

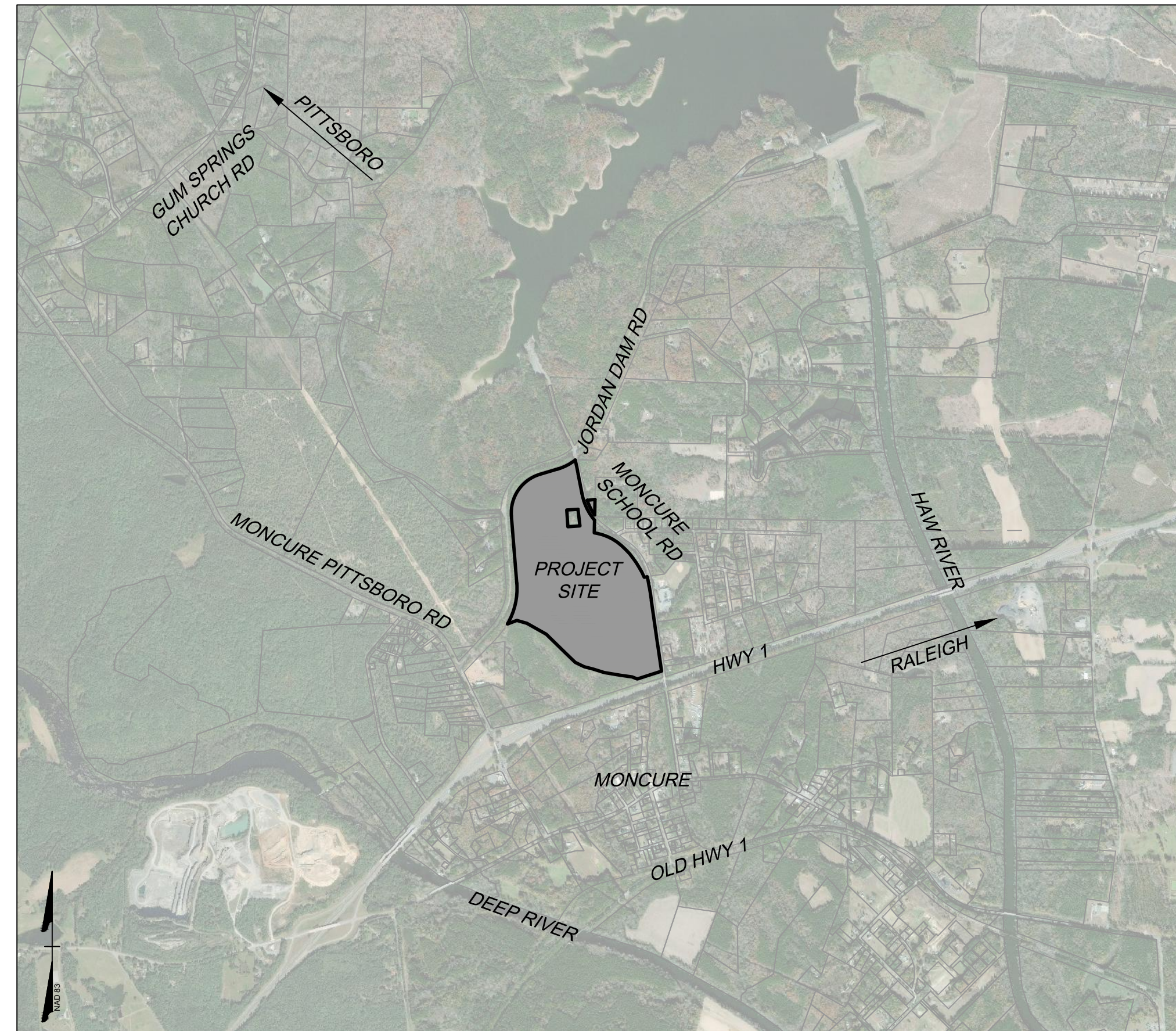
SAVANNAH RIDGE

MAJOR SUBDIVISION PRELIMINARY PLAT

MONCURE SCHOOL ROAD
CHATHAM COUNTY, NORTH CAROLINA

SITE DATA TABLE

| | |
|---------------------|--|
| PROJECT: | SAVANNAH RIDGE |
| ENGINEER: | TIMMONS GROUP MIKE ZACCARDO, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 532-3281 FAX: (919) 859-5663 EMAIL: MIKE.ZACCARDO@TIMMONS.COM |
| DEVELOPER: | GARDEN STREET COMMUNITIES SOUTHEAST, LLC ZACH DAUGHERTY 148 US HWY 70 GARNER, NC 27529 PHONE: (919) 422-2753 EMAIL: ZDAUGHERTY@GARDENSTREETCOMMUNITIES.COM |
| LAND OWNER: | ESPLANADE COMMUNITIES OF FLORIDA, LLC 3000 GULF BREEZE PARKWAY GULF BREEZE, FL 32563 |
| TOTAL PROJECT AREA: | 150.58 AC. |
| TAX ID: | 11229 |
| TOTAL LOTS: | 162 |
| ZONING: | R-1 |
| TOWNSHIP: | HAW RIVER |
| PROPOSED USE: | SINGLE-FAMILY RESIDENTIAL |



VICINITY MAP
1" = 2000'

Sheet List Table

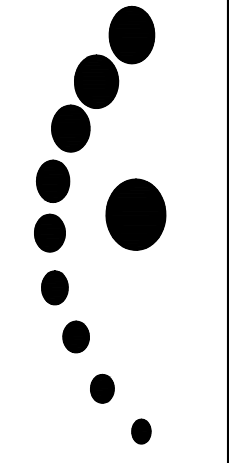
| Sheet Number | Sheet Title |
|--------------|--------------------------|
| C0.0 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS PLAN |
| C2.0 | PRELIMINARY SITE PLAN |
| C3.0 | PRELIMINARY UTILITY PLAN |

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DESIGNED BY
331
CHECKED BY
M. ZACCARDO
SCALE
N/A

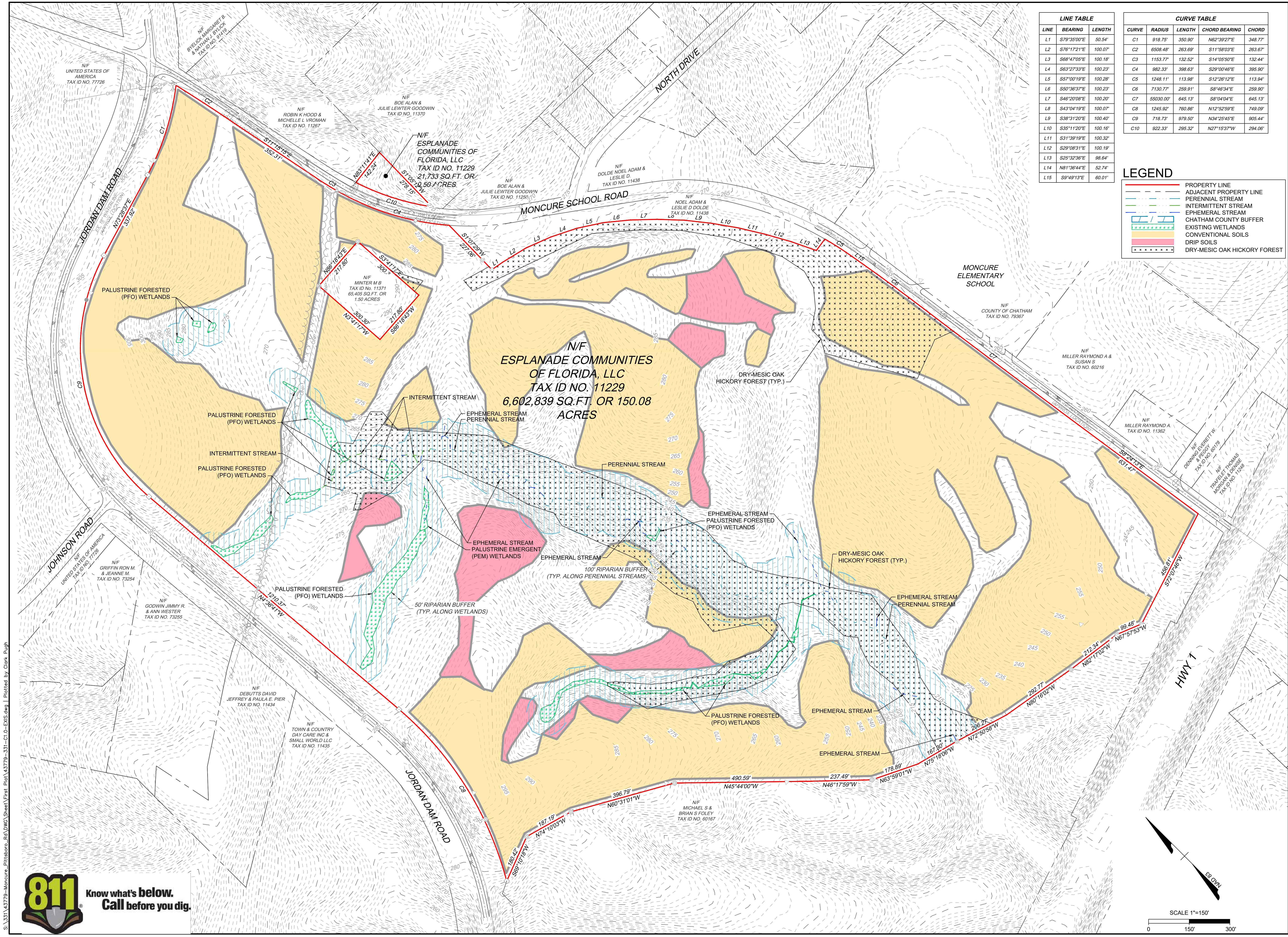


TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
SAVANNAH RIDGE
MONCURE, CHATHAM COUNTY, NC
COVER SHEET

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JOB NO.
43779
SHEET NO.
C0.0



| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S79°35'00"E | 50.54' |
| L2 | S76°17'21"E | 100.07' |
| L3 | S68°47'05"E | 100.18' |
| L4 | S63°27'33"E | 100.23' |
| L5 | S57°00'19"E | 100.28' |
| L6 | S50°36'37"E | 100.23' |
| L7 | S46°20'08"E | 100.20' |
| L8 | S43°04'19"E | 100.07' |
| L9 | S38°31'20"E | 100.40' |
| L10 | S35°11'20"E | 100.16' |
| L11 | S31°39'19"E | 100.32' |
| L12 | S29°08'31"E | 100.19' |
| L13 | S25°32'36"E | 98.64' |
| L14 | N81°36'44"E | 52.74' |
| L15 | S9°49'13"E | 60.01' |

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD |
|-------|-----------|---------|---------------|---------|
| C1 | 918.75' | 350.90' | N62°39'27"E | 348.77' |
| C2 | 6508.48' | 283.89' | S11°58'03"E | 283.67' |
| C3 | 1153.77' | 132.52' | S14°05'50"E | 132.44' |
| C4 | 982.33' | 398.63' | S29°00'46"E | 395.90' |
| C5 | 1248.11' | 113.98' | S12°26'12"E | 113.94' |
| C6 | 7130.77' | 259.91' | S8°46'34"E | 259.90' |
| C7 | 85030.00' | 645.13' | S8°04'04"E | 645.13' |
| C8 | 1245.92' | 780.86' | N12°52'59"E | 749.09' |
| C9 | 718.73' | 979.50' | N34°25'45"E | 905.44' |
| C10 | 922.33' | 295.32' | N27°15'37"W | 294.06' |

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERENNIAL STREAM
- INTERMITTENT STREAM
- EPHEMERAL STREAM
- ▨ CHATHAM COUNTY BUFFER
- ▨ EXISTING WETLANDS
- ▨ CONVENTIONAL SOILS
- ▨ DRIP SOILS
- ▨ DRY-MESIC OAK HICKORY FOREST

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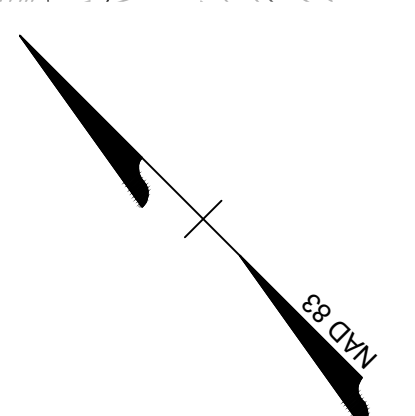
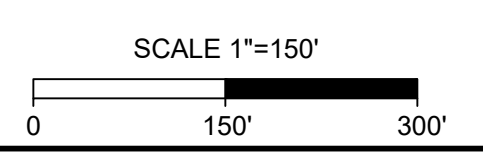
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| DATE | 06/10/2021 |
|-------------|-------------|
| DRAWN BY | 331 |
| DESIGNED BY | 331 |
| CHECKED BY | M. ZACCARDO |
| SCALE | 1" = 150' |

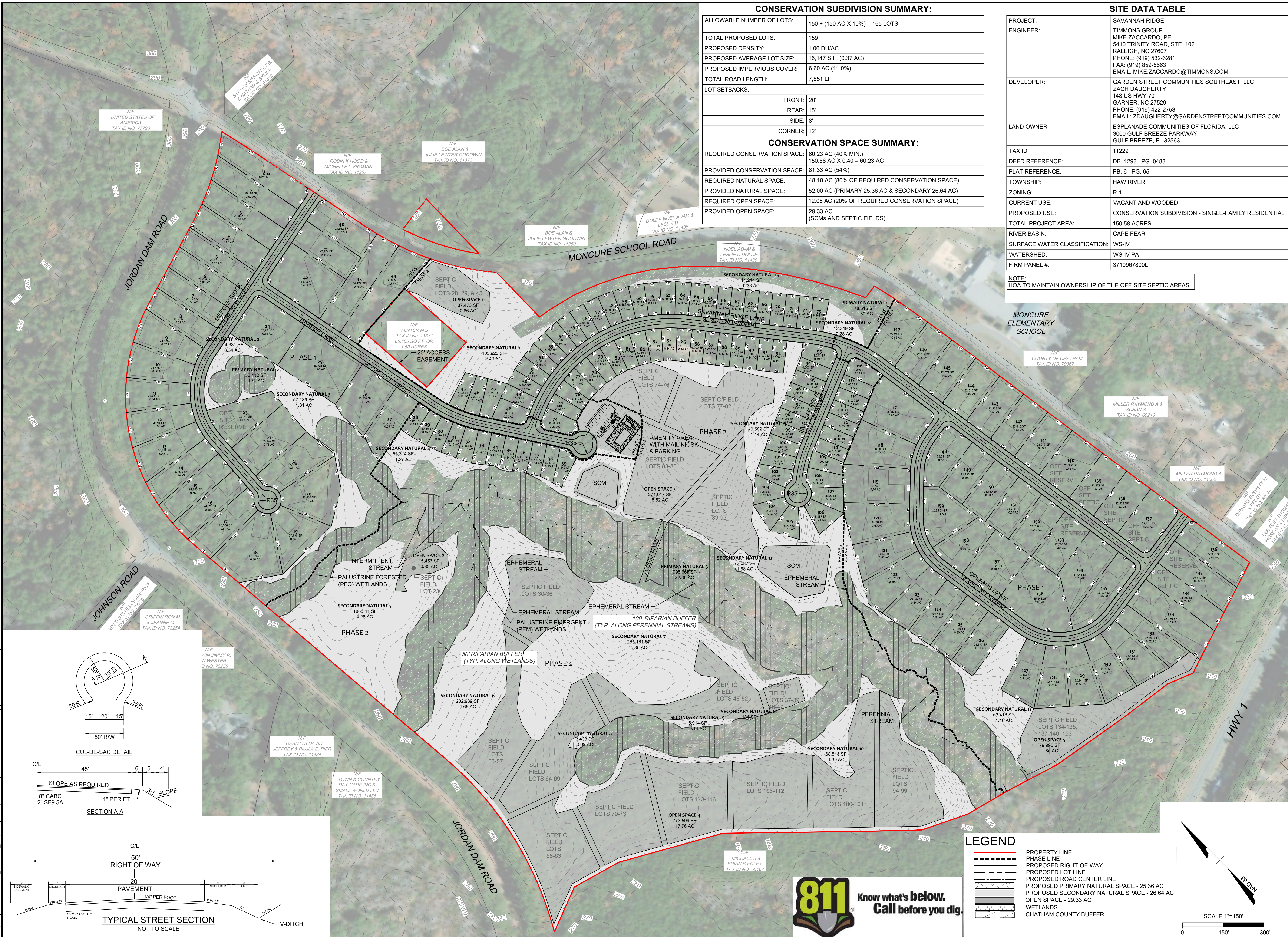
TIMMONS GROUP

SAVANNAH RIDGE
 MONCURE, CHATHAM COUNTY, NC
EXISTING CONDITIONS PLAN
 NORTH CAROLINA LICENSE NO. C-1652

| JOB NO. | 43779 |
|-----------|-------|
| SHEET NO. | C1.0 |



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CONSERVATION SUBDIVISION SUMMARY:

| | |
|----------------------------|---------------------------------|
| ALLOWABLE NUMBER OF LOTS: | 150 + (150 AC X 10%) = 165 LOTS |
| TOTAL PROPOSED LOTS: | 159 |
| PROPOSED DENSITY: | 1.06 DU/AC |
| PROPOSED AVERAGE LOT SIZE: | 16,147 S.F. (0.37 AC) |
| PROPOSED IMPERVIOUS COVER: | 6.60 AC (11.0%) |
| TOTAL ROAD LENGTH: | 7,851 LF |
| LOT SETBACKS: | |
| FRONT: | 20' |
| REAR: | 15' |
| SIDE: | 8' |
| CORNER: | 12' |

CONSERVATION SPACE SUMMARY:

| | |
|------------------------------|--|
| REQUIRED CONSERVATION SPACE: | 60.23 AC (40% MIN.) |
| PROVIDED CONSERVATION SPACE: | 150.58 AC X 0.40 = 60.23 AC |
| REQUIRED NATURAL SPACE: | 48.18 AC (80% OF REQUIRED CONSERVATION SPACE) |
| PROVIDED NATURAL SPACE: | 52.00 AC (PRIMARY 25.36 AC & SECONDARY 26.64 AC) |
| REQUIRED OPEN SPACE: | 12.05 AC (20% OF REQUIRED CONSERVATION SPACE) |
| PROVIDED OPEN SPACE: | 29.33 AC (SCMS AND SEPTIC FIELDS) |

SITE DATA TABLE

| | |
|-------------------------------|--|
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| ENGINEER: | TIMMONS GROUP MIKE ZACCARDO, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 532-3281 FAX: (919) 859-5663 EMAIL: MIKE.ZACCARDO@TIMMONS.COM |
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| LAND OWNER: | ESPLANADE COMMUNITIES OF FLORIDA, LLC 3000 GULF BREEZE PARKWAY GULF BREEZE, FL 32563 |
| TAX ID: | 11229 |
| DEED REFERENCE: | DB, 1293 PG. 0483 |
| PLAT REFERENCE: | PB, 6 PG. 65 |
| TOWNSHIP: | HAW RIVER |
| ZONING: | R-1 |
| CURRENT USE: | VACANT AND WOODED |
| PROPOSED USE: | CONSERVATION SUBDIVISION - SINGLE-FAMILY RESIDENTIAL |
| TOTAL PROJECT AREA: | 150.58 ACRES |
| RIVER BASIN: | CAPE FEAR |
| SURFACE WATER CLASSIFICATION: | WS-IV |
| WATERSHED: | WS-IV PA |
| FIRM PANEL #: | 3710967800L |
| NOTE: | HOA TO MAINTAIN OWNERSHIP OF THE OFF-SITE SEPTIC AREAS. |

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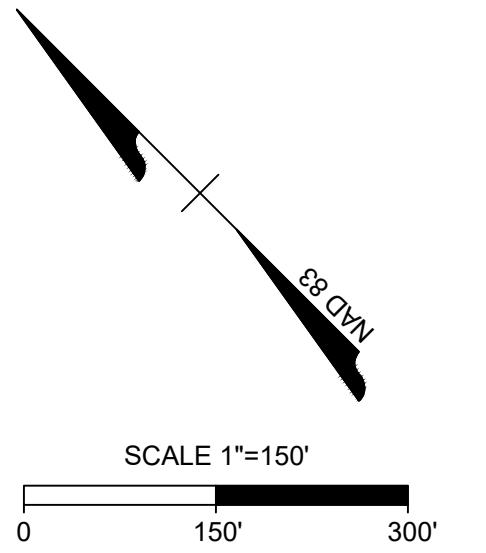
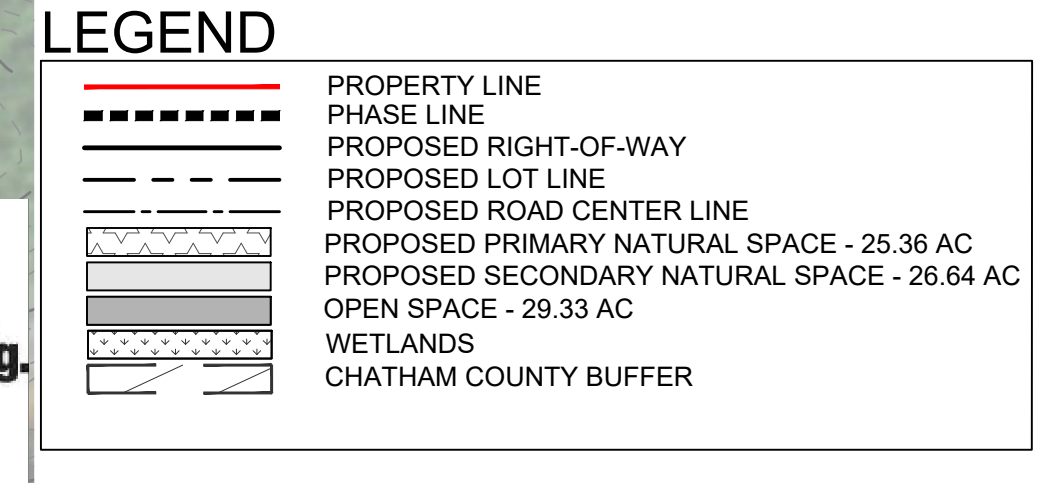
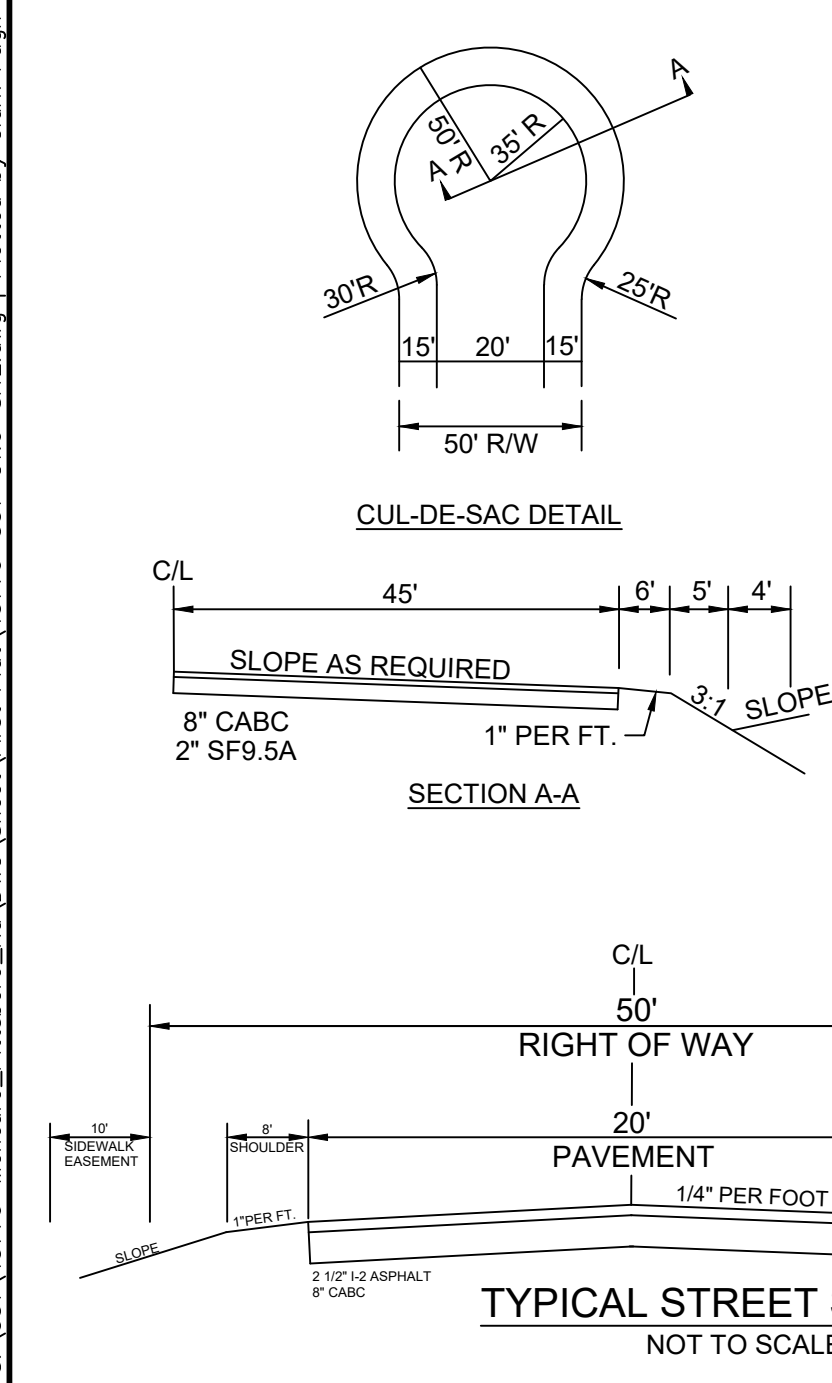
| | |
|-------------|-------------|
| DATE | 06/10/2021 |
| DRAWN BY | 331 |
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| CHECKED BY | M. ZACCARDO |
| SCALE | 1" = 150' |

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
SAVANNAH RIDGE
MONCURE, CHATHAM COUNTY, NC
PRELIMINARY SITE PLAN

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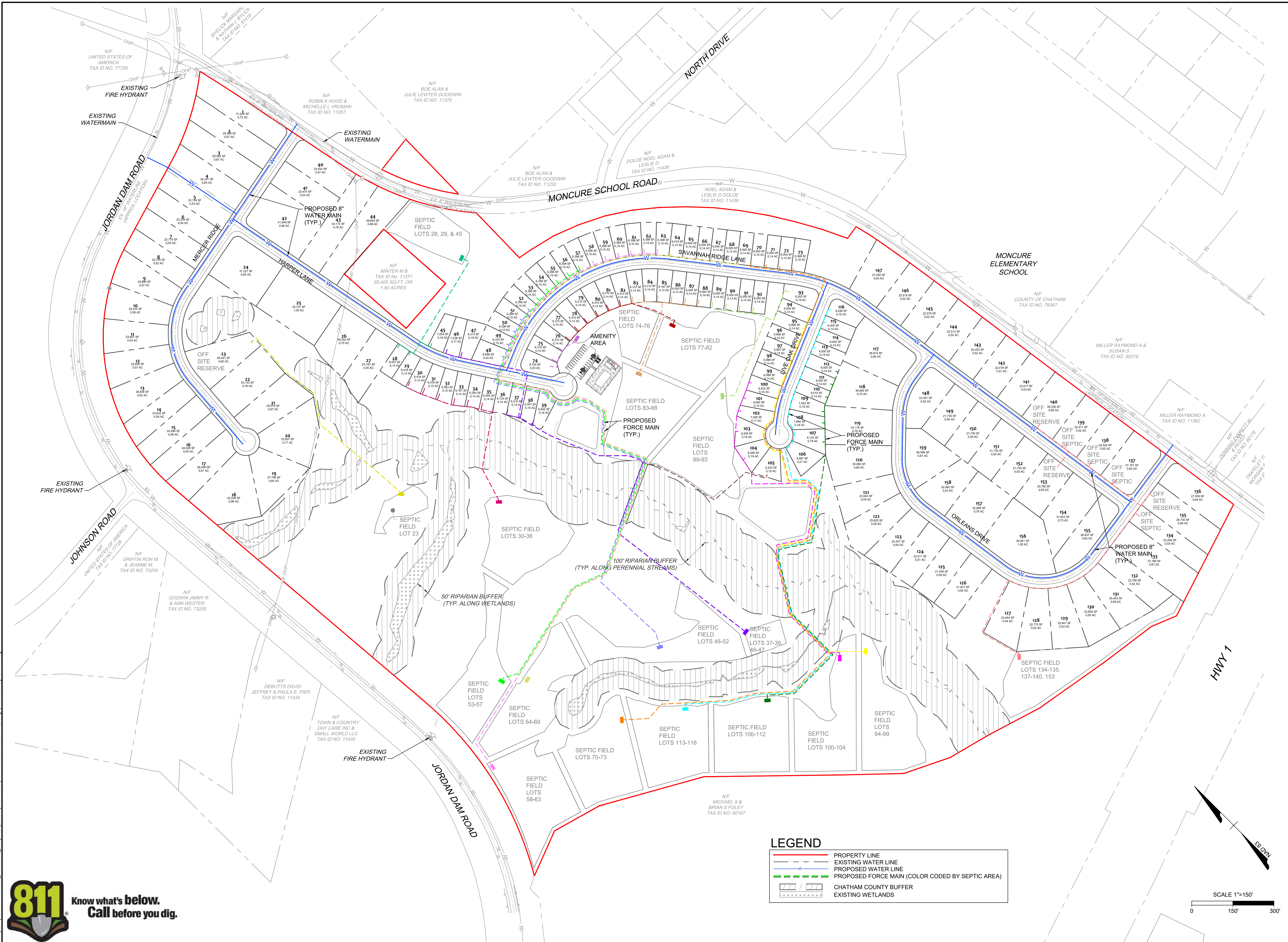
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M. ZACKARDO

SCALE
1" = 150'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
SAVANNAH RIDGE
MONCURE, CHATHAM COUNTY, NC

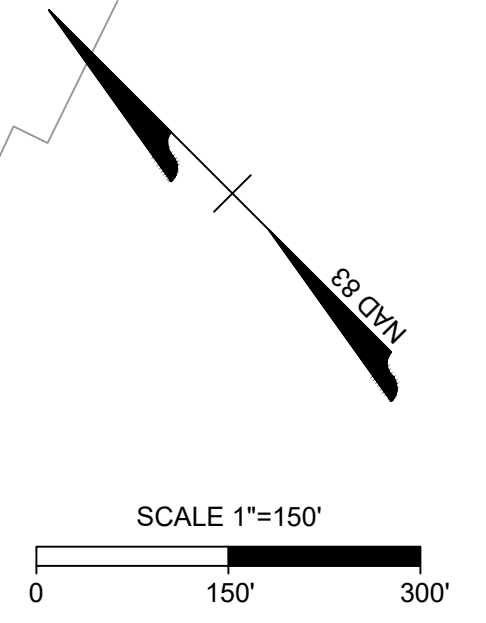
PRELIMINARY UTILITY PLAN
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43779
SHEET NO.
C3.0

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LEGEND

- PROPERTY LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED FORCE MAIN (COLOR CODED BY SEPTIC AREA)
- CHATHAM COUNTY BUFFER
- EXISTING WETLANDS



811 Know what's below.
Call before you dig.

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