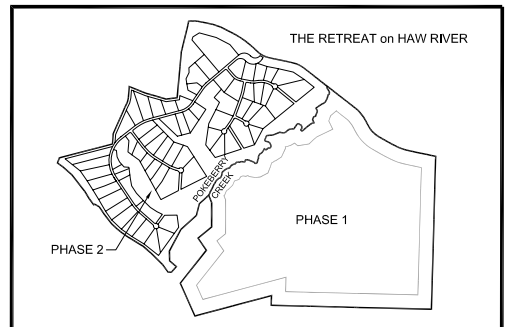
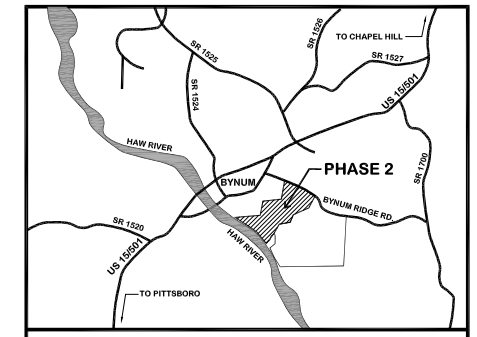
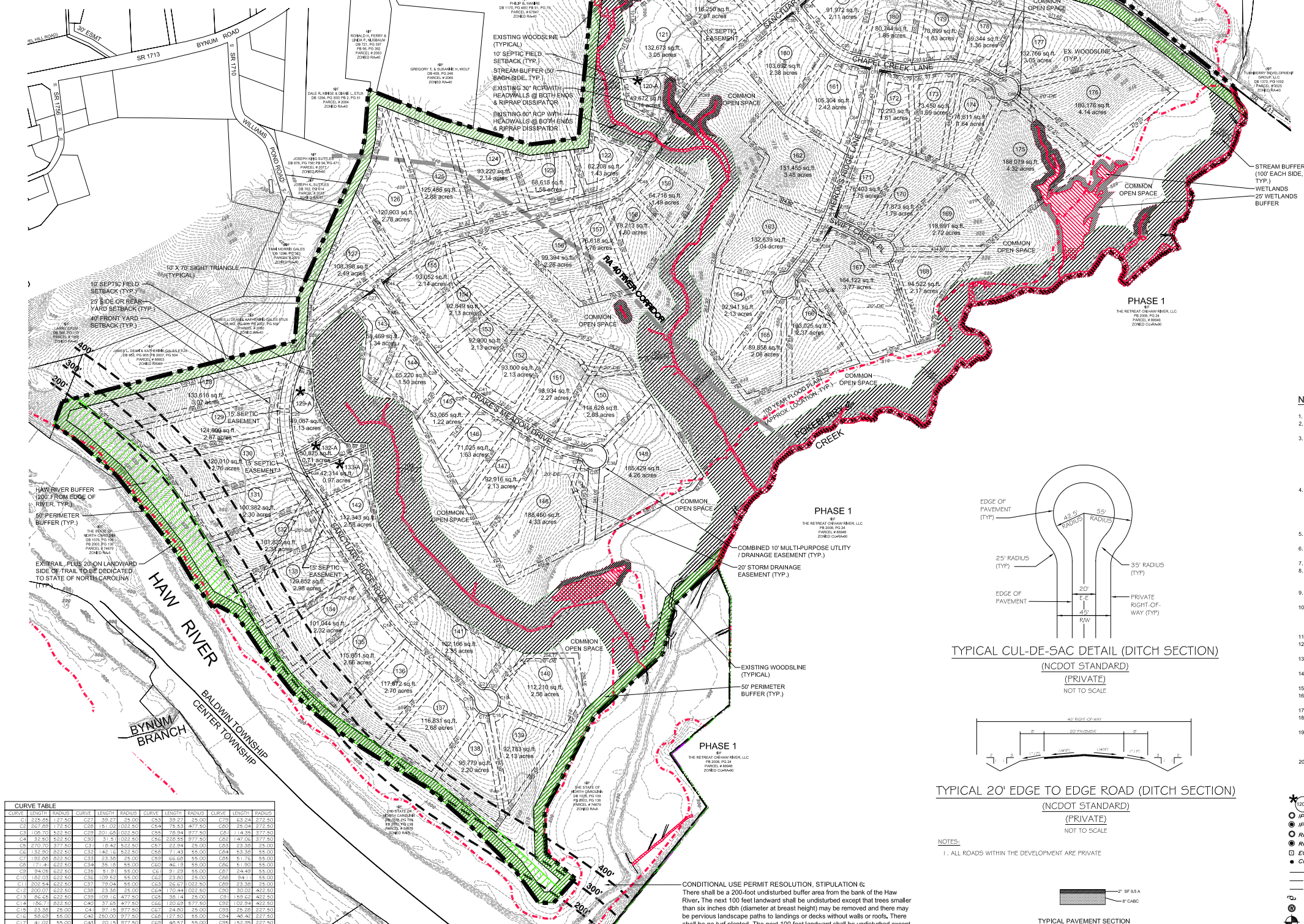


SUBDIVISION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



SITE DATA:	
ACREAGE	± 272.62 Ac.
ZONING	CUP-RA-90
WATERSHED	WSIV - PROTECTED AREA
TOTAL HOME SITES	63
LENGTH OF PRIVATE ROAD	± 10,000 L.F.
ACREAGE IN PRIVATE R/W	± 16.20 Ac.
ACREAGE IN PUBLIC R/W	± 1.83 Ac.
(EX, BYNUM RIDGE RD.)	
TOTAL LOT AREA	± 160.83 Ac.
MINIMUM LOT SIZE	± 53,065 s.f. (1.22 Ac.)
MAXIMUM LOT SIZE	± 379,989 s.f. (8.72 Ac.)
AVERAGE LOT SIZE	± 111,202 s.f (2.55Ac.)
TOTAL COMMON SPACE	± 4,084,386 s.f (93.76 Ac.)

OWNERS:
The Retreat on Haw River, LLC
201 Hidden Lake Drive
Youngsville, NC 27596
Phone: 919-847-5004

Chatham Partners, LLC
Polk Sullivan, LLC
P.O. Box 5689
Cary, NC 27512
Phone: 919-469-8674

DEVELOPER:
The Retreat on Haw River, LLC
201 Hidden Lake Drive
Youngsville, NC 27596
Phone: 919-847-5004

ENGINEER, PLANNER AND SURVEYOR:
CE Group, Inc.
11000 Regency Parkway, Suite 410
Cary, NC 27511
Phone: 919-367-8790

REFERENCES:
PLAT - 2004/0176
PIN - 9763-26-3783
Deed Yr/Bk/Pg - 2006/1272/0507
Deed Yr/Bk/Pg - 2004/632/0657
Parcel Numbers - 3027, 87217

NOTES:
1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
2. THE ENGINEER, PLANNER, AND SURVEYOR DO NOT CERTIFY TO EXISTANCE OR NON-EXISTANCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST.
3. SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE AS FOLLOWS:
   FRONT YARD SETBACK: 40'
   SIDE YARD SETBACK: 25'
   REAR YARD SETBACK: 25'
   SETBACKS DIFFERING FROM THESE MAY BE ESTABLISHED FOR PARTICULAR LOTS BY THE RECORDED DECLARATION OF COVENANTS, BY THE ARCHITECTURAL AND SITE DESIGN GUIDELINES OR THE APPLICABLE ARCHITECTURAL REVIEW COMMITTEE.
4. ROADWAY CLASSIFICATIONS:
   SANCTUARY RIDGE ROAD 45' & VARIABLE WIDTH PRIVATE RIGHT OF WAY
   CHAPEL CREEK LANE 45' PRIVATE RIGHT OF WAY
   HERONS RIDGE LANE 45' PRIVATE RIGHT OF WAY
   SWIFT CREEK PLACE 45' PRIVATE RIGHT OF WAY
   DRAKE'S MEADOW DRIVE 45' PRIVATE RIGHT OF WAY
5. THERE IS A COMBINED 10' MULTI-PURPOSE UTILITY / DRAINAGE EASEMENT ALONG ALL LOT FRONTAGES.
6. THERE IS A 10' UTILITY EASEMENT GRANTED 5' EITHER SIDE OF ALL SUBDIVISION RESIDENTIAL LOT PROPERTY LINES.
7. THERE ARE NCDOT STANDARD 10' x 70' SIGHT TRIANGLES AT ALL STREET INTERSECTIONS.
8. ALL LOTS SHOWN HEREON WILL BE CONVEYED SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AND PROVISIONS FOR SETBACKS, USE, MAINTENANCE, EASEMENTS, ASSESSMENTS AND OTHER MATTERS CONTAINED IN A RECORDED DECLARATION OF COVENANTS.
9. TOTAL ACREAGE OF PARENT PARCELS (PLAT SLIDE 2004-176):
   TRACT A: ± 272.622 ACRES
10. THE PRIVATE ROADS SHOWN HEREON ARE TO BE INITIALLY CONSTRUCTED AND MAINTAINED BY THE RETREAT ON HAW RIVER, LLC. OR ITS SUCCESSORS AND ASSIGNS. SUBSEQUENTLY, THEY WILL BE CONVEYED TO AND MAINTAINED BY THE RETREAT ON HAW RIVER PROPERTY OWNERS ASSOCIATION (THE "ASSOCIATION").
11. TOPOGRAPHY TAKEN FROM AERIAL MAPPING.
12. BOUNDARY INFORMATION PROVIDED BY ABSOLUTE LAND SURVEYING AND MAPPING, PA. SILER CITY, NC AND BY ESP ASSOCIATES, PA. CARY, NC.
13. PORTIONS OF THE SITE ARE WITHIN THE 100 YEAR FLOODPLAIN PER FEMA PANELS 3710972400J AND 3710976300J, EFFECTIVE FEBRUARY 2, 2007.
14. WATER TO BE PROVIDED BY CHATHAM COUNTY, FROM AN EXISTING 12" D.I.P. WATER MAIN LOCATED IN BYNUM RIDGE ROAD.
15. SEWER TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
16. LOTS 120-A, 129-A, 132-A AND 133-A ARE SEPTIC LOTS FOR USE BY THE ASSOCIATED SINGLE FAMILY LOTS.
17. ALL ROADS TO BE PRIVATE AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.
18. THERE IS A CEMETERY LOCATED WITHIN THE PROJECT BOUNDARY. IT IS LOCATED WITHIN PHASE 1A, AS NOTED ON SUBDIVISION PLAT SLIDE 2008-24, FILED JANUARY 15, 2008.
19. 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.
20. WETLAND, PERENNIAL AND INTERMITTENT STREAM, AND MARGINAL CHANNEL INFORMATION PROVIDED BY SOILS AND ENVIRONMENTAL CONSULTANTS, INC., RALEIGH, NC.

TYPICAL CUL-DE-SAC DETAIL (DITCH SECTION)
(NCDOT STANDARD)
(PRIVATE)
NOT TO SCALE

TYPICAL 20' EDGE TO EDGE ROAD (DITCH SECTION)
(NCDOT STANDARD)
(PRIVATE)
NOT TO SCALE

NOTES:
1. ALL ROADS WITHIN THE DEVELOPMENT ARE PRIVATE

TYPICAL PAVEMENT SECTION
NOT TO SCALE

NOTE: FINAL PAVEMENT SECTION WILL CONTAIN A TOTAL OF 2" OF ASPHALTIC CONCRETE PAVEMENT. ASPHALT SURFACES SHALL BE INSTALLED 1" BELOW FINISHED GRADE TO ALLOW FOR FINAL 1" TOP COURSE TO BE INSTALLED AT END OF PROJECT BY OWNER.

SYMBOL LEGEND

120-A	PORTION OF LOT USED FOR SEPTIC FIELD
IPS	IRON PIPE SET
IPF	IRON PIPE FOUND
RRS	RAIL ROAD SPIKE SET
RRF	RAIL ROAD SPIKE FOUND
ECM	EXISTING CONCRETE MONUMENT
CMP	COMPUTED POINT
—X—	FENCING
— OVHD —	OVERHEAD UTILITY LINES
— NCDOT —	NCDOT EASEMENT LINE
	UTILITY POLE W/ OVERHEAD LINES
	WATER SUPPLY WELL
	PERK SITE
	IRON PIPE SET
10'-DE	10' DRAINAGE EASEMENT
20'-DE	20' DRAINAGE EASEMENT
ST	10' x 70' SIGHT TRIANGLE
UEA	UTILITY EASEMENT AREA

PRELIMINARY
FOR REVIEW ONLY
NOT RELEASED
FOR CONSTRUCTION

NORTH
NC GRID (NAD 1983/2001)

200' 100' 0 200' 200'
SCALE: 1" = 200'

CURVE TABLE											
CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C1	236.23	127.50	C27	39.27	25.00	C53	39.27	25.00	C79	63.24	272.50
C2	267.80	172.50	C28	151.02	1022.50	C54	75.53	977.50	C80	25.04	272.50
C3	106.70	522.50	C29	201.65	1022.50	C55	76.94	977.50	C81	14.35	377.50
C4	32.50	522.50	C30	31.51	1022.50	C56	228.55	977.50	C82	147.06	377.50
C5	270.70	522.50	C31	18.42	522.50	C57	23.94	25.00	C83	23.38	25.00
C6	132.90	522.50	C32	142.16	522.50	C58	71.43	55.00	C84	53.38	55.00
C7	192.56	522.50	C33	23.38	25.00	C59	66.65	55.00	C85	51.76	55.00
C8	171.44	522.50	C34	35.18	55.00	C60	46.19	55.00	C86	51.90	55.00
C9	94.08	522.50	C35	51.91	55.00	C61	91.29	55.00	C87	24.49	55.00
C10	182.03	522.50	C36	109.52	55.00	C62	23.60	25.00	C88	9.4	55.00
C11	202.54	522.50	C37	79.04	55.00	C63	26.67	1022.50	C89	23.38	25.00
C12	200.07	522.50	C38	23.38	25.00	C64	170.44	1022.50	C90	30.02	422.50
C13	86.65	522.50	C39	109.16	477.50	C65	38.14	25.00	C91	159.62	422.50
C14	186.7	522.50	C40	37.65	477.50	C66	120.60	577.50	C92	102.84	422.50
C15	23.38	25.00	C41	97.15	977.50	C67	23.60	25.00	C93	75.28	227.50
C16	58.69	55.00	C42	250.00	977.50	C68	127.50	55.00	C94	46.42	227.50
C17	41.02	55.00	C43	20.15	977.50	C69	45.57	55.00	C95	52.96	227.50
C18	56.88	55.00	C44	39.27	25.00	C70	46.14	55.00	C96	39.27	25.00
C19	63.94	55.00	C45	307.96	777.50	C71	54.33	55.00	C97	200.34	127.50
C20	55.11	55.00	C46	23.39	422.50	C72	23.1	25.00	C98	5.36	212.50
C21	23.03	25.00	C47	141.62	422.50	C73	69.62	622.50	C99	229.00	212.50
C22	239.70	777.50	C48	138.07	422.50	C74	65.76	622.50	C100	25.60	212.50
C23	74.53	777.50	C49	129.04	477.50	C75	38.14	25.00	C101	136.94	212.50
C24	59.10	577.50	C50	39.27	25.00	C76	31.77	1022.50	C2-A	100.17	577.50
C25	416.38	577.50	C51	59.94	272.50	C77	62.65	522.50			
C26	291.35	577.50	C52	123.27	272.50	C78	39.27	25.00			

CONDITIONAL USE PERMIT RESOLUTION, STIPULATION 6:
There shall be a 200-foot undisturbed buffer area from the bank of the Haw River. The next 100 feet landward shall be undisturbed except that trees smaller than six inches dbh (diameter at breast height) may be removed and there may be pervious landscape paths to landings or decks without walls or roofs. There shall be no turf planted. The next 100 feet landward shall be undisturbed except that trees smaller than six inches dbh may be removed. There shall be allowed pervious landscape paths to landings or decks without walls or roofs and 50% of the area may have turf. Within the 400 foot buffer area described, existing vegetation shall remain except as otherwise provided in these conditions and except for invasive species, which may be removed according to environmentally safe standards and indigenous plants may be planted.

NO.	REVISIONS	DATE
1	LOT LINES, ACREAGE CALCS, DEVELOPER ADDRESS	10/24/08

CE Group, INC.
LAND PLANNING
CIVIL ENGINEERING
LAND SURVEYING
11000 Regency Parkway, Suite 410, Cary, N.C. 27511
Phone (919) 367-8790 Fax (919) 367-8792

THE RETREAT on HAW RIVER
CHATHAM COUNTY, NC
PHASE 2 - PRELIMINARY PLAT
MAJOR SUBDIVISION

Date:	SEPT. 12, 2008
Scale:	1" = 200'
Drawn:	ACS
Checked:	PRM
Project No.	125-03
Computer Dwg. Name	125-03 PH2_PRELIM-PLAT.dwg

Sheet No: 1 Of 1