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August 10, 2007

Ms. Lynn Richardson  
Chatham County Planning Department  
Post Office Box 54  
Pittsboro, North Carolina 27312

VIA HAND DELIVERY

RE: Phase 1A, The Retreat on Haw River (f/k/a The Sanctuary at Haw River or Williams Pond)

Dear Lynn:

Enclosed please find the final plat application for Phase 1A of The Retreat on Haw River. This subdivision was formerly referred to as "Williams Pond" and also as "The Sanctuary at Haw River." In connection with the change of name to "The Retreat on Haw River," we enclose herewith a check to the Planning Department in the amount of \$500.00. Enclosed with the application are all of the relevant filings as well as the checklist. Each of the lots in this subdivision are to be served by septic systems. My understanding is that all of the permits have been approved and that Thomas Boyce has confirmed the same. The form of financial guaranty is also enclosed. Mike Zaccardo has previously forwarded to you the engineer's certification that more than 40% of the infrastructure has been installed.

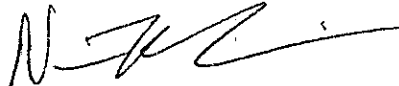
Enclosed are 25 copies of the plat as well as an electronic copy of the plat.

Also enclosed for your reference are two maps which indicate changes to the design that have occurred since the preliminary plat. These changes were reviewed and approved by Planning staff. The changes reduced the overall number of lots in Phase 1, increased the amount of open space from approximately 37.79 acres to 124.44 acres, increased the connectivity of the trail system and did not change the overall lot or road layout. An additional important feature is that virtually all of the lots along Pokeberry Creek have been significantly reduced in size such that the rear lot lines are substantially further from Pokeberry Creek than as originally approved.

Letter to Ms. Lynn Richardson  
August 10, 2007  
Page Two

I will forward the balance of the electronic copies by e-mail today.

Very truly yours,

A handwritten signature in black ink, appearing to read 'N. P. Robinson', written over a horizontal line.

Nicolas P. Robinson

NPR:jbs

Enclosures

c: Allen S. Harrington  
Paul G. Garrett  
Mike Zaccardo

**CHATHAM COUNTY  
MAJOR SUBDIVISION  
REVIEW CHECKLIST**

Subdivision Name: *The Retreat on Haw River (Phase 1A)*

Review For:  Sketch

Prelim

Final

Attach all supporting documentation regarding these approvals. If approvals are still pending, attach applications for approval.

SKETCH DESIGN REVIEW	APPROVAL DATE
<input type="checkbox"/> 25 Copies of Plat with topo along with one (1) 8-1/2 x 11 copy	-----
<input type="checkbox"/> Application w/Complete Adjacent Owner Addresses	-----
<input type="checkbox"/> Soil Scientist Report and soil map	-----
<b>{ } 1 electronic copy of all items above (see Digital Document Requirements)</b>	
PRELIMINARY PLAT REVIEW	
<input type="checkbox"/> 25 Copies of Plat along with one (1) 8-1/2 x 11 copy	.....
<input type="checkbox"/> Application w/ Complete Adjacent Owner Addresses	.....
<input type="checkbox"/> Detailed Soils Map and Letter of explanation or D.E.M. approval {see Requirements for soil scientist report}	
<input type="checkbox"/> NCDOT Approval (if public roads)	
<input type="checkbox"/> DOT Comm. Driveway Permit	
<input type="checkbox"/> Erosion Control Plan Approval (if new roads or one acre disturbed)	
<input type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl)	
<input type="checkbox"/> Road Name Request Form	
<input type="checkbox"/> County Public Water Approval (if applicable)	
<input type="checkbox"/> State Public Water Approval (if applicable)	
<input type="checkbox"/> Chatham Co. Schools' Road Comments (if new roads)	
<input type="checkbox"/> Stormwater Management Plan Approval (if appl)	
<input type="checkbox"/> Economic & Environmental Impact Study (if appl)	
<input type="checkbox"/> Water / Sewer Impact Statement (if appl)	
<b>{ } 1 electronic copy of all items above (see Digital Document Requirements)</b>	
FINAL PLAT REVIEW	
<input checked="" type="checkbox"/> 25 Copies of Plat	-----
<input checked="" type="checkbox"/> Application	.....
<b>{X} 1 electronic copy of all items above (see Digital Document Requirements)</b>	8/10/07
<input checked="" type="checkbox"/> Chatham County Environmental Health Division septic improvement permits or NCDWQ septic permits for each lot.	8/10/07
<input checked="" type="checkbox"/> Road Completion Certificate or Financial Guarantee	8/10/07
<input checked="" type="checkbox"/> Utilities Completion Cert. or Financial Guarantee	8/10/07

Comment \_\_\_\_\_

\*Submitted to Public Water Supply Section after approval of and signature on State Application by County Manager.

Chatham County Planning Department  
P.O. Box 54  
Pittsboro, NC 27312  
Telephone: (919) 542-8204  
Fax: (919) 542-2698

Type of Review  
 Sketch  
 Preliminary  
 Final  
(Phase1A)

## MAJOR SUBDIVISION APPLICATION

Name of Subdivision: The Retreat on Haw River (Phase 1A) (f/k/a "Williams Pond" and Sanctuary at Haw River)

### Subdivision Applicant:

Name: The Retreat on Haw River, LLC

Address: 8450 Falls of the Neuse Road, Ste. 102  
Raleigh, NC 27615  
Phone:(W)(919) 847-5004 Fax:(919) 847-5090  
E-Mail:c/o robinson@bradshawrobinson.com

Township: Baldwin Zoning: CU-RA 90  
Flood Map #3710976300J Zone: X and A/E  
Watershed: WS IV PA and RC

### Subdivision Owner:

Name: The Retreat on Haw River, LLC

Address: Same  
Phone: \_\_\_\_\_  
Phone:(H) \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

P. I. N. #9763-54-7344.0000/9763-34-1085.000  
Parcel #81311 and 81274  
Existing Access Road: S.R. #1711  
S.R. road name Bynum Ridge Road

Total Acreage: <u>375.85</u>	Total # of Lots: <u>185</u>	Min. Lot Size: <u>1.38 acres</u>
Ph. IA Acreage <u>239.71</u>	Ph. IA # of lots <u>67</u>	Max. Lot Size: <u>5.75 acres</u>
Ph. II Acreage. _____	Ph. II # of lots _____	Avg. Lot Size: <u>2.11 acres</u>
Ph. III Acreage _____	Ph. III # of lots _____	

Type of new road:  Private/ Length +/- 13,149 L.F.  Public/ Length \_\_\_\_\_

### Road Surface:

paved  
 gravel

### Water System:


individual wells  
 community wells  
 public system  
name Chatham County

### Sewer System:

septic systems  
 community system  
 public system  
name \_\_\_\_\_

List other facilities: commercial, recreation, etc., and the approximate acreage or square footage:  
\_\_\_\_\_

THE RETREAT ON HAW RIVER, LLC  
(f/k/a The Sanctuary at Haw River, LLC)

BY:  Date 8/8/07  
Signature of Applicant

THE RETREAT ON HAW RIVER, LLC  
(f/k/a The Sanctuary at Haw River, LLC)

BY:  Date 8/8/07  
Signature of Owner

**For Office Use Only:**

Notes: \_\_\_\_\_

\_\_\_\_\_

Approved by County Commissioners: *Sketch*

\_\_\_\_\_

*Preliminary*

\_\_\_\_\_

*Fi*



CHUBB GROUP OF INSURANCE COMPANIES

Surety Department, 15 Mountain View Road, P.O. Box 1615, Warren, NJ 07061-1615
Phone: 908-903-3497 Facsimile: 908-903-3656

Bond No. 82133478

FEDERAL INSURANCE COMPANY

SUBDIVISION IMPROVEMENT BOND

Know All Men By These Presents,

That we, THE RETREAT ON HAW RIVER, LLC

as Principal, and FEDERAL INSURANCE COMPANY, a(n) Indiana corporation, as Surety,
are held and firmly bound unto CHATHAM COUNTY PLANNING DEPARTMENT

Obligee, in the amount of One Million Fourteen Thousand Ninety and 00/100
(\$1,014,090.00), for the payment of which sum, well and
truly to be made, the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns,
jointly and severally, firmly by these presents.

WHEREAS the Principal and Obligee have entered into a written agreement dated relative to installation of
improvements and other conditions as indicated on map entitled
The Retreat on Haw River- Phase 1A Infrastructure - Chatham County, NC

and which agreement is hereby made a part hereof.

NOW, THEREFORE, if the Principal shall well and truly perform all of the terms, covenants and conditions of said agreement
on its part to be performed, then this obligation shall be null and void; otherwise to remain in full force and effect.

No right of action or benefit under the Bond shall accrue to anyone other than the named Obligee. The aggregate liability of the
Surety shall not exceed the amount of the Bond for any cause or reason whatsoever.

Signed, sealed and dated August 8, 2007

THE RETREAT ON HAW RIVER, LLC

By: \_\_\_\_\_

FEDERAL INSURANCE COMPANY

By: \_\_\_\_\_
Attorney In Fact Darella White