



WATERSHED PROTECTION DEPARTMENT

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May 11, 2021

Zachary Fuller
115 MacKenan Drive
Cary, NC 27511

Subject: McBane Fragmentation & On-Site Inventory Map Approval

Dear Mr. Fuller,

Thank you for submitting the Fragmentation and On-Site Inventory Maps for McBane on behalf of the Robert Swain Company. Signed Maps are enclosed.

If you have any questions, please contact me at rachael.thorn@chathamcountync.gov 919-545-8343. Thank you for working with Chatham County staff on this Conservation Subdivision submittal.

Thanks,

A handwritten signature in black ink that reads "Rachael Thorn". The signature is written in a cursive style with a large initial "R".

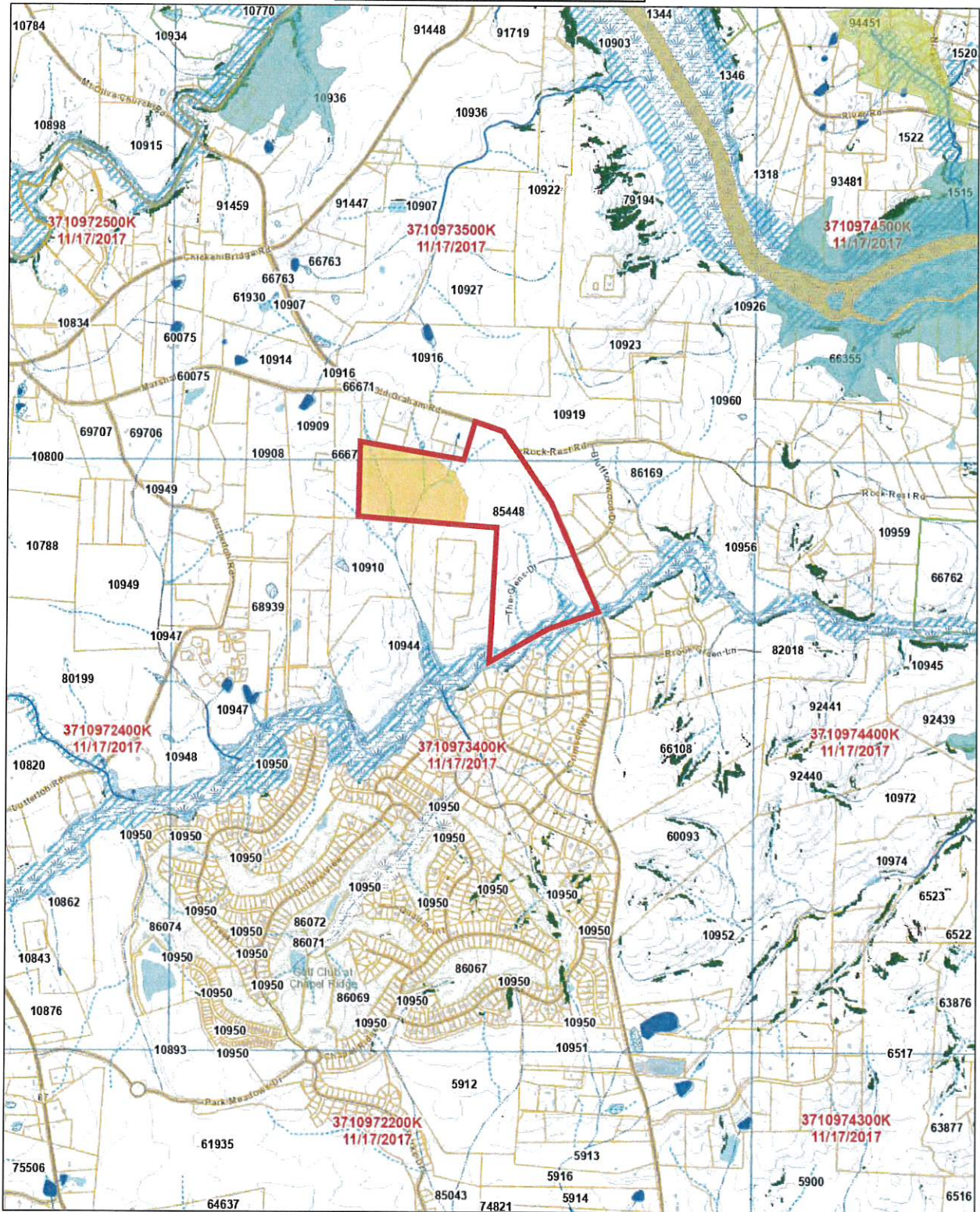
Rachael Thorn
Watershed Protection Director

Enclosures: Fragmentation Maps & On-Site Inventory Map
cc: Jason Sullivan, Chatham County Director of Planning
Kim Tyson, Chatham County Subdivision Administrator

FRAGMENTATION MAP (REVISED)

Rachael Horn
5/11/21

McBane Subdivision - Fragmentation Map



Legend

Natural Areas	Riparian Streams (Chatham County WP)
High	Perennial
Moderate	Intermittent
General	Ephemeral
Managed Areas	Riparian Ponds (Chatham County WP)
Registered Heritage Area	NRCS Soil Streams
Conservation Easement	USGS Rivers & Streams
Floodway	Streams / Rivers
Floodway	Intermittent Streams
Proposed Flood Hazard Areas	USGS Lakes & Ponds
1% Annual Chance	High Confidence Wetlands
0.2% Annual Chance	Medium Confidence Wetlands
Flood Map Index	

Service Layer Credits: Chatham County, Chatham County GIS

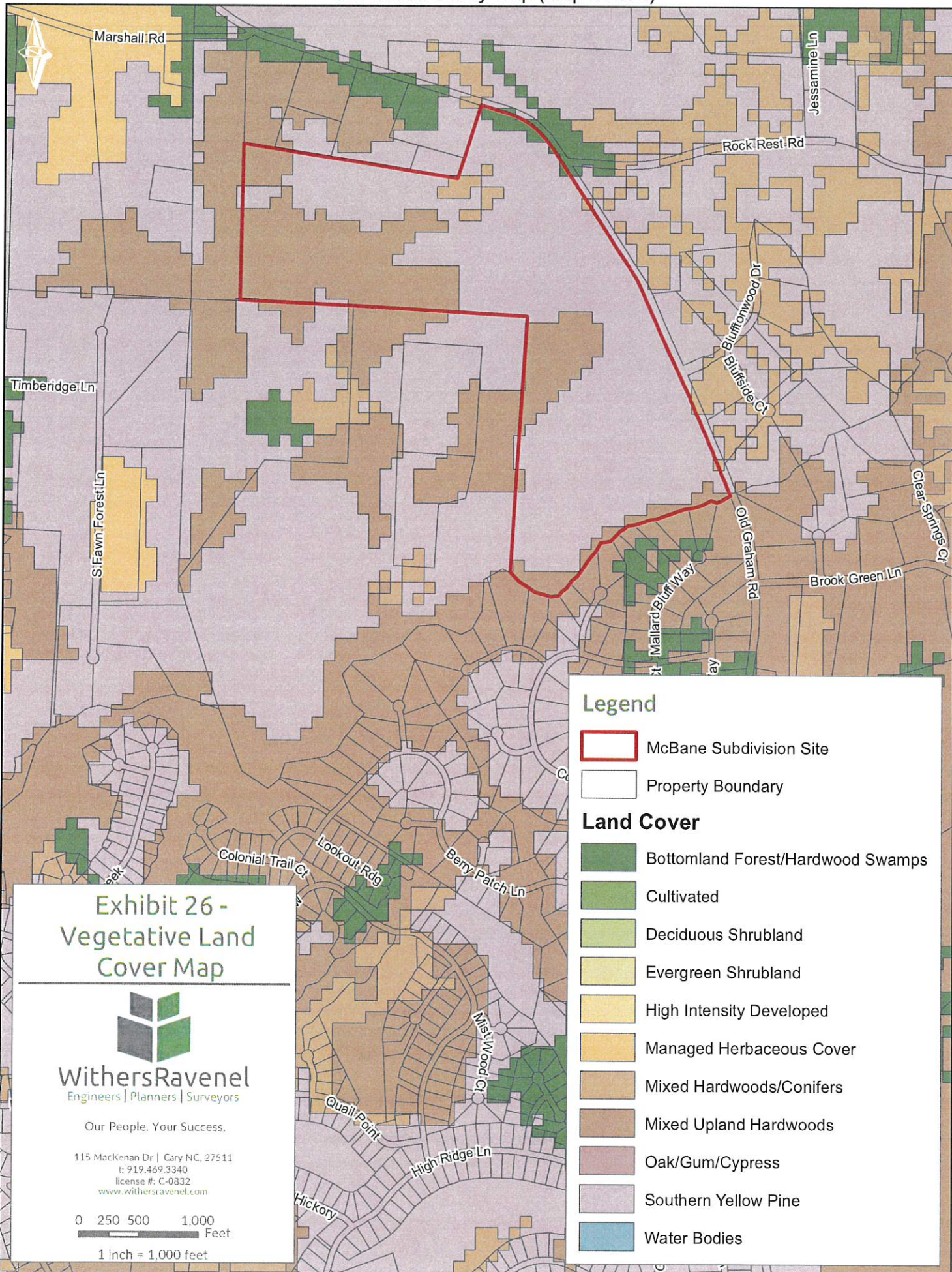
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ON-SITE INVENTORY MAP (MAPS 1-6)
REVISED

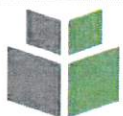
Rachael Horn
5/11/21



Legend

- McBane Subdivision Site
- Property Boundary
- Land Cover**
- Bottomland Forest/Hardwood Swamps
- Cultivated
- Deciduous Shrubland
- Evergreen Shrubland
- High Intensity Developed
- Managed Herbaceous Cover
- Mixed Hardwoods/Conifers
- Mixed Upland Hardwoods
- Oak/Gum/Cypress
- Southern Yellow Pine
- Water Bodies

**Exhibit 26 -
Vegetative Land
Cover Map**



WithersRavenel
Engineers | Planners | Surveyors

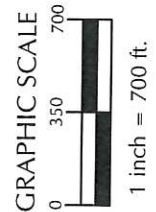
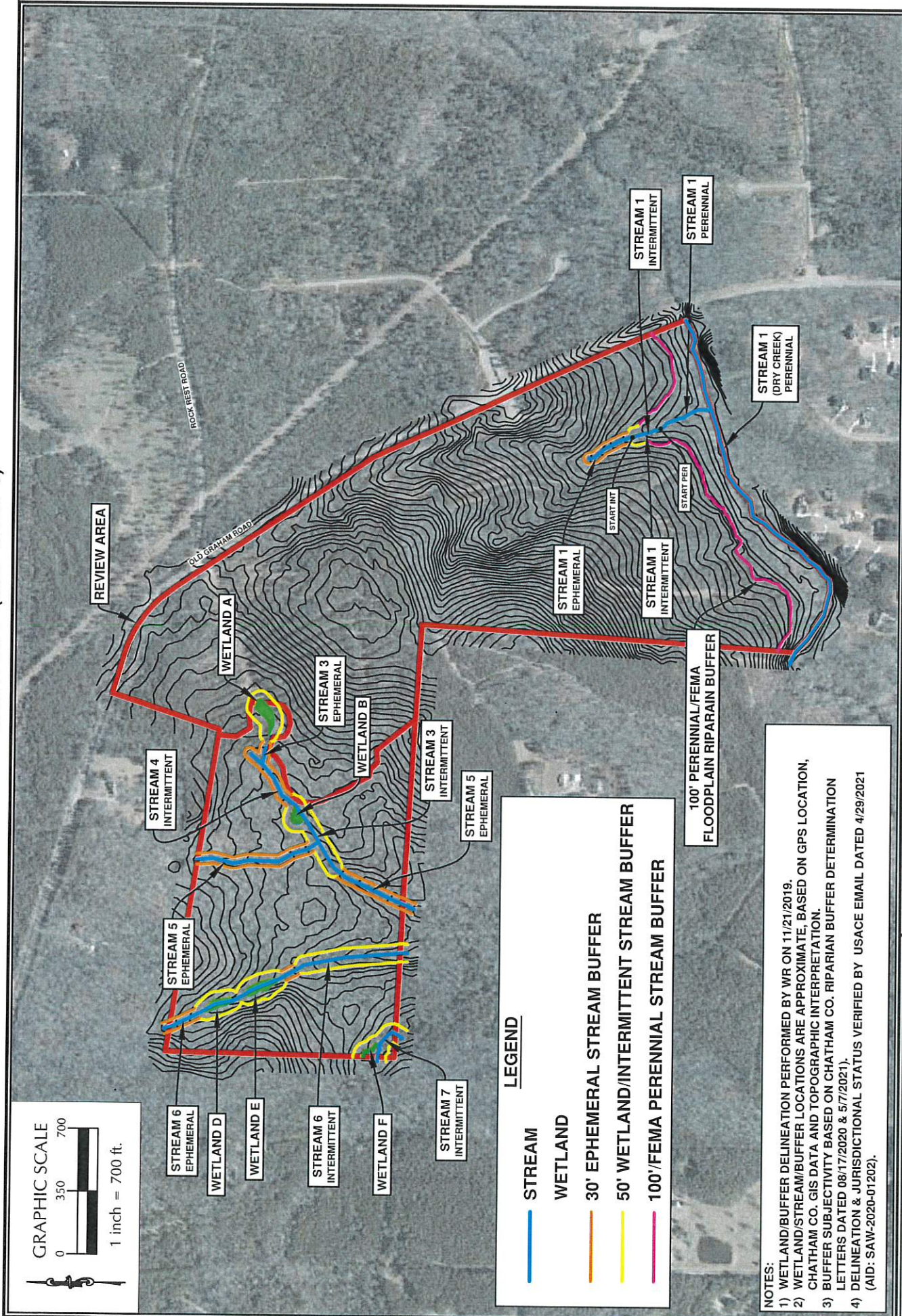
Our People. Your Success.

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0 250 500 1,000
Feet

1 inch = 1,000 feet

ON-SITE INVENTORY MAP (MAP #2 OF 6)



LEGEND

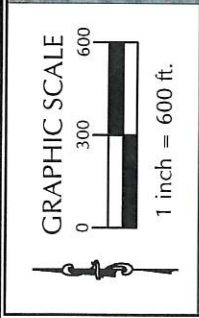
- STREAM
- WETLAND
- 30' EPHEMERAL STREAM BUFFER
- 50' WETLAND/INTERMITTENT STREAM BUFFER
- 100'/FEMA PERENNIAL STREAM BUFFER

NOTES:

- 1) WETLAND/BUFFER DELINEATION PERFORMED BY WR ON 11/21/2019.
- 2) WETLAND/STREAM/BUFFER LOCATIONS ARE APPROXIMATE, BASED ON GPS LOCATION, CHATHAM CO. GIS DATA AND TOPOGRAPHIC INTERPRETATION.
- 3) BUFFER SUBJECTIVITY BASED ON CHATHAM CO. RIPARIAN BUFFER DETERMINATION LETTERS DATED 08/17/2020 & 5/7/2021).
- 4) DELINEATION & JURISDICTIONAL STATUS VERIFIED BY USACE EMAIL DATED 4/29/2021 (AID: SAW-2020-01202).

\\08\08-04\107\080411\02-McBane-Streams\Streams\CAD\BA Exhibit_Ver 2.dwg - Monday, May 10, 2021 3:14:38 PM - BEASLEY, TROY

ON-SITE INVENTORY MAP (MAP #3 OF 6)



MIXED MOISTURE HARDPAN FOREST (G2) AND UPLAND POOL (G1) RECOMMENDED FOR CONSERVATION BY NCNHP

EOID 39728.00

EOID 39731.00

EOID 39729.00

EOID 39730.00

NOT LOCATED WITHIN TERRELLS HARDPAN NATURAL AREA AND NO EOID ASSIGNED

NOT LOCATED WITHIN TERRELLS HARDPAN NATURAL AREA AND NO EOID ASSIGNED

ROCK REST ROAD

OLD GRAHAM ROAD

LEGEND

- DRY OAK-HICKORY FOREST (PIEDMONT SUBTYPE) - G4G5 (±14-ACRES)
- DRY-MESIC BASIC OAK-HICKORY FOREST (PIEDMONT SUBTYPE) - G3G4 (±25-ACRES)
- MIXED MOISTURE HARDPAN FOREST - G2 (±22-ACRES)
- PIEDMONT ALLUVIAL FOREST - G4 (±7-ACRES)
- UPLAND POOL (TYPIC PIEDMONT SUBTYPE) - G1 (<1-ACRE)
- MANAGED PINE FOREST (NO HATCHING) (±92-ACRES)

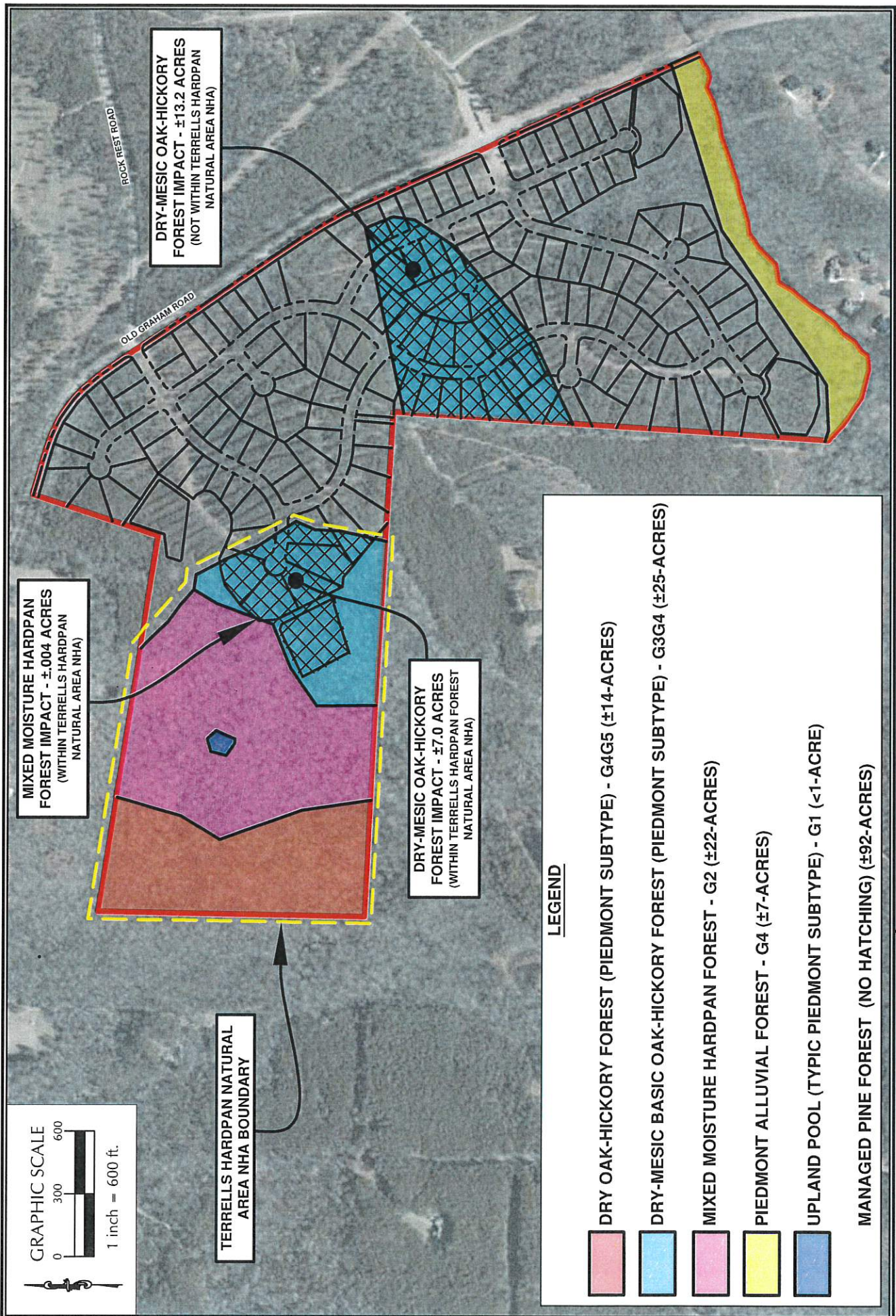
McBANE SUBDIVISION

CHATHAM COUNTY NORTH CAROLINA

NATURAL COMMUNITIES MAP



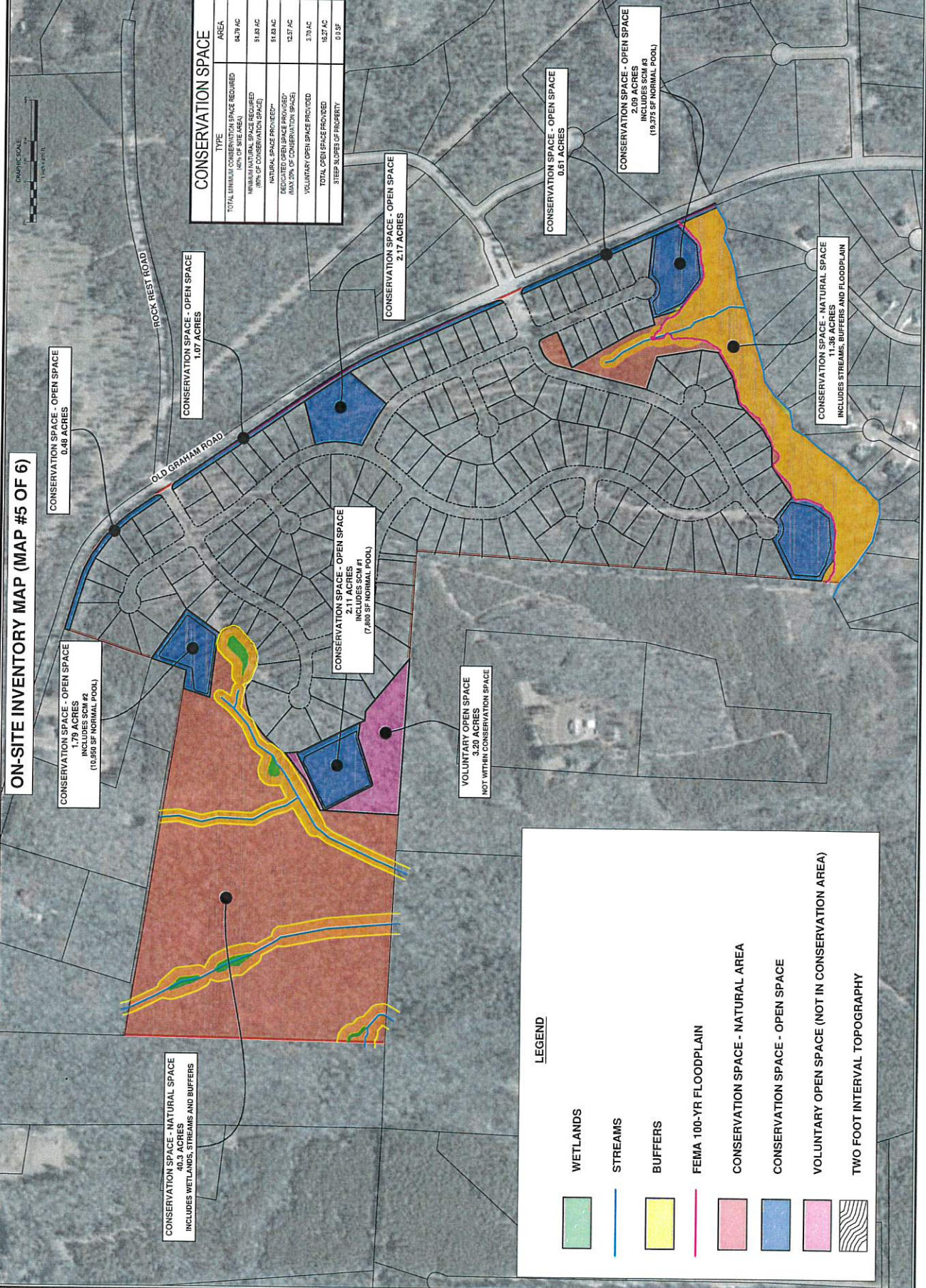
ON-SITE INVENTORY MAP (MAP #4 OF 6)



LEGEND

- DRY OAK-HICKORY FOREST (PIEDMONT SUBTYPE) - G4G5 (±14-ACRES)
- DRY-MESIC BASIC OAK-HICKORY FOREST (PIEDMONT SUBTYPE) - G3G4 (±25-ACRES)
- MIXED MOISTURE HARDPAN FOREST - G2 (±22-ACRES)
- PIEDMONT ALLUVIAL FOREST - G4 (±7-ACRES)
- UPLAND POOL (TYPIC PIEDMONT SUBTYPE) - G1 (<1-ACRE)
- MANAGED PINE FOREST (NO HATCHING) (±92-ACRES)

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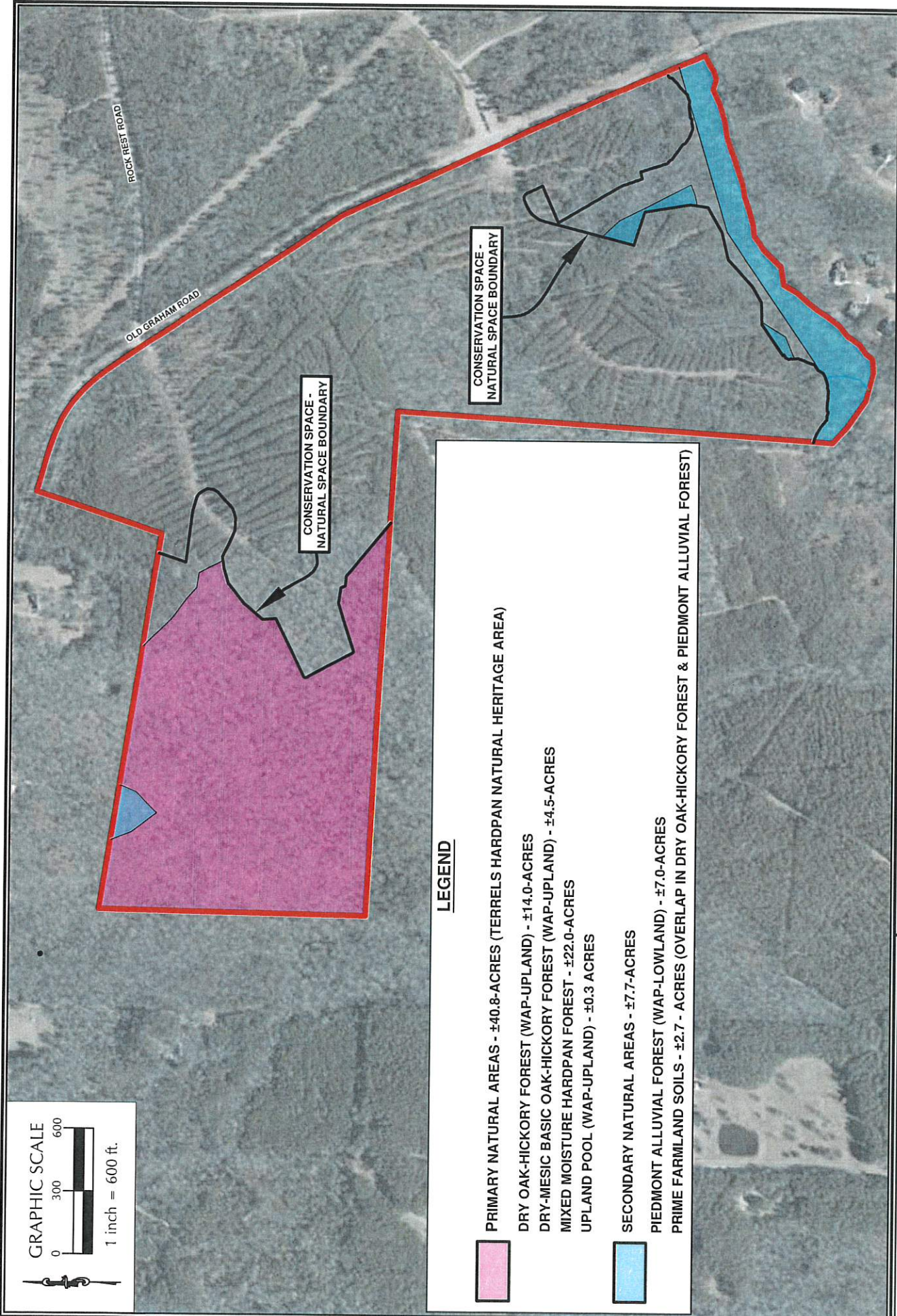


TYPE	AREA
TOTAL MINIMUM CONSERVATION SPACE REQUIRED (50% OF SITE AREA)	84.79 AC
MINIMUM NATURAL SPACE REQUIRED (30% OF CONSERVATION SPACE)	91.83 AC
NATURAL SPACE PROVIDED*	51.83 AC
DEDICATED OPEN SPACE PROVIDED** (40% OF CONSERVATION SPACE)	16.27 AC
VOLUNTARY OPEN SPACE PROVIDED	1.70 AC
TOTAL OPEN SPACE PROVIDED	16.27 AC
STEEP SLOPE OF PROPERTY	0.32 AC

LEGEND

- WETLANDS
- STREAMS
- BUFFERS
- FEMA 100-YR FLOODPLAIN
- CONSERVATION SPACE - NATURAL AREA
- CONSERVATION SPACE - OPEN SPACE
- VOLUNTARY OPEN SPACE (NOT IN CONSERVATION AREA)
- TWO FOOT INTERVAL TOPOGRAPHY

ON-SITE INVENTORY MAP (MAP #6 OF 6)



LEGEND

- PRIMARY NATURAL AREAS - ±40.8-ACRES (TERRELS HARDPAN NATURAL HERITAGE AREA)
- DRY OAK-HICKORY FOREST (WAP-UPLAND) - ±14.0-ACRES
- DRY-MESIC BASIC OAK-HICKORY FOREST (WAP-UPLAND) - ±4.5-ACRES
- MIXED MOISTURE HARDPAN FOREST - ±22.0-ACRES
- UPLAND POOL (WAP-UPLAND) - ±0.3 ACRES
-
- SECONDARY NATURAL AREAS - ±7.7-ACRES
- PIEDMONT ALLUVIAL FOREST (WAP-LOWLAND) - ±7.0-ACRES
- PRIME FARMLAND SOILS - ±2.7 - ACRES (OVERLAP IN DRY OAK-HICKORY FOREST & PIEDMONT ALLUVIAL FOREST)