

VICINITY MAP
NTS

PARKS AT MEADOWVIEW SKETCH PLAN PHASE 2 - 4 CHATHAM COUNTY, NC JUNE 10, 2022

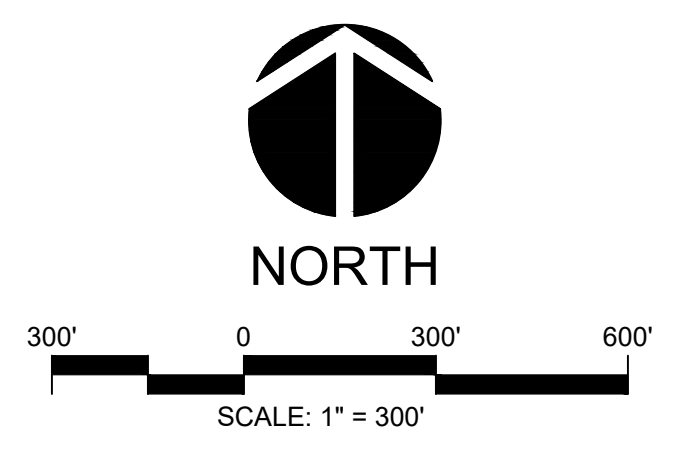
SITE DATA

TOTAL PROJECT AREA=	±948.3 AC
EXISTING ZONING=	R1 (CHATHAM COUNTY)
PROPOSED ZONING=	PUD
TOTAL UNITS=	±788 (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'

- 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**
1. PROJECT SUBJECT TO CHATHAM COUNTY 2008 REGULATIONS WITH THE EXCEPTION THAT STORMWATER AND ENVIRONMENTAL MEASURES SHALL FOLLOW CURRENT CHATHAM COUNTY UDO STANDARDS.
 2. ALL ROADS WITHIN PHASES 2-4 SHALL BE PUBLIC.
 3. 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.



PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION

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