

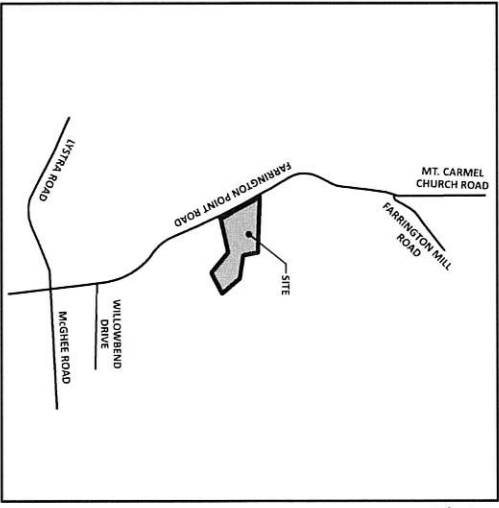
WHISTLING WOODS

PRELIMINARY SITE PLAN

2580 FARRINGTON POINT ROAD
CHATHAM COUNTY, NC

NOVEMBER 6, 2023
REVISED: NOVEMBER 13, 2023
REVISED: NOVEMBER 17, 2023

OWNER/DEVELOPER
REALTY PASSION
4120 PINEY GAP DRIVE
CARY, NORTH CAROLINA 27519
(919) 593-4039
REALTY.PASSIONNC@GMAIL.COM



SCALE: NOT TO SCALE

SHEET INDEX	
SHEET NO.	SHEET NAME
C10	EXISTING CONDITIONS PLAN
C11	GENERAL SITE PLAN
C12	GENERAL SITE AND LANDSCAPE PLAN
C13	SITE PLAN
C14	SITE PLAN - ALTERNATIVE
C15	LANDSCAPE PLAN

ENGINEER	DEVELOPER
THE NAU COMPANY 1400 W. WILSON ROAD, SUITE 200 CARY, NC 27513 PHONE: (919) 593-2725 EMAIL: INFO@THENAU.COM	REALTY PASSION 4120 PINEY GAP DRIVE CARY, NORTH CAROLINA 27519 PHONE: (919) 593-4039 EMAIL: REALTY.PASSIONNC@GMAIL.COM

EXISTING SITE DATA	
TRACT NUMBER	15702
PLAT	15702
ZONING	RESIDENTIAL SINGLE-FAMILY
DEED	2019-001-000000000000000000
DEED DATE	08/27/19
DEED BOOK	1848/001/0000
DEED PAGE	0001
DEED INSTRUMENT	REALTY PASSION/PROPERTIES, CO, INC

PROPOSED SITE DATA	
FORM	1.5 STORY
EXISTING SITE AREA	13.77 ACRES
PROPOSED SITE AREA	1.50 ACRES
PERCENTAGE EXISTING AREA	10.90%
PERCENTAGE PROPOSED AREA	10.90%
PROPOSED DENSITY PER ACRE	1.50 UNITS/ACRE
PROPOSED TOTAL UNITS	2.25 UNITS
PROPOSED SQUARE FOOTAGE	157,000 SQUARE FEET
PROPOSED GARAGE SQUARE FOOTAGE	15,000 SQUARE FEET
PROPOSED TOTAL GARAGE SQUARE FOOTAGE	15,000 SQUARE FEET
PROPOSED TOTAL GARAGE SQUARE FOOTAGE PER UNIT	6,667 SQUARE FEET
PROPOSED TOTAL GARAGE SQUARE FOOTAGE PER ACRE	4,800 SQUARE FEET
PROPOSED TOTAL GARAGE SQUARE FOOTAGE PER TRACT	10,800 SQUARE FEET
PROPOSED TOTAL GARAGE SQUARE FOOTAGE PER TRACT PER ACRE	785 SQUARE FEET
PROPOSED TOTAL GARAGE SQUARE FOOTAGE PER TRACT PER ACRE PER UNIT	350 SQUARE FEET
PROPOSED TOTAL GARAGE SQUARE FOOTAGE PER TRACT PER ACRE PER UNIT PER ACRE	350 SQUARE FEET
PROPOSED TOTAL GARAGE SQUARE FOOTAGE PER TRACT PER ACRE PER UNIT PER ACRE PER ACRE	350 SQUARE FEET
PROPOSED TOTAL GARAGE SQUARE FOOTAGE PER TRACT PER ACRE PER UNIT PER ACRE PER ACRE PER ACRE	350 SQUARE FEET

REVISIONS			
NO.	DESCRIPTION	DATE	REVISION DATE
1	CLIENT COMMENTS	ADDED PRELIM SITE AND LANDSCAPE SHEET C13	11/17/2023
2	CLIENT COMMENTS	REQUEST ENHANCED DRIVE LOCATION, REVISED LANDSCAPE	11/17/2023

811
Know what's below
Call before you dig
nc811.org or 1-800-532-4449

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHATHAM COUNTY ZONING ORDINANCES AND SPECIFICATIONS.

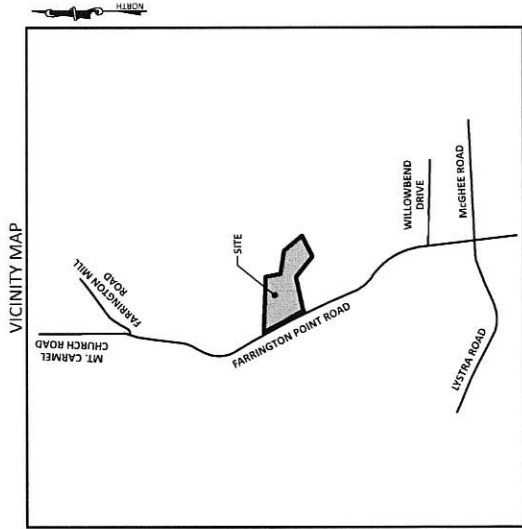
The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
NO. 52103
P. 0751
THE NAW COMPANY, INC. AND ITS AFFILIATES ARE LICENSED CONTRACTORS



WHISTLING WOODS

PRELIMINARY SITE PLAN

2580 FARRINGTON POINT ROAD
CHATHAM COUNTY, NC



SCALE: NOT TO SCALE

NOVEMBER 6, 2023
REVISED: NOVEMBER 13, 2023
REVISED: NOVEMBER 17, 2023

OWNER/DEVELOPER
REALTY PASSION
4120 PINEY GAP DRIVE
CARY, NORTH CAROLINA 27519
(919) 593-4039
REALTY.PASSIONNC@GMAIL.COM

SHEET INDEX	
SHEET NO.	SHEET NAME
C1.0	EXISTING CONSTRUCTION PLAN
C1.1	OFFICIAL SITE PLAN - AERIAL
C1.2	OFFICIAL SITE PLAN - LANDSCAPE PLAN
C1.3	SITE PLAN - DRIVE
C1.4	LANDSCAPE PLAN

ENGINEER	DEVELOPER
THE REALTY PASSION COMPANY 4120 PINEY GAP DRIVE CARY, NORTH CAROLINA 27519 PHONE: (919) 593-2775 EMAIL: jpassion@realtypassion.com	REALTY PASSION 4120 PINEY GAP DRIVE CARY, NORTH CAROLINA 27519 PHONE: (919) 593-4039 EMAIL: REALTY.PASSIONNC@GMAIL.COM

EXISTING SITE DATA	
EXISTING SITE AREA	19.47 ACRES
EXISTING ZONING	RS-1
EXISTING USE	RESIDENTIAL SINGLE-FAMILY
EXISTING LOT	2.62 ACRES
EXISTING LOT AREA	113,400 SQ. FT.
EXISTING LOT DIMENSIONS	113.40' X 100.00'
EXISTING LOT FRONT SETBACK	10.00'
EXISTING LOT SIDE SETBACK	10.00'
EXISTING LOT REAR SETBACK	10.00'
EXISTING LOT CORNER SETBACK	10.00'

PROPOSED SITE DATA	
EXISTING SITE AREA	19.47 ACRES
PROPOSED SITE AREA	19.47 ACRES
PROPOSED ZONING	RS-1
PROPOSED USE	RESIDENTIAL SINGLE-FAMILY
PROPOSED LOT	2.62 ACRES
PROPOSED LOT AREA	113,400 SQ. FT.
PROPOSED LOT DIMENSIONS	113.40' X 100.00'
PROPOSED LOT FRONT SETBACK	10.00'
PROPOSED LOT SIDE SETBACK	10.00'
PROPOSED LOT REAR SETBACK	10.00'
PROPOSED LOT CORNER SETBACK	10.00'

REV. NO.	DESCRIPTION	DETAILS	REVISIONS	REVISION DATE
1	CLIENT COMMENTS	ADDED OFFICIAL SITE AND LANDSCAPE SHEET C1.1		11/17/2023
2	COUNTY COMMENTS	REVISED DISTANCE DRIVE LOCATION, REVISED UNDEVELOPING		11/17/2023



Know what's below
Call before you dig
nc811.org or 1.800.832.4849



The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919.435.6395
NCBEELS License P. 0751

THIS DRAWING IS TO BE USED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PROFESSIONAL ENGINEERING CONTRACT.

The Nau Company
 Consulting Civil Engineers
 919-435-0395
 NCBELS License P-0751
 P.O. Box 810, Hallsville, NC 27571

REALTY PASSION
 4120 PINET GAP DRIVE
 CARY, NORTH CAROLINA 27519
 919.591.4039
 REALTY.PASSION@GMAIL.COM

NO.	REVISIONS
1	12/27/23
2	02/27/24
3	03/17/24
4	04/17/24
5	05/17/24
6	06/17/24
7	07/17/24
8	08/17/24
9	09/17/24
10	10/17/24

EXISTING CONDITIONS PLAN
 2580 FARRINGTON POINT ROAD
 CHATHAM COUNTY, NC
WHISTLING WOODS

PROJECT NO.: 202307003
 DATE: 08/17/24
 SCALE: 1"=50'
 SHEET NO.: C1.0



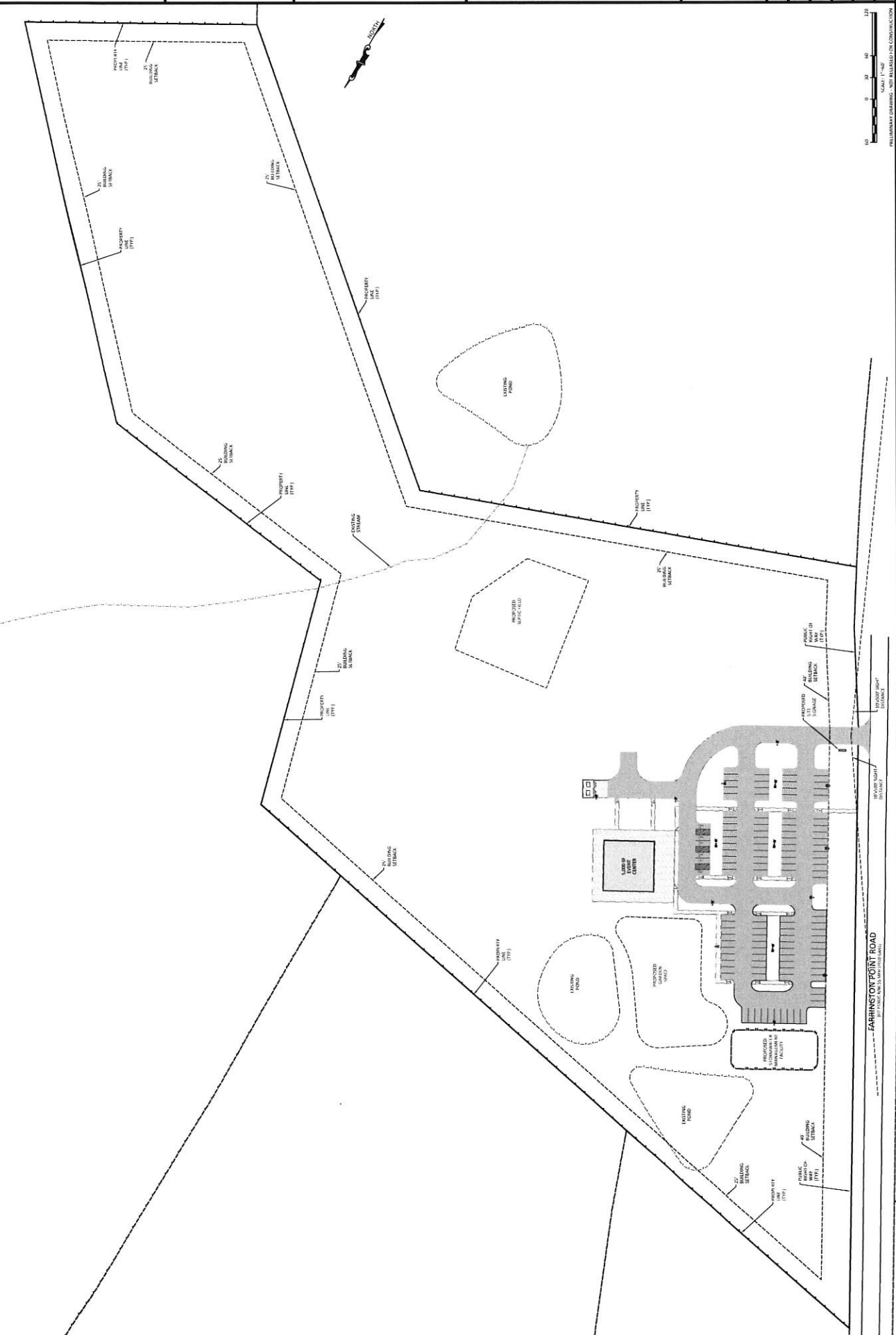
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION
 SCALE: 1"=50'
 0 10 20 30 40 50 60 70 80 90 100 FEET



OVERALL SITE PLAN
2580 FARRINGTON POINT ROAD
CHATHAM COUNTY, NC

WHISTLING WOODS

The Nau Company
Consulting Civil Engineers
4120 PINE GAP DRIVE
CARR NORTH CAROLINA 27510
REALEY PASSION
(919) 539-4033
REALEY.PASSION@GMAIL.COM
919-435-6395
NCBELS License P-0751



SCALE: 1"=40'
PILLIONARY DRAWING - NOT RELEASED FOR CONSTRUCTION

FARRINGTON POINT ROAD
100' FROM SW CORNER OF LOT 1


The Nau Company
 Consulting Civil Engineers
 4120 PINNEY GAP DRIVE
 CARY, NORTH CAROLINA 27519
 919-435-6395
 NCBELS License P-0751

REALTY PASSION
 1819 554-0219
 REALTY PASSION@GMAIL.COM

REV	DATE	DESCRIPTION
1	10/17/23	ISSUED FOR PERMITS
2	10/17/23	ISSUED FOR PERMITS
3	10/17/23	ISSUED FOR PERMITS
4	10/17/23	ISSUED FOR PERMITS

OVERALL SITE PLAN - AERIAL
 2580 FARRINGTON POINT ROAD
 CHATHAM COUNTY, NC
WHISTLING WOODS

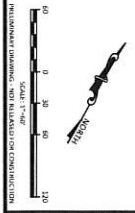
PROJECT NO: 230700010
 DESIGN BY: JAB
 DRAWN BY: JAB
 SCALE: 1"=50'
 DATE: 2023-10-19
 SHEET NO: **C2.2**




150'
 120'
 90'
 60'
 30'
 0'
 FEET
 PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



FARRINGTON POINT ROAD



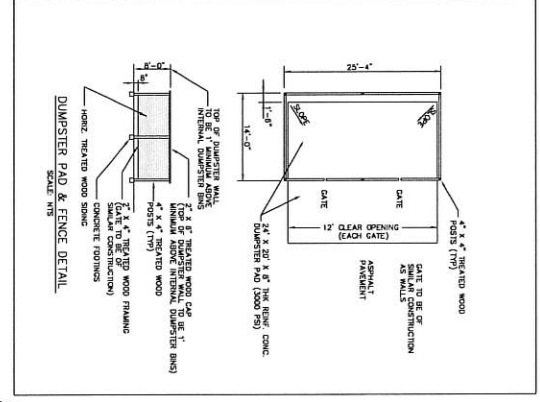
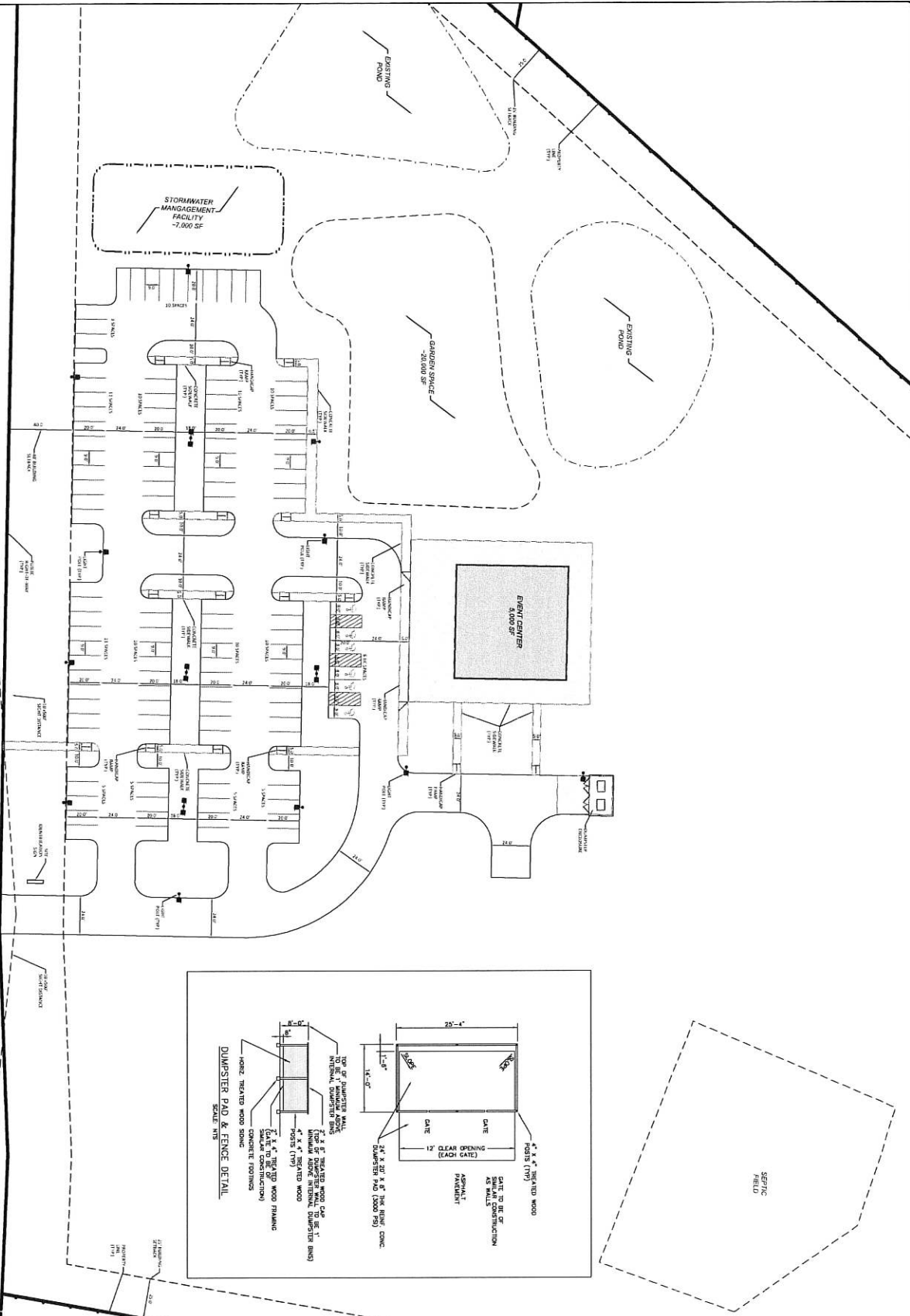
PROJECT NO.	11/17/20
DRAWN BY	JAB
CHECKED BY	JAB
DATE	2023-03-20
SCALE	1"=40'
TITLE	OVERALL SITE AND LANDSCAPE PLAN
PROJECT NO.	C23

REVISIONS	
1	11/17/21 CLIENT COMMENTS
2	11/17/21 CLIENT COMMENTS

CLIENT:
 REALTY PASSION
 4120 PINEY GAP DRIVE
 CARY, NORTH CAROLINA 27519
 (919) 583-4039
 REALTY.PASSIONNC@GMAIL.COM

The Nau Company
 Consulting Civil Engineers
 PO Box 810 Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751

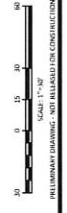
FARRINGTON POINT ROAD
 (60' PUBLIC R/W, 55 MPH SPEED LIMIT)



WHISTLING WOODS 2580 FARRINGTON POINT ROAD CHATHAM COUNTY, NC SITE PLAN		CLIENT REALTY PASSION 4120 PINNEY GAP DRIVE CARY, NORTH CAROLINA 27519 (919) 593-4039 REALTY.PASSION@GMAIL.COM
REVISIONS 1. 11/13/23 C.P.M. COMMENTS 2. 11/17/23 EQUITY HOLDINGS	DATE 11/17/23	SCALE 1" = 30'
DRAWN BY J.B.	CHECKED BY J.B.	DATE 11/17/23

The Nau Company
 Consulting Civil Engineers
 PO Box 810 Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751

FARRINGTON POINT ROAD
 (60' PUBLIC R/W, 55 MPH SPEED LIMIT)



PROJECT NO.	10/17/2021
DESIGNED BY	JAB
DRAWN BY	JAB
SCALE	1"=50'
DATE	03/10/21
SHEET NO.	C3.2

WHISTLING WOODS
 2580 FARRINGTON POINT ROAD
 CHATHAM COUNTY, NC

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99	12/17/21	DATE
100	12/17/21	DATE

REALESTATE ASSOCIATION
 4120 RAINY GAP DRIVE
 CARY, NORTH CAROLINA 27519
 (919) 539-4039
 REALTY.MASSION.NC@GMAIL.COM

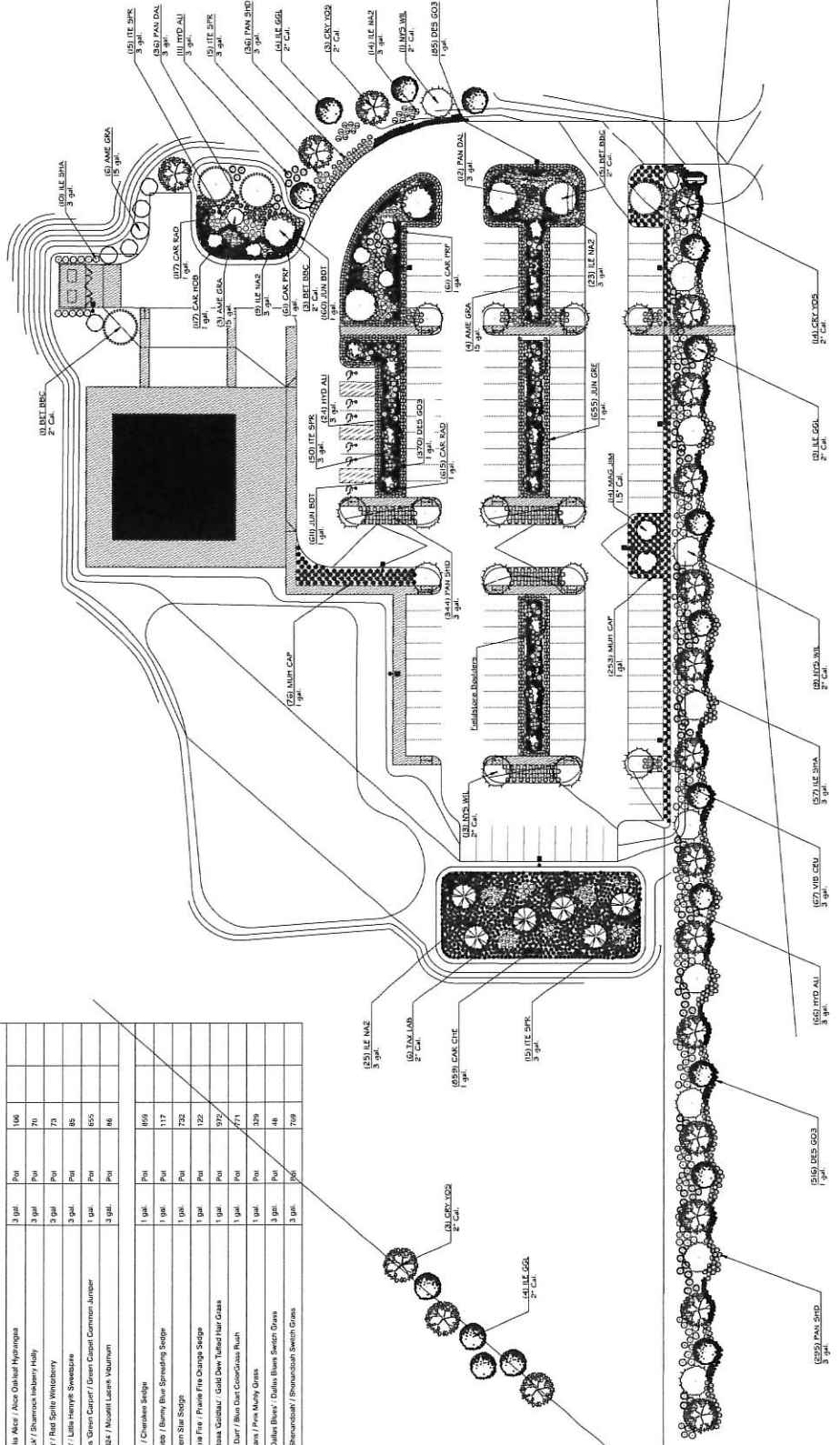
CLIENT

The Nau Company
 Consulting Civil Engineers
 PO Box 810 Raleigh, NC 27671
 919-435-6395
 NCBELS License P-0751

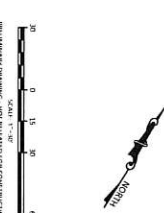
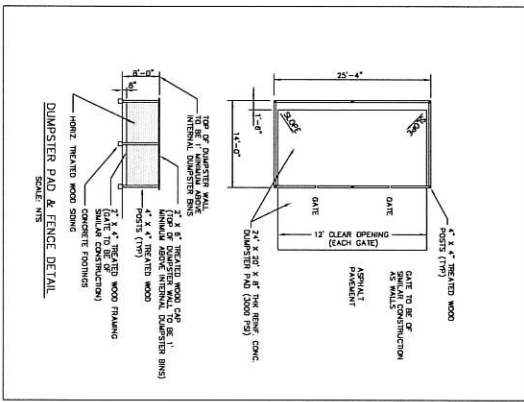
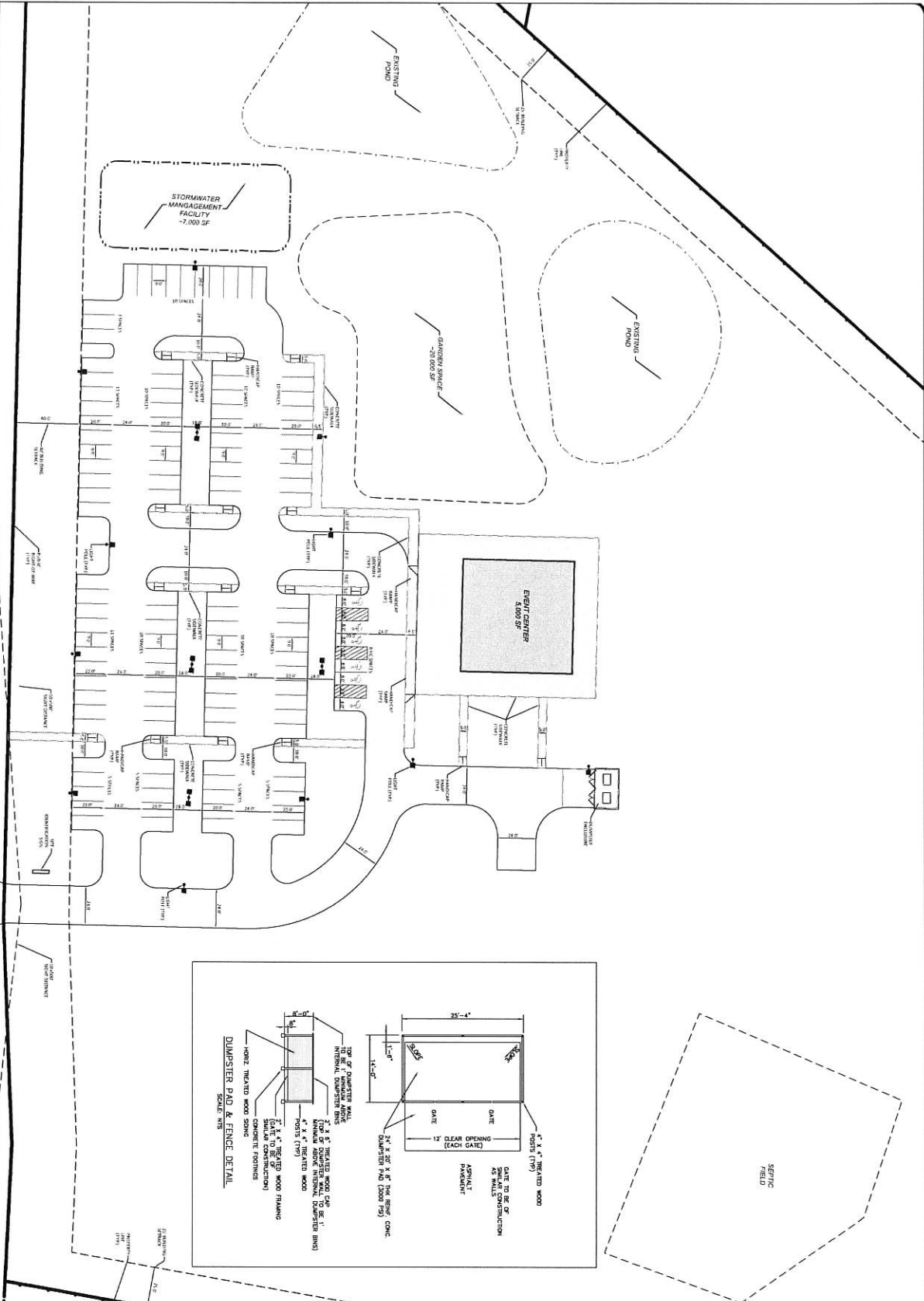
SITE PLAN

PLANT SCHEDULE

BREV. CODE	BETWEEN / COMMON NAME	SIZE	COUNT	DETAIL	REMARKS
AME GBA	Aescholaria grandiflora Autumn Belliance / Autumn Belliance Autumn Serotennary	1/8 gal.	14		
SET BBC	Setula nigra Cut / Heritage River Birch Multi-trunk	2' Cal.	9		
CRY YOS	Cyrtomium japonica Yotsume / Yotsume Japanese Cedar	2' Cal.	20		
LE GGL	Leucophaea Trapp / Trapp Amazonian Holly	2' Cal.	17		
MAG JM	Magnolia virginiana Jun Wilson / Magnolia's Sweetest Magnolia	1 1/2' Cal.	14		
NYS WIL	Nyssa sylvatica Wilder / Wilder Tupelo	2' Cal.	24		
FAK LAB	Fatsia elaeagnifolia Princes Summer / Princes Summer Potted Cypress	2' Cal.	6		
HYD ALL	Hydrangea serrata Alice / Alice Oakleaf Hydrangea	3 gal.	166		
LEE SHA	Ilex glabra 'Sharrack' / Sharrack Waxberry Holly	3 gal.	70		
LEE NA2	Ilex verticillata Nax / Red Spice Winterberry	3 gal.	73		
ITE SPR	Itea virginica Spirit / Little Henry's Sweetbale	3 gal.	85		
JUN GRE	Juncus communis Green Carpet / Green Carpet Common Juniper	1 gal.	655		
WB CEU	Wibauxia 'WPG-3-824' / Nicotiana Leafy Viburnum	3 gal.	86		
COL CHL	Cornus alternifolia / Chameleon Dogwood	1 gal.	166		
CAR HGB	Cornus lasiocarpa Heather / Barry Blue Spreading Dogwood	1 gal.	117		
CAR RAD	Cornus rotunda / Eastern Star Dogwood	1 gal.	732		
CAR PFE	Cornus masochii Praline Pie / Praline Pie Orange Dogwood	1 gal.	122		
DES GDS	Desmodium illinoense Goulder / Goulder Tassel Hair Grass	1 gal.	977		
JUN BDT	Juncus tenuis Blue Dart / Blue Dart CowGrass Rush	1 gal.	771		
MUH CAP	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	329		
PAN DAL	Panicum virginicum Dallas Blue / Dallas Blue Switch Grass	3 gal.	48		
PAN SHD	Panicum virginicum Shenandoah / Shenandoah Switch Grass	3 gal.	709		



FARRINGTON POINT ROAD
 (60' PUBLIC R/W, 55 MPH SPEED LIMIT)



PROJECT NO.	11/17/2019
DATE	2023.03.30
SCALE	1" = 1'-0"
DRAWN BY	JS
CHECKED BY	LS
DATE	2023.03.30
PROJECT NO.	C3.1

WHISTLING WOODS
 2580 FARRINGTON POINT ROAD
 CHATHAM COUNTY, NC

SITE PLAN

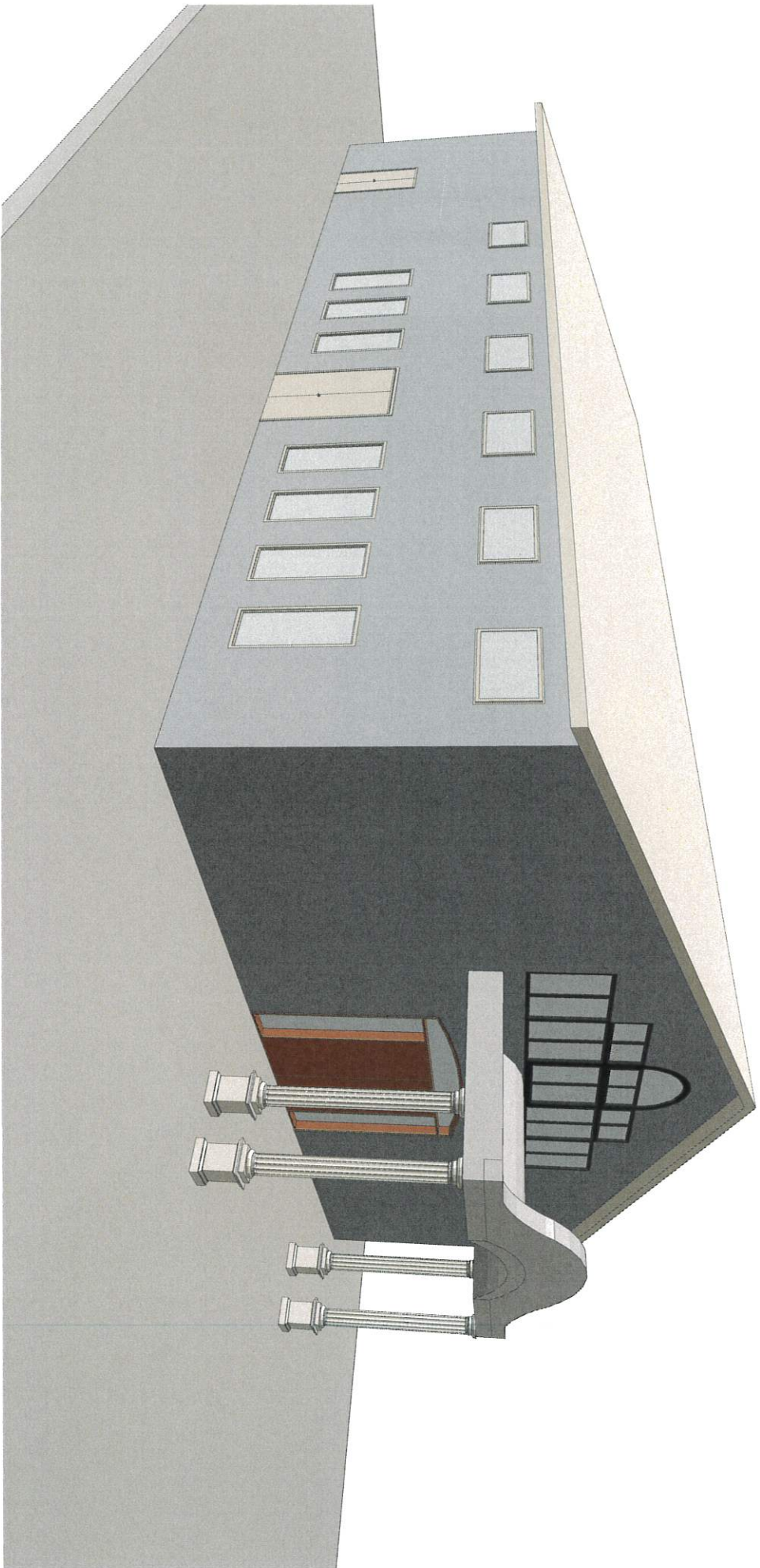
NO.	DATE	REVISIONS
1	11/17/23	INITIAL REVIEW
2	11/17/23	REVISED PER COMMENTS
3		
4		
5		

CLIENT

REALTY PASSION
 4120 PINEY GAP DRIVE
 CARY, NORTH CAROLINA 27519
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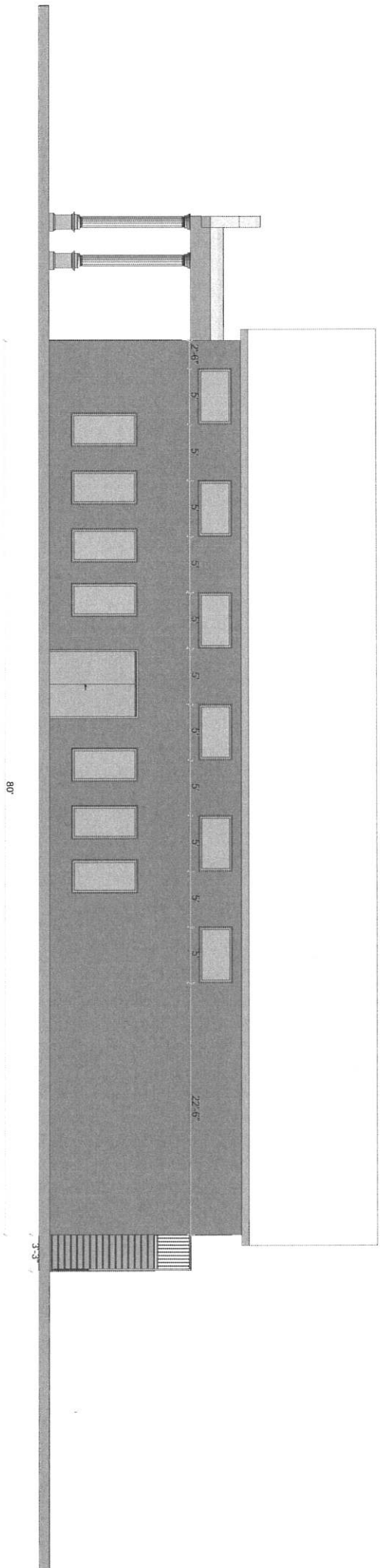
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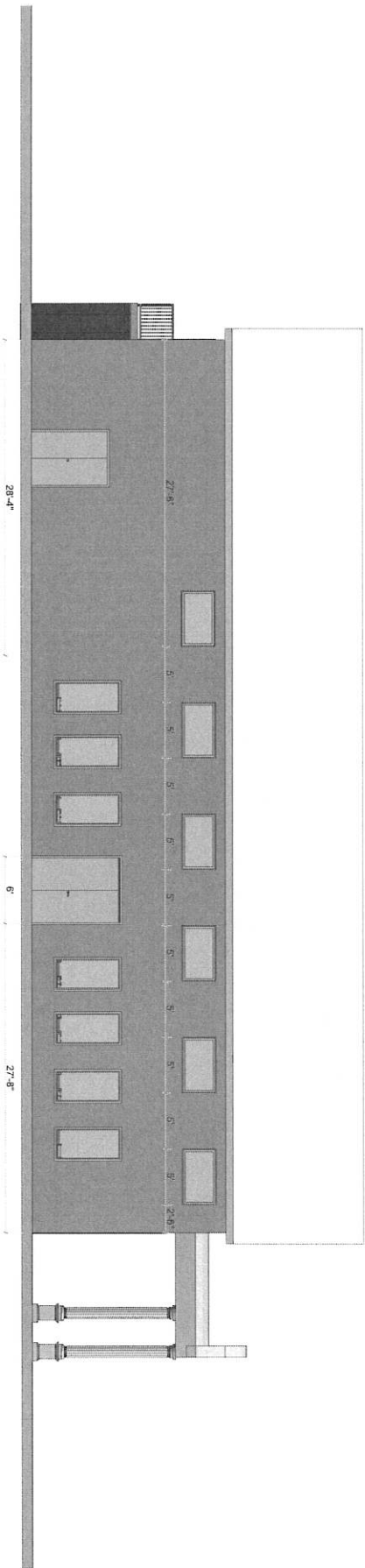
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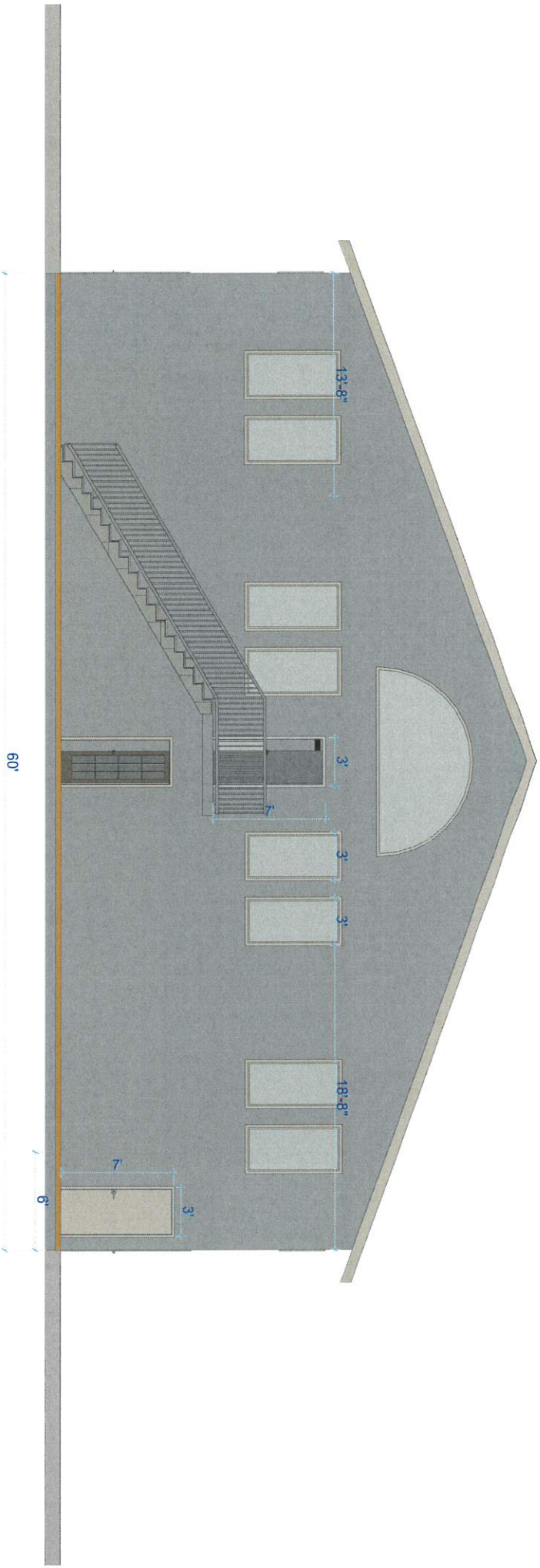
ENTRANCE VIEW

STREET ELEVATION





REAR ELEVATION



END/SERVICE ELEVATION

Preliminary Interior Space Layout

