

CONSERVATION SUBDIVISION INSTRUCTIONS

- Steps 1-6 are for Applicants and Consultants to be used in conjunction with the Conservation Subdivision Guidelines.
- Please be advised that two maps are required to be reviewed and approved by the Watershed Protection Director prior to your First Plat Submittal.
- These maps and review process are separate from the Environmental Impact Assessment. Conservation Space Submittals cannot be bundled with the EIA and should be provided per the process below.

- 1) **Identify Conservation Space**- Site surveys must be conducted to identify features/areas for Primary and Secondary Natural Space selection. This includes, but is not limited to, NCNHP classification of State Natural Heritage Areas and Element Occurrences. **Contact NCNHP directly to schedule the site evaluation.** Obtain the report and Element Occurrence data for use in mapping exercise below.
- 2) **Generate Maps**- Data gathered through records research, GIS, and site reports should be compiled to generate maps that are the foundation for the planning of the development envelope and overall site design. This involves a thorough reading and implementation of the concepts laid out on the **Conservation Subdivision Guidelines**.
 - a. **Fragmentation Map** drives general conservation selection (i.e. surrounding landscape and possible connections between conservation spaces in broader context).
 - b. **On-site Inventory Map** is the driving decision making tool for conservation space selection and the areas set aside for development. **THE SITE LAYOUT CANNOT BE DESIGNED BEFORE THE ON-SITE INVENTORY MAP.**
- 3) **Design the Site**- The layout should reflect the Onsite Inventory Map and design the development envelope in areas that are not Primary or Secondary Natural Space (in order listed) or needed to create connections to Natural Space when more than 40% of the site qualifies as Natural Space. Keep in mind that septic fields should only be shown in the development envelope, or in Open Space if necessary.
- 4) **Provide Maps and Analysis**- Schedule a pre-submittal meeting with the Watershed Protection Director to demonstrate consideration of conservation space selection is in keeping with the guidelines. *If the Director agrees the layout is ready for formal review, proceed to step five.*
- 5) **Submit**- Provide the Fragmentation and On-site Inventory maps and the site plan to the Watershed Protection Director for review and approval at least 30 days prior to Concept Plan submittal.
- 6) **Appeal**- If no staff approval is issued, an Appeal can be submitted. Contact Planning Director or Subdivision Administrator for the application and instructions for that process.

Note: The data sets required for the Fragmentation and On-site Inventory Maps are extensive. It is recommended that multiple exhibits be used in aggregate, especially for the On-site Inventory.

Please contact Rachael Thorn at Rachael.thorn@chathamcountync.gov or (919) 545-8343 to schedule the pre-submittal meeting, or for clarification about conservation space selection and mapping.