

THE CONSERVANCY AT JORDAN LAKE

NOVEMBER 19, 2021
FIRST PLAT SUBMITTAL

5B - OPEN SPACE PLAN





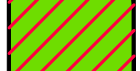


US 15-501

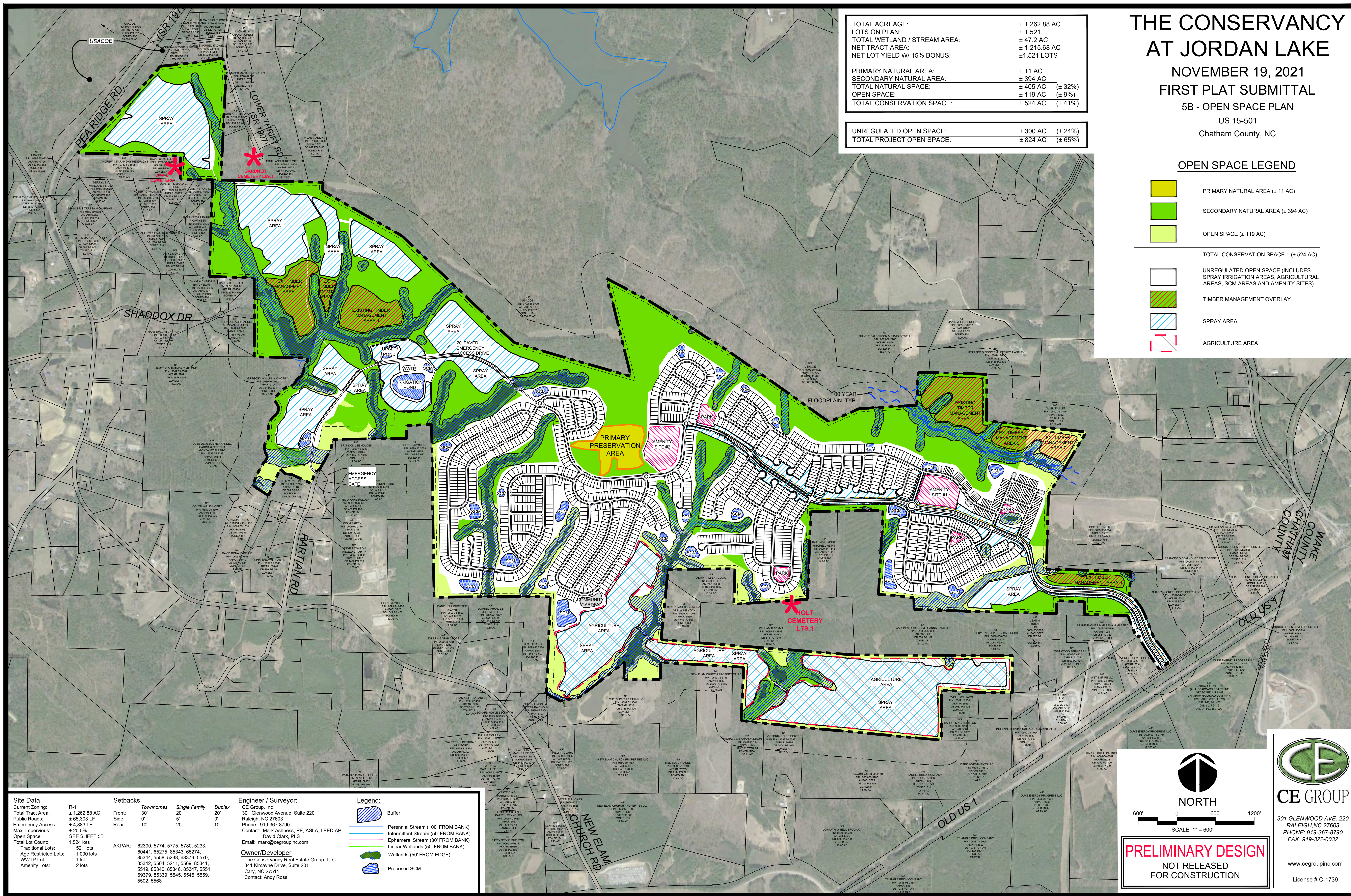
Chatham County, NC

TOTAL ACREAGE:	± 1,262.88 AC
LOTS ON PLAN:	± 1,521
TOTAL WETLAND / STREAM AREA:	± 47.2 AC
NET TRACT AREA:	± 1,215.68 AC
NET LOT YIELD W/ 15% BONUS:	± 1,521 LOTS
PRIMARY NATURAL AREA:	± 11 AC
SECONDARY NATURAL AREA:	± 394 AC
TOTAL NATURAL SPACE:	± 405 AC (± 32%)
OPEN SPACE:	± 119 AC (± 9%)
TOTAL CONSERVATION SPACE:	± 524 AC (± 41%)

UNREGULATED OPEN SPACE:	± 300 AC (± 24%)
TOTAL PROJECT OPEN SPACE:	± 824 AC (± 65%)

OPEN SPACE LEGEND

-  PRIMARY NATURAL AREA (± 11 AC)
-  SECONDARY NATURAL AREA (± 394 AC)
-  OPEN SPACE (± 119 AC)
- TOTAL CONSERVATION SPACE = (± 524 AC)**
-  UNREGULATED OPEN SPACE (INCLUDES SPRAY IRRIGATION AREAS, AGRICULTURAL AREAS, SCM AREAS AND AMENITY SITES)
-  TIMBER MANAGEMENT OVERLAY
-  SPRAY AREA
-  AGRICULTURE AREA









Site Data	
Current Zoning:	R-1
Total Tract Area:	± 1,262.88 AC
Public Roads:	± 65,303 LF
Emergency Access:	± 4,883 LF
Max. Impervious:	± 20.5%
Open Space:	SEE SHEET 5B
Total Lot Count:	1,524 lots
Traditional Lots:	521 lots
Age Restricted Lots:	1,000 lots
WWTP Lot:	1 lot
Amenity Lots:	2 lots

Setbacks	
Front:	Townhomes 30'
Side:	0'
Rear:	10'
Single Family:	20'
Duplex:	0'

Engineer / Surveyor:
CE Group, Inc
301 Glenwood Avenue, Suite 220
Raleigh, NC 27603
Phone: 919-367-8790
Contact: Mark Ashness, PE, ASLA, LEED AP
David Clark, PLS
Email: mark@cegroupinc.com

Owner/Developer:
The Conservancy Real Estate Group, LLC
341 Kimaeye Drive, Suite 201
Cary, NC 27511
Contact: Andy Ross

Legend:	
	Buffer
	Perennial Stream (100' FROM BANK)
	Intermittent Stream (50' FROM BANK)
	Ephemeral Stream (30' FROM BANK)
	Linear Wetlands (50' FROM BANK)
	Wetlands (50' FROM EDGE)
	Proposed SCM

NORTH

SCALE: 1" = 600'

PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION



CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com
License # C-1739