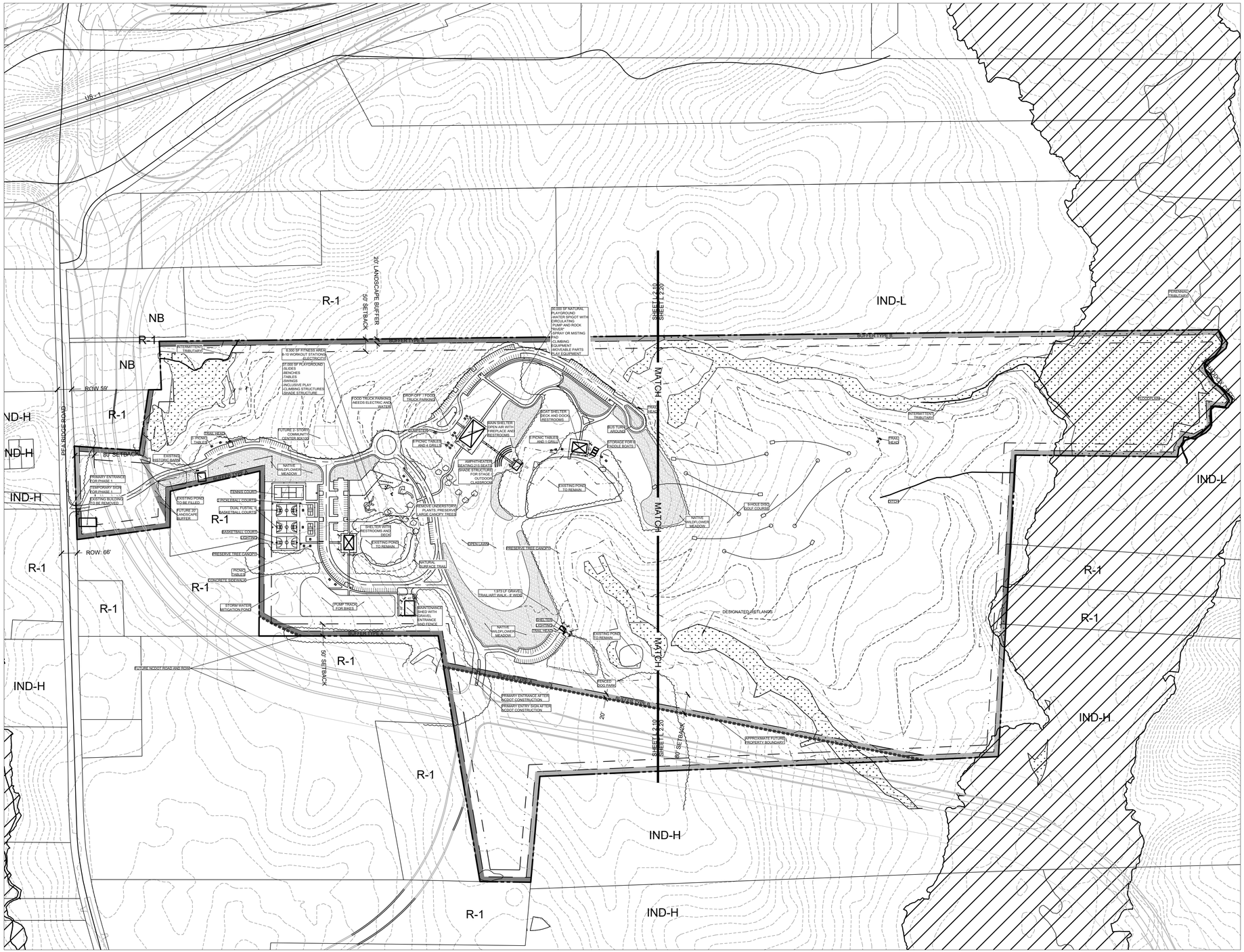

PROPOSED PARKING

AUDITORIUMS, STADIUMS, ASSEMBLY HALLS, CONVENTION CENTERS, GYMNASIUMS, FRATERNAL OR SOCIAL CLUBS OR LODGES, COMMUNITY RECREATION CENTERS:

RECREATION USES SUCH AS GOLF DRIVING RANGE, MINIATURE GOLF, TENNIS, BILLIARDS OR POOL CENTERS OR SIMILAR RECREATION USES:

PROVIDED PARKING

TOTAL PARKING SPACES PROVIDED: 310 SPACES
PLAN WILL INCLUDE A MINIMUM OF 8 HANDICAP SPACES

REQUIRED PARKING

1 SPACE PER 3 FIXED SEATS

1 SPACE PER TEE, GREEN, COURT AND/OR OTHER METHOD OF PARTICIPATION HOWEVER STYLED

- LANDSCAPE BUFFER A
- LANDSCAPE BUFFER B
- WETLANDS
- FLOODPLAIN
- PROPOSED NATIVE WILDFLOWER MEADOW
- PROPOSED TRAILS
- PROPOSED TREE LINE
- EXISTING TREE LINE
- REMOVED TREE LINE
- SETBACK
- FUTURE SETBACK
- RIPARIAN BUFFER
- 2' CONTOUR

SITE DATA

PARCEL NUMBER:	5809
ADDRESS:	994 PEA RIDGE ROAD
CURRENT ACREAGE:	138.304 ACRES
CURRENT ZONING:	RESIDENTIAL (R1)
PROPOSED ZONING:	COMMERCIAL
PROPOSED SPECIAL USE DISTRICT:	PUBLIC PARKS AND RECREATION AREAS INCLUDING MARINAS AND CONCESSIONS WITH A MINIMUM LOT AREA OF THREE ACRES AND PROVIDED THAT ALL BUILDINGS, STRUCTURES AND HIGH INTENSITY ACTIVITY SHALL BE SET BACK AT A MINIMUM OF TWO TIMES THE MINIMUM YARD REQUIREMENT FOR THE DISTRICT IN WHICH IT IS LOCATED.

NOTES:

1. THESE PROPOSED ACREAGE CALCULATIONS ARE PRELIMINARY AND THEREFORE ARE APPROXIMATE. TOTAL ACREAGE WILL BE UPDATED ONCE NEW INFORMATION IS RECEIVED FROM NCDOT.
2. THE SITE PLAN IS BASED ON CHATHAM COUNTY'S GIS DATA AND THEREFORE WILL CHANGE WITH SURVEY DATA IN A LATER PHASE.
3. LANDSCAPE DESIGN IS PRELIMINARY. ALL LANDSCAPE AND SCREENING REQUIREMENTS WILL MEET SECTION 12 LANDSCAPING AND BUFFERING REQUIREMENTS.
3. THE PROPOSED PHASING, LAYOUT AND AMENITIES ARE BASED ON PRELIMINARY COST ESTIMATING INFORMATION AND WILL CHANGE BASED ON COST ESTIMATING FROM CONSTRUCTION DOCUMENTS.
4. PARKING LAYOUT IS PRELIMINARY. ALL PARKING WILL MEET SECTION 14 OFF STREET PARKING.
5. UTILITY LAYOUT WILL BE PROVIDED ONCE A SURVEY IS COMPLETE. UTILITIES WILL COMPLY WITH COUNTY REQUIREMENTS.
6. NO KNOWN CEMETERIES ARE ON SITE.
7. SIGNAGE IS PRELIMINARY. ENTRY SIGNAGE WILL COMPLY WITH STANDARD CHATHAM COUNTY PARKS AND RECREATION SIGNAGE. ALL SIGNAGE WILL COMPLY WITH SECTION 15 SIGN REGULATIONS.
8. LIGHTING DESIGN IS PRELIMINARY. ALL LIGHTING WILL COMPLY WITH SECTION 13 LIGHTING STANDARDS.
9. STORM WATER MITIGATION WILL COMPLY WITH COUNTY REGULATIONS. IMPERVIOUS CALCULATION WILL BE COMPLETED AFTER SURVEY AND COST ESTIMATING IS COMPLETE AND MATERIALS CAN BE DETERMINED.
10. AN ENVIRONMENTAL IMPACT ASSESSMENT IS UNDERWAY AND WILL BE COMPLETED WITH THE SUP APPLICATION.
11. A TIA WILL BE CONDUCTED ONCE COUNTY SCHOOLS ARE IN SESSION. NCDOT IS AWARE OF THE PROPOSED ENTRANCE LOCATION AND WILL PROVIDE PRELIMINARY APPROVAL ONCE THE TIA AND SURVEY HAVE BEEN COMPLETED.

NCDOT IMPACTED ACREAGE CALCULATIONS

NCDOT ACREAGE WITHIN PARK SITE:	12.339 ACRES
ACREAGE ISOLATED FROM PARK SITE:	3.935 ACRES
TOTAL ACREAGE IMPACTED:	16.274 ACRES

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FIRM LICENSE #: C-1051
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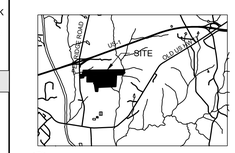
PROJECT #: L23001

Client:
CHATHAM COUNTY PARKS AND RECREATION
964 EAST STREET, SUITE 100
PITTSBORO, NC, 27312

Vicinity map:



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NORTH

Project:
PARKER'S RIDGE PARK

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Title:
OVERALL LAYOUT PLAN

Project number: L23001 Sheet #:
Issued Date: 07.18.2023
Drawn by: --
Approved by: --
L2.00

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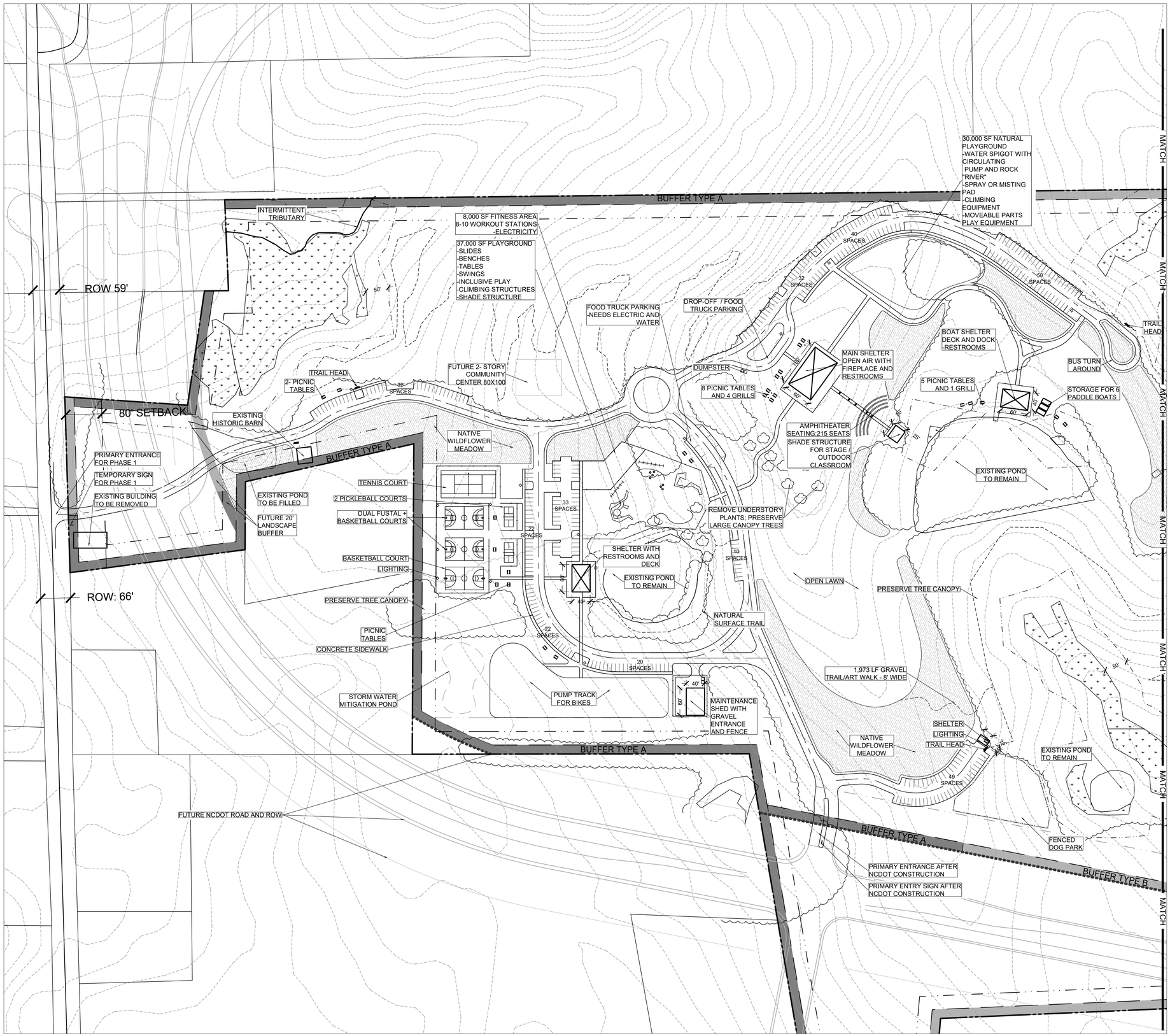

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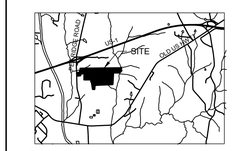

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Title:

LAYOUT PLAN ENLARGEMENT

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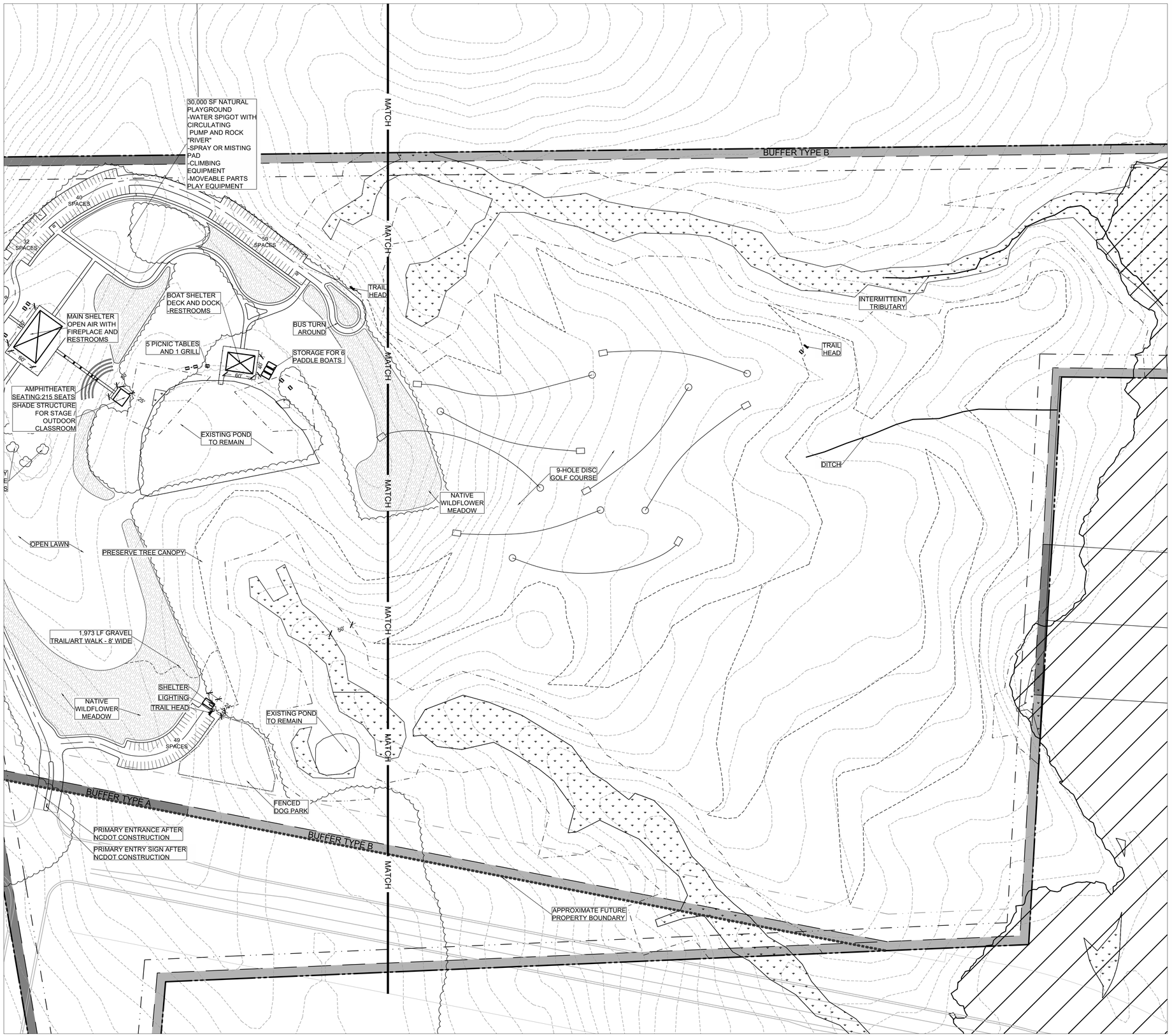

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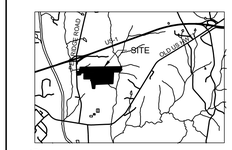

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NORTH

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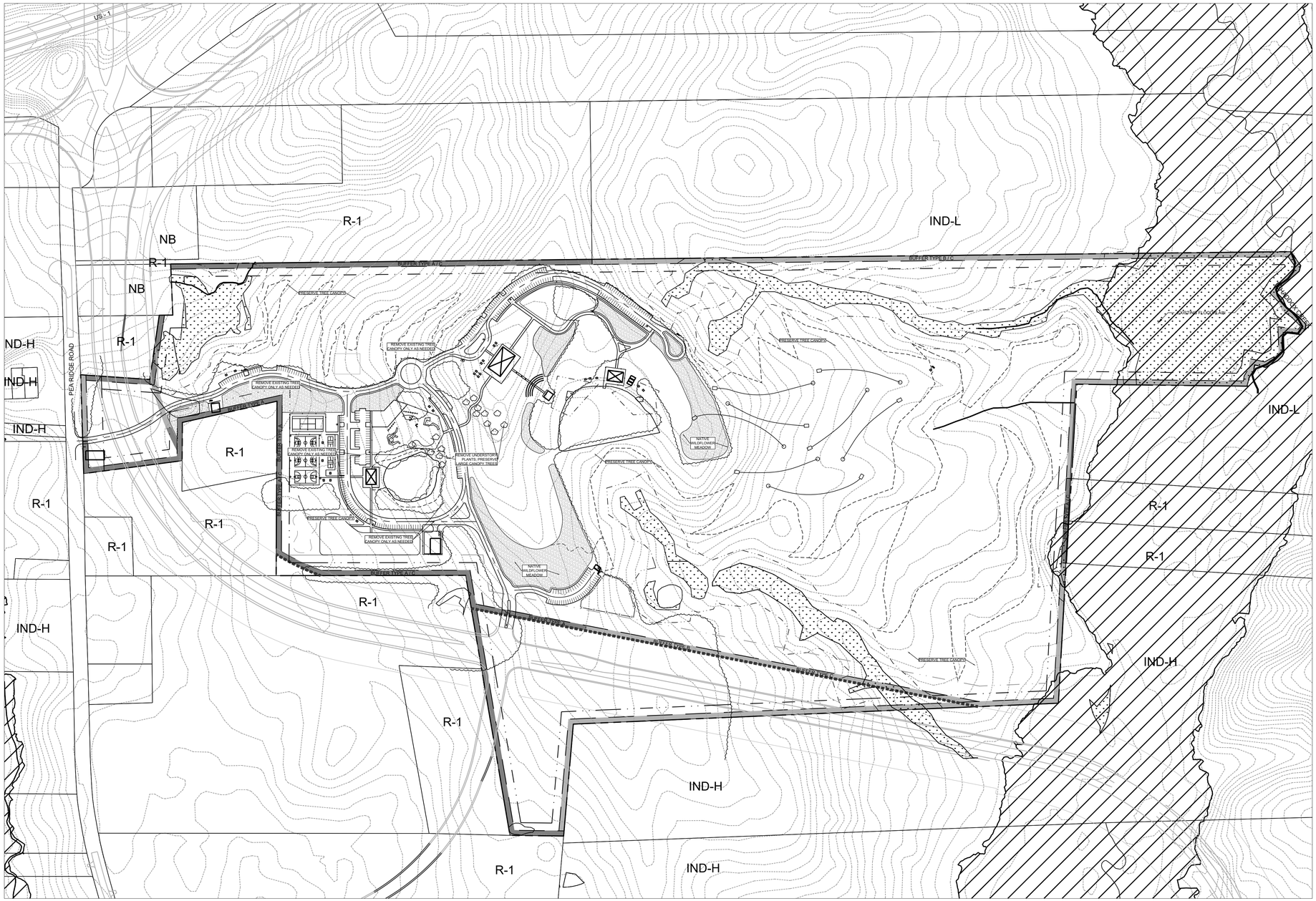
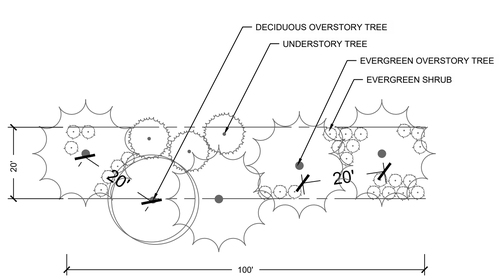
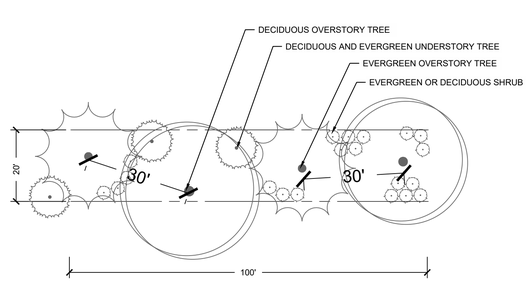




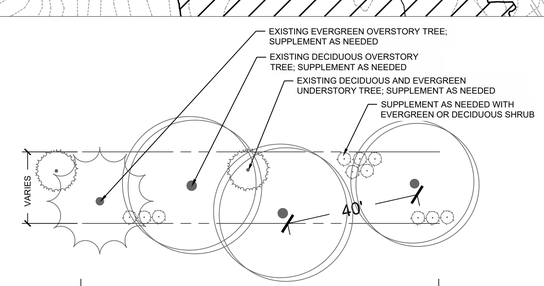
TYPICAL PLAN FOR SCREEN A

PLANTS ARE TYPICALLY EVERGREEN AND CAN BE USED IN COMBINATION WITH WALLS AND BERMS. MINIMUM SPACING SHALL GENERALLY BE NO WIDER THAN 20 FEET BETWEEN TREE TRUNKS (BUT MAY WIDER DEPENDING ON TREE TYPE), WITH EVERGREEN SHRUBS SPACED FIVE FEET ON CENTER.



TYPICAL PLAN FOR SCREEN B

25 – 35% DECIDUOUS PLANTS MAY BE ALLOWED. MINIMUM SPACING SHALL GENERALLY BE NO WIDER THAN 30 FEET BETWEEN TREE TRUNKS (BUT MAY BE WIDER DEPENDING ON TREE TYPE), WITH EVERGREEN SHRUBS SPACING RANGING FROM FIVE TO EIGHT FEET ON CENTER.



TYPICAL PLAN FOR SCREENC

THIS BUFFER AREA SIMPLY PRESERVES EXISTING VEGETATION. IT IS INTENDED LESS AS A VISUAL BARRIER AND MORE FOR A SPECIFIC PURPOSE. EXAMPLES COULD INCLUDE, BUT ARE NOT LIMITED TO EROSION CONTROL, PROVIDING CONTINUITY WITH NEARBY WOODED AREAS, PROVIDING WILDLIFE HABITAT, PROTECTING EXISTING VEGETATION, PROVIDING SHADE, AND/OR FOR AESTHETIC PURPOSES. MINIMUM SPACING SHALL GENERALLY BE NO WIDER THAN 40 FEET BETWEEN CANOPY TREE TRUNKS AND NO WIDER THAN 20 FEET BETWEEN ORNAMENTAL TREE TRUNKS.

GENERAL LANDSCAPE NOTES:

1. CANOPY TREES SHALL BE PLANTED AT LEAST 18 FEET APART BUT NOT EXCEED 30 FEET APART.
2. DECIDUOUS UNDERSTORY TREES SHALL BE PLANTED AT LEAST 12 FEET APART BUT NOT EXCEED 20 FEET APART.
3. THE SPACING BETWEEN CANOPY AND DECIDUOUS UNDERSTORY TREES SHALL BE AT LEAST SIX FEET AND NOT EXCEED 20 FEET APART.
4. SHRUBS SHALL NOT BE PLANTED CLOSER THAN THREE FEET ON CENTER.
5. TREE PLANTING AND SITE LIGHTING SHALL BE SEPARATED BY A MINIMUM OF 10 FEET.
6. ALL PLANTS SHALL BE NATIVE OR NATURALIZED TO ENHANCE THE RURAL CHARACTER OF THE LANDSCAPE. NO INVASIVE PLANTS SHALL BE USED.
7. ALL DUMPSTERS AND STRUCTURES SHALL BE SCREENED ACCORDING TO COUNTY REQUIREMENTS PER SECTION 12 LANDSCAPING AND BUFFERING REQUIREMENTS.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UXPE	ULMUS X `PATRIOT' PATRIOT ELM
CANOPY TREES	**CODE**	**BOTANICAL / COMMON NAME**
	ACRU	ACER RUBRUM RED MAPLE
	FAGR	FAGUS GRANDIFOLIA AMERICAN BEECH
	LQST	LIQUIDAMBAR STYRACIFLUA SWEET GUM
	LITU	LIRIODENDRON TULIPIFERA TULIP POPLAR
	NYSY	NYSSA SYLVATICA BLACK GUM
	PITA	PINUS TAEDA LOBLOLLY PINE
	QUAL	QUERCUS ALBA WHITE OAK
	TADI	TAXODIUM DISTICHUM BALD CYPRESS
UNDERSTORY TREES	**CODE**	**BOTANICAL / COMMON NAME**
	AMAR	AMELANCHIER ARBOREA DOWNY SERVICEBERRY
	CACA	CARPINUS CAROLINIANA AMERICAN HORNBEAM
	CECA	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK
	COFL	CORNUS FLORIDA FLOWERING DOGWOOD
	ILOP	ILEX OPACA AMERICAN HOLLY
	ILVO	ILEX VOMITORIA YAUPON HOLLY
	JUVI	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	OXAR	OXYDENDRUM ARBOREUM SOURWOOD TREE
	VIAC	VITEX AGNUS-CASTUS CHASTE TREE
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	CAFL	CALYCANTHUS FLORIDUS SWEETSHRUB
	ICCA	ILEX CORNUTA `CARISSA' CARISSA HOLLY
	ITVI	ITEA VIRGINICA VIRGINIA SWEETSPIRE
	IR	ITEA VIRGINICA 'SMNIVMM' FIZZY MIZZY® SWEETSPIRE
	KALA	KALMIA LATIFOLIA MOUNTAIN LAUREL
	MYCE	MYRICA CERIFERA WAX MYRTLE

PRELIMINARY NATIVE WILDFLOWER MEADOW MIX** TO INCLUDE:
LITTLE BLUESTEM
VIRGINIA WILDRYE
BIG BLUESTEM
INDIANGRASS
REDTOP PANICGRASS
LANCELEAF COREOPSIS
BLACKEYED SUSAN
PARTRIDGE PEA
SENSITIVE PEA
RATTLESNAKE MASTER
COMMON MILKWEED
MARSH BLAZING STAR
EARLY GOLDENROD
YELLOW FALSE INDIGO
PURPLE CONEFLOWER
WILD BERGAMOT
SPOTTED BEEBALM
ORANGE CONEFLOWER
HEATH ASTER
SHOWY TICKSEED SUNFLOWER
COMMON YARROW

**CONTINGENT UPON SOIL SURVEY AND COST ESTIMATION

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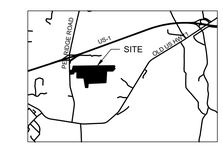

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LANDSCAPE PLAN

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