

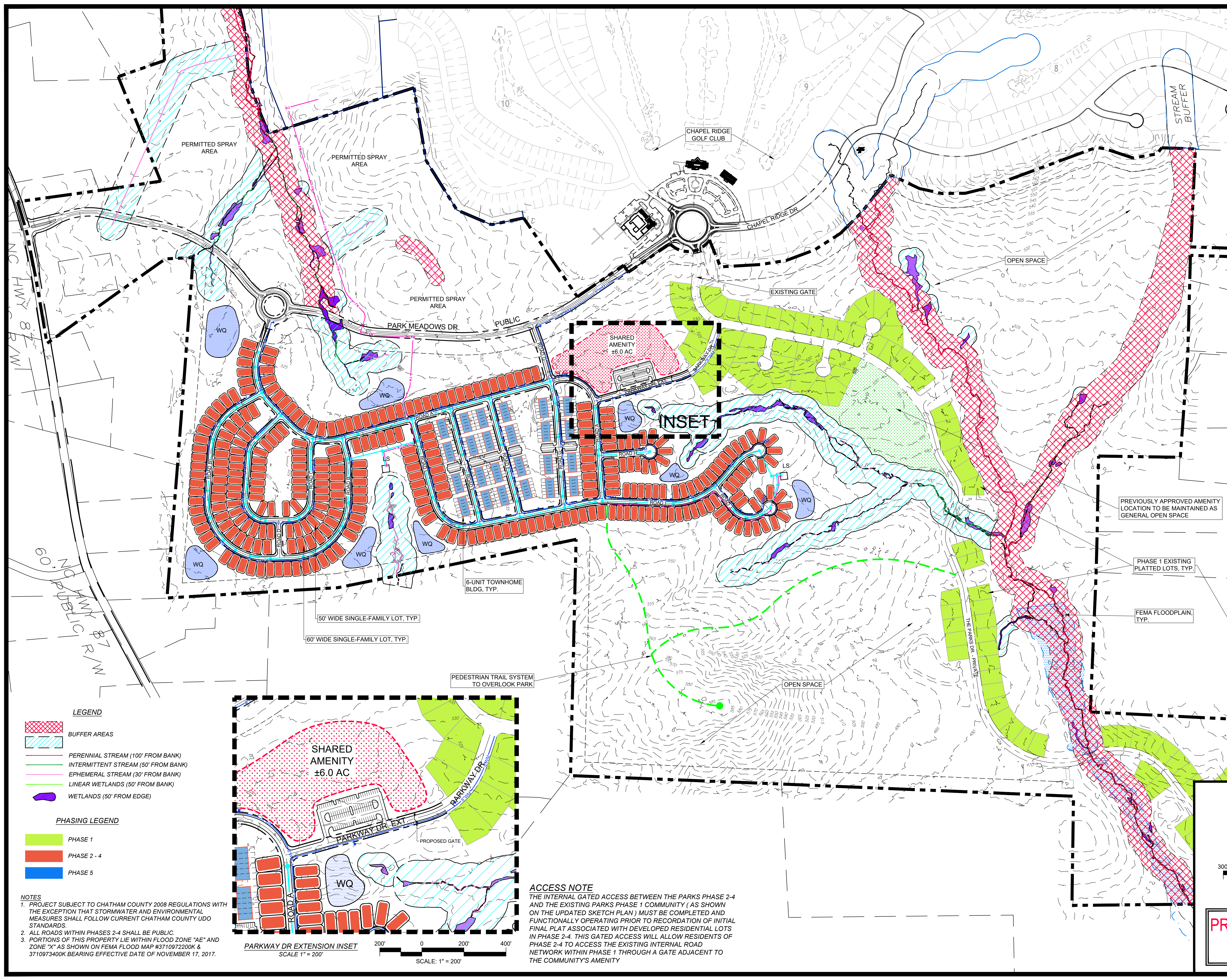
VICINITY MAP  
NTS

# PARKS AT MEADOWVIEW SKETCH PLAN PHASE 2 - 4

CHATHAM COUNTY, NC  
AUGUST 24, 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'

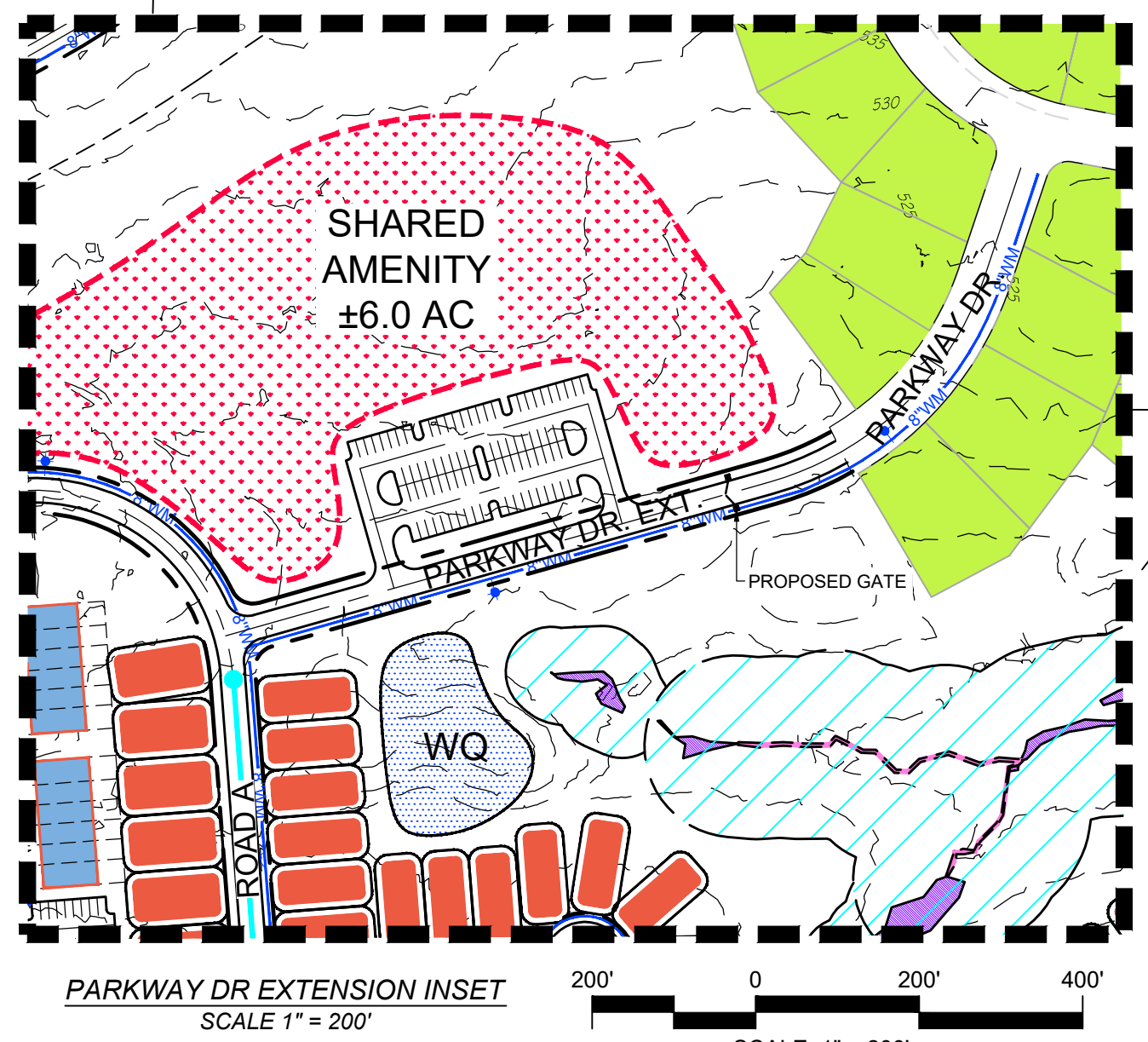


- LEGEND**
- PERENNIAL STREAM (100' FROM BANK)
  - INTERMITTENT STREAM (50' FROM BANK)
  - EPHEMERAL STREAM (30' FROM BANK)
  - LINEAR WETLANDS (50' FROM BANK)
  - WETLANDS (50' FROM EDGE)

- 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.



**ACCESS NOTE**

THE INTERNAL GATED ACCESS BETWEEN THE PARKS PHASE 2-4 AND THE EXISTING PARKS PHASE 1 COMMUNITY (AS SHOWN ON THE UPDATED SKETCH PLAN) MUST BE COMPLETED AND FUNCTIONALLY OPERATING PRIOR TO RECORDATION OF INITIAL FINAL PLAT ASSOCIATED WITH DEVELOPED RESIDENTIAL LOTS IN PHASE 2-4. THIS GATED ACCESS WILL ALLOW RESIDENTS OF PHASE 2-4 TO ACCESS THE EXISTING INTERNAL ROAD NETWORK WITHIN PHASE 1 THROUGH A GATE ADJACENT TO THE COMMUNITY'S AMENITY

**PRELIMINARY DESIGN**

NOT RELEASED FOR CONSTRUCTION

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

www.cegroupinc.com  
License # C-1739