

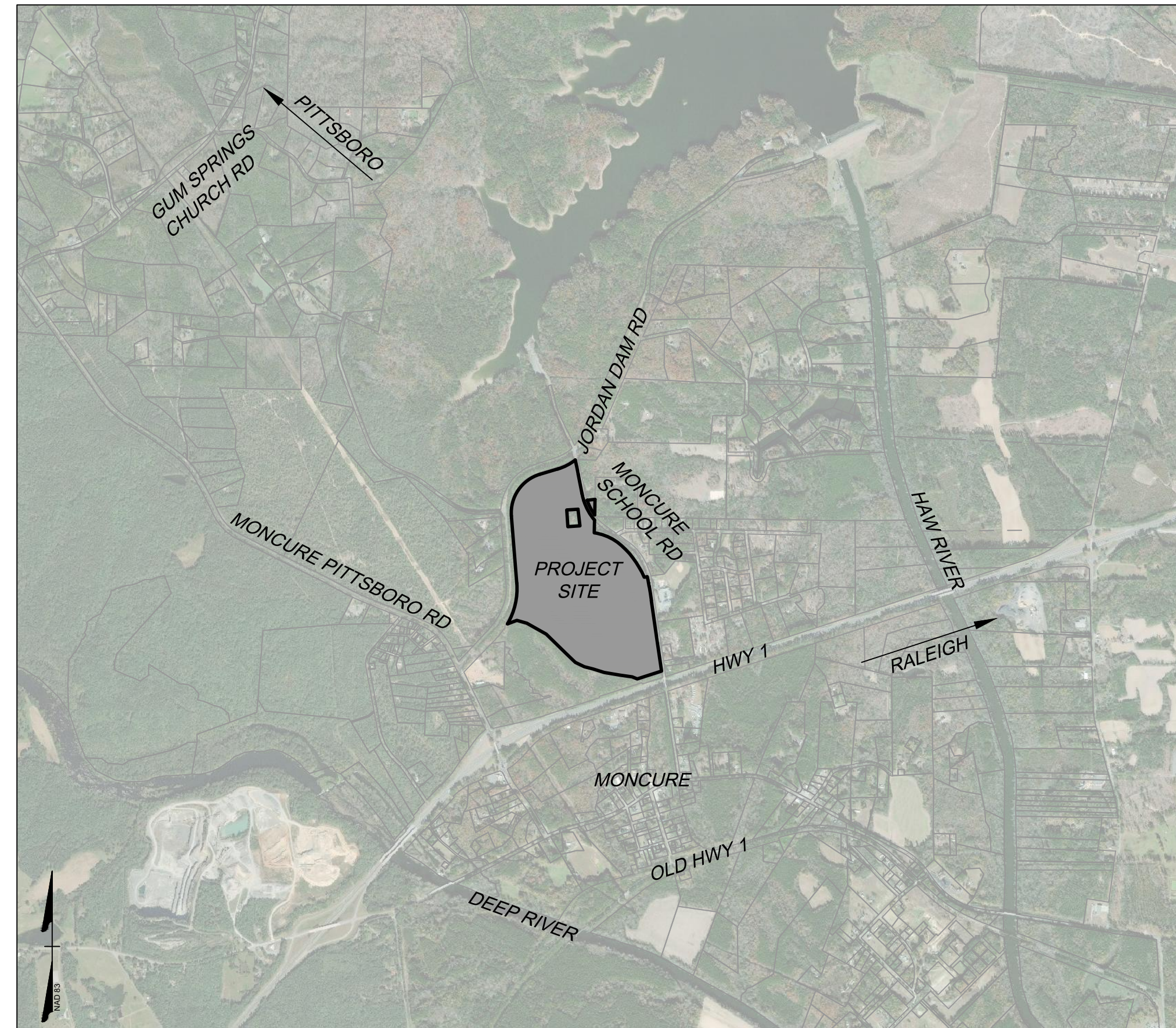
SAVANNAH RIDGE

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

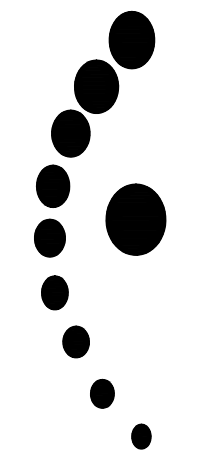
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REVISION DESCRIPTION	DATE
	07/01/2021

DRAWN BY	331
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

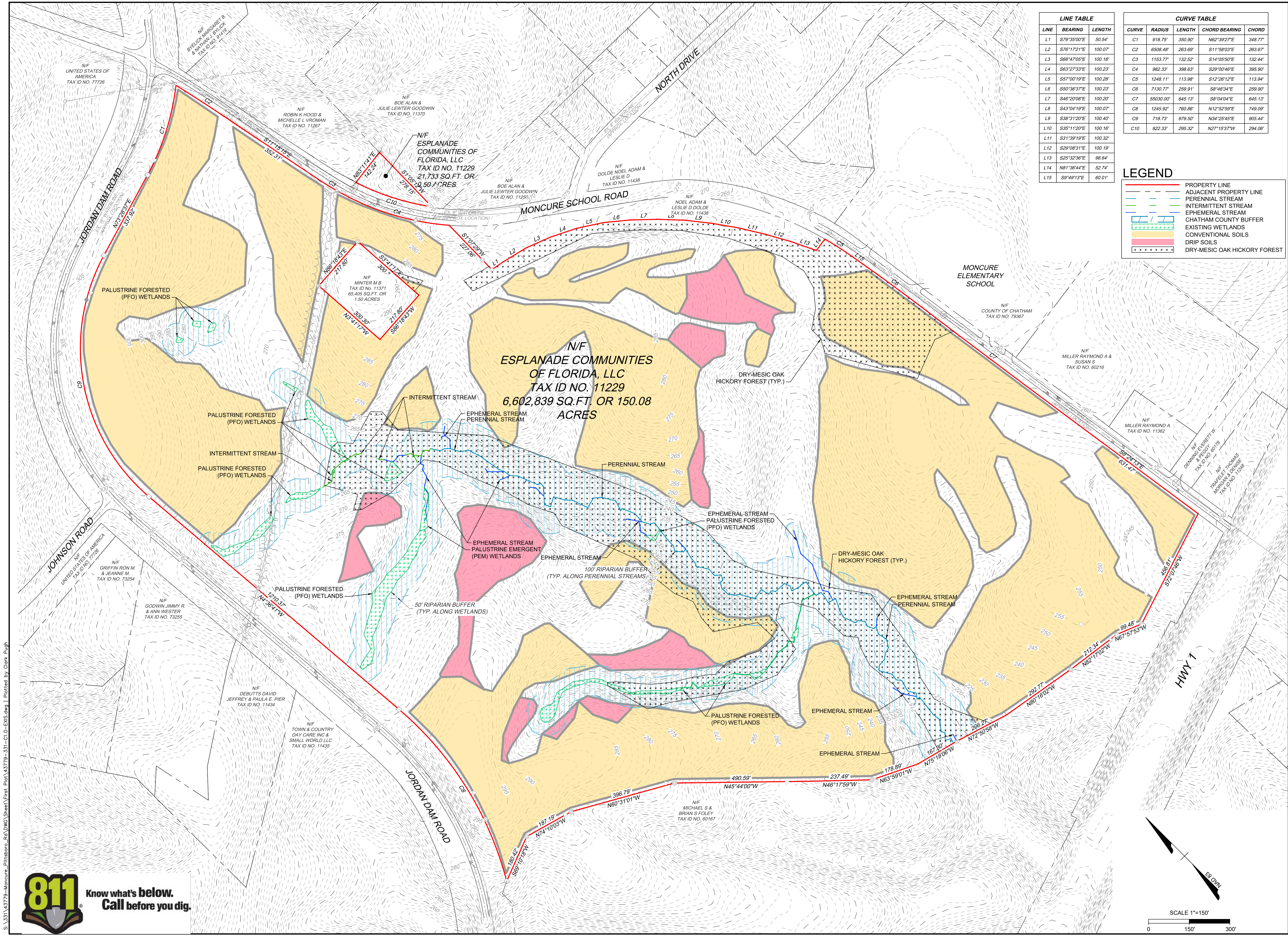
JOB NO.
43779

SHEET NO.
C0.0



Know what's below.
Call before you dig.

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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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CHECKED BY	M. ZACCARDO
SCALE	1" = 150'

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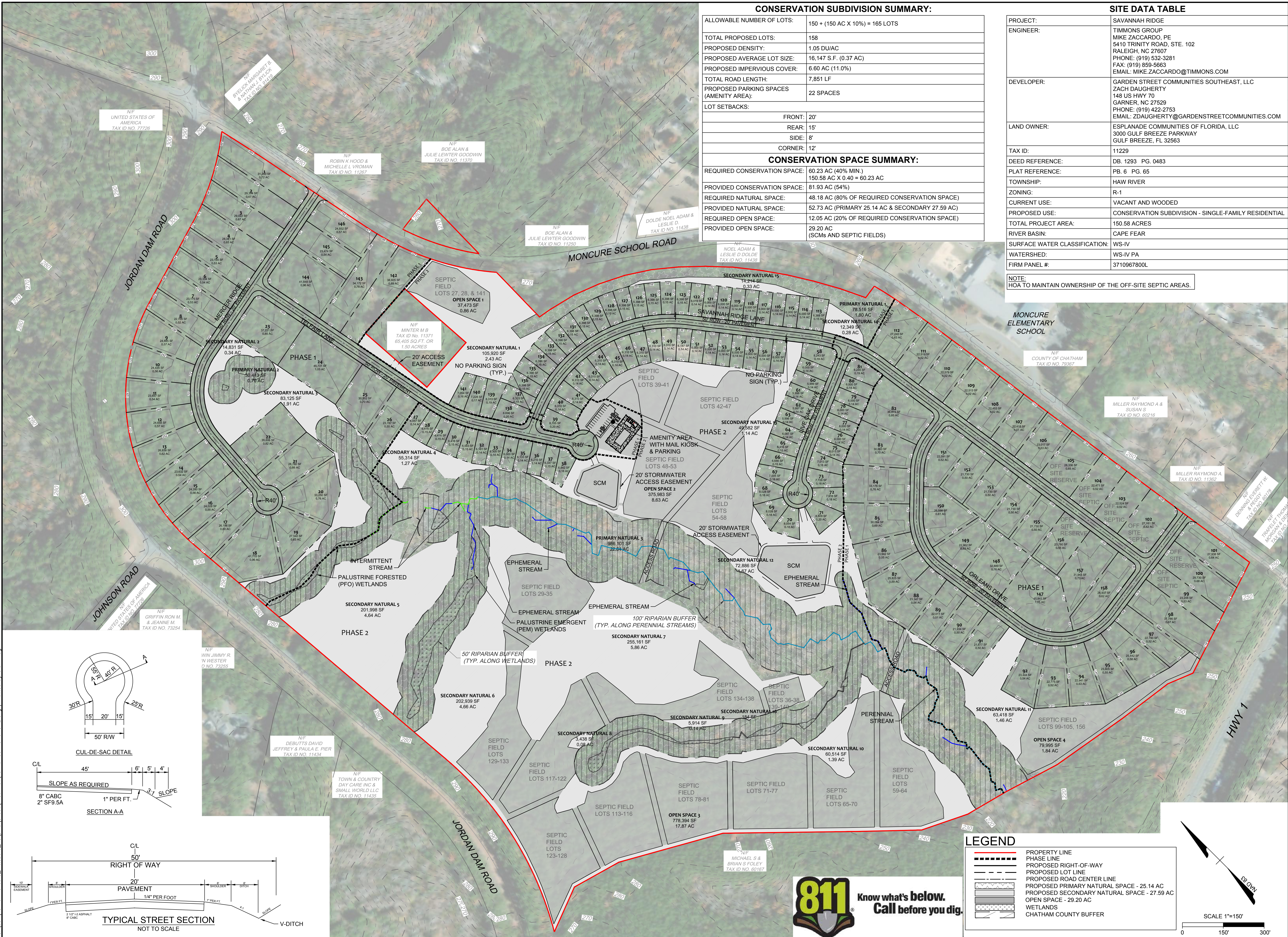
SAVANNAH RIDGE
 MONCURE, CHATHAM COUNTY, NC
EXISTING CONDITIONS PLAN
 NORTH CAROLINA LICENSE NO. C-1652

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:	158
PROPOSED DENSITY:	1.05 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
PROPOSED PARKING SPACES (AMENITY AREA):	22 SPACES
LOT SETBACKS:	
FRONT:	20'
REAR:	15'
SIDE:	8'
CORNER:	12'

CONSERVATION SPACE SUMMARY:

REQUIRED CONSERVATION SPACE:	60.23 AC (40% MIN.) 150.58 AC X 0.40 = 60.23 AC
PROVIDED CONSERVATION SPACE:	81.93 AC (54%)
REQUIRED NATURAL SPACE:	48.18 AC (80% OF REQUIRED CONSERVATION SPACE)
PROVIDED NATURAL SPACE:	52.73 AC (PRIMARY 25.14 AC & SECONDARY 27.59 AC)
REQUIRED OPEN SPACE:	12.05 AC (20% OF REQUIRED CONSERVATION SPACE)
PROVIDED OPEN SPACE:	29.20 AC (SCMS AND SEPTIC FIELDS)

SITE DATA TABLE

PROJECT:	SAVANNAH RIDGE
ENGINEER:	TIMMONS GROUP MIKE ZACCARDO, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 532-8871 FAX: (919) 859-5563 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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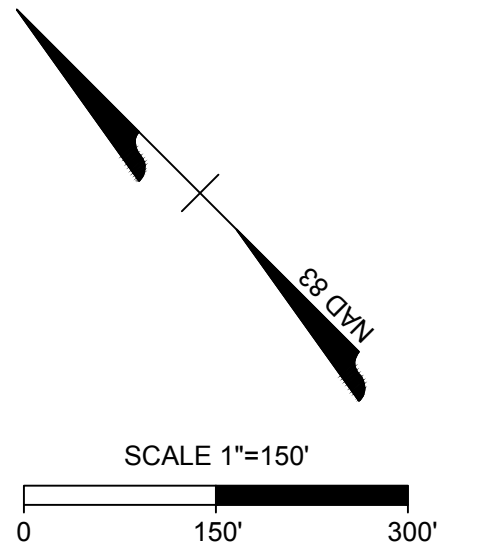
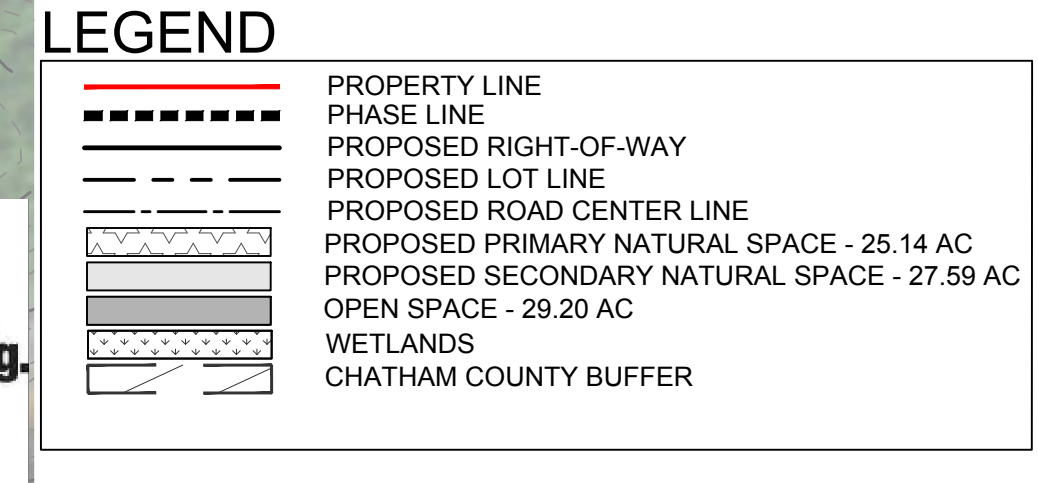
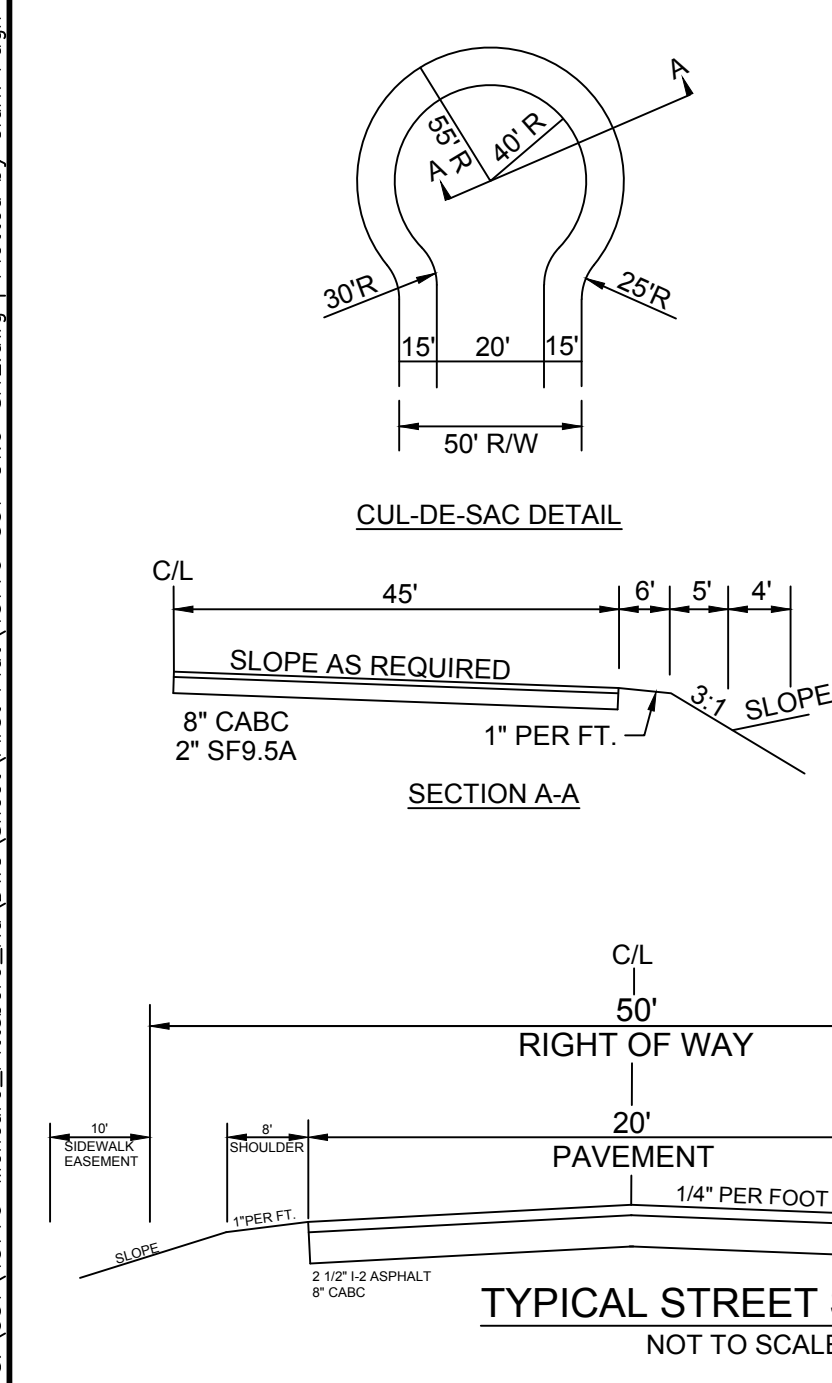
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CHECKED BY	M. ZACCARDO
SCALE	1" = 150'

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

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1" = 150'

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

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