

From: Jon Ward <jward@truehomesusa.com>

Sent: Thursday, October 13, 2022 6:29 PM

To: Jason Sullivan <jason.sullivan@chathamcountync.gov>; Ed Bell <edwardshebell@gmail.com>

Cc: Sean Johnson <seanjohnson@truehomesusa.com>; Mark Ashness <mark@CEGROUPINC.COM>;

Michael Birch <mbirch@longleaflp.com>; Ian Russell <irussell@singermanre.com>; Joseph Brogan

<jbrogan@singermanre.com>

Subject: Parks at Meadowview Declarant Agreement with Chapel Ridge Community Association (CRCA)

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening Jason,

We wanted to first thank you and your team for your assistance with the Parks at Meadowview project application.

By way of this email, we wanted to provide a clear update and confirmation regarding our agreement between the Parks At Meadowview Declarant and CRCA. Per the attached exhibit, Ed Bell and the CRCA Board have reviewed and approved our updated plan which includes the additional gated road connection illustrated. CRCA have accept our proposed plan update and do not object to our submission to the county.

Good Evening Ed,

Please let me know if I have missed anything. Could you please confirm I have stated the above correctly and that CRCA does not oppose the Parks at Meadowview application with the attached sketch plan update and our two signed agreements?

Thanks,

Jon Ward

Land Acquisition

True Homes

M: 714-425-4732

From: Ed Bell <edwardsheabell@gmail.com>

Sent: Friday, October 14, 2022 4:16 PM

To: Jon Ward <jward@truehomesusa.com>

Cc: Jason Sullivan <jason.sullivan@chathamcountync.gov>; Sean Johnson <seanjohnson@truehomesusa.com>; Mark Ashness <mark@cegrouppinc.com>; Michael Birch <mbirch@longleaflp.com>; Ian Russell <irussell@singermanre.com>; Joseph Brogan <jbrogan@singermanre.com>; Tom Heneghan <tmh1066@yahoo.com>; bill@axelrods.org; Myron K. Jamerson <myronkj@gmail.com>

Subject: Re: Parks at Meadowview Declarant Agreement with Chapel Ridge Community Association (CRCA)

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

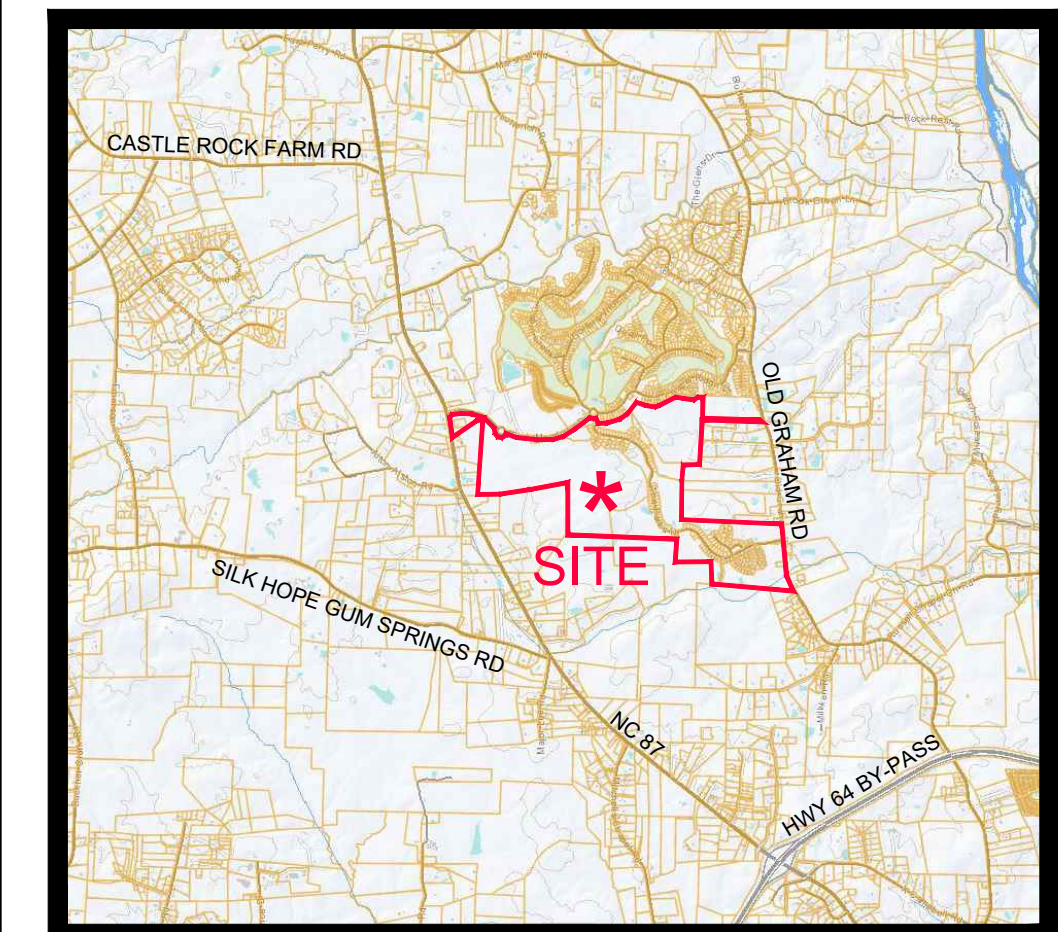
Jon,

On behalf of the Chapel Ridge Community Association, the Board of Directors has no objections with the True Homes The Parks Phases 2-4 plans that were submitted to the Chatham County Planning Board. We've worked collaboratively with True Homes and Singerman over the past few months and look forward to further engagements with them.

Sincerely,

Edward S. Bell

President, Chapel Ridge Community Association Board of Directors



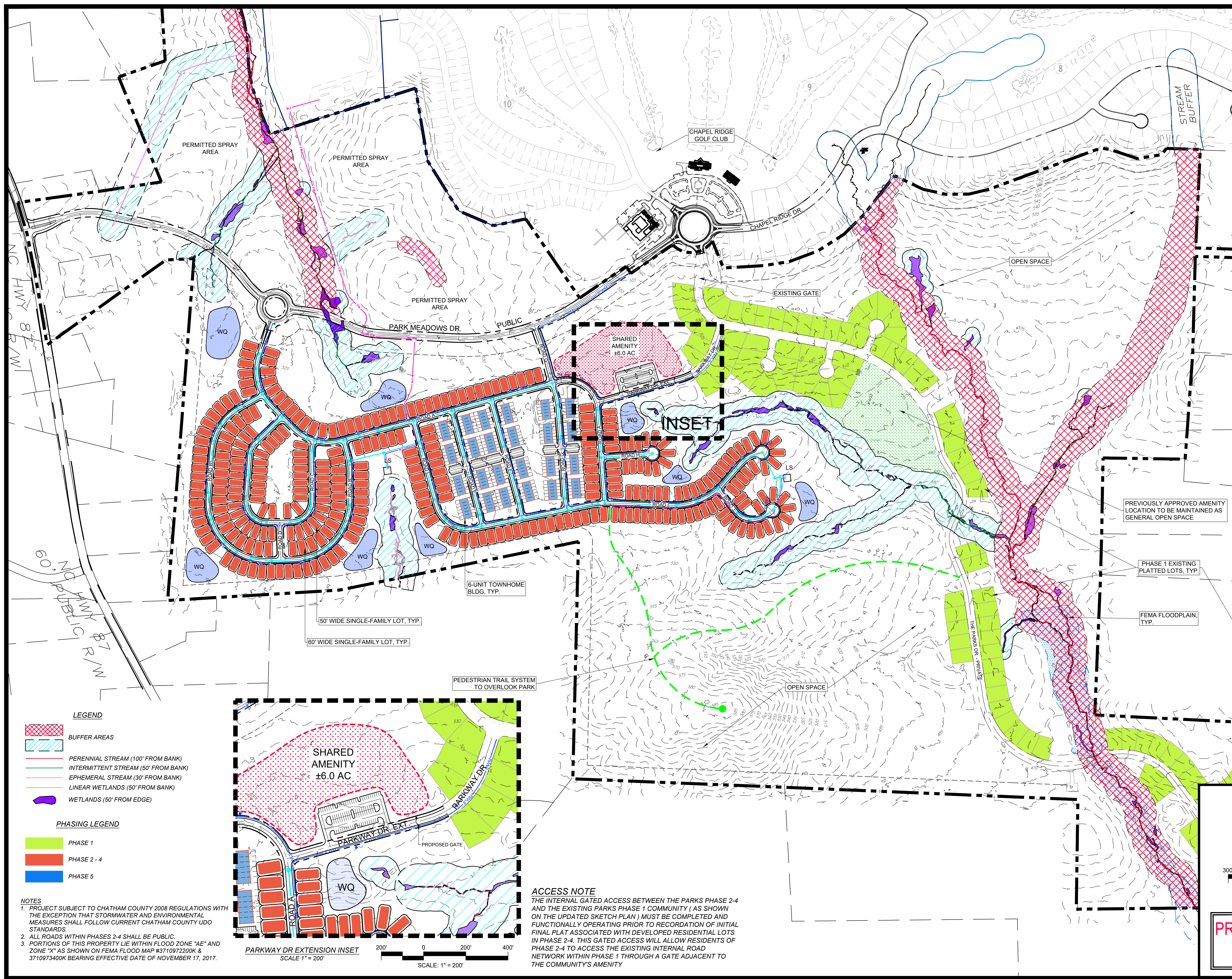
VICINITY MAP
NTS

PARKS AT MEADOWVIEW SKETCH PLAN PHASE 2 - 4

CHATHAM COUNTY, NC
AUGUST 24, 2022

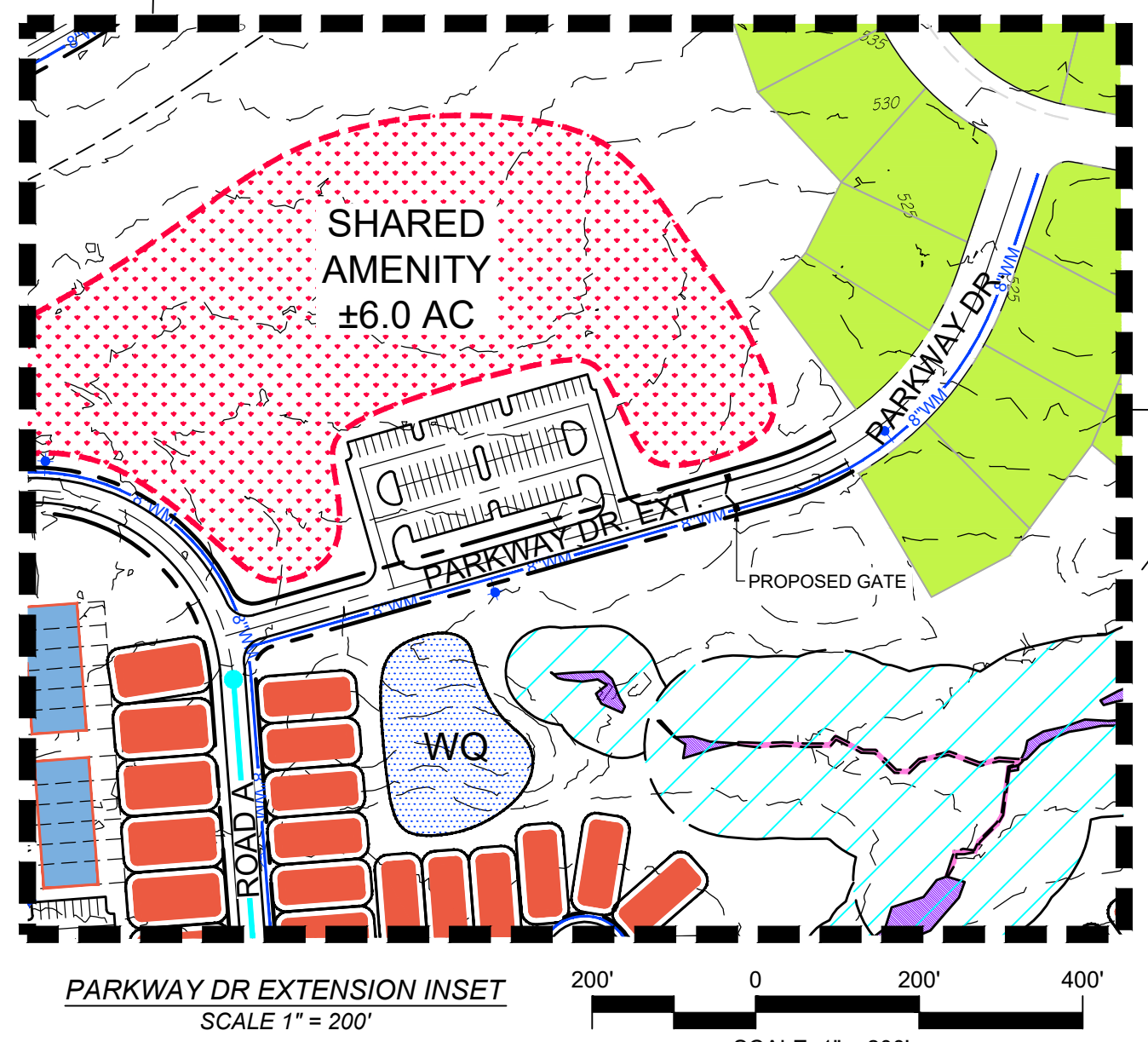
SITE DATA

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**
- 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.



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

NORTH

300' 0 300' 600'
SCALE: 1" = 300'

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