

THE RETREAT on HAW RIVER

A PLANNED RESIDENTIAL COMMUNITY

PHASE 1 OPEN SPACE PLAN AUGUST 10, 2007

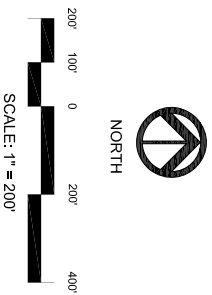


PHASE 1 SITE SUMMARY:

- TOTAL SITE = ± 375.88 AC.**
- 118 RESIDENTIAL LOTS**
MIN/MAX: LOTS 1, 18 AC. TO 5.38 AC.
AVG. LOT = 1.95 AC. (85,282 S.F.)
- ± 230.45 AC. RESIDENTIAL LOTS (± 61.3%)
- ± 124.44 AC. AMENITIES & OPEN SPACE (± 33.1%)
- ± 10.37 AC. AMENITY AREA
- ± 49.34 AC. STREAMS, WETLANDS, & BUFFERS
- ± 28.54 AC. PERIMETER BUFFER
- ± 22.63 AC. RIPARIAN OPEN SPACE
- ± 7.71 AC. GENERAL OPEN SPACE
- ± 5.59 AC. WILLIAMS POND
- ± 19.10 AC. STREET R.O.W. (± 5.1%)
- ± 17,729 L.F. STREETS
- ± 1.89 AC. - BYNUM RIDGE RD. R.O.W. (± 0.5%)

AREA COMPARISON			
	PHASE 1 APPROX. MASTER	CURRENT PHASE 1	% CHANGE
TOTAL AREA	± 375.88 AC.	± 375.88 AC.	0.0%
TOTAL LOTS	121	118	-2.48%
DENSITY	0.32 D.U./AC.	0.31 D.U./AC.	-3.13%
OPEN SPACE TOTAL	± 37.21 AC.	± 124.44 AC.	+234.4%
AMENITY AREA	± 15.67 AC.	± 6.95 AC.	-55.6%
STREAMS, WETLANDS BUFFERS, POND	± 20.29 AC.	± 55.19 AC.	+172.5%
PERIMETER BUFFER	0.0	± 28.54 AC.	N/A
RIPARIAN OPEN SPACE	0.0	± 22.63 AC.	N/A
GENERAL OPEN SPACE	± 1.87 AC.	± 7.71 AC.	+312.3%

- LEGEND:**
- COUNTY APPROVED BUFFERS
WETLANDS, RIVER, STREAMS, PERIMETER
 - WETLANDS
 - GENERAL OPEN SPACE
 - RIPARIAN OPEN SPACE
 - AMENITY AREA
 - PRIVATE STREET RIGHT-OF-WAY
 - BYNUM RIDGE RD. RIGHT-OF-WAY
 - LOT AREA
 - POND, RIVER, STREAMS
 - WALKING TRAILS (SCHEMATIC LOCATION)
 - 100-YEAR FLOODPLAIN



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NOTE: THE FEATURES DESCRIBED AND DEVELOPMENT HEREIN ARE BASED ON CURRENT DEVELOPMENT PLANS. ACTUAL DEVELOPMENT MAY BE SUBJECT TO CHANGE.

