED BY SOIL AND ENVIRONMENTAL CONSULTANTS AND CE GROUP, INC. DATED OCTOBER 2012 REGARDING SITE ENVIRONMENTAL CONDITIONS AND ELEMENTAL OCCURENCES OF NATURAL DIVERSITY.
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**LEGEND**

- 4" WATER MAIN
- 8" WATER MAIN
- SEWER FORCE MAIN
- REINFORCED CONCRETE PIPE STORM DRAINAGE
- ▣ RISER / YARD INLET
- ▣ CURB INLET
- ▶ FLARED END SECTION
- ◆ FIRE HYDRANT
- ⊕ WATER VALVE
- ◀ REDUCER
- WATER SERVICE
- ▼ SEWER SERVICE
- ⊗ PLUG / END CAP
- ⊠ AIR RELEASE VALVE

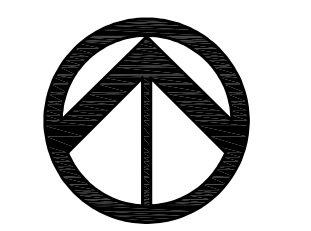


**CUL-DE-SAC DETAIL**  
NOT TO SCALE

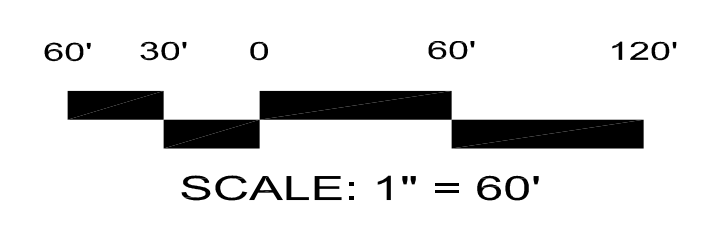
**AREA 1 SITE DATA**

LOTS: 46 LOTS\*  
 ROAD LENGTH: ± 0 LF  
 MIN LOT SIZE: ± 0.17 Ac.  
 MAX LOT SIZE: ± 0.31 Ac.  
 \* INCLUDES 26 EXISTING RECOMBINED LOTS & 20 NEW LOTS

EXISTING LOTS TO BE RECOMBINED



**NORTH**



NO.	REVISIONS	DATE

**CE GROUP**

301 GLENWOOD AVE. 220  
 RALEIGH, NC 27603  
 PHONE: 919-367-8790  
 FAX: 919-322-0032

www.cegroupinc.com  
 License # C-1739

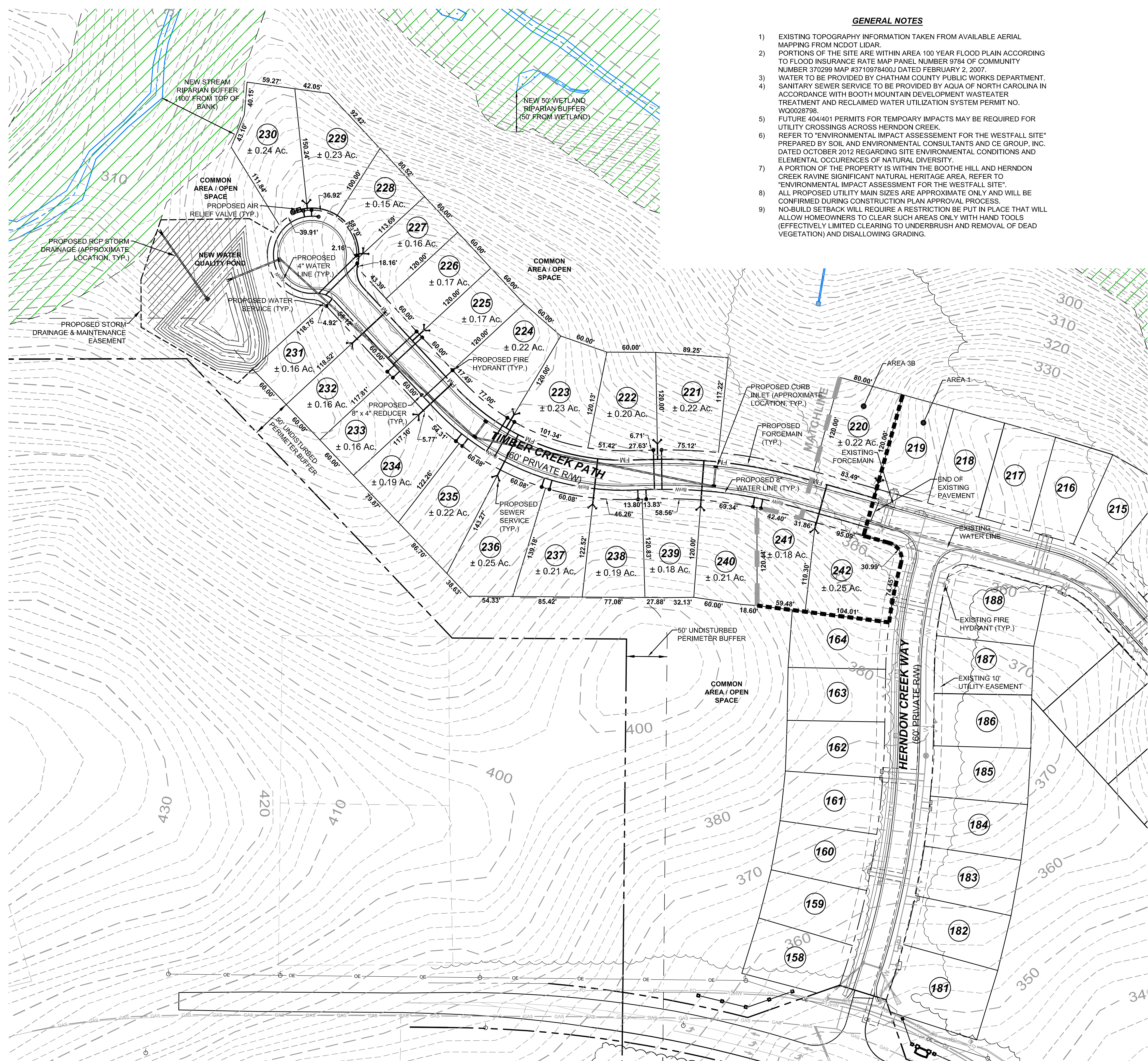
**WESTFALL SUBDIVISION**  
**FIRST PLAT**  
**PROPOSED AREA 1**  
 WILLIAMS TOWNSHIP  
 CHATHAM COUNTY, NORTH CAROLINA

Date:	SEPTEMBER 7, 2012
Scale:	1" = 60'
Drawn:	ACS
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Project No.	800-09
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Sheet No:

**5**

Of 7



**GENERAL NOTES**

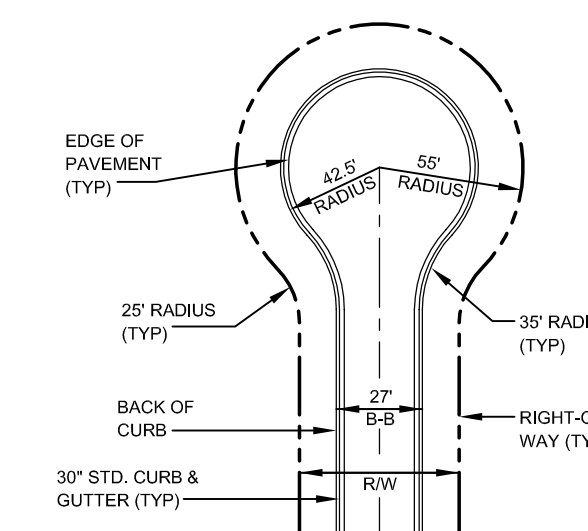
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- 4) FUTURE 404/401 PERMITS FOR TEMPORARY IMPACTS MAY BE REQUIRED FOR UTILITY CROSSINGS ACROSS HERNDON CREEK.
- 5) REFER TO "ENVIRONMENTAL IMPACT ASSESSMENT FOR THE WESTFALL SITE" PREPARED BY SOIL AND ENVIRONMENTAL CONSULTANTS AND CE GROUP, INC. DATED OCTOBER 2012 REGARDING SITE ENVIRONMENTAL CONDITIONS AND ELEMENTAL OCCURENCES OF NATURAL DIVERSITY.
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**LEGEND**

- |  |   |  |                   |
|--|---|--|-------------------|
|  | 4" WATER MAIN                           |  | FIRE HYDRANT      |
|  | 8" WATER MAIN                           |  | WATER VALVE       |
|  | SEWER FORCE MAIN                        |  | REDUCER           |
|  | REINFORCED CONCRETE PIPE STORM DRAINAGE |  | WATER SERVICE     |
|  | RISER / YARD INLET                      |  | SEWER SERVICE     |
|  | CURB INLET                              |  | PLUG / END CAP    |
|  | FLARED END SECTION                      |  | AIR RELEASE VALVE |

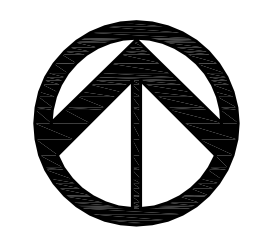
**AREA 3B SITE DATA**

LOTS: 23 LOTS  
 ROAD LENGTH: ± 835 LF  
 MIN LOT SIZE: ± 0.15 Ac.  
 MAX LOT SIZE: ± 0.25 Ac.



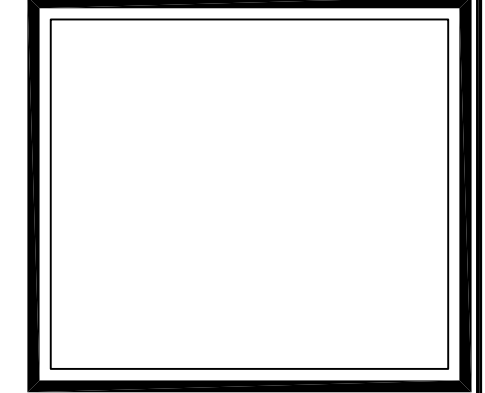
**CUL-DE-SAC DETAIL**  
NOT TO SCALE

**PRELIMINARY DESIGN**  
NOT RELEASED FOR CONSTRUCTION



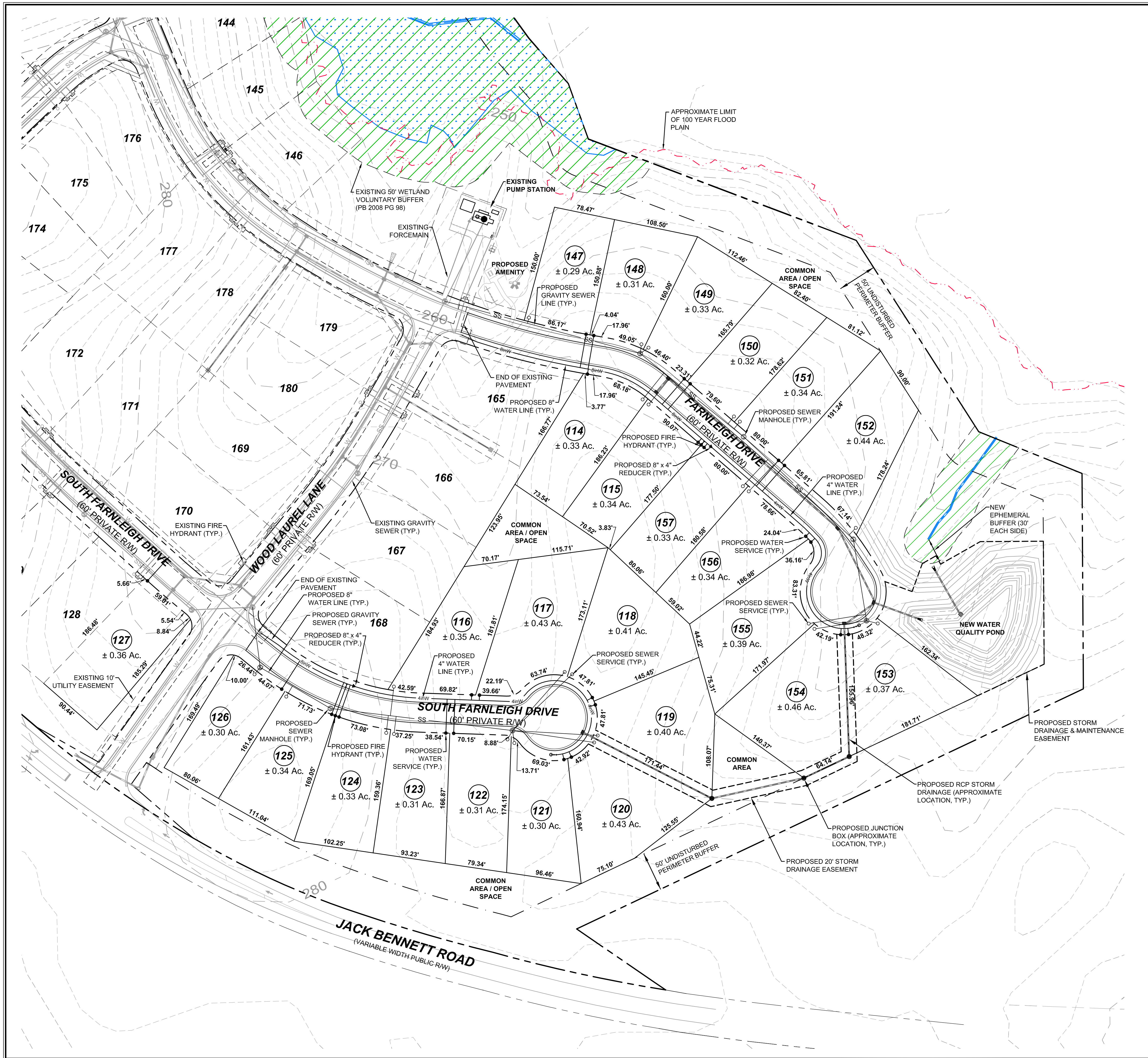
NO.	REVISIONS	DATE

**CE GROUP**  
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**WESTFALL SUBDIVISION**  
**FIRST PLAT**  
**PROPOSED AREA 3B**  
 WILLIAMS TOWNSHIP  
 CHATHAM COUNTY, NORTH CAROLINA

Date:	SEPTEMBER 7, 2012
Scale:	1" = 60'
Drawn:	ACS
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Project No.	800-09
Computer Dwg. Name	800-09 06 Phase 2 Lots.dwg

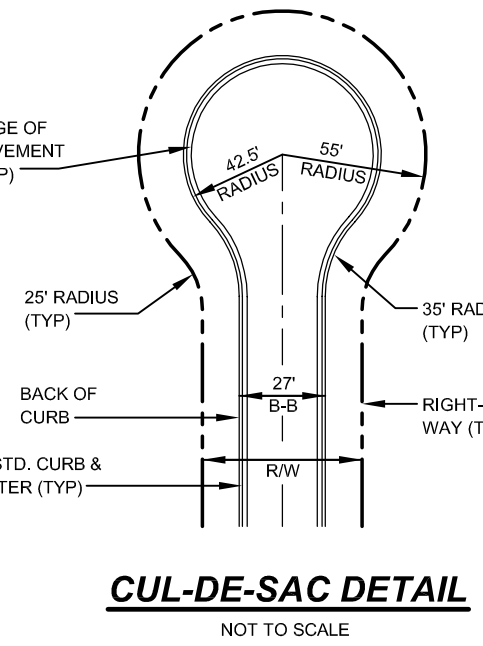


LEGEND			
	4" WATER MAIN		FIRE HYDRANT
	8" WATER MAIN		WATER VALVE
	SEWER FORCE MAIN		REDUCER
	REINFORCED CONCRETE PIPE STORM DRAINAGE		WATER SERVICE
	RISER / YARD INLET		SEWER SERVICE
	CURB INLET		PLUG / END CAP
	FLARED END SECTION		AIR RELEASE VALVE

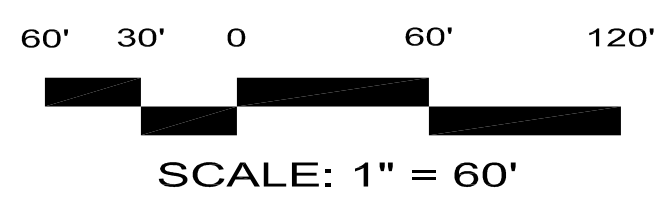
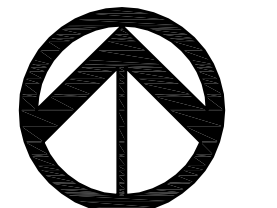
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**AREA 2 SITE DATA**

LOTS:	25 LOTS
ROAD LENGTH:	± 1,150 LF
MIN LOT SIZE:	± 0.29 Ac.
MAX LOT SIZE:	± 0.46 Ac.



**PRELIMINARY DESIGN**  
NOT RELEASED  
FOR CONSTRUCTION



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WESTFALL SUBDIVISION  
FIRST PLAT  
**PROPOSED AREA 2**  
WILLIAMS TOWNSHIP  
CHATHAM COUNTY, NORTH CAROLINA

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