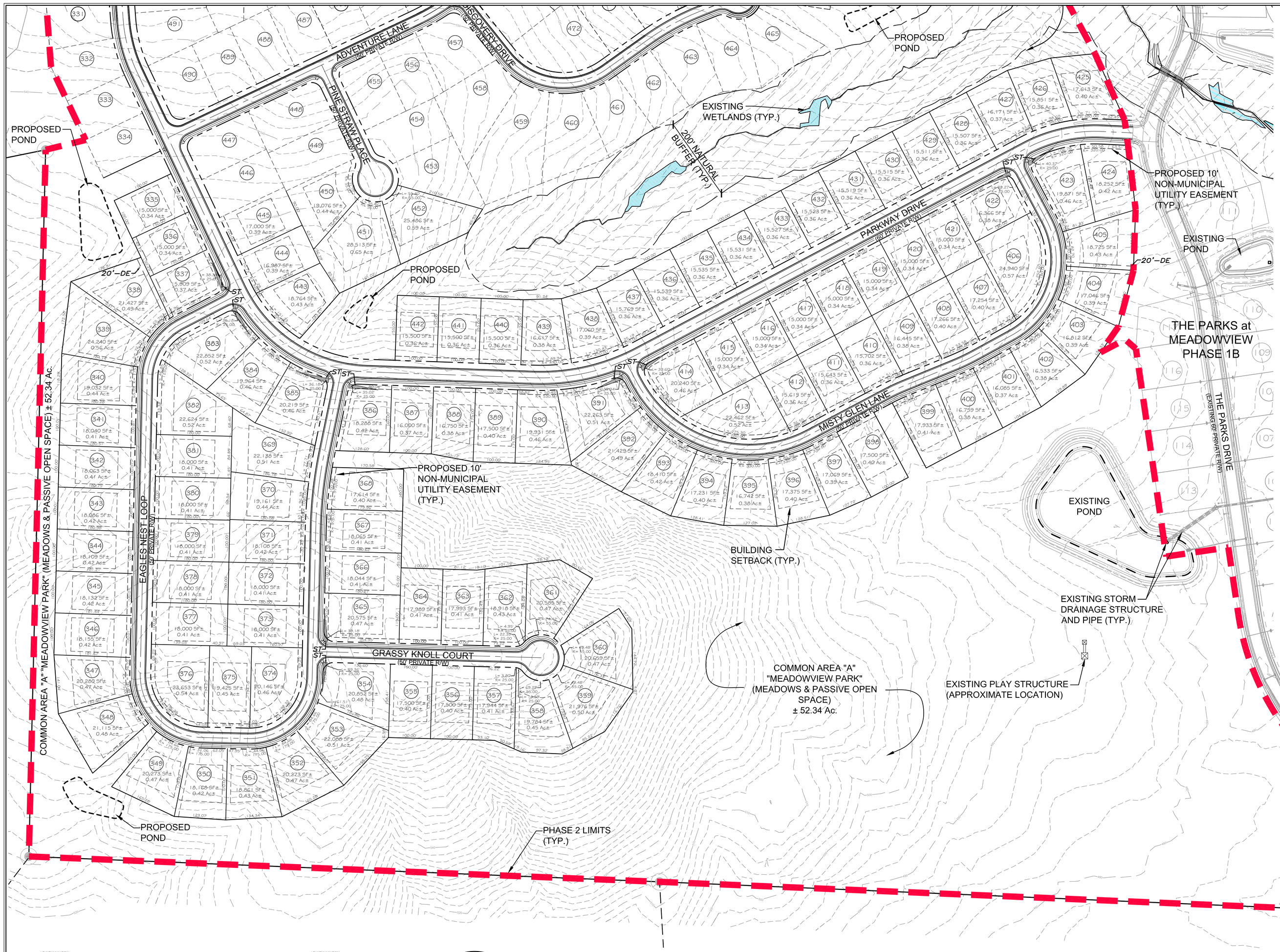
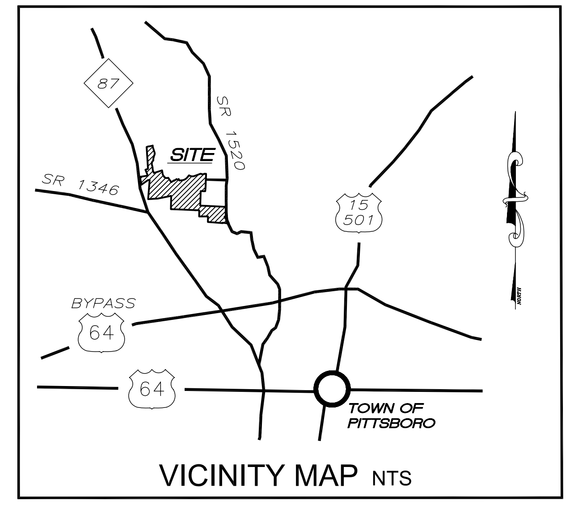


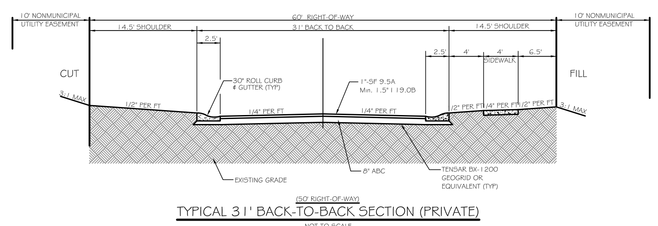


VICINITY MAP NTS

NOTES:

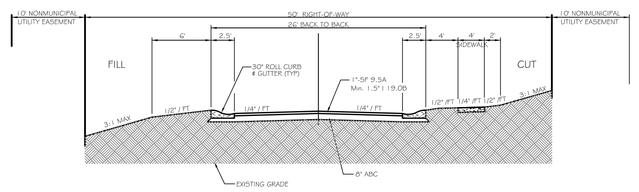
1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
2. THE ENGINEER, PLANNER, AND SURVEYOR DO NOT CERTIFY TO EXISTANCE OR NON-EXISTANCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST.
3. SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE AS FOLLOWS:
   - FRONT YARD SETBACK: 40'
   - SIDE YARD SETBACK: 10'
   - REAR YARD SETBACK: 40'

   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:
   - PARKWAY DRIVE 60' PRIVATE RIGHT OF WAY
   - DAISY DRIVE 50' PRIVATE RIGHT OF WAY
   - ADVENTURE LANE 50' PRIVATE RIGHT OF WAY
   - PINE STRAW PLACE 50' PRIVATE RIGHT OF WAY
   - DISCOVERY DRIVE 50' PRIVATE RIGHT OF WAY
   - EAGLES NEST LOOP 50' PRIVATE RIGHT OF WAY
   - GRASSY KNOLL COURT 50' PRIVATE RIGHT OF WAY
   - MISTY GLEN LANE 50' PRIVATE RIGHT OF WAY
   - THE PARKS DRIVE 60' PRIVATE RIGHT OF WAY
5. THERE IS A 10' MULTI-PURPOSE UTILITY EASEMENT ALONG ALL LOT FRONTS.
6. THERE ARE NCDOT 10' x 70' SIGHT TRIANGLES AT ALL STREET INTERSECTIONS.
7. ALL LOTS SHOWN HEREON WILL BE CONVEYED SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AON PROVISIONS FOR SETBACKS, USE, MAINTENANCE, EASEMENTS, ASSESSMENTS AND OTHER MATTERS SONTAINED IN A RECORDED DECLARATION OF COVENANTS.
8. TOTAL ACREAGE OF PARENT PARCELS:
   - TRACT A-1A: ± 280.4856 ACRES
   - TRACT A-2: ± 254.9766 ACRES
9. THE PRIVATE ROADS SHOWN HEREON ARE TO BE INITIALLY CONSTRUCTED AND MAINTAINED BY THE PARKS AT MEADOWVIEW, LLC. OR ITS SUCCESSORS AND ASSIGNS. SUBSEQUENTLY, THEY WILL BE CONVEYED TO AND MAINTAINED BY THE PARKS AT MEADOWVIEW PROPERTY OWNERS ASSOCIATION (THE "ASSOCIATION").
10. TOPOGRAPHY TAKEN FROM AERIAL MAPPING.
11. BOUNDARY INFORMATION PROVIDED BY ABSOLUTE LAND SURVEYING AND MAPPING, PA
12. PORTIONS OF THE SITE ARE WITHIN THE 100 YEAR FLOODPLAIN PER FEMA PANEL 3710972400J AND 3710972200J, DATED JULY 13, 2005
13. WATER TO BE PROVIDED BY HEATER UTILITIES, INC.
14. SEWER TO BE COLLECTED AND TREATED BY HEATER UTILITIES, INC.
15. ALL ROADS TO BE PUBLIC AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.
16. THERE ARE NO CEMETERIES LOCATED WITHIN THE PROJECT BOUNDARY.
17. 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.
18. WETLAND, PERENNIAL AND INTERMITTENT STREAM, AND MARGINAL CHANNEL INFORMATION PROVIDED BY SOILS AND ENVIRONMENTAL CONSULTANTS, INC.



TYPICAL 31' BACK-TO-BACK SECTION (PRIVATE)

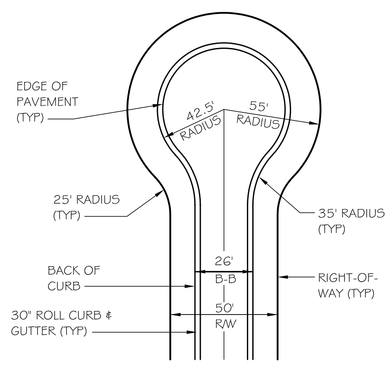
NOT TO SCALE



TYPICAL 26' BACK-TO-BACK SECTION - (PRIVATE)

NOT TO SCALE

NOTE: FINAL PAVEMENT SECTION WILL CONTAIN A TOTAL OF 3.5" 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.



CUL-DE-SAC DETAIL

NOT TO SCALE

NOTES:

1. ALL SIDEWALK RAMPS SHALL CONFORM TO N.C.D.O.T. STD. 848.05.
2. THE 2'-6" CURB & GUTTER AND 1'-6" CURB & GUTTER SHALL CONFORM TO N.C.D.O.T. STD. 846.01.
3. ALL ROADS WITHIN PHASE TWO ARE PRIVATE

OWNER / DEVELOPER:

The Parks at Meadowview, LLC
107 Streamwood Road
Troutman, NC
Phone: 864-710-3989

ENGINEER & PLANNER:

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

SURVEYOR:

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

PLAT - 2006-29

PIN - 9733-17-3900
Deed Yr/Bk/Pg - 2007/1313/0748
Parcel No. 10657

PIN - 9733-37-6690
Deed Yr/Bk/Pg - 2006/1237/0469
Parcel No. 5983

SITE DATA:

PHASE 2 ACREAGE	± 173.40 Ac.
ZONING	RA - 40
WATERSHED	WSIV - PROTECTED AREA
TOTAL HOMESITES	182
LENGTH OF PRIVATE ROAD	± 11,568 L.F.
ACREAGE IN PRIVATE R/W	± 14.91 Ac.
TOTAL LOT AREA	± 75.79 Ac.
MINIMUM LOT SIZE	± 15,000 s.f. (0.34 Ac.)
MAXIMUM LOT SIZE	± 35,497 s.f. (0.81 Ac.)
AVERAGE LOT SIZE	± 18,140 s.f (0.42 Ac.)
COMMON AREA "A"	± 2,280,096 s.f. (52.34 Ac.)
COMMON AREA "B"	± 1,165,948 s.f (26.77 Ac.)
COMMON AREA "C"	± 156,367 s.f (3.59 Ac.)
TOTAL COMMON SPACE	± 3,602,412 s.f (82.70 Ac.)

SYMBOL LEGEND

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

PLAT SLIDE 2005-193

100' 50' 0 100' 200'

SCALE: 1" = 100'

NO.	REVISIONS	DATE

CE Group, INC.
LAND PLANNING
CIVIL ENGINEERING
LAND SURVEYING
11000 Regency Parkway, Suite 410, Cary, N.C. 27518
Phone: 919.367.8790 Fax: 919.367.8791

THE PARKS at MEADOWVIEW
CHATHAM COUNTY, NC
PHASE 2 - PRELIMINARY PLAT
MAJOR SUBDIVISION

Date:	JULY 11, 2008
Scale:	1" = 100'
Drawn:	ACS
Checked:	PRM
Project No.	125-08
Computer Dwg. Name	PH2_PRELIM-PLAT.dwg

Sheet No: 3 Of 3

P:\125 (Crescent Resources)\125-08 Meadowview phase 2\Dwg\PH2_PRELIM-PLAT_071008.dwg, SHEET 3, 7/11/2008 9:53:15 AM, jwestmoreland