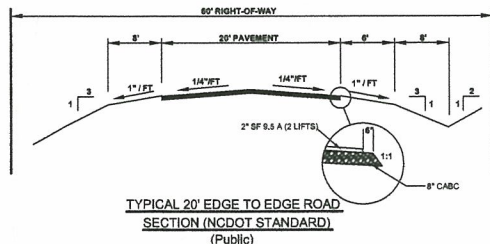
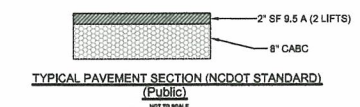
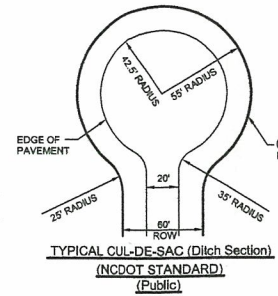
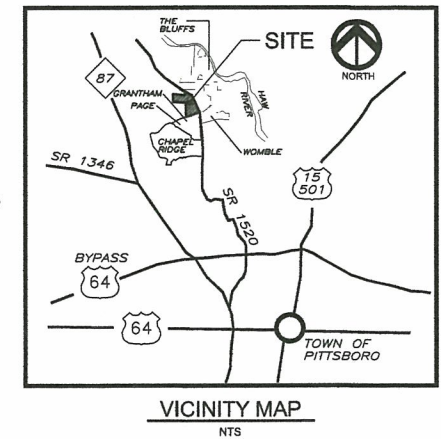
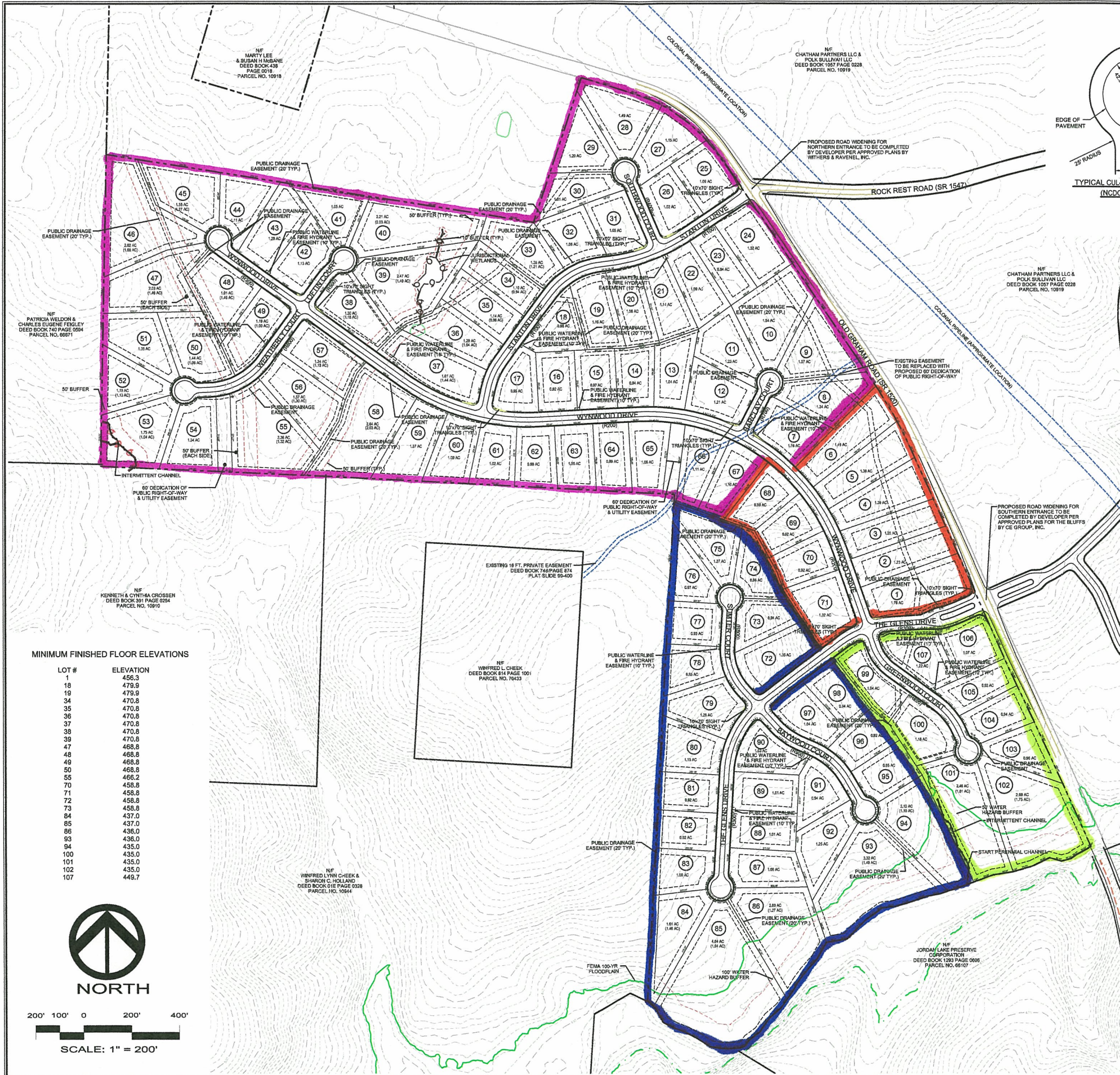


P:\120 (Fonville-Swain)\120-16 (McBane)\Survey\Prelim Plat Rev 02 24 2009.dwg, Layout1, 2/24/2009 4:01:20 PM, clowder



NO.	REVISIONS	DATE

**CE Group, Inc.**  
 LAND PLANNING  
 CIVIL ENGINEERING  
 LAND SURVEYING

11000 Regency Parkway, Suite 410, Cary, N.C. 27515  
 Phone: (919) 867-0790 Fax: (919) 867-0791



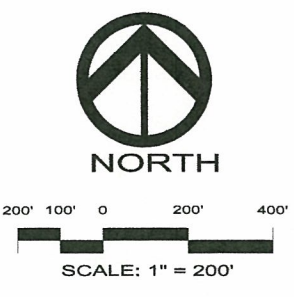
REVISED PRELIMINARY SUBDIVISION PLAT  
 FOR  
**THE GLENS**  
 CHATHAM COUNTY  
 NORTH CAROLINA

Date: FEBRUARY 24, 2009  
 Scale: 1"=200'  
 Drawn: CLS  
 Checked: MPA  
 Project No. 120-26  
 Computer Dwg. Name

Sheet No:  
**1**  
 Of 1

MINIMUM FINISHED FLOOR ELEVATIONS

LOT #	ELEVATION
1	456.3
18	479.9
19	479.9
34	470.8
35	470.8
36	470.8
37	470.8
38	470.8
39	470.8
47	468.8
48	468.8
49	468.8
50	468.8
55	466.2
70	458.8
71	458.8
72	458.8
73	458.8
84	437.0
85	437.0
86	436.0
93	436.0
94	435.0
100	435.0
101	435.0
102	435.0
107	449.7



SITE DATA:

**PROPERTY INFORMATION:**  
 SITE DEVELOPMENT NAME: McBane  
 LOCATION: OLD GRAHAM ROAD (SR 1520) & ROCK REST ROAD (SR 1547)  
 SITE AREA: ± 158.87 AC.  
 ZONING: UNZONED  
 MAP / PARCEL #: 9734-43-3036.000 / 85448  
 DEED BOOK/PAGE: 1336 / 0987  
 WATERSHED: WS - IV PA  
 PROPOSED # LOTS: 107  
 PROPOSED DENSITY: 0.67 LOTS / AC.  
 MINIMUM LOT SIZE PROPOSED: 40,000 SF (0.92 AC.)  
 AVERAGE LOT SIZE PROPOSED: 58,370 SF (1.34 AC.)  
 MAXIMUM LOT SIZE PROPOSED: 202,335 SF (4.64 AC.)  
 LENGTH OF PROPOSED STREETS: 10,096 LF

**SETBACKS:**  
 40' FRONT YARD  
 25' SIDE YARD  
 25' REAR YARD

**PROPERTY OWNER:** CHATHAM PARTNERS LLC & POLK SULLIVAN LLC  
 1000 ST ALBANS DR  
 RALEIGH NC, 27609

**PROPERTY DEVELOPER:** COMMUNITY PARK PROPERTIES, INC.  
 1000 SAINT ALBANS DRIVE, SUITE 400  
 RALEIGH, N.C. 27604

**ENGINEER / SURVEYOR:** CE GROUP, INC.  
 11000 REGENCY PARKWAY, SUITE 410  
 CARY NC, 27518

NOTES:

- TOPOGRAPHY TAKEN FROM NCDOT GIS DEPARTMENT.
- BOUNDARY INFORMATION PROVIDED BY ABSOLUTE LAND SURVEYING AND MAPPING, PA
- PORTIONS OF THE SITE ARE WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANELS 3710973400J & 3710973500J DATED FEBRUARY 2, 2007
- WATER TO BE PROVIDED BY AQUA NC.
- SEWER TO BE PROVIDED BY AQUA NC.
- ALL ROADS TO BE PUBLIC AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.
- THERE ARE NO KNOWN CEMETERIES LOCATED WITHIN THE PROJECT BOUNDARY.
- 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.
- WETLANDS ARE BASED UPON FIELD SURVEY BY ABSOLUTE LAND SURVEYING.
- ORIGINAL DATA TAKEN FROM MAP PREPARED BY WITHERS & RAVENEL ENTITLED "PRELIMINARY SUBDIVISION PLAT" FOR "THE GLENS" DATED 7-25-07.
- NO BUILDING OR STRUCTURES ALLOWED WITHIN 100 YR FLOOD PLAIN OR WATER HAZARD SETBACK WITHOUT COUNTY, DWG AND ACOE PERMITS AS APPLICABLE.

Phase 1 9 lots    Phase 2 10 lots    Phase 3 27 lots    Phase 4 61 lots    Total 107 lots