

THE PARKS AT MEADOWVIEW SKETCH PLAN MODIFICATION - JUNE 2022

The Parks at Meadowview is currently entitled under the Pre 2008 regulations. The entitled project consists of 739 residential lots on +/- 948.3 AC. Phase 1 of the project is substantially complete consisting of 172 single family lots. Last fall; SRE NC LANDCO LLC purchased the remaining phases of the project with exception of Phase 5 (Harris Tract). SRE NC LANDCO LLC with the assistance of local builder True Homes is seeking to modify the current sketch plan in the following ways:

- Relocate the future development activity to a single area by providing residential product that is more affordable and reflective of current buyer interest. The revised sketch plan reflects a nominal increase to 788 residential units from the current entitled 739 units.
- Extend the project entitlement schedule to
 - Submittal of Preliminary Plat for Phase 2 by December 31st 2023
 - Submittal of all Final Plats for Phases 2 thru 4 by December 31st 2028

Roadway Infrastructure

SRE NC LANDCO LLC and True Homes have had a series of meetings and open dialogue with the existing residents in Phase 1. The Roads within Phase 1 are “private” and gated at each access to the project at Old Graham Road and the roundabout at the Chapel Ridge Golf Clubhouse. The existing residents prefer to keep the roads private and gated. The proposed sketch plan modification allows the existing residents to maintain the roads as private. Phase 2-4 will be developed with “public roads” that will access the existing public road (Park Meadows Drive) with the project connecting to NC 87. So Phases 2-4 will not add traffic to the existing private roads. A shared amenity with access from both private and public road portion of the project is planned. The (6 acre) amenity will include a pool, shelter, playgrounds, sport courts, and general open space to serve all residents of the Parks at Meadowview project.

Increase in Open Space

The project as currently approved increases the open space from 538 AC to 603 AC. By compacting the future development footprint on the portion of the property with more gentle slopes we are able to save areas that have more elevation change from future development and eliminate any further permanent buffer, stream, or wetland impacts. The anticipated impervious % will now fall below 20% as a result of these changes.

Availability of Existing Infrastructure

With the ongoing home construction; The Parks at Meadowview is already served by Aqua NC with potable water and wastewater collection. A 0.5 MG elevated water tank was constructed to serve Chapel Ridge, The Parks at Meadowview, and a few large lot projects on Old Graham Road. A 500,000 GPD wastewater plant and collection system is also complete to serve the project. The spray areas within the Parks at Meadowview project area already approved by NCDEQ.

Compatibility with Current Stream Buffer and Stormwater Control Standards

To insure that the buildout of Phase 2-4 are compatible with current regulations; we have had S&EC review the project area and identify ephemerals, intermittent, and perennial streams. In some instances the buffers would have shrunk with the recent delineation, We have elected to utilize the more restrictive call based upon the original and recent survey. By doing this we have added buffers and maintained buffer width where it may have shrunk (using the current survey). We will also provide wet ponds (meeting the current Chatham County stormwater standards) for any development associated with Phases 2-4 and the central amenity.

Net Density

The project is compliant with the current density restrictions (R-1)

NET LAND AREA COMPUTATION	
TOTAL ACREAGE	948.3 AC
ACREAGE in ROW, FLOODPLAIN STREAMS and WETLANDS	111.2 AC
PUBLIC ROW	25.8 AC
PRIVATE ROW	34.7 AC
FLOODPLAIN	38.8 AC
CHANNELS (outside floodplain)	5.3 AC
Wetlands (outside floodplain)	6.6 AC
NET ACREAGE	837.1 AC
MAXIMUM POTENTIAL UNITS	911.6
(Based upon 40,000 SF of Net Area)	
PROPOSED RESIDENTIAL UNITS	788
Current Entitled Residential Units	739

Residential Product Mix

The existing phases within the gated portion of the project provide for larger homesites with expansive yards. Phase 2-4 will provide smaller more compact Single Family home sites and Townhomes (all with garages). As a result, the overall Parks at Meadowview project will now have a mix of housing options that will be more affordable.