

# PRELIMINARY PLAT

## FOR

# PARKS AT MEADOWVIEW: PHASES 2-4

### CHATHAM COUNTY, NORTH CAROLINA

## JULY 1, 2024

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#### PARKS AT MEADOWVIEW: PHASES 2-4 OVERALL SITE DATA TABLE

<b>SITE ADDRESS</b>	PARK MEADOWS DRIVE, CHATHAM CO.	
<b>TOWNSHIP</b>	HADLEY	
<b>CURRENT SITE OWNER (AREA / PIN / DB &amp; PG)</b>	SRE NC LANDCO, LLC (261.230 AC / 0651-62-4761 / DB 2250 PG 1073)	
<b>SITE DEVELOPER</b>	TRUE HOMES, LLC	
<b>TOTAL PROJECT AREA</b>	261.23 AC	
<b>WATERSHED</b>	CAPE FEAR RIVER	
<b>SUBWATERSHED</b>	ROBERSON CREEK - HAW RIVER	
<b>WATERSUPPLY CLASSIFICATION</b>	WSIV PA	
<b>FEMA MAP NO.</b>	3710972200K & 3710973400K	
<b>FEMA PANEL EFFECTIVE DATE</b>	November 17, 2017	
<b>PROJECT DISTURBED AREA</b>	126.21 AC	
<b>PROJECT IMPERVIOUS AREA</b>	50.24 AC	
<b>PROJECT IMPERVIOUS PERCENTAGE</b>	19.2% (24% MAX. ALLOWED)	
<b>AUTHORITY HAVING JURISDICTION</b>	CHATHAM COUNTY	
<b>CURRENT ZONING</b>	R1 (CHATHAM COUNTY)	
<b>PROPOSED ZONING</b>	PUD	
<b>SETBACKS (PER ZONING CONDITIONS)</b>		

	TOWNHOMES	SINGLE FAMILY
FRONT	30'	20'
SIDE	0	5'
SIDE STREET	0	15'
REAR	20'	20'

	TOWNHOMES	SINGLE FAMILY
PHASE 2	48	98
PHASE 3	96	49
PHASE 4	0	162
PROJECT TOTAL	144	309

<b>PROPOSED DENSITY</b>	453 DU/S / 261.23 AC = 1.73 DU/AC	
<b>PROPOSED IMPERVIOUS AREA PER LOT</b>		
TOWNHOME	2,180 SF	
TOWNHOME END UNIT	3,000 SF	
52 SINGLE-FAMILY	3,400 SF	
62 SINGLE-FAMILY	4,100 SF	

#### OWNER INFORMATION:

SRE NC LANDCO, LLC  
JOE BROGAN  
980 N MICHIGAN AVENUE, SUITE 1700  
CHICAGO, IL 60611  
315-729-0963

#### DEVELOPER INFORMATION:

TRUE HOMES, LLC  
JON WARD  
2649 BRECKONRIDGE CENTRE DRIVE  
MONROE, NC 28110  
704-286-1579

#### WATER & SEWER OWNER

AQUA NC  
202 MACKENAN DRIVE  
CARY, NC 27511  
919-653-6977

ROAD NAME	RIGHT-OF-WAY	LENGTH
GARDENVIEW DRIVE (ROAD A)	60' PUBLIC	3,870'
HAMPSTEAD STREET (ROAD B)	60' PUBLIC	2,861'
CHERRY BRANCH CIRCLE (ROAD C)	50' PUBLIC	1,680'
OWLS BRANCH DRIVE (ROAD D)	50' PUBLIC	250'
FREMONT AVENUE (ROAD E)	50' PUBLIC	818'
MISTY PINE STREET (ROAD F)	50' PUBLIC	845'
BURKDALE DRIVE (ROAD G)	60' PUBLIC	1,307'
HIDDEN POND PLACE (ROAD H)	50' PUBLIC	340'
GOLDEN LEAF DRIVE (ROAD I)	60' PUBLIC	3,145'
HAWKS VIEW POINT (ROAD J)	50' PUBLIC	487'
PARKWAY DR. EXT.	60' PRIVATE	851'
	TOTAL 60' PUBLIC ROADS	11,183'
	TOTAL 50' PUBLIC ROADS	4,420'
	TOTAL PRIVATE ROADS	851'

#### SITE & UTILITY LEGEND

	PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY
	PERIMETER BUFFER
	LOT LINE
	LOT SETBACK
	PHASE LINE
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	30" NCDOT STANDARD CURB & GUTTER
	30" VALLEY CURB & GUTTER (TOWNHOME ONLY)
	CONCRETE DRIVEWAY
	GRAVEL ACCESS ROAD
	SURVEY BENCH MARK
	NCDOT STANDARD SIDEWALK RAMP
	SEWER SERVICE
	WATER SERVICE
	FIRE HYDRANT
	WATER VALVE
	BC BACK OF CURB ELEVATION
	TC TOP OF CONCRETE ELEVATION
	TG GROUND ELEVATION
	CI CURB INLET
	DI DITCH / DROP INLET
	FES FLARED END SECTION
	GV GATE VALVE
	PDE PRIVATE DRAINAGE EASEMENT

#### EROSION CONTROL LEGEND

	TEMPORARY SILT FENCE
	SUPER SILT FENCE
	TREE PROTECTION FENCE
	REINFORCED SILT FENCE OUTLET
	TEMPORARY BLOCK & GRAVEL INLET PROTECTION
	LIMIT OF DISTURBANCE
	EXISTING TREE LINE
	NEW TREE LINE
	TEMPORARY ROCK CHECK DAM
	CONCRETE WASH AREA
	EROSION CONTROL MATTING FOR AREAS WITH SLOPES 3:1 OR GREATER
	WETLAND AREA
	PLUNGE POOL
	RIP RAP DISSIPATER
	SKIMMER DEVICE
	STREAM BUFFER
	PERENNIAL STREAM
	INTERMITTENT STREAM
	EPHEMERAL STREAM
	TEMPORARY DIVERSION DITCH
	TEMPORARY CLEAN WATER DIVERSION DITCH
	BASIN BAFFLES
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	MINOR CONTOUR
	MAJOR CONTOUR

#### AQUA NC GENERAL NOTES:

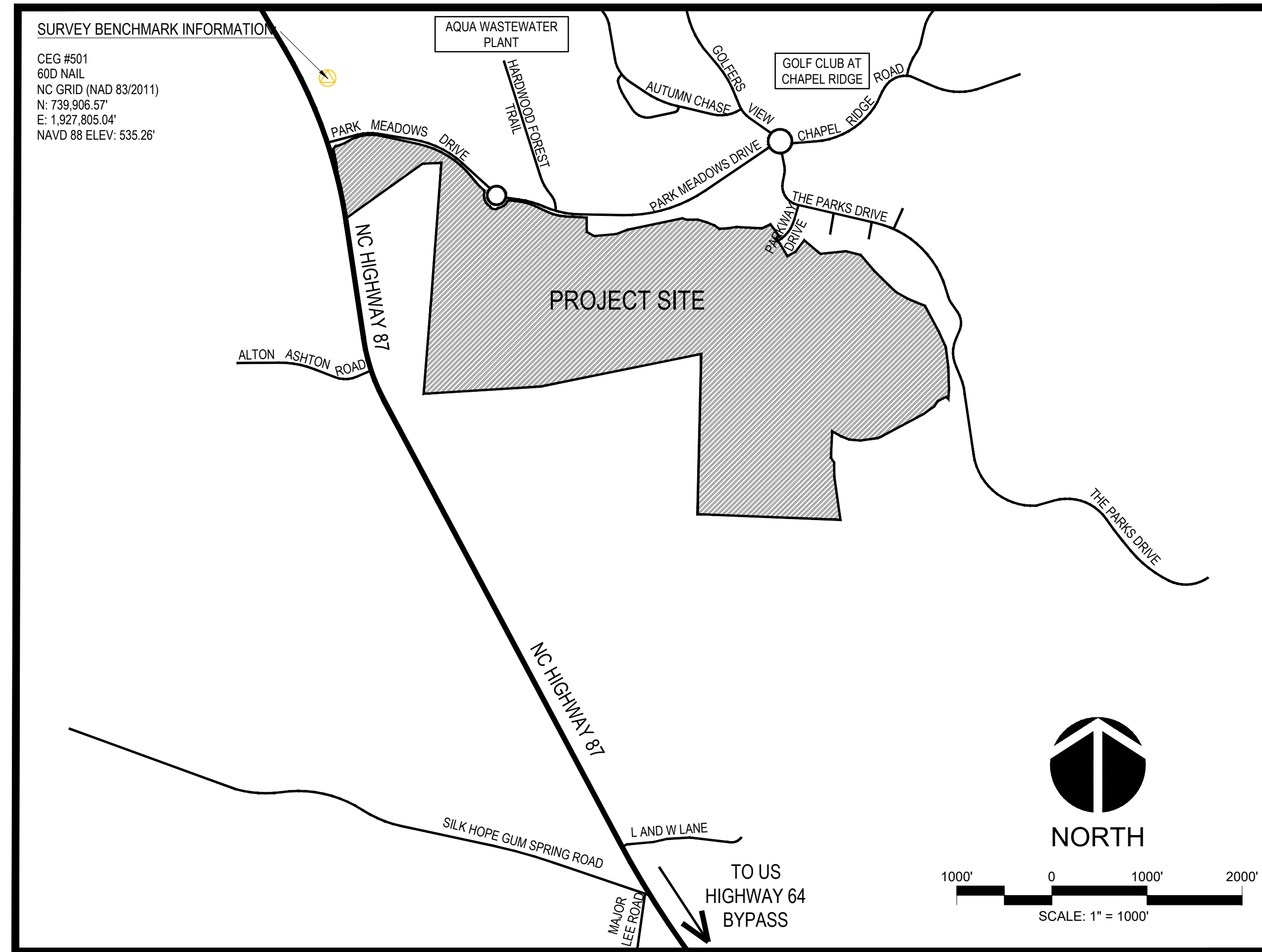
- AQUA NORTH CAROLINA SHALL BE NOTIFIED 72 HOURS BEFORE CONSTRUCTION IS TO BEGIN.
- AQUA NORTH CAROLINA SHALL BE NOTIFIED 72 HOURS BEFORE ANY CONSTRUCTION IS BURIED.
- AQUA NORTH CAROLINA SHALL BE NOTIFIED 48 TO 72 HOURS BEFORE ANY TESTING IS CONDUCTED.
- ALL WATER MAIN SHALL BE C900 DR14.
- EXTERIOR SURFACES OF ALL MANHOLES SHALL HAVE A PROTECTIVE COAL TAR EPOXY COATING WITH A MINIMUM DRY THICKNESS OF 16 MILS (MINIMUM 2 COATS OF 8 MILS).
- INTERIOR SURFACES OF MANHOLES WHICH DO NOT RECEIVE FOREMAN FLOW SHALL HAVE A PROTECTIVE COATING OF COAL TAR EPOXY WITH A MINIMUM OF 3 COATS WITH A DRY FILM THICKNESS OF 10 MILS EACH (30 MILS TOTAL) OR APPROVED EQUAL. COATINGS SHALL BE APPLIED BY THE MANHOLE MANUFACTURER OR BY AN APPROVED APPLICATOR IN STRICT ACCORDANCE WITH THE PAINT MANUFACTURER'S RECOMMENDATIONS. THE COAL TAR EPOXY COATING SHALL AT A MINIMUM MEET THE US ARMY CORPS OF ENGINEERS SPECIFICATIONS OF C-200 AND SSPC-Paint 16 (LATEST REVISIONS). COATINGS SHALL BE RUST-OLEUM C878 SYSTEM COAL TAR EPOXY, SHERMAN WILLIAMS TARGUARD COAL TAR EPOXY, SIMBAR-200 COAL TAR EPOXY OR APPROVED EQUIVALENT. APPLICATION SHALL FOLLOW MANUFACTURER'S GUIDELINES AND IF NOT APPLIED BY THE MANHOLE MANUFACTURER SHALL BE APPLIED BY AN APPROVED APPLICATOR.
- MANHOLES WHICH RECEIVE FORCE MAIN FLOW SHALL HAVE AN INTERIOR COATING AS FOLLOWS:  
NEW PRE-CAST MAN HOLES - SHERMAN WILLIAMS SHERFLEX - 200 MILS  
EXISTING MAN HOLES - RAVEN 405 - 200 MILS  
APPLICATION SHALL FOLLOW MANUFACTURER'S GUIDELINES AND SHALL BE APPLIED BY AN APPROVED APPLICATOR.
- PVC GRAVITY SEWER PIPE: PVC GRAVITY SEWER PIPE (4" - 15"), ASTM D3034, SDR 35, UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 48 PSL. THE JOINTS SHALL BE INTEGRAL BELL ELECTROMETRIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI-B-4.
- ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
- PIPE USED IN WASTEWATER FORCE MAIN SYSTEMS SHALL BE DUCTILE IRON PIPE (DIP) WITH PROTECTO 401 LINING.

#### NCDOT SITE DISTANCE NOTES

- ALL STOP CONDITIONS ARE REQUIRED TO HAVE 10' X 70' MINIMUM SITE DISTANCE TRIANGLES.
- LOTS BELOW SHALL HAVE ADDITIONAL RESTRICTIONS IN ORDER TO MEET THE SITE DISTANCE REQUIREMENTS:
  - LOT 86 - ONLY DRIVEWAY ON ROAD I IS ALLOWED UNLESS ROAD A DRIVEWAY CAN MEET SITE DISTANCE REQUIREMENT
  - LOT 166 - ONLY DRIVEWAY ON ROAD D IS ALLOWED UNLESS ROAD B DRIVEWAY CAN MEET SITE DISTANCE REQUIREMENT
  - LOT 393 - LOT SHALL HAVE 25' FRONT BUILDING SETBACK
  - LOT 423 - LOT SHALL HAVE 25' FRONT BUILDING SETBACK
  - LOT 440 - LOT SHALL HAVE 25' FRONT BUILDING SETBACK

#### GENERAL NOTES

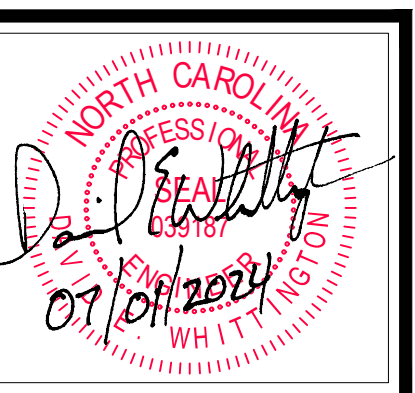
- LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18 INCHES VERTICAL SEPARATION ABOVE THE TOP OF THE SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
- WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SEWER, LAY THE WATER MAIN WITH AT LEAST 18 INCHES VERTICAL SEPARATION ABOVE THE TOP OF THE SEWER. IF LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SEWER FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
- WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
- MANHOLE RINGS AND COVERS AND VALVE COVERS SHALL BE A TRAFFIC BEARING TYPE DESIGNED FOR HS-20 LOADING AND APPROVED FOR USE WITHIN NCDOT RIGHT OF WAY. ALL SUCH APPURTENANCES SHALL BE INSTALLED FLUSH TO OR BELOW THE SURFACE OF THE GROUND IN SUCH A MANNER THAT THEY DO NOT POSE OBSTACLES OR OBSTRUCTIONS TO PEDESTRIANS, VEHICLES, EQUIPMENT, OR ROADWAY MAINTENANCE OPERATIONS.
- ALL STORM DRAIN PIPE SHALL BE CLASS III REINFORCED CONCRETE UNLESS OTHERWISE NOTED.



VICINITY MAP  
1" = 1,000'

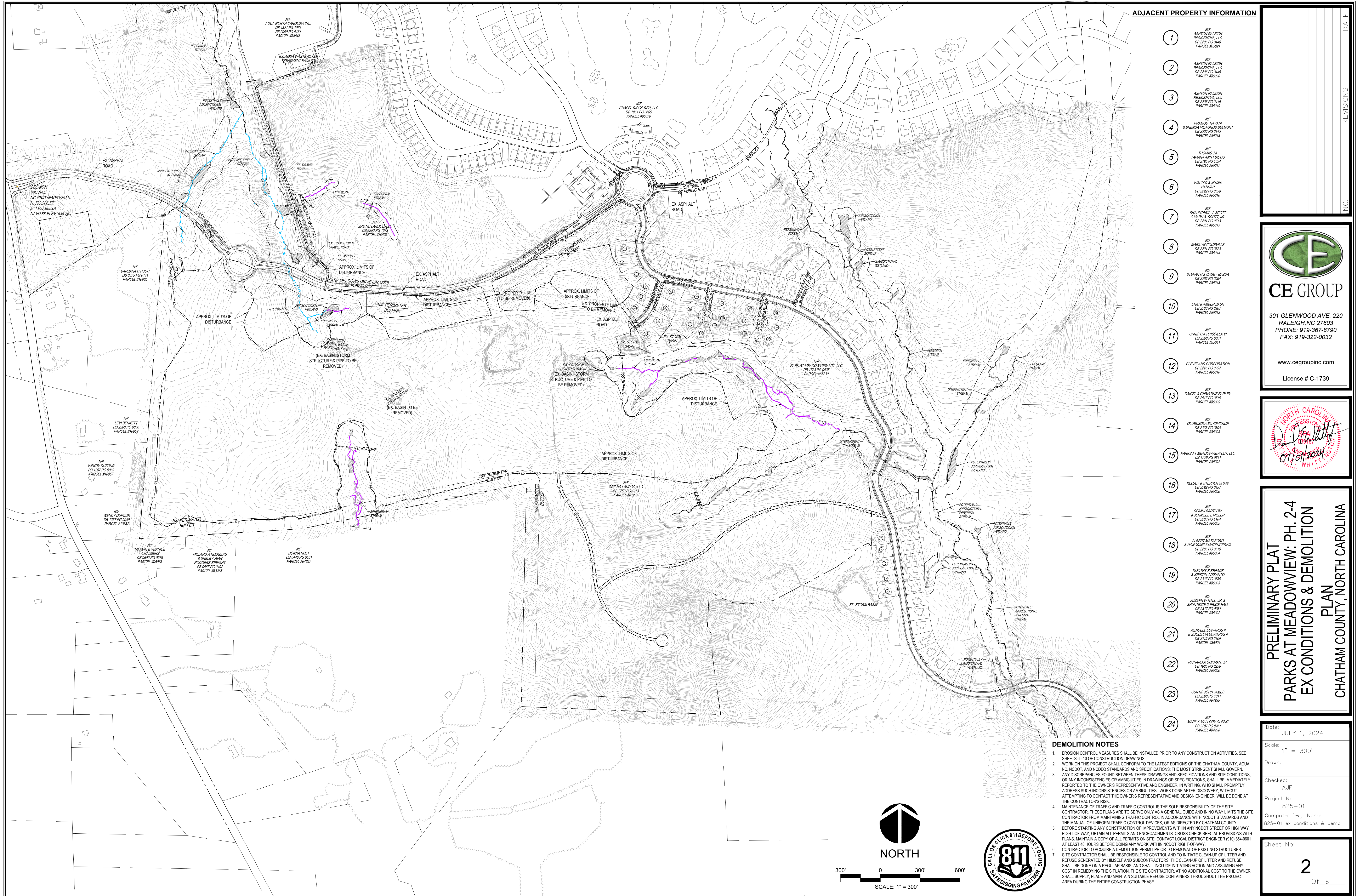
NO.	REVISIONS	DATE

**CE GROUP**  
301 GLENWOOD AVE. 220  
RALEIGH, NC 27603  
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FAX: 919-322-0032  
www.cegroupinc.com  
License # C-1739



**PRELIMINARY PLAT**  
**PARKS AT MEADOWVIEW: PH. 2-4**  
**COVER**  
**CHATHAM COUNTY, NORTH CAROLINA**

Date:	JULY 1, 2024
Scale:	N/A
Drawn:	
Checked:	AJF
Project No.:	825-01
Computer Dwg. Name:	825-01 cover



ADJACENT PROPERTY INFORMATION

- |    |  |
|----|--|
| 1  | NF ASHTON RALEIGH RESIDENTIAL, LLC DB 2308 PG 0448 PARCEL #85021           |
| 2  | NF ASHTON RALEIGH RESIDENTIAL, LLC DB 2308 PG 0448 PARCEL #85020           |
| 3  | NF ASHTON RALEIGH RESIDENTIAL, LLC DB 2308 PG 0448 PARCEL #85019           |
| 4  | NF PRAMOD NAVANI & BRENDA MELANOS BELMONT DB 2300 PG 0204 PARCEL #85018    |
| 5  | NF THOMAS J & TAMARA ANN FRACCO DB 2148 PG 0204 PARCEL #85017              |
| 6  | NF WALTER & JENNA HANNA DB 2282 PG 0588 PARCEL #85016                      |
| 7  | NF SHAWTERA V. SCOTT & MARK A. SCOTT, JR. DB 2291 PG 0823 PARCEL #85015    |
| 8  | NF MARI VINCOURVILLE DB 2291 PG 0823 PARCEL #85014                         |
| 9  | NF STEFAN H. & CASEY GAZZA DB 2289 PG 0204 PARCEL #85013                   |
| 10 | NF ERIC & AMBER BASH DB 2286 PG 0207 PARCEL #85012                         |
| 11 | NF CHRIS & PRISCILLA YI DB 2288 PG 0201 PARCEL #85011                      |
| 12 | NF CLEVELAND CORPORATION DB 2246 PG 0207 PARCEL #85010                     |
| 13 | NF DANIEL & CHRISTINE EARLEY DB 2017 PG 0219 PARCEL #85009                 |
| 14 | NF COLUBUSUSOYONKOVIN DB 2333 PG 0208 PARCEL #85008                        |
| 15 | NF PARKS AT MEADOWVIEW LOT, LLC DB 1729 PG 0211 PARCEL #85007              |
| 16 | NF KELSEY & STEPHEN SHAW DB 2282 PG 0467 PARCEL #85006                     |
| 17 | NF SEAN J BARTLOW & JENNIFER L MALLER DB 2286 PG 1104 PARCEL #85005        |
| 18 | NF ALBERT MATABORO & HOLMERE WITTINGBERGER DB 2286 PG 0219 PARCEL #85004   |
| 19 | NF TIMOTHY S BREADS & KRISTIN J SHANTO DB 2237 PG 0280 PARCEL #85003       |
| 20 | NF JOSEPH W HALL, JR. & SHARON S PRINCE HALL DB 2217 PG 0281 PARCEL #85002 |
| 21 | NF WENDEL EDWARDS II & SUZANNE EDWARDS II DB 2219 PG 0205 PARCEL #85001    |
| 22 | NF RICHARD A GORMAN, JR. DB 1885 PG 0226 PARCEL #85000                     |
| 23 | NF CURTIS OWEN JAMES DB 2288 PG 1011 PARCEL #84999                         |
| 24 | NF MARK & MALLORY OLESKI DB 2287 PG 0281 PARCEL #84998                     |

NO.	DATE

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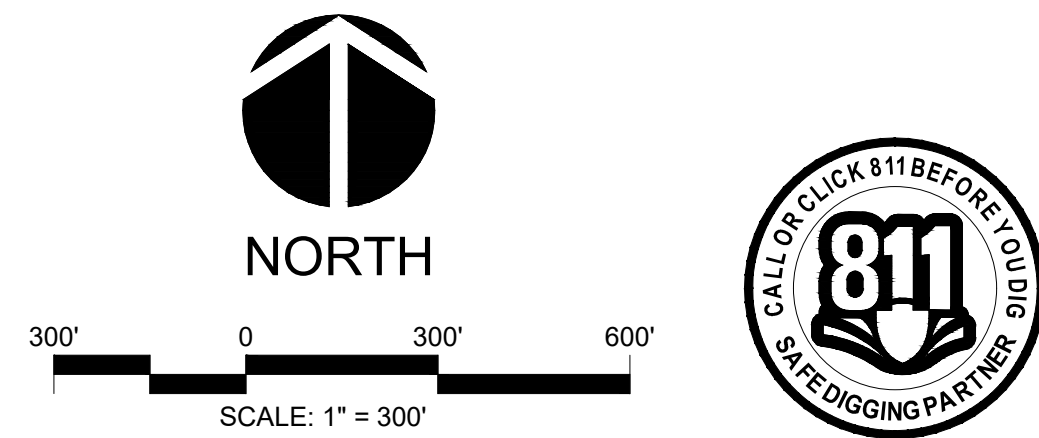


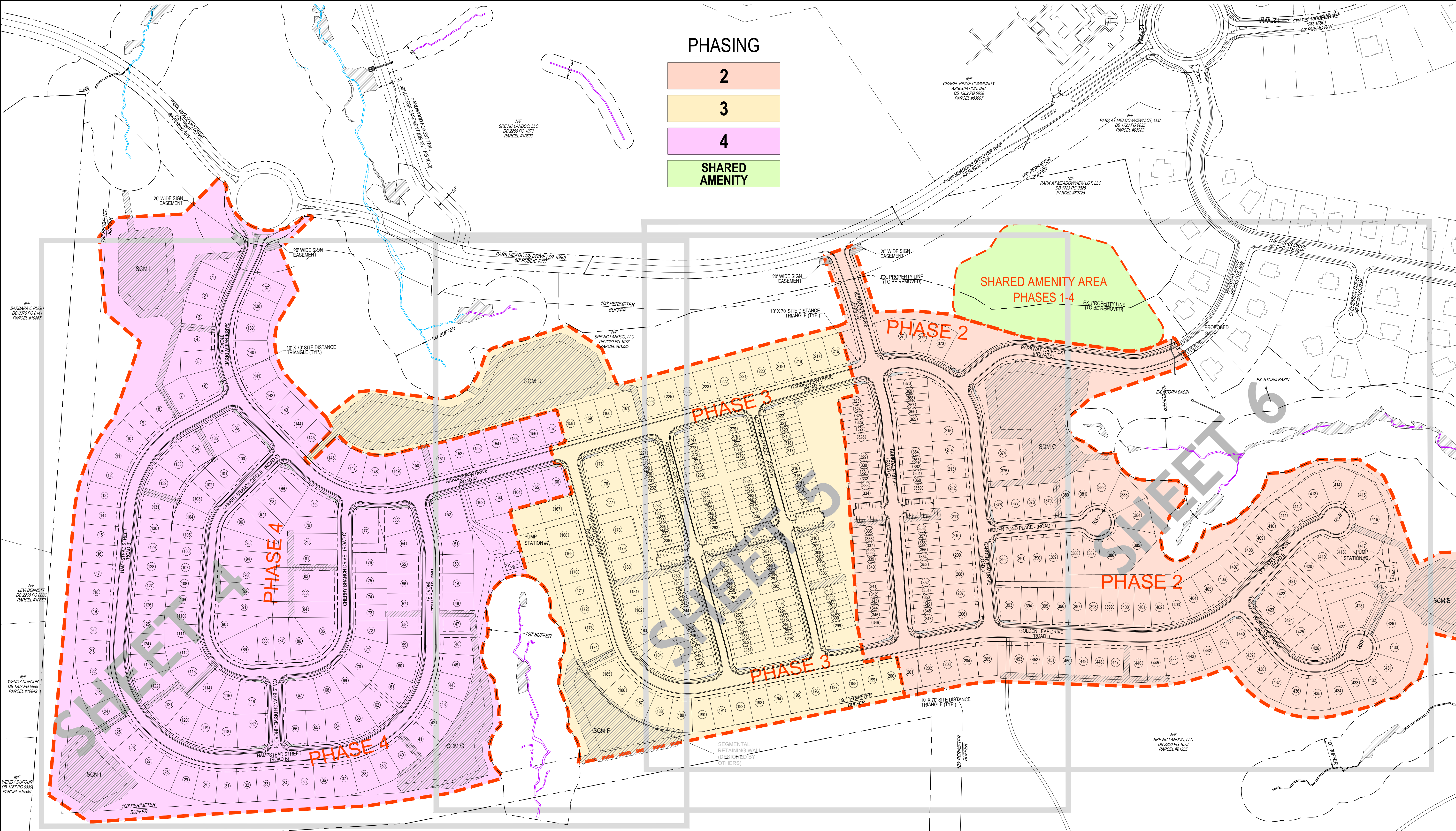
**PRELIMINARY PLAN**  
**PARKS AT MEADOWVIEW: PH. 2-4**  
**EX CONDITIONS & DEMOLITION**  
**PLAN**  
**CHATHAM COUNTY, NORTH CAROLINA**

Date:	JULY 1, 2024
Scale:	1" = 300'
Drawn:	
Checked:	AJF
Project No.	825-01
Computer Dwg. Name	825-01 ex conditions & demo
Sheet No:	2 Of 6

**DEMOLITION NOTES**

- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES, SEE SHEETS 6 - 10 OF CONSTRUCTION DRAWINGS.
- WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST EDITIONS OF THE CHATHAM COUNTY, AQUA NC, NCDOT, AND NCEM STANDARDS AND SPECIFICATIONS. THE MOST STRINGENT SHALL GOVERN.
- ANY DISCREPANCIES FOUND BETWEEN THESE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS, OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS, SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE AND ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE AFTER DISCOVERY, WITHOUT ATTEMPTING TO CONTACT THE OWNER'S REPRESENTATIVE AND DESIGN ENGINEER, WILL BE DONE AT THE CONTRACTOR'S RISK.
- MAINTENANCE OF TRAFFIC AND TRAFFIC CONTROL IS THE SOLE RESPONSIBILITY OF THE SITE CONTRACTOR. THESE PLANS ARE TO SERVE ONLY AS A GENERAL GUIDE AND IN NO WAY LIMITS THE SITE CONTRACTOR FROM MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH NCDOT STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, OR AS DIRECTED BY CHATHAM COUNTY.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY NCDOT STREET OR HIGHWAY RIGHT-OF-WAY, OBTAIN ALL PERMITS AND ENCROACHMENTS. CROSS CHECK SPECIAL PROVISIONS WITH PLANS. MAINTAIN A COPY OF ALL PERMITS ON SITE. CONTACT LOCAL DISTRICT ENGINEER (910) 384-0601 AT LEAST 48 HOURS BEFORE DOING ANY WORK WITHIN NCDOT RIGHT-OF-WAY.
- CONTRACTOR TO ACQUIRE A DEMOLITION PERMIT PRIOR TO REMOVAL OF EXISTING STRUCTURES.
- SITE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL AND TO INITIATE CLEAN-UP OF LITTER AND REFUSE GENERATED BY HIMSELF AND SUBCONTRACTORS. THE CLEAN-UP OF LITTER AND REFUSE SHALL BE DONE ON A REGULAR BASIS, AND SHALL INCLUDE INITIATING ACTION AND ASSUMING ANY COST IN REMEDIATING THE SITUATION. THE SITE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER, SHALL SUPPLY, PLACE AND MAINTAIN SUITABLE REFUSE CONTAINERS THROUGHOUT THE PROJECT AREA DURING THE ENTIRE CONSTRUCTION PHASE.





**PHASING**

- 2
- 3
- 4
- SHARED AMENITY

NO.	REVISIONS	DATE

**CE GROUP**  
 301 GLENWOOD AVE. 220  
 RALEIGH, NC 27603  
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 FAX: 919-322-0032  
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**PROFESSIONAL ENGINEER**  
 NORTH CAROLINA  
 License # 0110112020  
 WHITFIELD

**PRELIMINARY PLAT**  
**PARKS AT MEADOWVIEW: PH. 2-4**  
**OVERALL SUBDIVISION**  
 CHATHAM COUNTY, NORTH CAROLINA

- SITE NOTES**
- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
  - CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
  - CONTRACTOR SHALL PUT INTO PLACE SUCH TEMPORARY EROSION CONTROL MEASURES AS INDICATED ON THE PLANS. THESE MEASURES SHALL BE INSPECTED AND EVALUATED DURING CONSTRUCTION OPERATION FOR THEIR EFFECTIVENESS IN PREVENTING EROSION MATERIAL AND SEDIMENT FROM DISCHARGING FROM THE WORK AREA. IF REQUIRED, AND AS DIRECTED BY THE NOTED INSPECTOR, ADDITIONAL TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTITUTED AND INSTALLED.
  - UNLESS EXPLICITLY SPECIFIED IN THESE PLANS, ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF CHATHAM COUNTY STANDARDS AND SPECIFICATIONS, AND ALL OTHER APPLICABLE REGULATIONS AND GUIDELINES.
  - WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE TO THE STANDARDS AND SPECIFICATIONS OF THE NCDOT. IN THE EVENT OF A DISCREPANCY BETWEEN THIS APPROVED PLAN AND THE APPLICABLE REGULATIONS OR GUIDELINES, THE MORE STRINGENT SHALL APPLY. ALL TRAFFIC CONTROL FOR CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE HANDLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUALS ON UNIFORM TRAFFIC CONTROL DEVICES AND APPROVED BY LOCAL NCDOT OFFICE PRIOR TO INTERFERING WITH TRAFFIC IN THE PUBLIC RIGHT-OF-WAY.
  - PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT A COST TO THE CONTRACTOR.
  - CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SUCH THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
  - CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION. DEBRIS SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER. CONTRACTOR IS RESPONSIBLE FOR ANY FEES.

- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURBS AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
- ALL PARKING LOT STRIPING AND DIRECTIONAL ARROWS TO BE PAINTED REFLECTIVE WHITE, TWO COATS. ANY STRIPING DONE WITHIN PUBLIC RIGHT-OF-WAY SHALL MEET NCDOT STANDARDS AND SPECIFICATIONS.
- ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ELEVATIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING. PERMISSION IN WRITING MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
- ALL RADIUS DIMENSIONS ARE TO FACE OF CURB AND HAVE A RADIUS OF 5.0' UNLESS OTHERWISE NOTED.
- ALL REQUIRED SIDEWALKS AND ACCESSIBLE WALKWAYS SHALL BE INSTALLED WITH A MAXIMUM CROSS SLOPE OF 2.0% AND MAXIMUM LONGITUDINAL SLOPE OF 5.0% AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT. WORK NOT DONE WITHIN THESE TOLERANCES WILL NOT BE ACCEPTED.

ROAD NAME	RIGHT-OF-WAY	LENGTH
GARDENVIEW DRIVE (ROAD A)	60' PUBLIC	3,870'
HAMPSTEAD STREET (ROAD B)	60' PUBLIC	2,861'
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<b>TOTAL 60' PUBLIC ROADS</b>		<b>11,183'</b>
<b>TOTAL 50' PUBLIC ROADS</b>		<b>4,420'</b>
<b>TOTAL PRIVATE ROADS</b>		<b>851'</b>

- NCDOT SITE DISTANCE NOTES**
- ALL STOP CONDITIONS ARE REQUIRED TO HAVE 10' X 70' MINIMUM SITE DISTANCE TRIANGLES.
  - LOTS BELOW SHALL HAVE ADDITIONAL RESTRICTIONS IN ORDER TO MEET THE SITE DISTANCE REQUIREMENTS:
    - LOT 66 - ONLY DRIVEWAY ON ROAD I IS ALLOWED UNLESS ROAD A DRIVEWAY CAN MEET SITE DISTANCE REQUIREMENT
    - LOT 166 - ONLY DRIVEWAY ON ROAD D IS ALLOWED UNLESS ROAD B DRIVEWAY CAN MEET SITE DISTANCE REQUIREMENT
    - LOT 393 - LOT SHALL HAVE 25' FRONT BUILDING SETBACK
    - LOT 423 - LOT SHALL HAVE 25' FRONT BUILDING SETBACK
    - LOT 440 - LOT SHALL HAVE 25' FRONT BUILDING SETBACK

PROPOSED DWELLING UNITS	TOWNHOMES	SINGLE FAMILY
PHASE 2	48	98
PHASE 3	96	49
PHASE 4	0	162
<b>PROJECT TOTAL</b>	<b>144</b>	<b>309</b>

PROPOSED DENSITY: 453 DU / 261.23 AC = 1.73 DU/AC

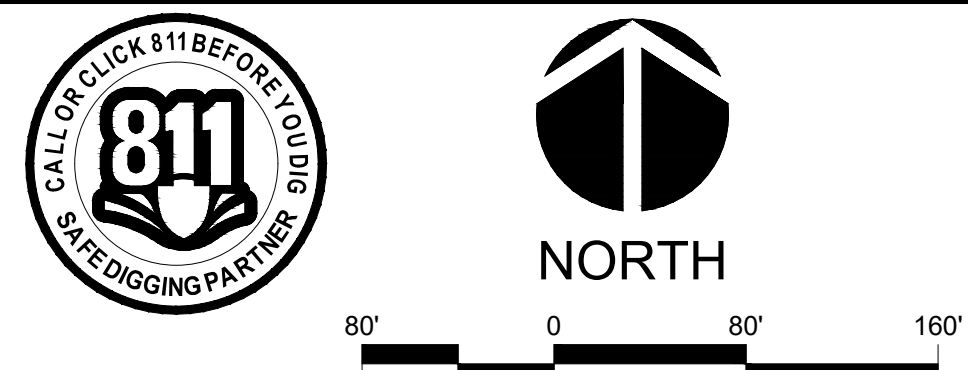
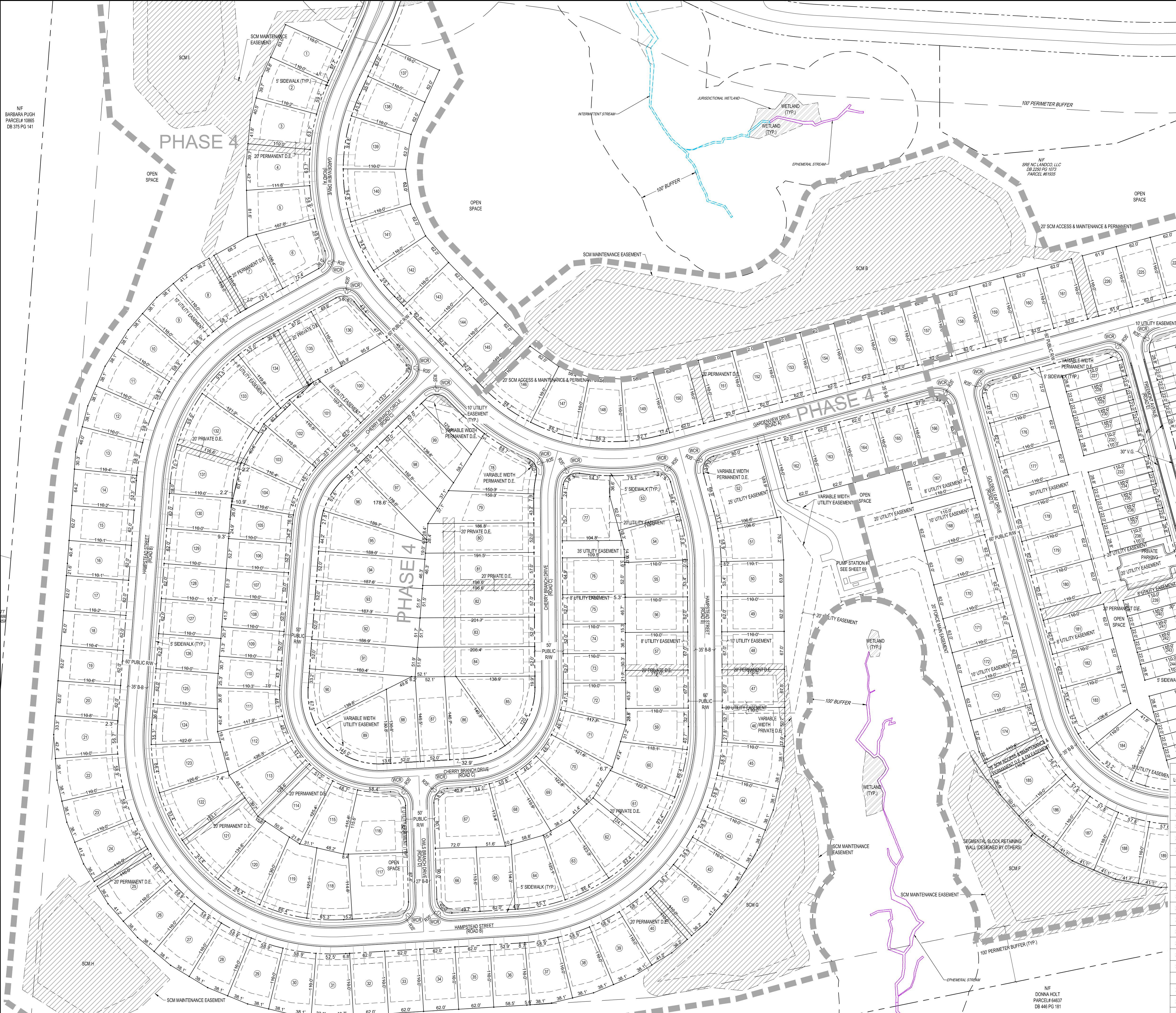
**NORTH**

150' 0 150' 300'

SCALE: 1" = 150'



Date: JULY 1, 2024  
 Scale: 1" = 150'  
 Drawn: AJF  
 Checked: AJF  
 Project No: 825-01  
 Computer Dwg. Name: 825-01 subdivision plan  
 Sheet No: **3** Of 6



Lot #	AREA	Lot #	AREA	Lot #	AREA	Lot #	AREA
1	0.16 AC / 6,861 SF	27	0.17 AC / 7,459 SF	52	0.31 AC / 13,484 SF	77	0.24 AC / 10,598 SF
2	0.17 AC / 7,504 SF	28	0.17 AC / 7,459 SF	53	0.22 AC / 9,446 SF	78	0.23 AC / 10,196 SF
3	0.19 AC / 8,074 SF	29	0.17 AC / 7,459 SF	54	0.18 AC / 7,863 SF	79	0.21 AC / 9,237 SF
4	0.19 AC / 8,102 SF	30	0.17 AC / 7,459 SF	55	0.16 AC / 6,994 SF	80	0.23 AC / 9,834 SF
5	0.19 AC / 8,090 SF	31	0.17 AC / 7,382 SF	56	0.16 AC / 6,820 SF	81	0.25 AC / 11,060 SF
6	0.17 AC / 7,517 SF	32	0.16 AC / 6,820 SF	57	0.17 AC / 7,370 SF	82	0.26 AC / 11,353 SF
7	0.20 AC / 8,713 SF	33	0.16 AC / 6,820 SF	58	0.17 AC / 7,370 SF	83	0.24 AC / 10,613 SF
8	0.17 AC / 7,459 SF	34	0.16 AC / 6,820 SF	59	0.17 AC / 7,449 SF	84	0.25 AC / 10,857 SF
9	0.17 AC / 7,459 SF	35	0.16 AC / 6,820 SF	60	0.19 AC / 8,473 SF	85	0.23 AC / 10,151 SF
10	0.17 AC / 7,459 SF	36	0.16 AC / 6,938 SF	61	0.22 AC / 9,381 SF	86	0.21 AC / 9,004 SF
11	0.17 AC / 7,459 SF	37	0.17 AC / 7,459 SF	62	0.22 AC / 9,398 SF	87	0.18 AC / 7,703 SF
12	0.17 AC / 7,459 SF	38	0.17 AC / 7,459 SF	63	0.20 AC / 8,594 SF	88	0.17 AC / 7,366 SF
13	0.17 AC / 7,459 SF	39	0.17 AC / 7,459 SF	64	0.20 AC / 8,605 SF	89	0.25 AC / 10,862 SF
14	0.16 AC / 6,959 SF	40	0.17 AC / 7,517 SF	65	0.16 AC / 6,996 SF	90	0.21 AC / 9,290 SF
15	0.16 AC / 6,828 SF	41	0.17 AC / 7,517 SF	66	0.19 AC / 8,311 SF	91	0.22 AC / 9,712 SF
16	0.16 AC / 6,822 SF	42	0.17 AC / 7,459 SF	67	0.27 AC / 11,711 SF	92	0.22 AC / 9,730 SF
17	0.16 AC / 6,829 SF	43	0.17 AC / 7,459 SF	68	0.18 AC / 7,851 SF	93	0.22 AC / 9,747 SF
18	0.16 AC / 6,840 SF	44	0.17 AC / 7,459 SF	69	0.18 AC / 7,851 SF	94	0.22 AC / 9,765 SF
19	0.16 AC / 6,851 SF	45	0.17 AC / 7,459 SF	70	0.18 AC / 7,851 SF	95	0.22 AC / 9,807 SF
20	0.16 AC / 6,862 SF	46	0.16 AC / 7,462 SF	71	0.17 AC / 7,368 SF	96	0.21 AC / 9,332 SF
21	0.17 AC / 7,517 SF	47	0.17 AC / 7,370 SF	72	0.16 AC / 6,788 SF	97	0.19 AC / 8,405 SF
22	0.17 AC / 7,459 SF	48	0.17 AC / 7,370 SF	73	0.13 AC / 5,720 SF	98	0.17 AC / 7,599 SF
23	0.17 AC / 7,459 SF	49	0.16 AC / 6,820 SF	74	0.13 AC / 5,720 SF	99	0.17 AC / 7,569 SF
24	0.17 AC / 7,517 SF	50	0.16 AC / 6,820 SF	75	0.13 AC / 5,720 SF	100	0.16 AC / 6,978 SF
25	0.17 AC / 7,517 SF	51	0.17 AC / 7,464 SF	76	0.16 AC / 7,138 SF	101	0.15 AC / 6,551 SF
26	0.17 AC / 7,459 SF						

Lot #	AREA	Lot #	AREA	Lot #	AREA	Lot #	AREA
103	0.17 AC / 7,262 SF	130	0.16 AC / 6,843 SF	155	0.16 AC / 6,820 SF	180	0.16 AC / 6,820 SF
104	0.16 AC / 6,854 SF	131	0.20 AC / 8,724 SF	156	0.16 AC / 6,820 SF	181	0.16 AC / 6,820 SF
105	0.14 AC / 6,072 SF	132	0.22 AC / 9,756 SF	157	0.16 AC / 6,820 SF	182	0.16 AC / 6,820 SF
106	0.13 AC / 5,759 SF	133	0.21 AC / 9,156 SF	158	0.16 AC / 6,820 SF	183	0.16 AC / 6,820 SF
107	0.13 AC / 5,881 SF	134	0.19 AC / 8,459 SF	159	0.16 AC / 6,820 SF	184	0.17 AC / 7,704 SF
108	0.13 AC / 5,720 SF	135	0.17 AC / 7,376 SF	160	0.16 AC / 6,820 SF	185	0.18 AC / 7,961 SF
109	0.13 AC / 5,720 SF	136	0.21 AC / 8,944 SF	161	0.16 AC / 6,820 SF	186	0.18 AC / 7,735 SF
110	0.14 AC / 5,884 SF	137	0.16 AC / 6,820 SF	162	0.16 AC / 6,820 SF	187	0.18 AC / 7,735 SF
111	0.16 AC / 6,910 SF	138	0.18 AC / 7,627 SF	163	0.16 AC / 6,820 SF	188	0.16 AC / 6,820 SF
112	0.17 AC / 7,527 SF	139	0.20 AC / 8,733 SF	164	0.16 AC / 6,820 SF	189	0.18 AC / 7,735 SF
113	0.20 AC / 8,759 SF	140	0.20 AC / 8,733 SF	165	0.16 AC / 6,820 SF		
114	0.20 AC / 8,719 SF	141	0.20 AC / 8,733 SF	166	0.16 AC / 7,786 SF		
115	0.17 AC / 7,430 SF	142	0.18 AC / 8,015 SF	167	0.16 AC / 6,820 SF		
116	0.19 AC / 8,201 SF	143	0.16 AC / 6,820 SF	168	0.16 AC / 6,820 SF		
117	0.20 AC / 8,769 SF	144	0.16 AC / 6,820 SF	169	0.16 AC / 6,820 SF		
118	0.21 AC / 9,057 SF	145	0.16 AC / 6,820 SF	170	0.16 AC / 6,820 SF		
119	0.22 AC / 9,767 SF	146	0.21 AC / 8,943 SF	171	0.16 AC / 6,820 SF		
120	0.22 AC / 9,678 SF	147	0.16 AC / 7,930 SF	172	0.16 AC / 6,820 SF		
121	0.20 AC / 8,719 SF	148	0.18 AC / 7,930 SF	173	0.16 AC / 6,820 SF		
122	0.20 AC / 8,719 SF	149	0.16 AC / 7,828 SF	174	0.17 AC / 7,814 SF		
123	0.16 AC / 6,820 SF	150	0.16 AC / 6,820 SF	175	0.18 AC / 7,786 SF		
124	0.16 AC / 6,820 SF	151	0.16 AC / 6,820 SF	176	0.16 AC / 6,820 SF		
125	0.16 AC / 6,820 SF	152	0.16 AC / 6,820 SF	177	0.16 AC / 6,820 SF		
126	0.16 AC / 6,820 SF	153	0.16 AC / 6,820 SF	178	0.16 AC / 6,820 SF		
127	0.16 AC / 6,820 SF	154	0.16 AC / 6,820 SF	179	0.16 AC / 6,820 SF		
128	0.16 AC / 6,820 SF			180	0.16 AC / 6,820 SF		
129	0.16 AC / 6,820 SF			181	0.16 AC / 6,820 SF		

**LEGEND**

(WCR)	WHEELCHAIR RAMP
PRIVATE D.E.	PRIVATE DRAINAGE EASEMENT
PERMANENT D.E.	PUBLIC DRAINAGE EASEMENT (NCDDOT)
V.G.	VALLEY GUTTER

**NCDDOT SITE DISTANCE NOTES**

- ALL STOP CONDITIONS ARE REQUIRED TO HAVE 10' X 70' MINIMUM SITE DISTANCE TRIANGLES.
- LOTS BELOW SHALL HAVE ADDITIONAL RESTRICTIONS IN ORDER TO MEET THE SITE DISTANCE REQUIREMENTS:
  - LOT 66 - ONLY DRIVEWAY ON ROAD IS ALLOWED UNLESS ROAD A DRIVEWAY CAN MEET SITE DISTANCE REQUIREMENT
  - LOT 363 - LOT SHALL HAVE 25' FRONT BUILDING SETBACK
  - LOT 423 - LOT SHALL HAVE 25' FRONT BUILDING SETBACK
  - LOT 440 - LOT SHALL HAVE 25' FRONT BUILDING SETBACK

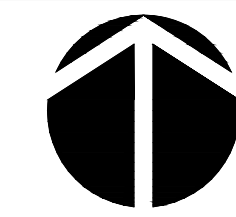
NO.	REVISIONS	DATE

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NORTH CAROLINA PROFESSIONAL SEAL

**PRELIMINARY PLAT**  
**PARKS AT MEADOWVIEW: PH. 2-4**  
**SUBDIVISION SITE PLAN**  
 CHATHAM COUNTY, NORTH CAROLINA

Date: JULY 1, 2024  
 Scale: 1" = 80'  
 Drawn: R,JH  
 Checked: A,JF  
 Project No. 825-01  
 Computer Dwg. Name 825-01 subdivision site plan



NORTH

80' 0 80' 160'  
SCALE: 1" = 80'

LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA
1	0.16 AC / 6,861 SF	27	0.17 AC / 7,459 SF	52	0.31 AC / 13,484 SF	77	0.24 AC / 10,598 SF
2	0.17 AC / 7,504 SF	28	0.17 AC / 7,459 SF	53	0.22 AC / 9,446 SF	78	0.23 AC / 10,196 SF
3	0.19 AC / 8,074 SF	29	0.17 AC / 7,459 SF	54	0.18 AC / 7,863 SF	79	0.21 AC / 9,237 SF
4	0.19 AC / 8,102 SF	30	0.17 AC / 7,459 SF	55	0.16 AC / 6,994 SF	80	0.23 AC / 9,834 SF
5	0.19 AC / 8,090 SF	31	0.17 AC / 7,382 SF	56	0.16 AC / 6,820 SF	81	0.25 AC / 11,060 SF
6	0.20 AC / 8,713 SF	32	0.16 AC / 6,820 SF	57	0.17 AC / 7,370 SF	82	0.26 AC / 11,353 SF
7	0.20 AC / 8,713 SF	33	0.16 AC / 6,820 SF	58	0.17 AC / 7,370 SF	83	0.24 AC / 10,613 SF
8	0.17 AC / 7,517 SF	34	0.16 AC / 6,820 SF	59	0.17 AC / 7,449 SF	84	0.25 AC / 11,060 SF
9	0.17 AC / 7,459 SF	35	0.16 AC / 6,820 SF	60	0.16 AC / 6,820 SF	85	0.23 AC / 10,151 SF
10	0.17 AC / 7,459 SF	36	0.16 AC / 6,938 SF	61	0.22 AC / 9,261 SF	86	0.21 AC / 9,004 SF
11	0.17 AC / 7,459 SF	37	0.17 AC / 7,459 SF	62	0.22 AC / 9,398 SF	87	0.18 AC / 7,703 SF
12	0.17 AC / 7,459 SF	38	0.17 AC / 7,459 SF	63	0.20 AC / 8,594 SF	88	0.17 AC / 7,366 SF
13	0.17 AC / 7,459 SF	39	0.17 AC / 7,459 SF	64	0.20 AC / 8,605 SF	89	0.25 AC / 11,862 SF
14	0.16 AC / 6,929 SF	40	0.17 AC / 7,517 SF	65	0.16 AC / 6,996 SF	90	0.21 AC / 9,290 SF
15	0.16 AC / 6,828 SF	41	0.17 AC / 7,517 SF	66	0.19 AC / 8,311 SF	91	0.22 AC / 9,712 SF
16	0.16 AC / 6,822 SF	42	0.17 AC / 7,459 SF	67	0.27 AC / 11,711 SF	92	0.22 AC / 9,730 SF
17	0.16 AC / 6,829 SF	43	0.17 AC / 7,459 SF	68	0.18 AC / 7,851 SF	93	0.22 AC / 9,747 SF
18	0.16 AC / 6,840 SF	44	0.17 AC / 7,459 SF	69	0.18 AC / 7,863 SF	94	0.22 AC / 9,765 SF
19	0.16 AC / 6,851 SF	45	0.17 AC / 7,459 SF	70	0.18 AC / 7,891 SF	95	0.22 AC / 9,807 SF
20	0.16 AC / 6,822 SF	46	0.16 AC / 6,820 SF	71	0.17 AC / 7,107 SF	96	0.21 AC / 9,332 SF
21	0.17 AC / 7,459 SF	47	0.17 AC / 7,370 SF	72	0.16 AC / 6,788 SF	97	0.19 AC / 8,405 SF
22	0.17 AC / 7,459 SF	48	0.17 AC / 7,370 SF	73	0.13 AC / 5,720 SF	98	0.17 AC / 7,599 SF
23	0.17 AC / 7,459 SF	49	0.16 AC / 6,820 SF	74	0.13 AC / 5,720 SF	99	0.17 AC / 7,569 SF
24	0.17 AC / 7,517 SF	50	0.16 AC / 6,903 SF	75	0.13 AC / 5,720 SF	101	0.16 AC / 6,978 SF
25	0.17 AC / 7,459 SF	51	0.17 AC / 7,464 SF	76	0.16 AC / 7,138 SF	102	0.15 AC / 6,551 SF

LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA
103	0.17 AC / 7,262 SF	130	0.16 AC / 6,843 SF	155	0.16 AC / 6,820 SF	180	0.16 AC / 6,820 SF
104	0.16 AC / 6,854 SF	131	0.20 AC / 8,724 SF	156	0.16 AC / 6,820 SF	181	0.16 AC / 6,820 SF
105	0.14 AC / 6,072 SF	132	0.22 AC / 9,756 SF	157	0.16 AC / 6,820 SF	182	0.16 AC / 6,820 SF
106	0.13 AC / 5,759 SF	133	0.21 AC / 9,126 SF	158	0.16 AC / 6,820 SF	183	0.18 AC / 7,843 SF
107	0.13 AC / 5,881 SF	134	0.19 AC / 8,459 SF	159	0.16 AC / 6,820 SF	184	0.17 AC / 7,504 SF
108	0.13 AC / 5,720 SF	135	0.17 AC / 7,376 SF	160	0.16 AC / 6,820 SF	185	0.18 AC / 7,961 SF
109	0.13 AC / 5,720 SF	136	0.21 AC / 8,944 SF	161	0.16 AC / 6,820 SF	186	0.18 AC / 7,735 SF
110	0.14 AC / 5,884 SF	137	0.16 AC / 6,820 SF	162	0.16 AC / 6,820 SF	187	0.18 AC / 7,735 SF
111	0.16 AC / 6,910 SF	138	0.18 AC / 7,827 SF	163	0.16 AC / 6,820 SF	188	0.16 AC / 7,735 SF
112	0.17 AC / 7,527 SF	139	0.20 AC / 8,733 SF	164	0.16 AC / 6,820 SF	189	0.18 AC / 7,735 SF
113	0.20 AC / 8,739 SF	140	0.20 AC / 8,733 SF	165	0.16 AC / 6,820 SF		
114	0.20 AC / 8,719 SF	141	0.20 AC / 8,733 SF	166	0.16 AC / 7,768 SF		
115	0.17 AC / 7,430 SF	142	0.18 AC / 8,015 SF	167	0.16 AC / 6,820 SF		
116	0.19 AC / 8,201 SF	143	0.16 AC / 6,820 SF	168	0.16 AC / 6,820 SF		
117	0.20 AC / 8,769 SF	144	0.16 AC / 6,820 SF	169	0.16 AC / 6,820 SF		
118	0.21 AC / 9,067 SF	145	0.16 AC / 6,820 SF	170	0.16 AC / 6,820 SF		
119	0.22 AC / 9,767 SF	146	0.21 AC / 8,943 SF	171	0.16 AC / 6,820 SF		
120	0.22 AC / 9,678 SF	147	0.18 AC / 7,930 SF	172	0.16 AC / 6,820 SF		
121	0.20 AC / 8,719 SF	148	0.18 AC / 7,930 SF	173	0.16 AC / 6,820 SF		
122	0.16 AC / 6,820 SF	149	0.18 AC / 7,828 SF	174	0.17 AC / 7,814 SF		
123	0.16 AC / 6,820 SF	150	0.16 AC / 6,820 SF	175	0.18 AC / 7,786 SF		
124	0.16 AC / 6,820 SF	151	0.16 AC / 6,820 SF	176	0.16 AC / 6,820 SF		
125	0.16 AC / 6,820 SF	152	0.16 AC / 6,820 SF	177	0.16 AC / 6,820 SF		
126	0.16 AC / 6,820 SF	153	0.16 AC / 6,820 SF	178	0.16 AC / 6,820 SF		
127	0.16 AC / 6,820 SF	154	0.16 AC / 6,820 SF	179	0.16 AC / 6,820 SF		
128	0.16 AC / 6,820 SF			180	0.16 AC / 6,820 SF		
129	0.16 AC / 6,820 SF						

**LEGEND**

(WCR)	WHEELCHAIR RAMP
PRIVATE D.E.	PRIVATE DRAINAGE EASEMENT
PERMANENT D.E.	PUBLIC DRAINAGE EASEMENT (NCDDOT)
V.G.	VALLEY GUTTER

- NCDDOT SITE DISTANCE NOTES**
- ALL STOP CONDITIONS ARE REQUIRED TO HAVE 10' X 70' MINIMUM SITE DISTANCE TRIANGLES.
  - LOTS BELOW SHALL HAVE ADDITIONAL RESTRICTIONS IN ORDER TO MEET THE SITE DISTANCE REQUIREMENTS:
    - LOT 66 - ONLY DRIVEWAY ON ROAD IS ALLOWED UNLESS ROAD A DRIVEWAY CAN MEET SITE DISTANCE REQUIREMENT
    - LOT 166 - ONLY DRIVEWAY ON ROAD D IS ALLOWED UNLESS ROAD B DRIVEWAY CAN MEET SITE DISTANCE REQUIREMENT
    - LOT 363 - LOT SHALL HAVE 25' FRONT BUILDING SETBACK
    - LOT 423 - LOT SHALL HAVE 25' FRONT BUILDING SETBACK
    - LOT 440 - LOT SHALL HAVE 25' FRONT BUILDING SETBACK

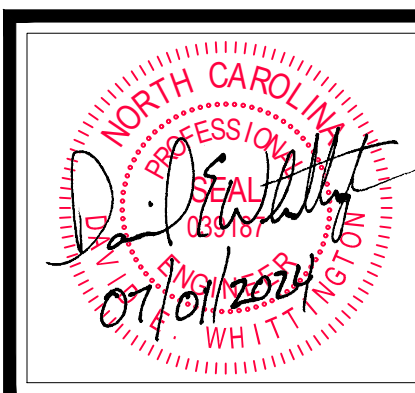
NO.	REVISIONS	DATE



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**PRELIMINARY PLAT**  
**PARKS AT MEADOWVIEW: PH. 2-4**  
**SUBDIVISION SITE PLAN**  
CHATHAM COUNTY, NORTH CAROLINA

Date: JULY 1, 2024  
Scale: 1" = 80'  
Drawn: R,J,H  
Checked: A,J,F  
Project No. 825-01  
Computer Dwg. Name 825-01 subdivision site plan

Sheet No: **5** Of 6

