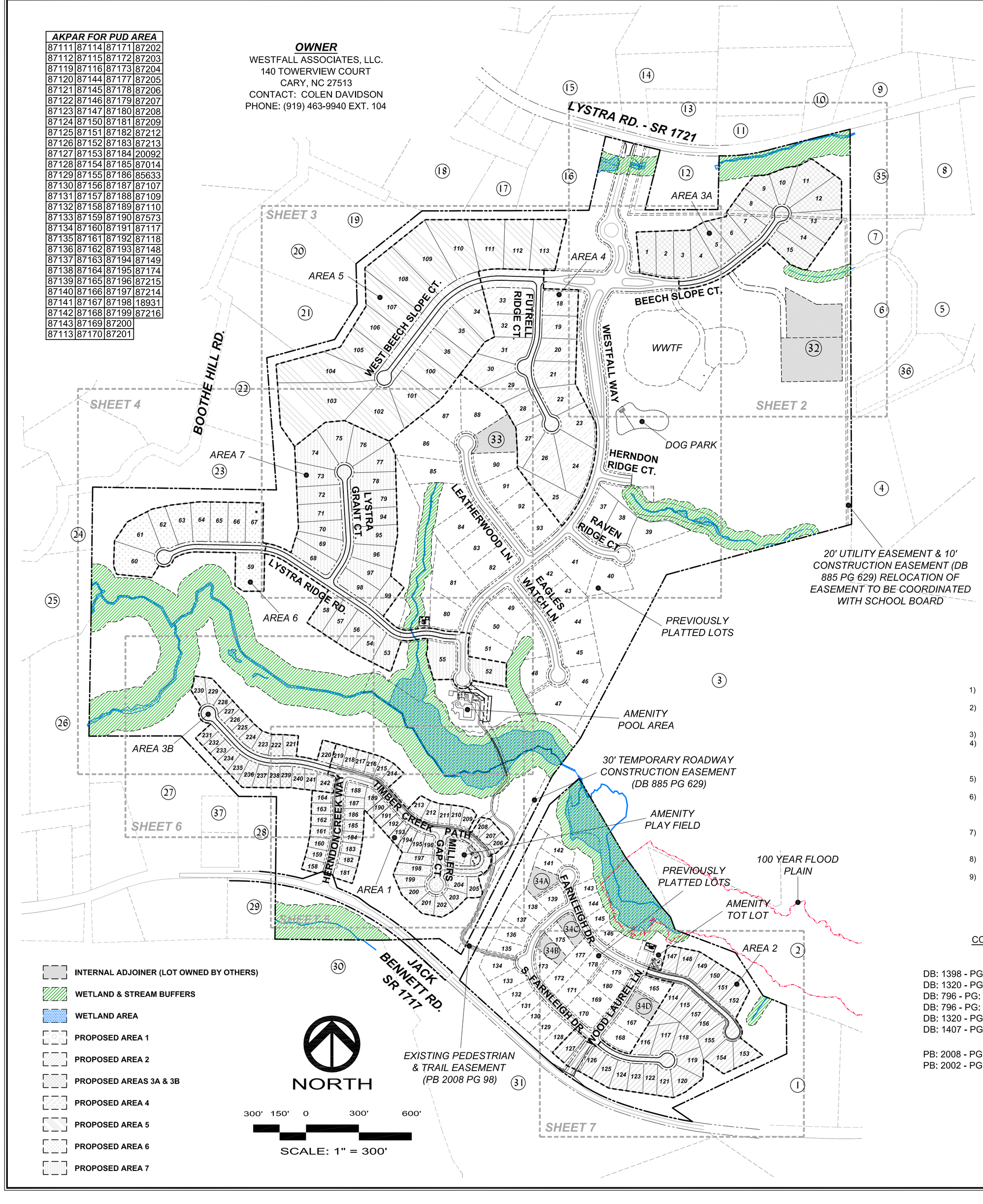
AKPAR FOR PUD AREA			
87111	87114	87171	87202
87112	87115	87172	87203
87119	87116	87173	87204
87120	87144	87177	87205
87121	87145	87178	87206
87122	87146	87179	87207
87123	87147	87180	87208
87124	87150	87181	87209
87125	87151	87182	87212
87126	87152	87183	87213
87127	87153	87184	20092
87128	87154	87185	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	
87113	87170	87201	

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



- 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

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

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.

MINIMUM LOT SIZE	= ± 0.15 Ac.
MAXIMUM LOT SIZE	= ± 2.85 Ac.
AVERAGE LOT SIZE	= ± 0.56 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.

ZONING: ZONED R-1 W/ EXISTING CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT

WATER SUPPLY WATERSHED: WS-IV-PA

SUBJECT PROPERTY DEED REFERENCES:
DB: 1597 PG: 934 DB: 1597 PG: 939
DB: 1597 PG: 948 DB: 1581 PG: 968

SUBJECT PROPERTY PINS:
9785-41-6531, 9785-56-3026
9485-45-6573, 9485-35-7279

NEWLY DEVELOPED LOTS	= 148 LOTS
LOTS TO BE RECOMBINED	= 33 LOTS
EXISTING LOTS	= 61 LOTS
TOTAL	= 242 LOTS

ESTIMATED OVERALL PHASING & TIME SCHEDULE

PHASE 1 CONSTRUCTION PLANS SUBMITTED BY FEB. 17 2015
ALL LOTS FINAL PLATTED BY DECEMBER 31, 2025.

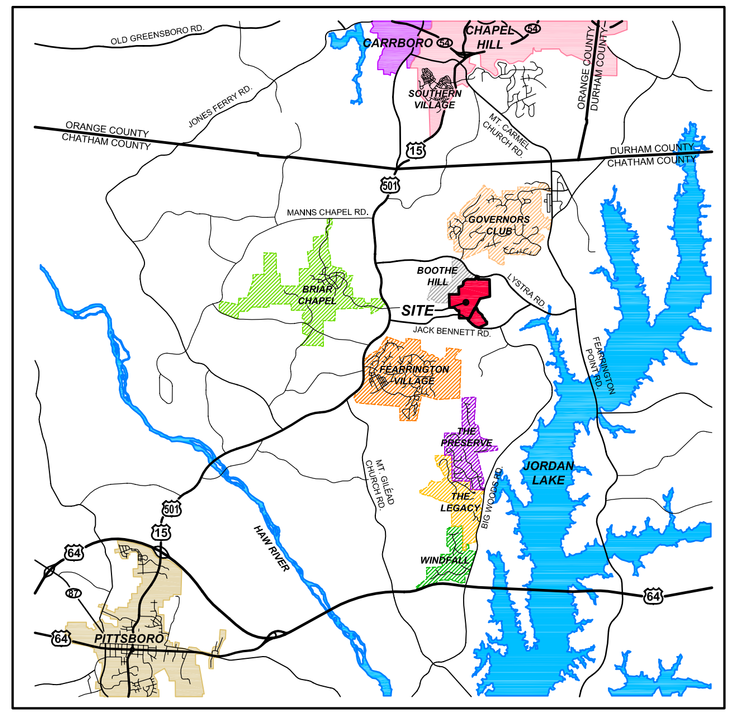
GENERAL NOTES

1) EXISTING TOPOGRAPHY INFORMATION TAKEN FROM AVAILABLE AERIAL MAPPING FROM NCDOT LIDAR.
2) 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.
3) WATER TO BE PROVIDED BY CHATHAM COUNTY PUBLIC WORKS DEPARTMENT.
4) 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. WQ0028798.
5) FUTURE 404/401 PERMITS FOR TEMPOARY IMPACTS MAY BE REQUIRED FOR UTILITY CROSSINGS ACROSS HERNDON CREEK.
6) REFER TO "ENVIRONMENTAL IMPACT ASSESSEMENT 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.
7) A PORTION OF THE PROPERTY IS WITHIN THE BOOTHE HILL AND HERNDON CREEK RAVINE SIGNIFICANT NATURAL HERITAGE AREA, REFER TO "ENVIRONMENTAL IMPACT ASSESSMENT FOR THE WESTFALL SITE".
8) ALL PROPOSED UTILITY MAIN SIZES ARE APPROXIMATE ONLY AND WILL BE CONFIRMED DURING CONSTRUCTION PLAN APPROVAL PROCESS.
9) NO-BUILD SETBACK WILL REQUIRE A RESTRICTION BE PUT IN PLACE THAT WILL ALLOW HOMEOWNERS TO CLEAR SUCH AREAS ONLY WITH HAND TOOLS (EFFECTIVELY LIMITED CLEARING TO UNDERBRUSH AND REMOVAL OF DEAD VEGETATION) AND DISALLOWING GRADING.

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



VICINITY MAP
NTS

ADJOINERS

1. N/F - NANCY W. BRITT - PIN: 9785-51-2366 - DB: 983-812
2. N/F - UNITED STATES OF AMERICA - PIN: 9795-18-6724
3. N/F - CHATHAM CO. BOARD OF EDUCATION - PIN: 9785-53-3703 DB: 885-624
4. N/F - PIERCE A. & ELIZABETH N. CASSEDY - PIN: 9785-54-7634 DB: 447-717
5. N/F - DAVID E. MILLER - PIN: 9785-65-2905 - DB: 1431-718
6. N/F - DAVID E. MILLER - PIN: 9785-55-7771 - DB: 1431-720
7. N/F - DAVID E. MILLER - PIN: 9785-56-7156 - DB: 1301-744
8. N/F - WESTFALL ASSOCIATES, LLC - PIN: 9785-66-1549 - D.B. 1461-08
9. N/F - MACGREGOR DEVELOPMENT CO. - PIN: 9785-57-8070 - DB: 1351-263
10. N/F - RICHARD J. & MARJORIE S. BARTLETT - PIN: 9785-56-4942 DB: 1375-379
11. N/F - RICHARD J. & MARJORIE S. BARTLETT - PIN: 9785-56-0746 DB: 1375-379
12. N/F - THOMAS & TERRI GIBSON - PIN: 9785-46-6446 - DB: 1391-405
13. N/F - JENNIFER D. & WILLIAM W. CURE - PIN: 9785-46-7812 - DB: 920-846
14. N/F - ROY H. DAVIS - PIN: 9785-47-6018 - DB: 499-861
15. N/F - R. NELSON & JANICE C. WALL - PIN: 9785-47-0130 - DB: 568-970
16. N/F - CYNTHIA K. SMITH & LINDA FULLWOOD - PIN: 9785-36-9559 DB: 802-308
17. N/F - MARTIN J. BERNHOLZ - PIN: 9785-36-6413 - DB: 452-666
18. N/F - JOHN M. & DONNA M. HUFF - PIN: 9785-36-2459 - DB: 885-337
19. N/F - DENZIL L. & LILA J. THORN - PIN: 9785-26-7310 - DB: 474-898
20. N/F - LEILA M. WEBSTER - PIN: 9785-26-4045 - DB: 480-261
21. N/F - LEILA M. WEBSTER - PIN: 9785-25-3775 - DB: 1206-511
22. N/F - MARK A. & STEPHANIE L. McADAMS - PIN: 9785-25-1376 - DB: 1034-64
23. N/F - MICHAEL J. BROCKI & ANGELA K. SPIVEY - PIN: 9785-24-0867 DB: 1594-1089
24. N/F - GEORGE MEYER & MAURA L. O'DONOGHUE - PIN: 9785-04-9644 DB: 446-597
25. N/F - CHARLES T. & NANCY L. ANDERSON - PIN: 9785-14-0088 DB: 678-1007
26. N/F - DAVID L. & JEAN CARLTON - PIN: 9785-13-1301 - DB: 398-882
27. N/F - SUSAN L. FIELDS - PIN: 9785-12-6998 - DB: 1422-186
28. N/F - ALVIN L. & DEBORAH P. FULLER - PIN: 9785-22-2756 - DB: 880-689
29. N/F - TIMOTHY B. PECK - PIN: 9785-22-1394 - DB: 420-719
30. N/F - NANCY W. BRITT - PIN: 9785-21-1262 - DB: 1074-768
31. N/F - MACKIE W. LAMBERT - PIN: 9785-31-7046 - DB: 1029-494
32. N/F - MILLER DAVID E. - PIN: 9785-55-3556 - DB: 1466-0294
33. N/F - FH PROPERTY INVESTMENTS LLC - PIN: 9785-35-5061 DB: 1399-0171
34A. N/F - SOUTHBANK - PIN: 9785-32-8457 - DB: 1506-1066
34B. N/F - SOUTHBANK - PIN: 9785-32-8190 - DB: 1506-1069
34C. N/F - SOUTHBANK - PIN: 9785-42-0202 - DB: 1506-1063
34D. N/F - SOUTHBANK - PIN: 9785-41-4709 - DB: 1506-1072
35. N/F - WESTFALL ASSOCIATES LLC - PIN: 9785-56-4582 - DB: 1597-0939
36. N/F - EISNER JOEL ETUX STEPHANIE - PIN: 9785-65-0430 DB: 1108-512
37. N/F - WANDA K & GREGORY DUKES - PIN:9785-22-0818

NO.	REVISIONS	DATE
1.	REVISE SCHEDULE AND LOT TABLE	12/13

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 Of 7