

VICINITY MAP
NTS

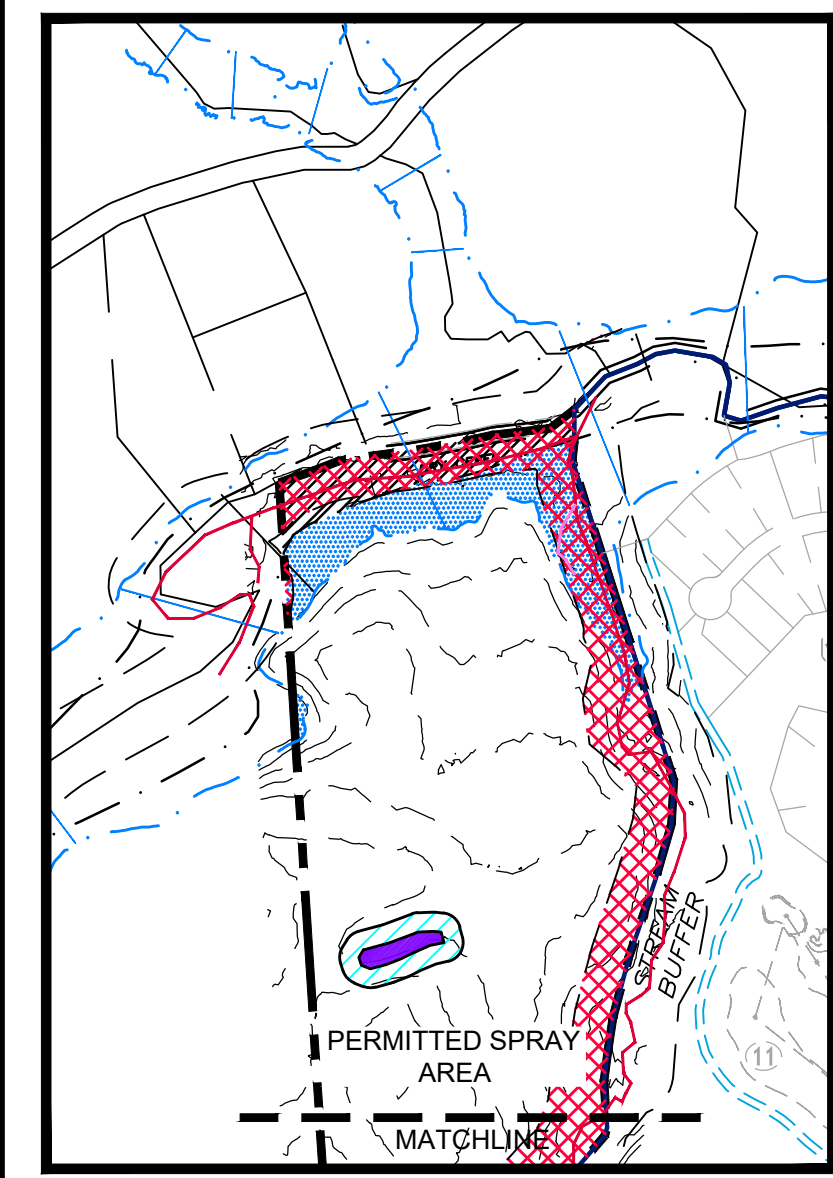
PARKS AT MEADOWVIEW

SKETCH PLAN

CHATHAM COUNTY, NC
JUNE 10, 2022

SITE DATA

TOTAL PROJECT AREA=	±948.3 AC
EXISTING ZONING=	R1 (CHATHAM COUNTY)
PROPOSED ZONING=	PUD
TOTAL UNITS=	±1788 (0.83 DU/AC)
PHASE 1=	±172 (EX. PLATTED LOTS)
PHASE 2 - 4=	±453 (MODIFIED PLAN)
PHASE 5=	±163 (PREV. APPROVED LOTS)
OTHER LOTS=	2 LIFT STATION LOTS 1 CENTRAL AMENITY LOT
TOTAL OPEN SPACE=	±603 AC (±63%)
OPEN SPACE (IN BUFFERS)=	±147 AC
OPEN SPACE (NOT IN BUFFERS)=	±456 AC
ADDITIONAL TOWNHOME PARKING=	±116 SPACES
TOTAL LF OF PUBLIC ROADS=	±21,001 LF (±25.8 AC)
TOTAL LF OF PRIVATE ROADS=	±30,230 LF (±34.7 AC)
CENTRAL AMENITY AREA=	±6 AC
CENTRAL AMENITY PARKING=	140 SPACES
TOTAL AREA IN FLOODPLAIN=	±38.8 AC
TOTAL AREA IN WETLANDS/ CHANNELS (OUTSIDE FLOODPLAIN)=	±5.3 AC (STREAMS) ±6.6 AC (WETLANDS)
SETBACKS PHASES 1, 5 SETBACKS ARE UN-CHANGED.	
PHASES 2-4	TOWNHOMES SINGLE FAMILY
FRONT:	30' 20'
SIDE:	0' 5'
REAR:	20' 20'



NORTHERN MOST BOUNDARY

LEGEND

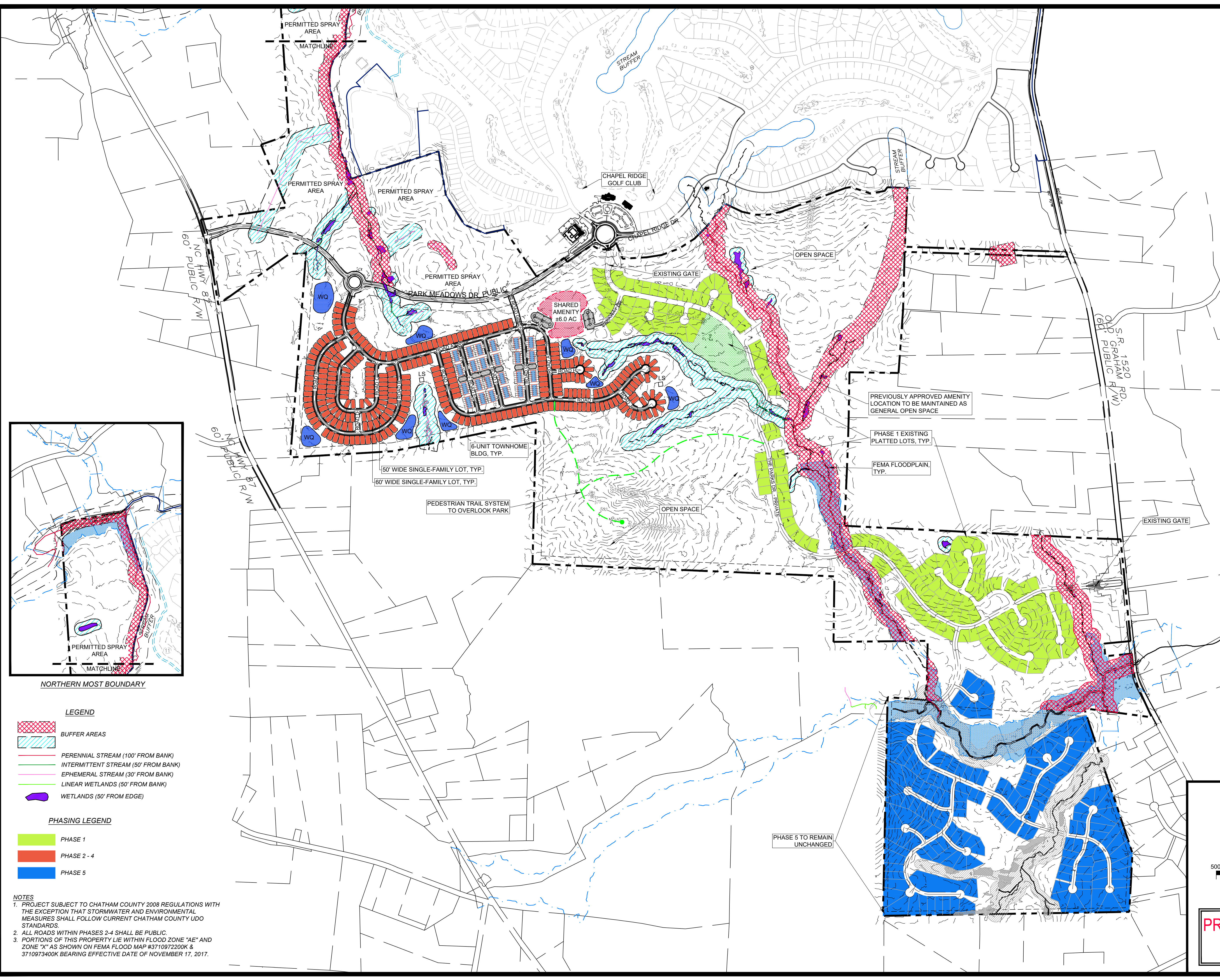
- BUFFER AREAS
- PERENNIAL STREAM (100' FROM BANK)
- INTERMITTENT STREAM (50' FROM BANK)
- EPHEMERAL STREAM (30' FROM BANK)
- LINEAR WETLANDS (50' FROM BANK)
- WETLANDS (50' FROM EDGE)

PHASING LEGEND

- PHASE 1
- PHASE 2 - 4
- PHASE 5

NOTES

- PROJECT SUBJECT TO CHATHAM COUNTY 2008 REGULATIONS WITH THE EXCEPTION THAT STORMWATER AND ENVIRONMENTAL MEASURES SHALL FOLLOW CURRENT CHATHAM COUNTY UDO STANDARDS.
- ALL ROADS WITHIN PHASES 2-4 SHALL BE PUBLIC.
- PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE "AE" AND ZONE "X" AS SHOWN ON FEMA FLOOD MAP #3710972200K & 3710973400K BEARING EFFECTIVE DATE OF NOVEMBER 17, 2017.



NORTH

500' 0 500' 1000'

SCALE: 1" = 500'

PRELIMINARY DESIGN

NOT RELEASED FOR CONSTRUCTION

CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739