



WATERSHED PROTECTION DEPARTMENT

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July 14, 2021

Zach Daugherty
149 US Hwy 70 West
Garner, NC 27529

Subject: Savannah Ridge Fragmentation & On-Site Inventory Map Approval

Mr. Daugherty,

Thank you for submitting the Fragmentation Map and On-Site Inventory Maps for Savannah Ridge on behalf of Garden Street Communities Southeast, LLC. 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,

Rachael Thorn
Watershed Protection Director
Chatham County

Enclosures: Fragmentation Maps & On-Site Inventory Map

cc: Jason Sullivan, Chatham County Director of Planning
Kim Tyson, Chatham County Subdivision Administrator



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Cover Letter

07/01/2021

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

The total site area is 150.58 acres. Using the conservation space requirements, a minimum of 60.23 acres (40%) of the property shall be retained as conservation space, categorized into both open space and natural space areas. Savannah Ridge Subdivision has proposed 81.93 acres of conservation space. This equates to over half of the entire site area, at 54% conservation space. Of this space, 52.73 acres accounts for preserved natural space and 29.20 acres of open space.

Justin Robinson, special projects botanist, from North Carolina Natural Heritage Program preformed 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. Taking into account the reports mentioned above and Big Woods Conservation design guide, the subdivision design has been limited to the north and west portion of the property. This will eliminate need for any major road crossing impacts, provide a larger area for a greater diversity of wildlife, buffer sensitive natural areas from human impacts, and connect sensitive riparian corridors.

Primary natural space was set aside first during the design of the subdivision layout. The primary 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 second and designed to wrap around the primary natural areas. Providing secondary natural space around primary natural space helps to further preserve sensitive areas and follows conservation guidelines of continuity of natural space. Last, open space was planned to provide stormwater control, community amenity areas, and septic areas for the development. In order to preserve the large conservation space on the south/west side of the site, septic areas were grouped together on a small portion of this land to provide sewage treatment for the development. Once constructed, the septic areas will double as diverse land for wildlife to flourish. Below is a table to show the natural areas present on site:

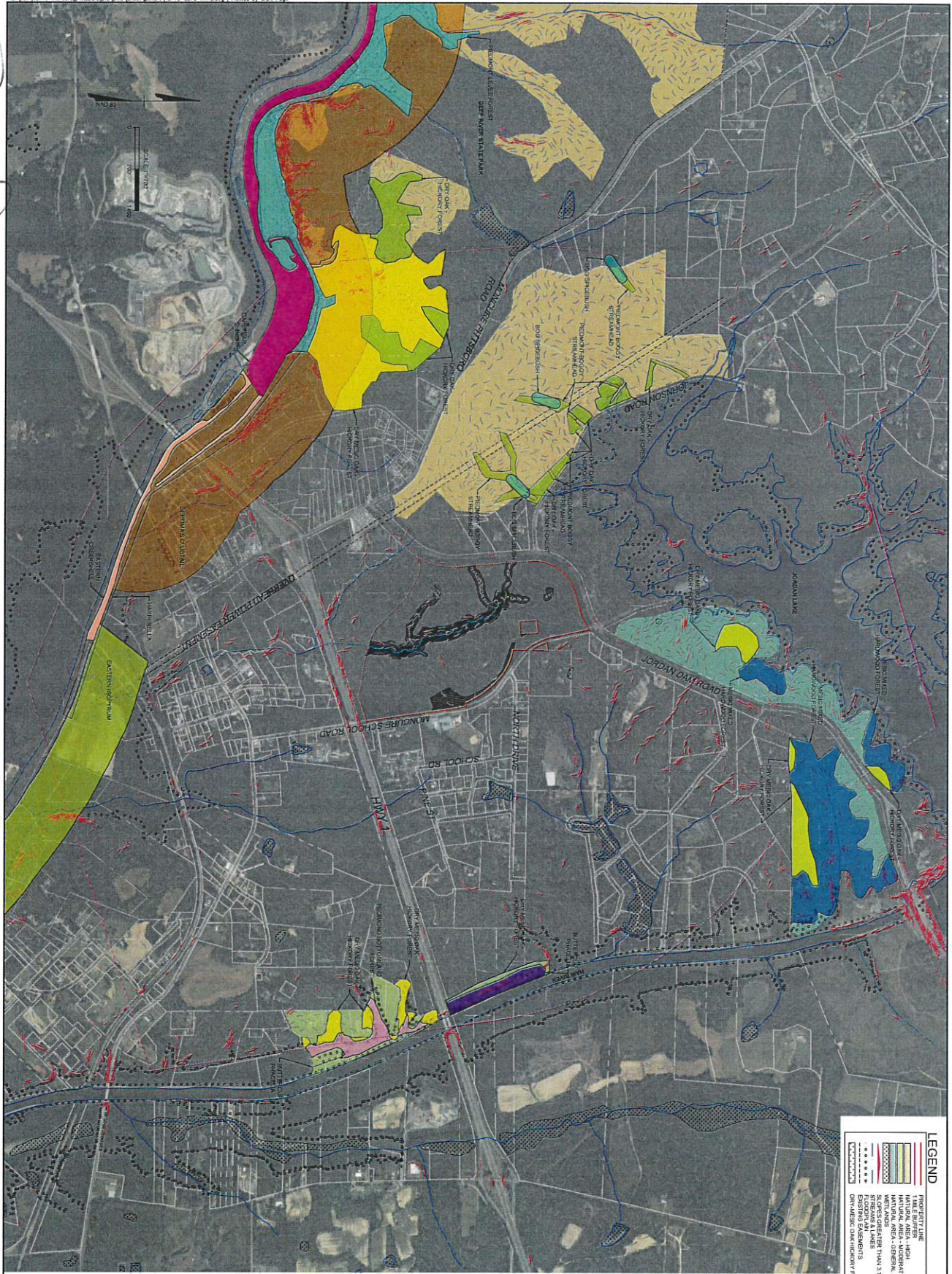
Primary Natural Areas – 25.14 acres

Wetlands	All Natural Space
Streams	All Natural Space – 2 access crossing
Environmental Buffers	All Natural Space – 2 access crossing
Dry Mesic Oak Hickory Forest	14.35 acres Natural Space of 17.8 acres

Secondary Natural Areas – 27.59 acres

Hunting Safety Buffer	Half of this area is avoided
Smoke Awareness Areas	Includes most of site – not avoided
Active Farms/ Prime Farmland	Saved 27.59 acres

Rachael Thorn
7/14/21



LEGEND

- PROJECT LINE
- NATURAL AREA - HIGH
- NATURAL AREA - GENERAL
- WETLANDS
- STRIPED AREAS
- DISTINGUISH ELEMENTS
- DISTINGUISH ELEMENTS
- DISTINGUISH ELEMENTS

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

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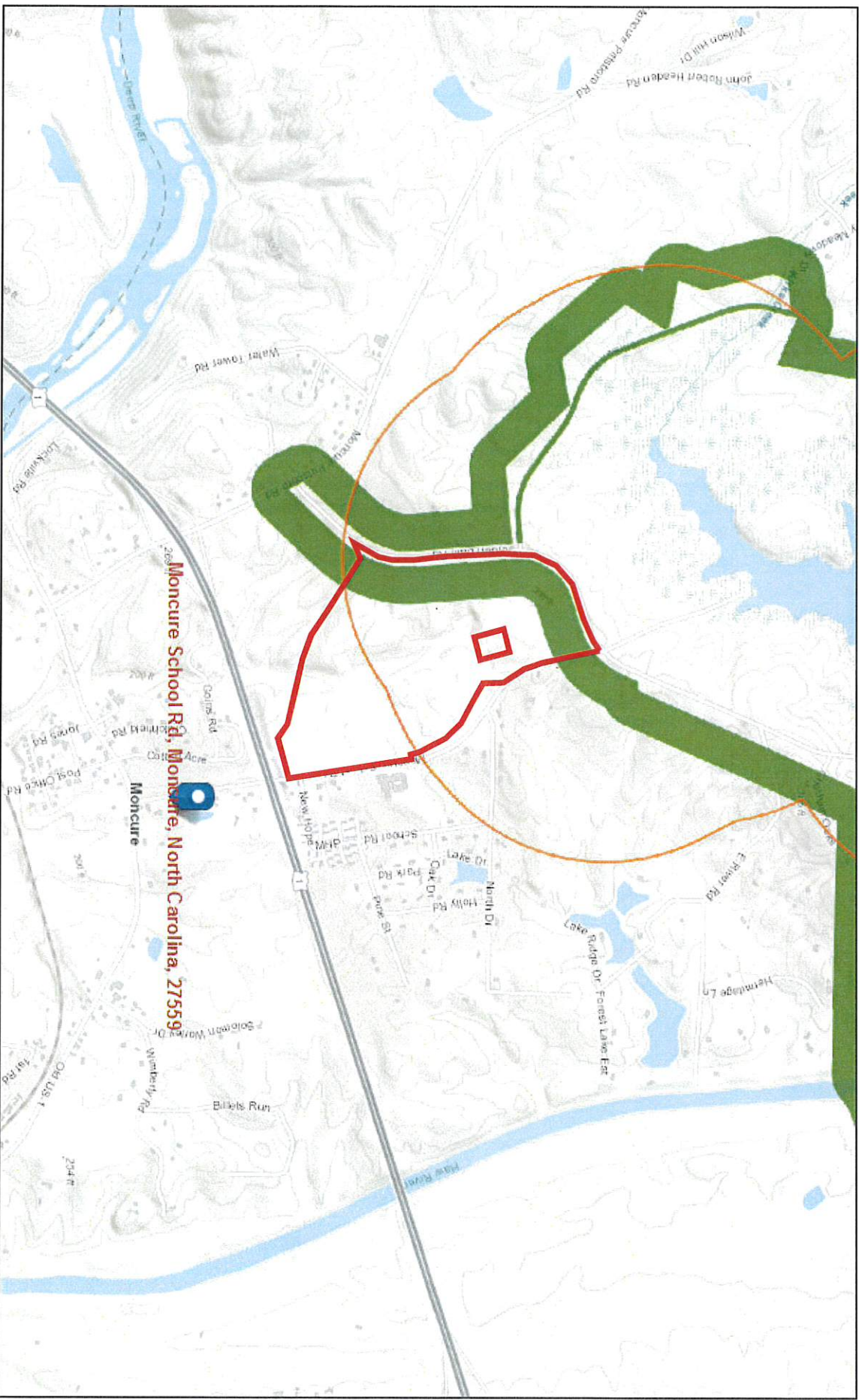
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FOR REVIEW ONLY

<p>JOB NO. 43779</p> <p>SHEET NO. FRAG</p>	<p>SAVANNAH RIDGE MONCURE, CHATHAM COUNTY, NC FRAGMENTATION MAP</p>	<p>DATE 07/02/2021</p> <p>DRAWN BY JII</p> <p>DESIGNED BY JII</p> <p>CHECKED BY M. ZACCHINO</p> <p>SCALE 1" = 250'</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 90%;">REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISION DESCRIPTION						
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Hunting & Burn Buffers



April 12, 2021

Smoke Awareness Areas

Game Land Hunting Safety Buffer

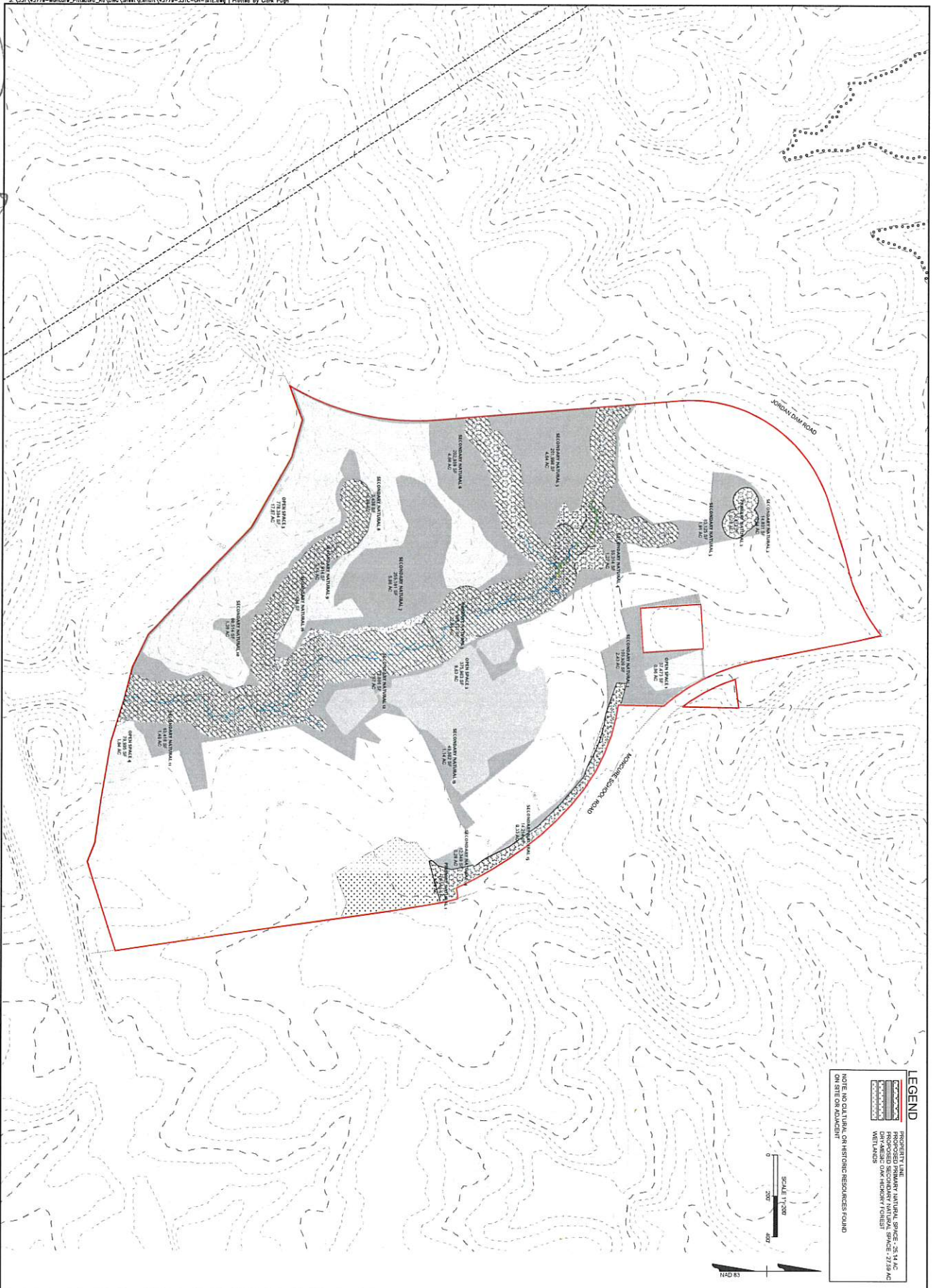
North Carolina Boundary



North Carolina Wildlife Resources Commission
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS

Rachael Thorn
7/14/21

Richard Horn
7/14/21



LEGEND

- PROPERTY LINE
- PROPOSED SECONDARY NATURAL SPACE - 25-14-AC
- PROPOSED ON-RAMP/TOURIST
- WETLANDS

NOTE: NO CULTURAL OR HISTORIC RESOURCES FOUND ON SITE OR ADJACENT

SCALE 1"=200'

7142 83

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SAVANNAH RIDGE

MONCURE, CHATHAM COUNTY, NC

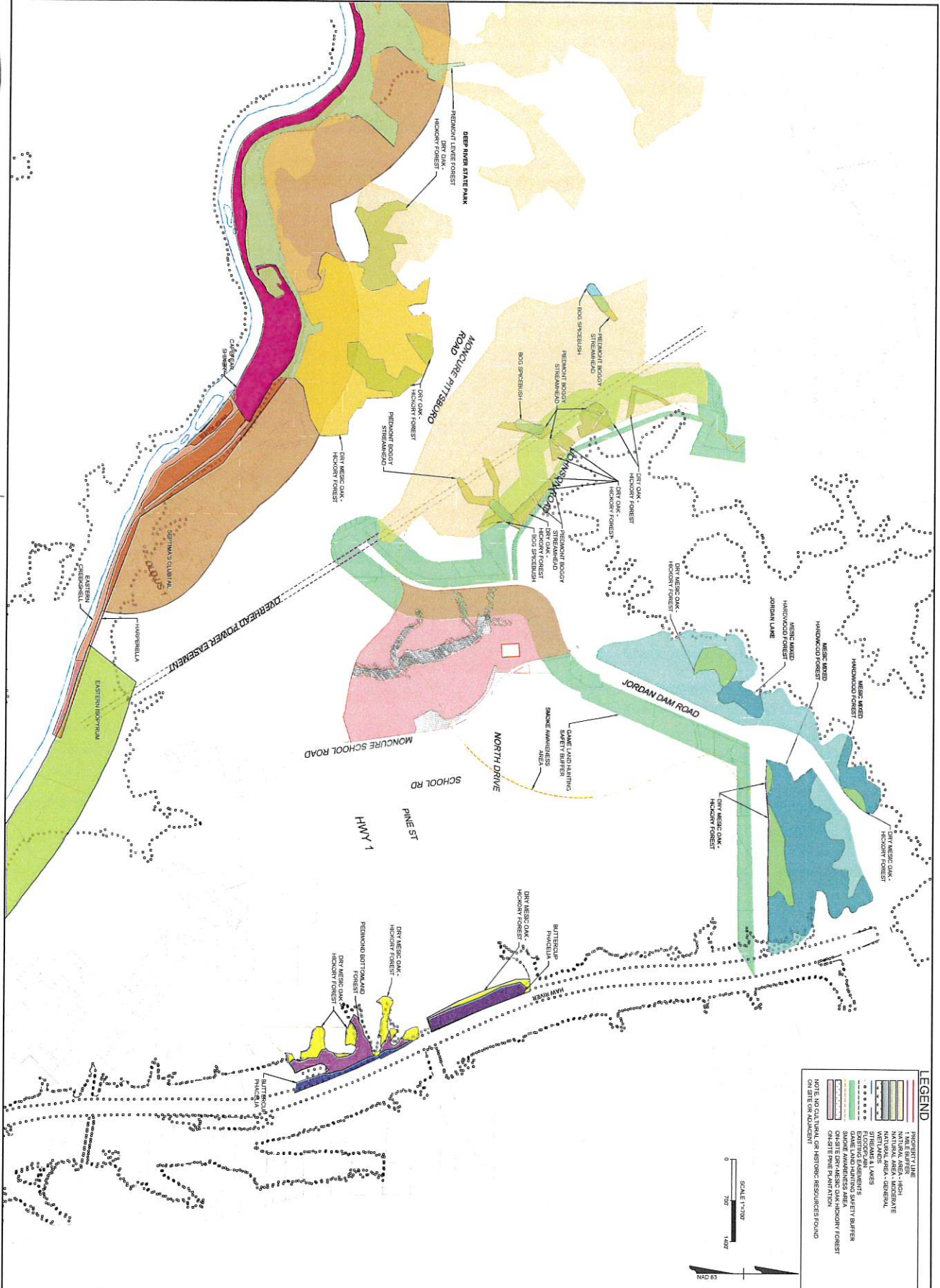
ON-SITE INVENTORY MAP

DATE	07/14/2021
DRAWN BY	JLJ
CHECKED BY	JLJ
DESIGNED BY	M. ZACCHINO
SCALE	1"=200'

DATE		REVISION DESCRIPTION

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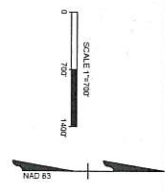
Sachan Stern 7/14/21



LEGEND

- PROJECT LINE
- 1 MILE BUFFER
- 100 FT BUFFER
- NATURAL AREA - HERBACE
- NATURAL AREA - GENERAL
- SETBACK LINES
- EXISTING PLANTINGS
- GAME AND BAITING SAFETY BUFFER
- ON-SITE DRY-MESIC OAK-HICKORY FOREST
- ON-SITE PINE PLANTING
- ON-SITE OR ADJACENT

NOTE: NO CULTURAL OR HISTORIC RESOURCES FOUND



<h1 style="margin: 0;">TIMMONS GROUP</h1> <p style="margin: 0;">NORTH CAROLINA LICENSE NO. C-1652</p>		<p style="margin: 0;">YOUR VISION ACHIEVED THROUGH OURS.</p> <p style="margin: 0;">THIS DRAWING PREPARED AT THE RALEIGH OFFICE 5410 Trinity Road, Suite 102 Raleigh, NC 27607 Tel: 919.866.4951 Fax: 919.833.8124 www.timmons.com</p>		<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR REVIEW ONLY</p>
<p style="margin: 0;">SAVANNAH RIDGE MONCURE, CHATHAM COUNTY, NC</p> <p style="margin: 0;">EXISTING LANDCOVER MAP</p>		<p style="margin: 0;">DATE: 07/14/2021</p> <p style="margin: 0;">DRAWN BY: JEL</p> <p style="margin: 0;">CHECKED BY: M. ZACARDO</p> <p style="margin: 0;">SCALE: 1"=400'</p>		
<p style="margin: 0;">JOB NO. 43779</p> <p style="margin: 0;">SHEET NO. INV</p>		<p style="margin: 0;">DATE</p> <p style="margin: 0;">DRAWN BY</p> <p style="margin: 0;">CHECKED BY</p> <p style="margin: 0;">SCALE</p>	<p style="margin: 0;">REVISION DESCRIPTION</p>	

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Rachael D. Horn
7/14/21



Legend

- Project Study Limits - 150.6 Acres
- Old RR Line
- Utility Line ROW
- Natural Areas
- Plant Communities
- Palustrine Open Water (POW)- Headwater Forest
- Palustrine Forested (PFO) Wetlands- Headwater Forest
- Palustrine Emergent (PEM) Wetlands- Headwater Forest
- Pine Plantation
- Dry-Mesic Oak-Hickory Forest

TCI 154 MONCURE - 150.6 ACRES
 PREPARED BY: RACHAEL D. HORN
 DATE: 7/14/21

SCALE FEET

0 200 400

1" = 200'

1" = 400'

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE
TCI 154 MONCURE

CLIENT
TIMMONS GROUP

PROJECT NO.
154

DATE
7/14/21

SCALE
1" = 200'

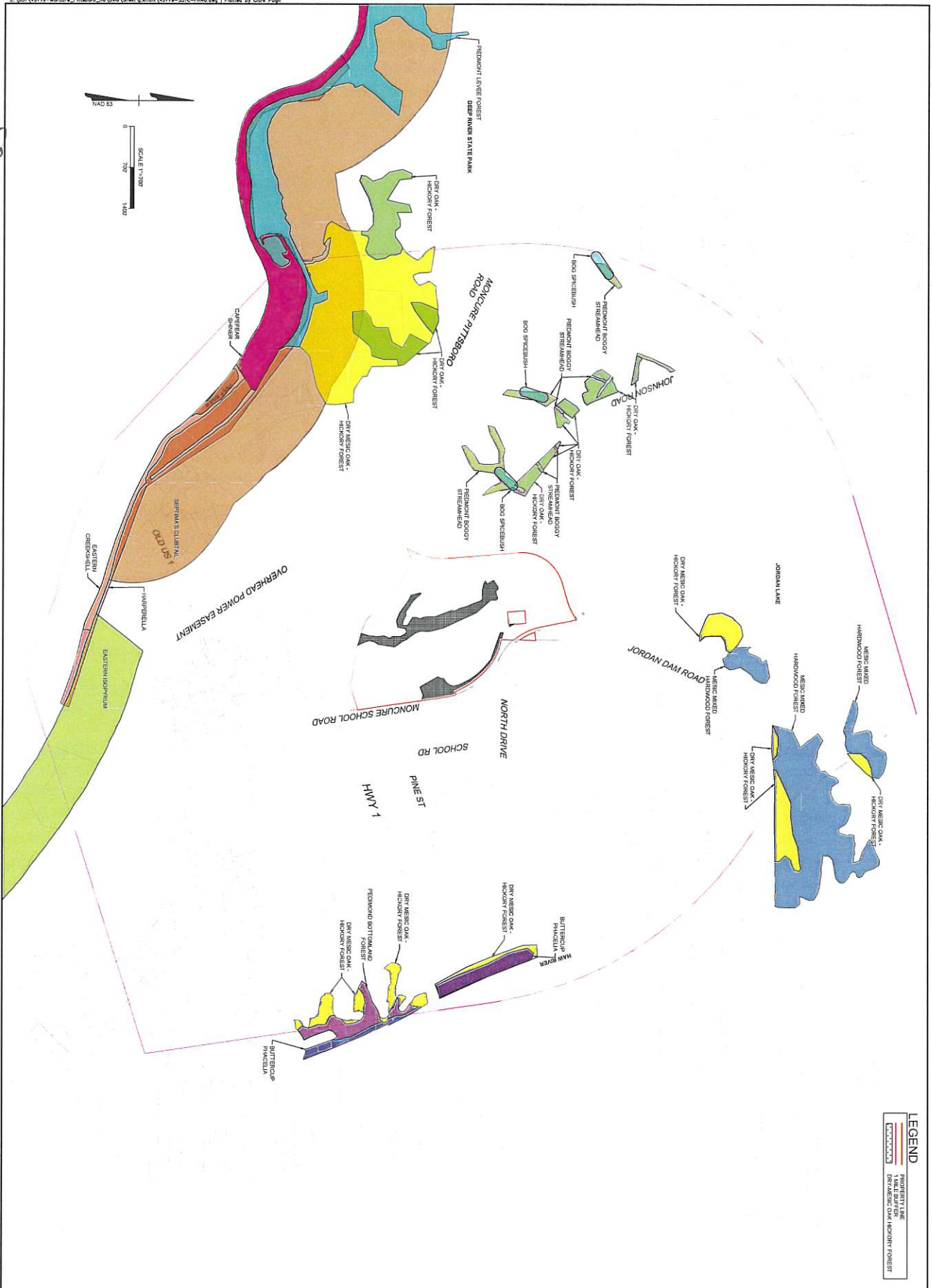
MAP
NATURAL COMMUNITIES

TCI 154 MONCURE
CHATHAM COUNTY,
NORTH CAROLINA

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Richard Thorn
7/14/21



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SHEET NO. 13779	DATE 07/12/2021	REVISION DESCRIPTION	
		DATE	DESCRIPTION
SCALE 1" = 200'	DATE 07/12/2021	BY JTT	DESCRIPTION M. ZACCHARO
PROJECT FRAG	DATE 07/12/2021	BY JTT	DESCRIPTION M. ZACCHARO

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