



**CURRENT OWNER:**

Polk Sullivan, LLC & Chatham Partners, LLC  
 1000 St. Albans Drive, Suite 400  
 Raleigh, NC 27609  
 Phone: 919/847-2004

**DEVELOPER:**

The Sanctuary at Haw River, LLC  
 8450 Falls of Neuse, Suite 102  
 Raleigh, NC, 27615  
 Phone: 919/847-2004

**ENGINEER & PLANNER:**

CE Group, Inc.  
 11000 Old Parkway, Suite 410  
 Cary, NC 27511  
 Phone: 919/381-9790

**SURVEYOR:**

Absolute Land Surveying and Mapping, P.C.  
 P.O. Box 799  
 964 East Street, Suite 210  
 Pineboro, NC, 27152  
 Phone: 919/842-0714

**Setbacks:**

40' Front Yard  
 25' Side Yard  
 25' Rear Yard

**NOTES:**

1. TOPOGRAPHY TAKEN FROM AERIAL MAPPING.
2. BOUNDARY INFORMATION PROVIDED BY ABSOLUTE LAND SURVEYING AND MAPPING, P.A.
3. PORTIONS OF THE SITE ARE WITHIN THE 100 YEAR FLOODPLAIN PER FEMA PANEL 1709830010A DATED JULY 13, 2003 - CHATHAM COUNTY.
4. UTILITIES SHOWN ARE FROM CHATHAM COUNTY.
5. SEWERS TO BE PROVIDED BY ON-SITE SEPTIC.
6. ALL ROADS TO BE PRIVATE AND BUILT TO ADOPT STANDARDS AND SPECIFICATIONS.
7. THERE IS A CEMETERY LOCATED WITHIN THE PROJECT BOUNDARY AS NOTED ON THE PLAN.
8. THESE PARCELS ARE LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. NC LAW (GENERAL STATUTES SECTION 106 - 701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL USES.



**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT RELEASED  
 FOR CONSTRUCTION



SITE DATA:	
PHASE I ACREAGE	± 375.85 AC.
ZONING	CUP-RA-90
TOTAL HOMESITES	121
LENGTH OF ROAD	± 17,025 L.F.
ACREAGE IN R.O.W.	± 18.65 AC.
MINIMUM LOT SIZE	58,062 s.f. (1.33 AC.)
MAXIMUM LOT SIZE	314,775 s.f. (7.23 AC.)
AVERAGE LOT SIZE	114,639 s.f. (2.63 AC.)

Date: JUNE 19, 2006 Scale: 1" = 200' Drawn: JMW Checked: MPA Project No.: 04 100-Old-Ashberry-Frd-CHATHAM	The Sanctuary at Haw River PRELIMINARY PLAY SUBMITTAL PHASE I MAJOR SUBDIVISION CHATHAM COUNTY, NC		<p>LAND PLANNING          CIVIL ENGINEERING          CONSTRUCTION MANAGEMENT</p>		
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