

SITE SUMMARY

CURRENT ZONING - R-1 CUP FOR PRD	= 294,316 AC.
WSJV PROTECTED AREA WATERSHED	= 92
EXISTING SITED LOTS	= ± 11,016 LT.
EXISTING PLATTED LOTS	= ± 8,247 LT.
FUTURE PRIVATE ROAD	
SINGLE FAMILY HOMESITES	= 93
ESTATE (± 150' WIDTH)	= 34
NEIGHBORHOOD (± 100' WIDTH)	= 53
VILLAGE (± 80' WIDTH)	
TOTAL	= 180
EXISTING PLATTED LOT AREA	= 82.73 AC.
FUTURE LOT AREA	= 91.41 AC.
EXISTING ROAD R/W AREA	= 17.38 AC.
FUTURE ROAD R/W AREA	= 11.99 AC.
WTF 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

[Green Box]	PLATTED LOTS	[Blue Box]	WETLAND & STREAM
[Yellow Box]	LOTS OWNED BY OTHERS	[Blue Box]	RIPARIAN BUFFER AREAS
[Dotted Box]	FUTURE LOTS (CURRENTLY APPROVED)	[Red Box]	FEMA FLOODWAY
[Dashed Line]	200' NBS NO BUILD SETBACK	[Star]	DRY POND LOCATION

- ADJOINERS**
- NF - NANCY W. BRITT - PIN: 9785-51-2366 - DB: 3983-812
 - NF - UNITED STATES OF AMERICA - PIN: 9793-18-6724
 - NF - CHATHAM CO. BOARD OF EDUCATION - PIN: 9785-53-3703 DB: 885-624
 - NF - PIERCE A. & ELIZABETH N. CASSEDDY - PIN: 9785-54-7634 DB: 447-171
 - 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. 1461-108
 - 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. CURE - PIN: 9785-46-7812 - DB: 920-846
 - NF - ROY H. DAVIS - PIN: 9785-47-6018 - DB: 499-961
 - 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 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: 9785-21-1282 - 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: 1581-0988
 - NF - SOUTHBANK - PIN: 9785-32-8457 - 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: 9785-56-4582 - 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



CE GROUP
 301 GLENWOOD AVE. SUITE 220
 RALEIGH, NC 27603
 PHONE: 919-367-8790
 www.cegroupinc.com

**WESTFALL
 SUBDIVISION**
 CHATHAM COUNTY,
 NORTH CAROLINA

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

OCTOBER 2012

