

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