

**Cover Letter**

06/10/2021

Savannah Ridge subdivision is designed to preserve environmental features that are ecologically important to the land. A break down of the site is provided below:

The total site area is 150.58 acres and the required conservation space, of 40%, totals 60.23 acres. 32% of the site must be natural open space with a total of 48.19 acres. Savannah Ridge has provided 81.33 acres of conservation space (54%) with 52.00 acres of natural open space areas conserved.

Justin Robinson, special projects botanist, from North Carolina Natural Heritage Program performed an on-site evaluation and report in March 2020. His findings state, “No rare species, high quality natural communities, natural heritage areas, or nature preserves were found within the project area. NHP recommends that a vegetated riparian zone be maintained to minimize erosion and sedimentation along the stream channel.” An additional report was performed by Timmons Group Environmental, in January 2020, to delineate the environmental features on the site. The subdivision has been designed to preserve 100% of the streams, wetlands, and environmental buffers with one access easement crossing. The natural space will be unimproved land in its naturally occurring state and preserved to maintain or improve the natural, scenic, ecological, cultural, hydrological, and geological values of the area. Secondary natural space was reserved 2<sup>nd</sup> and the designed to wrap around the primary natural areas. Providing secondary natural space around primary natural space helps to further preserve space and follows conservation guidelines of continuity of natural space. Last, open space was planned to provide stormwater control, community amenity areas, and septic area.

**Primary Natural Areas – 25.36 acres**

Wetlands	Natural Space
Streams	Natural Space – 1 access crossing
Environmental Buffers	Natural Space – 1 access crossing
Dry Mesic Oak Hickory Forest	14.35 acres Natural Space of 17.8 acres

**Secondary Natural Areas – 26.64 acres**

Hunting Safety Buffer	Half of this area is avoided
Smoke Awareness Areas	Includes most of site – not avoided
Active Farms/ Prime Farmland	Saved 26.64 acres