

## **The Retreat at Haw River Conservation Subdivision Project Summary**

The Retreat at Haw River consists of +/- 646 AC. The project as proposed will provide for 393 single family residential lots along with a community amenity. The conservation subdivision ordinance requires at least 40% of the land mass be preserved with 80% of that to be left as natural space. We anticipate this project having at least 66% open space versus the required 40%. The conservation space (which will account for up to 260 acres) will primarily be left as natural space other than introduction of trails and minimal utility crossings. We expect that closer to 99% of the conservation area to be left undisturbed as open space versus 80% (permitted by ordinance).

The conservation space includes significant bluffs adjoining the Haw River along with areas identified by State Natural Heritage Program. Residential development will be clustered on the east side of Pokeberry Creek. A new exhibit has been provided to clearly show the planned conservation space (both natural and open). The site plan also reflects additional green space that will be set aside for active / passive recreation, reuse spray irrigation, gardening, landscaping, and other ancillary uses.

Roads will be public with exception of rear alleys, community parking areas, and amenity sites. Water will be provided by Chatham County. Wastewater will be treated on site to reuse standards and irrigated per NC State regulatory standards. The wastewater system will be operated by a licensed public utility regulated by the State Utilities Commission. Stormwater and Erosion Control will be regulated by Chatham County.

The option to develop this property as a conservation subdivision is very appealing in that prime natural areas can be left in open space rather than in lots as currently entitled. With direct connection to the Haw River substantial open space can be provided. The existing meadows on the west side of Pokeberry Creek are now preserved as open space. Existing trails along the Haw River (portions of which enter the property) can now be set aside as permanent open space.