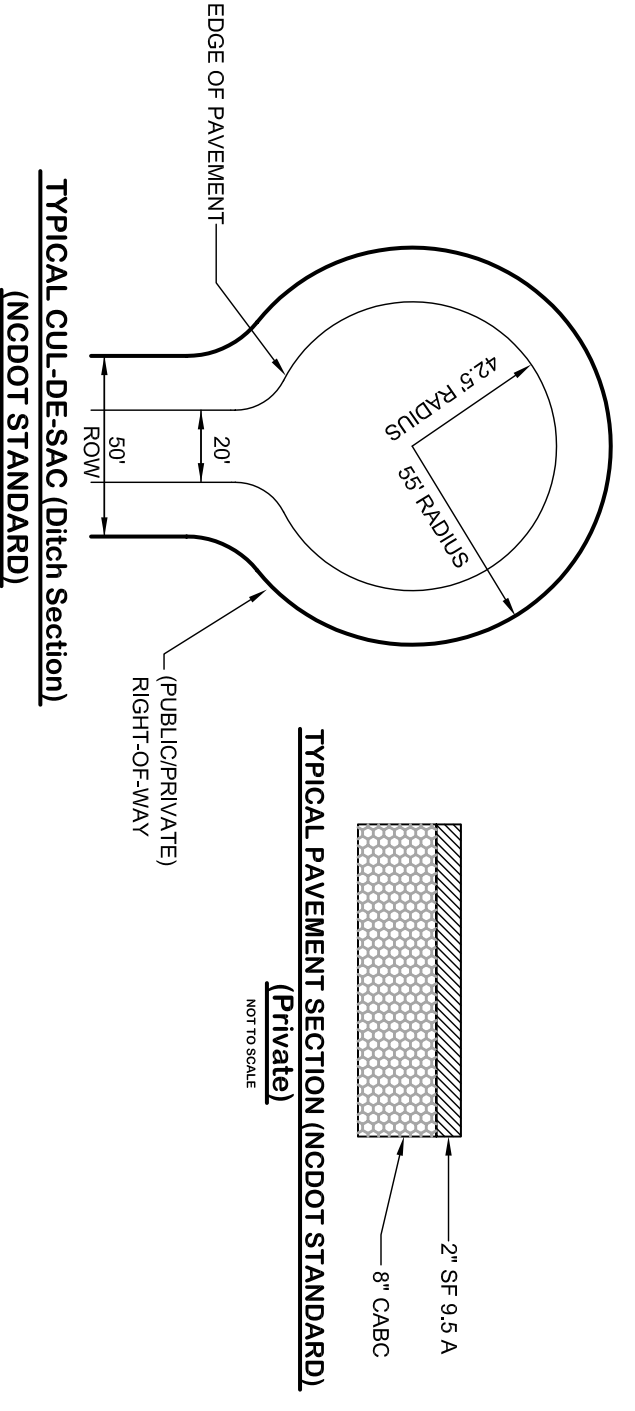
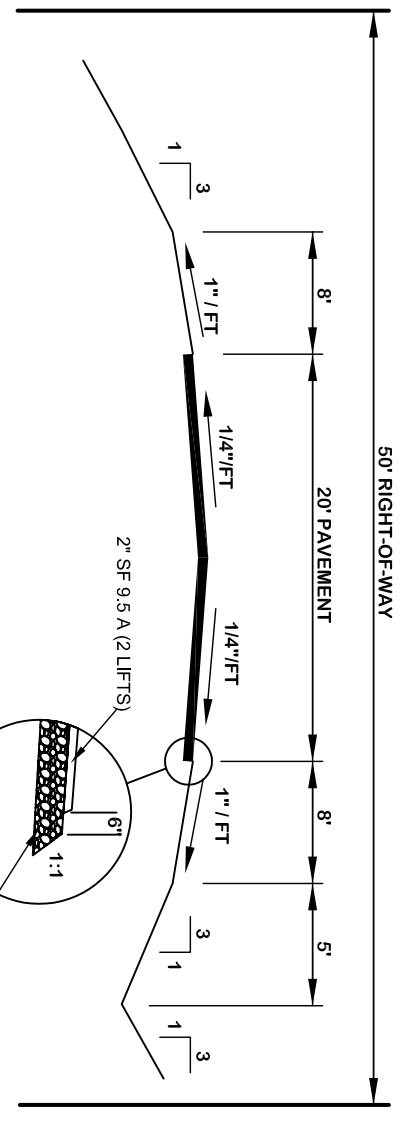


SITE DATA:	
PHASE 1 ACREAGE	± 180.19 AC.
ZONING	RA - 5 WATERSHED - WSIV PROTECTED AREA
TOTAL HOMESITES	36
LENGTH OF ROAD ACREAGE IN R.O.W.	± 7,936 L.F. ± 13.68 AC.
MINIMUM LOT SIZE	130,975 s.f. (3.00 AC.)
MAXIMUM LOT SIZE	435,706 s.f. (10.00 AC.)
AVERAGE LOT SIZE	201,457 s.f. (4.62 AC.)



Setbacks:
 40' Front Yard
 25' Side Yard
 25' Rear Yard
 100' River Setback

DEVELOPER:
 Roanoke Investments, LLC
 1000 St. Albans Drive, Suite 400
 Raleigh, NC 27609
 Phone: 919-469-8674

ENGINEER & PLANNER:
 CE Group, Inc.
 11000 Regency Parkway, Suite 410
 Cary, NC 27511
 Phone: 919-967-8790

SURVEYOR:

Absolute Land Surveying and Mapping, P.C.
 P.O. Box 789
 964 East Street, Suite 210
 Pilsboro, N.C. 27312
 Phone: 919-542-0074

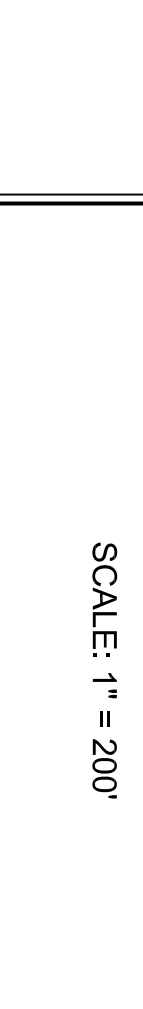
CURRENT OWNER:
 Chatham Partners, LLC & Pak Sullivan, LLC
 1000 St. Albans Drive, Suite 400
 Raleigh, NC 27609
 Phone: 919-469-8674

- Pin No. - 9734-00-79-6017 Deed Yr/Bk/Pg - 2003/1057/0228 Parcel No. 10919
- Pin No. - 9735-00-65-6312 Deed Yr/Bk/Pg - 2006/1254/1050 Parcel No. 10922
- Pin No. - 9735-00-71-5981 Deed Yr/Bk/Pg - 2003/1057/0228 Parcel No. 10923
- Pin No. - 9735-00-71-5981 Deed Yr/Bk/Pg - 2003/1057/0228 Parcel No. 10924
- Pin No. - 9745-00-00-2078 Deed Yr/Bk/Pg - 2006/1258/0630 Parcel No. 10925
- Pin No. - 9735-00-84-3831 Deed Yr/Bk/Pg - 2003/1057/0228 Parcel No. 79194

NOTES:

1. TOPOGRAPHY TAKEN FROM AERIAL MAPPING.
2. BOUNDARY INFORMATION PROVIDED BY ABSOLUTE LAND SURVEYING AND MAPPING, PA
3. PORTIONS OF THE SITE ARE WITHIN THE 100 YEAR FLOODPLAIN PER FEMA PANEL 3710973400 AND 3710974400, DATED JULY 13, 2005
4. WATER TO BE PROVIDED BY HEATER UTILITIES.
5. SEWER TO BE PROVIDED BY HEATER UTILITIES.
6. ALL ROADS TO BE PRIVATE AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.
7. THERE ARE NO CEMETERIES LOCATED WITHIN THE PROJECT BOUNDARY.
8. 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.
9. THE OVERALL AVERAGE LOT SIZE FOR THE ENTIRELY COMPLETED SUBDIVISION SHALL BE A MINIMUM OF 5.0 ACRES. PHASE 1 (SHOWN ON THIS PLAT) DOES NOT MEET THE MINIMUM 5.0 ACRE AVERAGE LOT SIZE AS A SINGLE PHASE BUT WILL CONTRIBUTE TOWARD THE FULLY COMPLETED AVERAGE.
10. THERE SHALL BE NO STRUCTURES, WELLS, OR SEPTIC SYSTEMS LOCATED WITHIN THE 50' WATER HAZARD SETBACKS SHOWN.

PRELIMINARY
 FOR REVIEW ONLY
 NOT RELEASED
 FOR CONSTRUCTION



Date:	October 12, 2006
Scale:	1" = 200'
Drawn:	RSR
Checked:	MZ
Project No.:	120-17
Computer Des. Name:	120-17_Preliminary-Title_Client
Sheet No.:	1

The Bluffs - Phase I
 Preliminary Plat Submittal
 Major Subdivision
 Chatham County, NC



CE Group, inc.
 LAND PLANNING
 CIVIL ENGINEERING
 CONSTRUCTION MANAGEMENT
 11000 Regency Parkway, Suite 410, Cary, N.C. 27511
 Phone: 919-557-8790 Fax: 919-557-6791

NO.	REVISIONS	DATE