



**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
<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 = 242</b>	

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.
<b>TOTAL OPEN SPACE</b>	<b>= ± 143.95 AC.</b>
<b>TOTAL PUD AREA</b>	<b>= ± 308.39 AC.</b>

<b>OPEN SPACE</b>	
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.
<b>TOTAL OPEN SPACE</b>	<b>= ± 143.95 AC.</b>

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



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**WESTFALL  
 SUBDIVISION**

CHATHAM COUNTY,  
 NORTH CAROLINA

**OVERALL  
 MODIFIED MASTER  
 PLAN EXHIBIT**

OCTOBER 2012



NORTH

