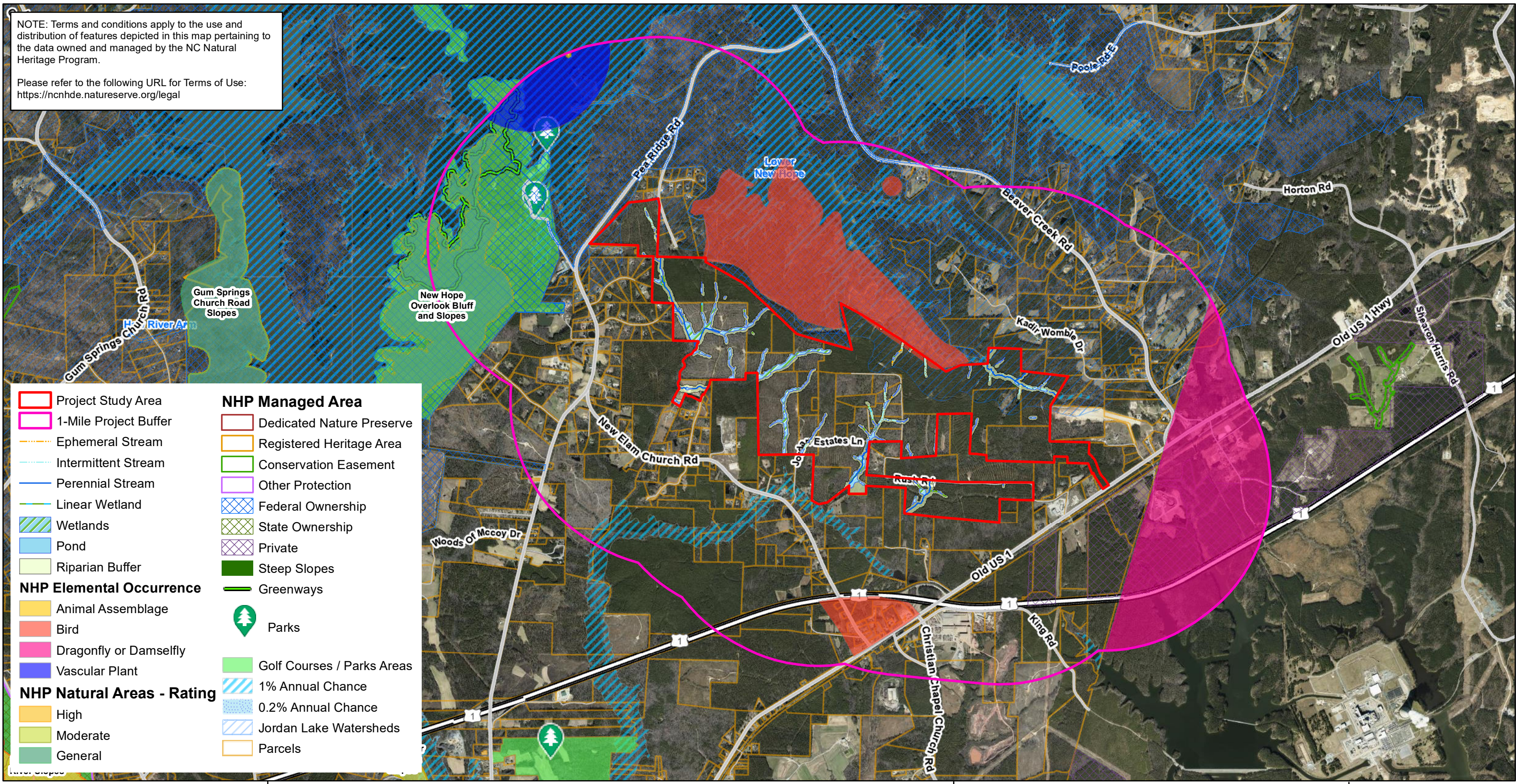
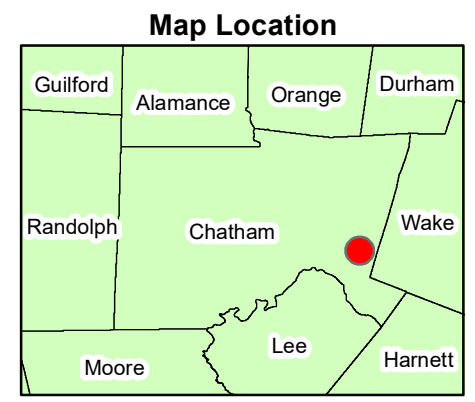


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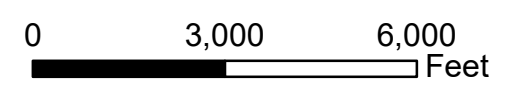
Project Study Area	NHP Managed Area
1-Mile Project Buffer	Dedicated Nature Preserve
Ephemeral Stream	Registered Heritage Area
Intermittent Stream	Conservation Easement
Perennial Stream	Other Protection
Linear Wetland	Federal Ownership
Wetlands	State Ownership
Pond	Private
Riparian Buffer	Steep Slopes
NHP Elemental Occurrence	Greenways
Animal Assemblage	Parks
Bird	Golf Courses / Parks Areas
Dragonfly or Damselfly	1% Annual Chance
Vascular Plant	0.2% Annual Chance
NHP Natural Areas - Rating	Jordan Lake Watersheds
High	Parcels
Moderate	
General	



Fragmentation Map

The Conservancy at Jordan Lake - Sage Project # 2020.041

November 10, 2021

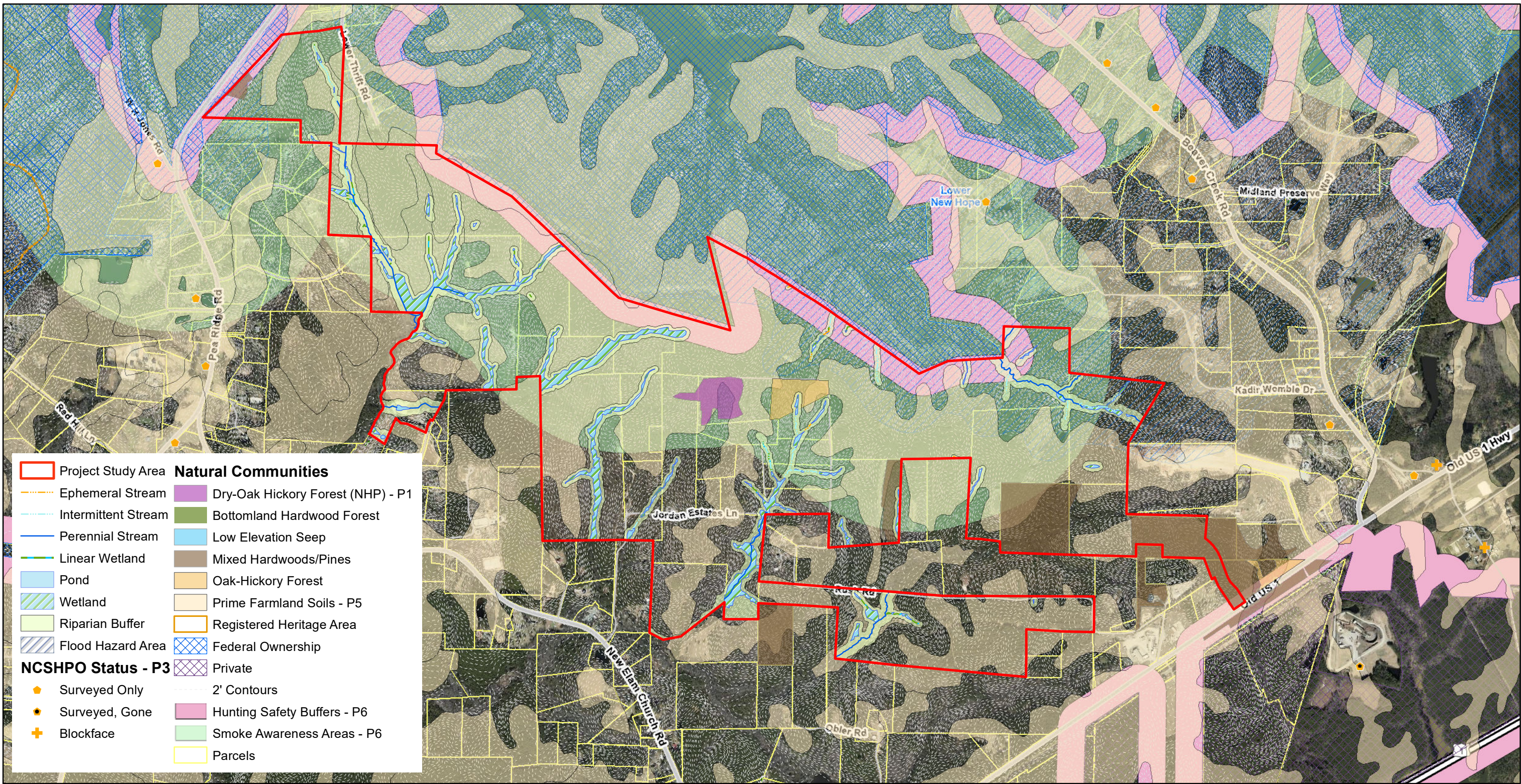


Data Source:
 Chatham County NC GIS Files - 2021
 NCDOT GIS Files - 2020
 NCNHP GIS Files - 2020/2021
 NC OneMap Aerial Imagery - 2017
 Sage GIS Data - 2020
 CE Group CAD Data - 2021

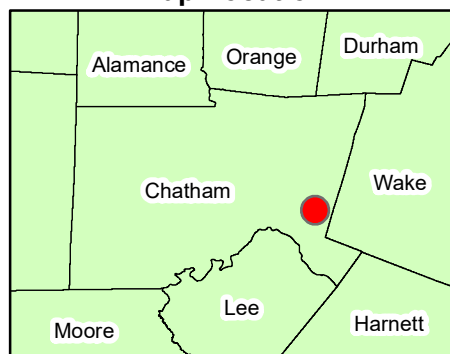
Figure 1



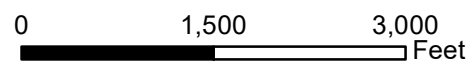
Sage Ecological Services, Inc.
 Office: 919-335-6757
 Cell: 919-559-1537



Map Location



**On-Site Inventory Map
Existing Conditions
The Conservancy at Jordan Lake
Sage Project # 2020.041
November 10, 2021**

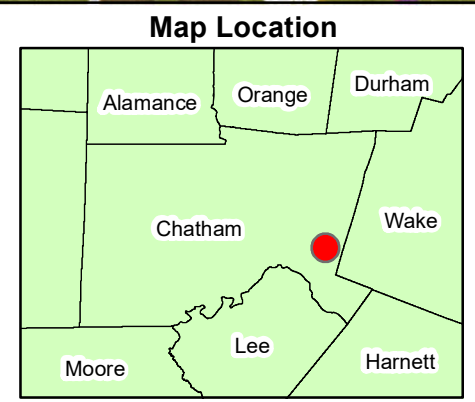
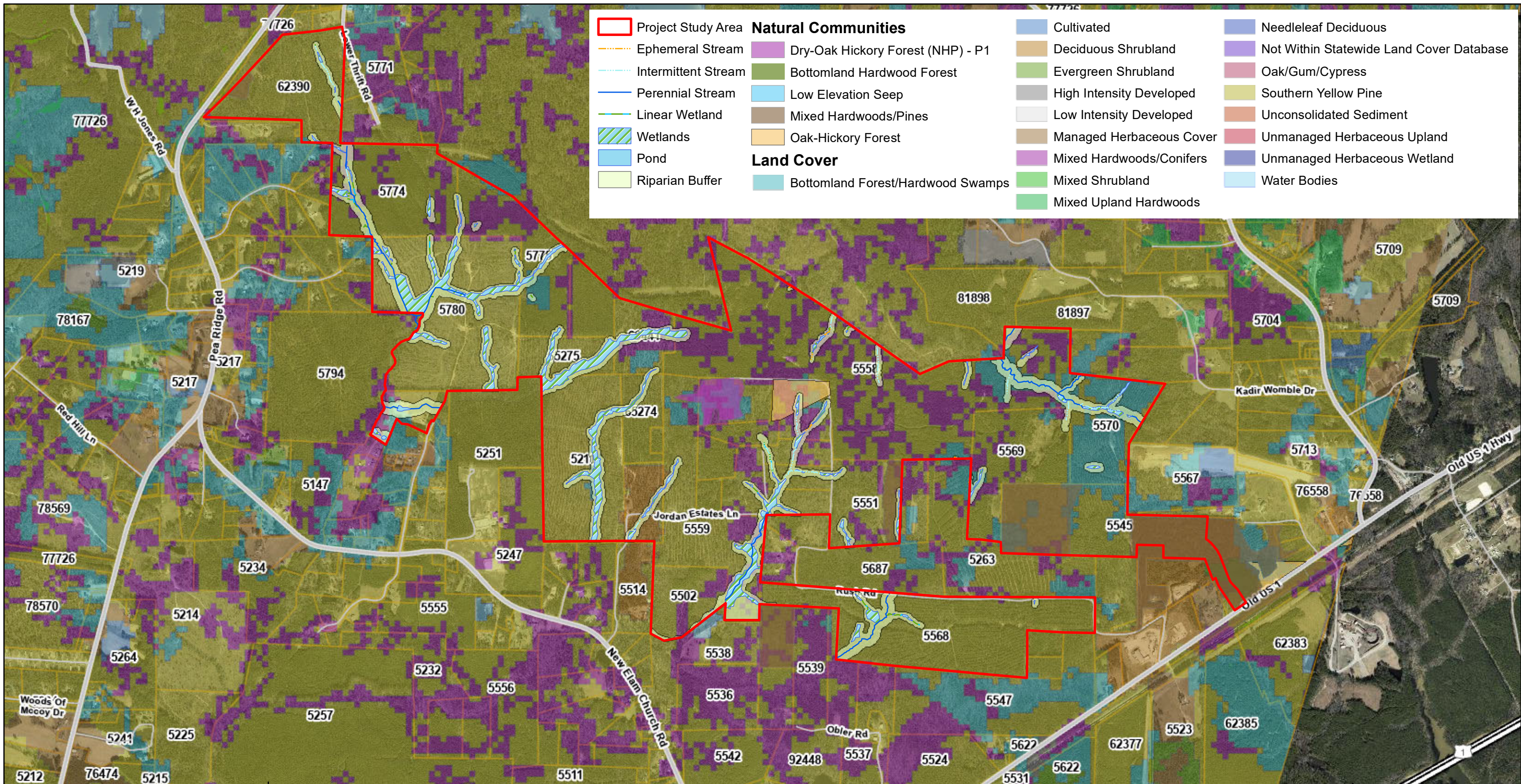


Rachael Horn

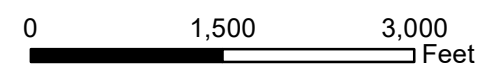
Figure 2-1



Sage Ecological Services, Inc.
Office: 919-335-6757
Cell: 919-559-1537



On-Site Inventory Map
Existing Conditions - Land Cover
The Conservancy at Jordan Lake
Sage Project # 2020.041
November 10, 2021



Rachael Horn

Figure 2-2



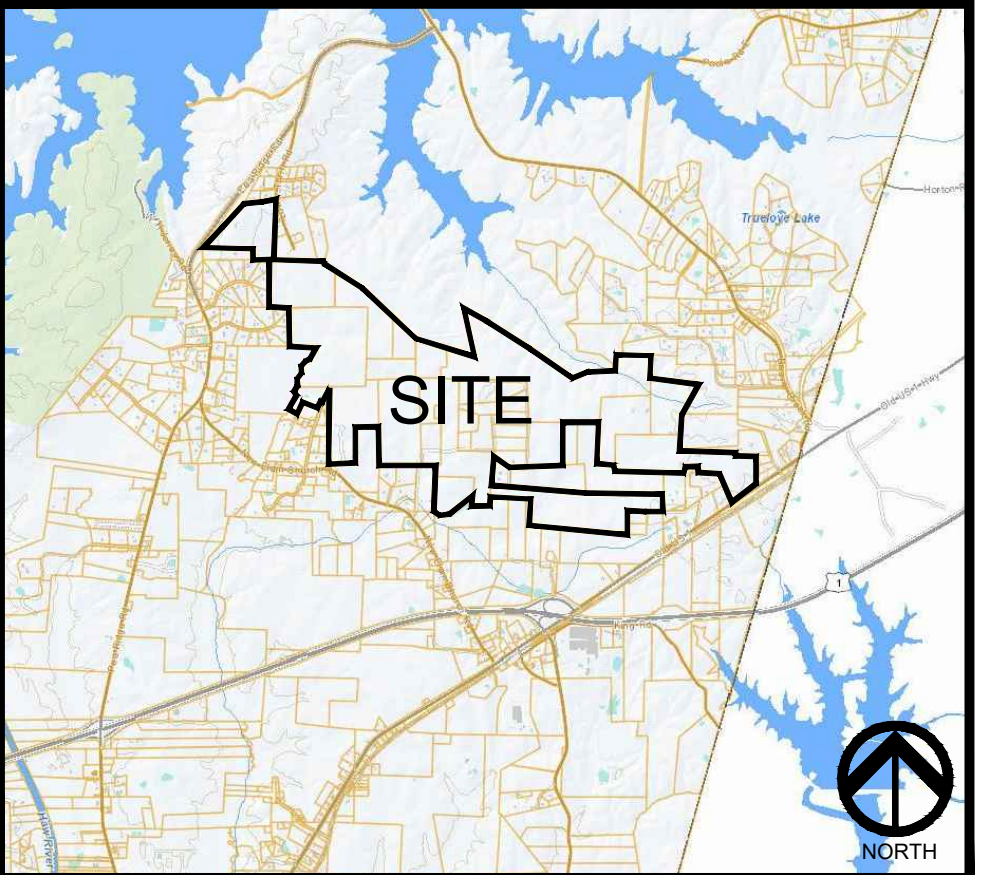
Sage Ecological Services, Inc.
 Office: 919-335-6757
 Cell: 919-559-1537

THE CONSERVANCY AT JORDAN LAKE

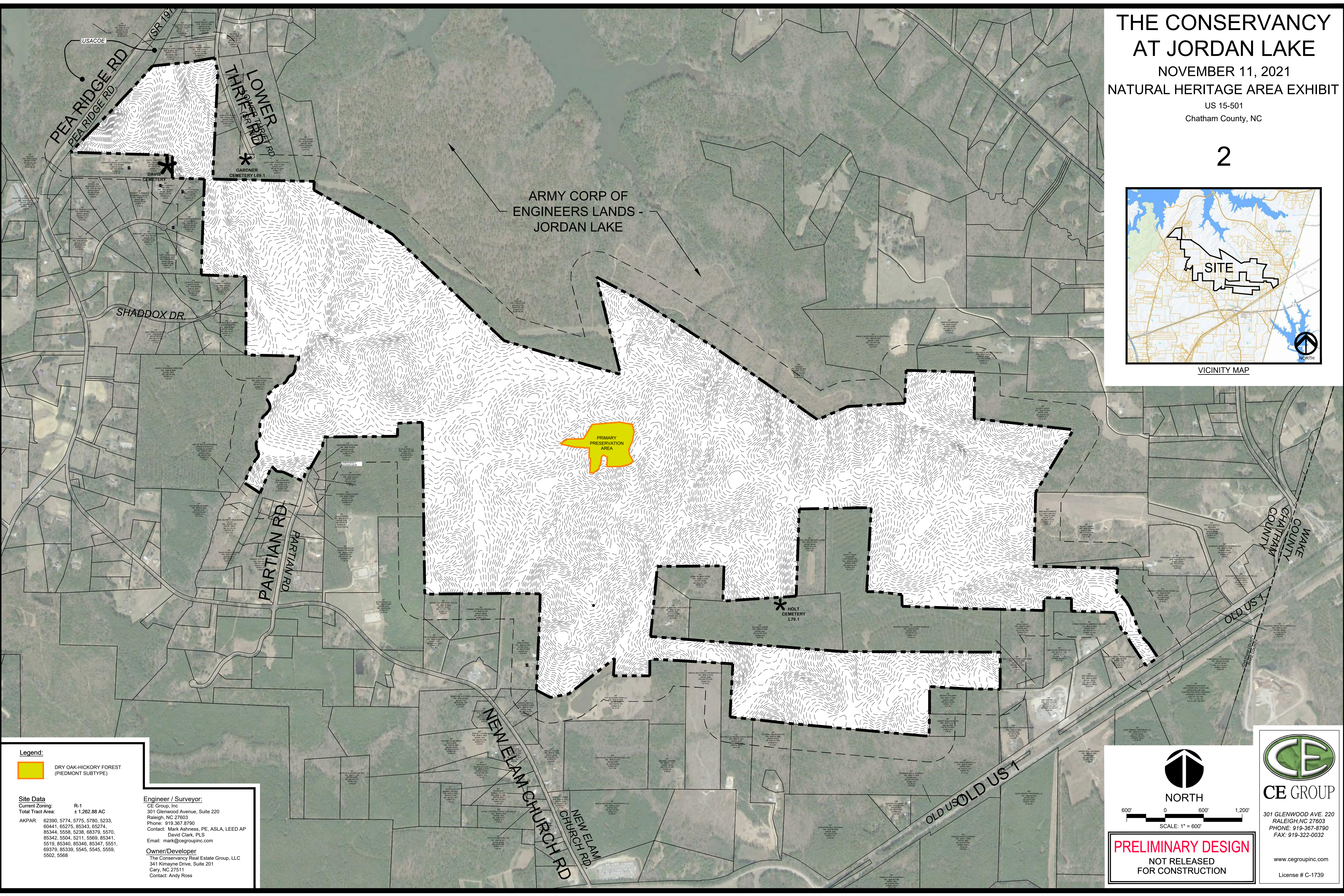
NOVEMBER 11, 2021
NATURAL HERITAGE AREA EXHIBIT


US 15-501
Chatham County, NC

2



VICINITY MAP

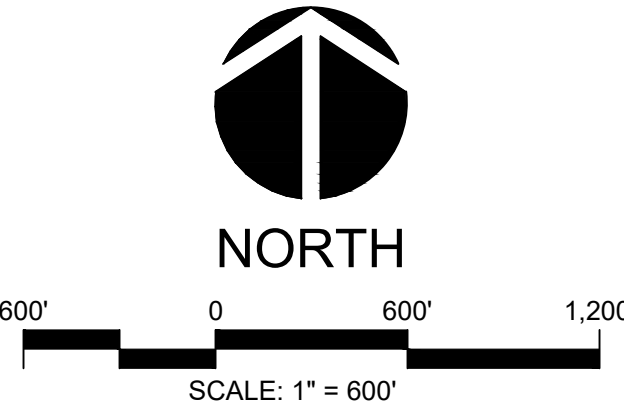


Legend:
 DRY OAK-HICKORY FOREST (PIEDMONT SUBTYPE)

Site Data
 Current Zoning: R-1
 Total Tract Area: ± 1,262.88 AC
 AKPAR: 62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 68379, 5570, 85342, 5504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5545, 5559, 5502, 5568

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 Kimayne Drive, Suite 201
 Cary, NC 27511
 Contact: Andy Ross



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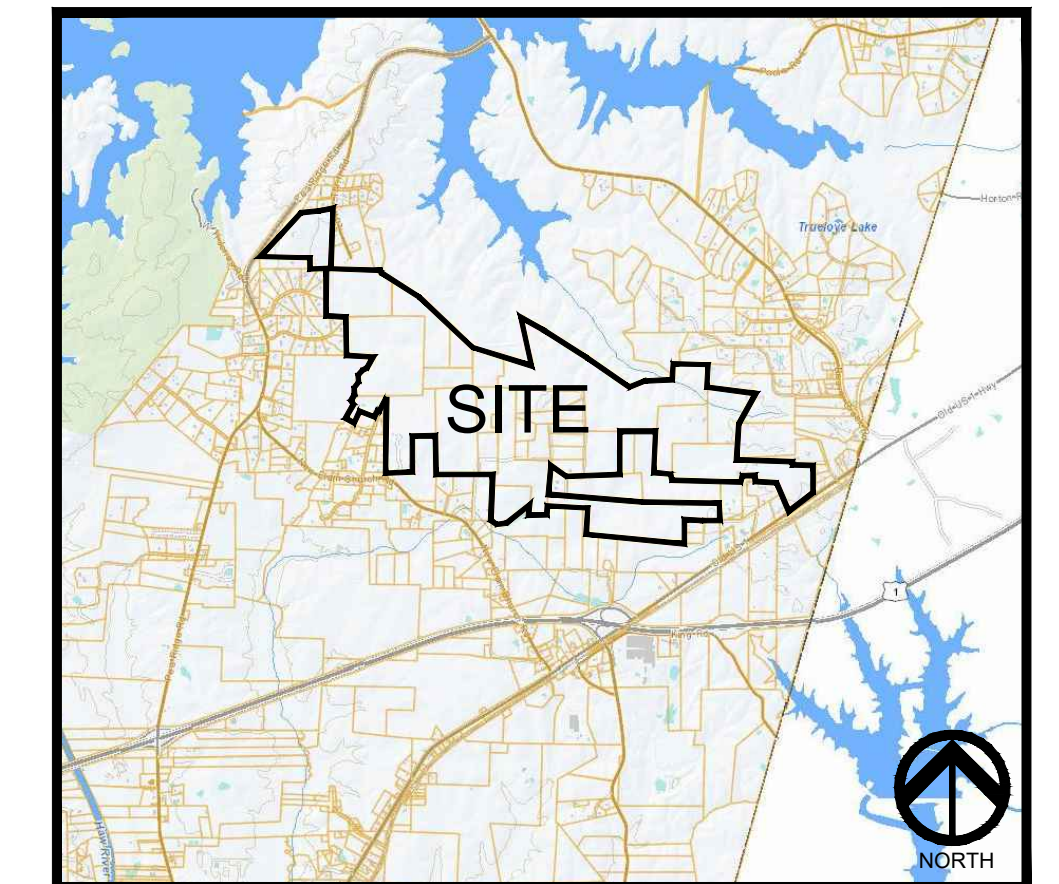


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 RALEIGH, NC 27603
 PHONE: 919-367-8790
 FAX: 919-322-0032

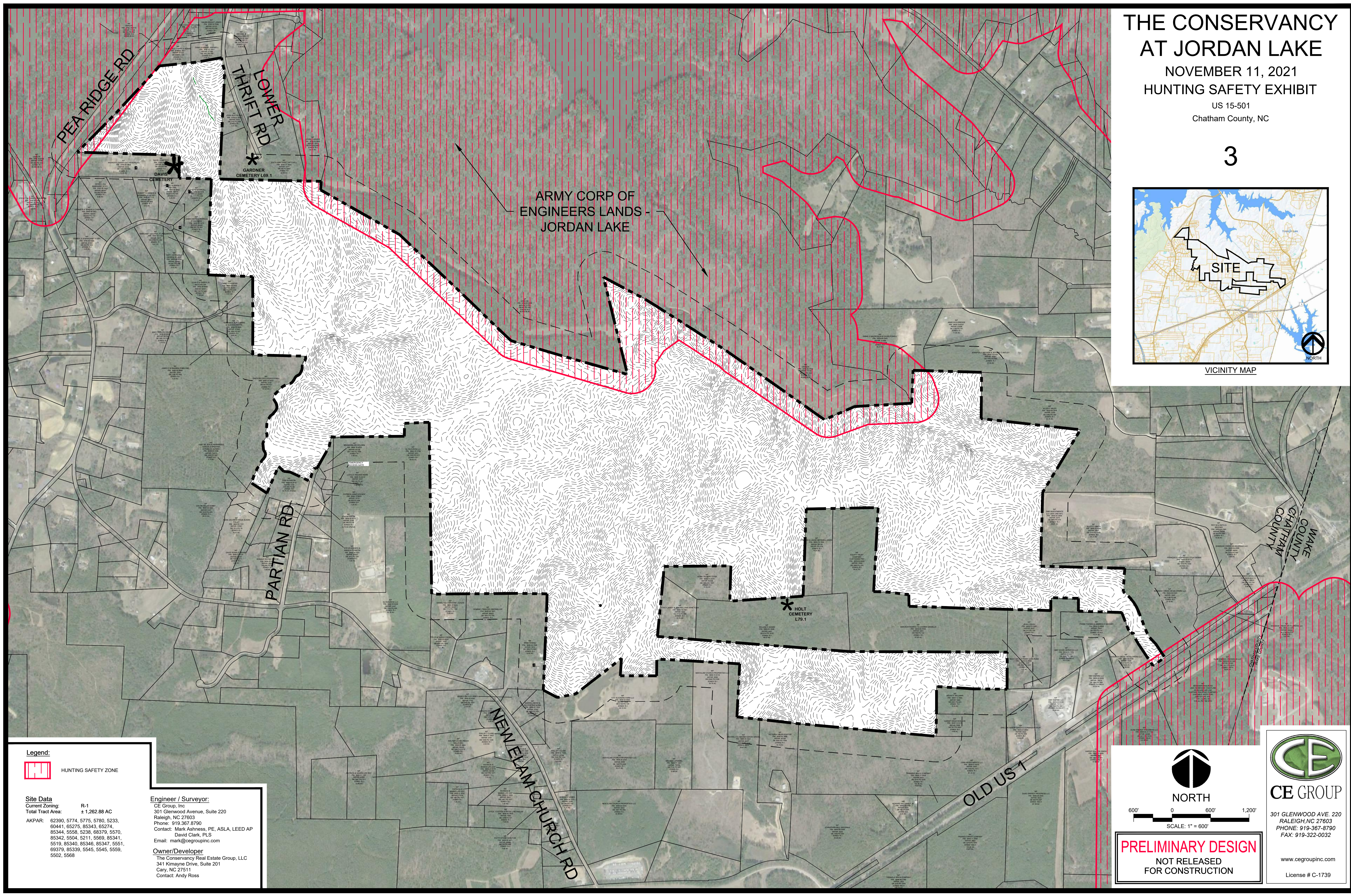
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**THE CONSERVANCY
AT JORDAN LAKE**
NOVEMBER 11, 2021
HUNTING SAFETY EXHIBIT
US 15-501
Chatham County, NC

3



VICINITY MAP



Legend:



HUNTING SAFETY ZONE

Site Data

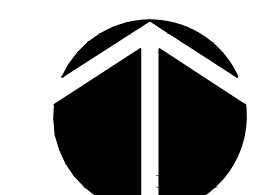
Current Zoning: R-1
Total Tract Area: ± 1,262.88 AC
AKPAR: 62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 68379, 5570, 85342, 5504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5545, 5559, 5502, 5568

Engineer / Surveyor:

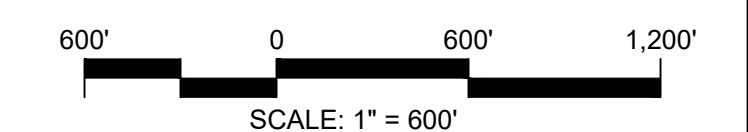
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Contact: Andy Ross



NORTH



SCALE: 1" = 600'

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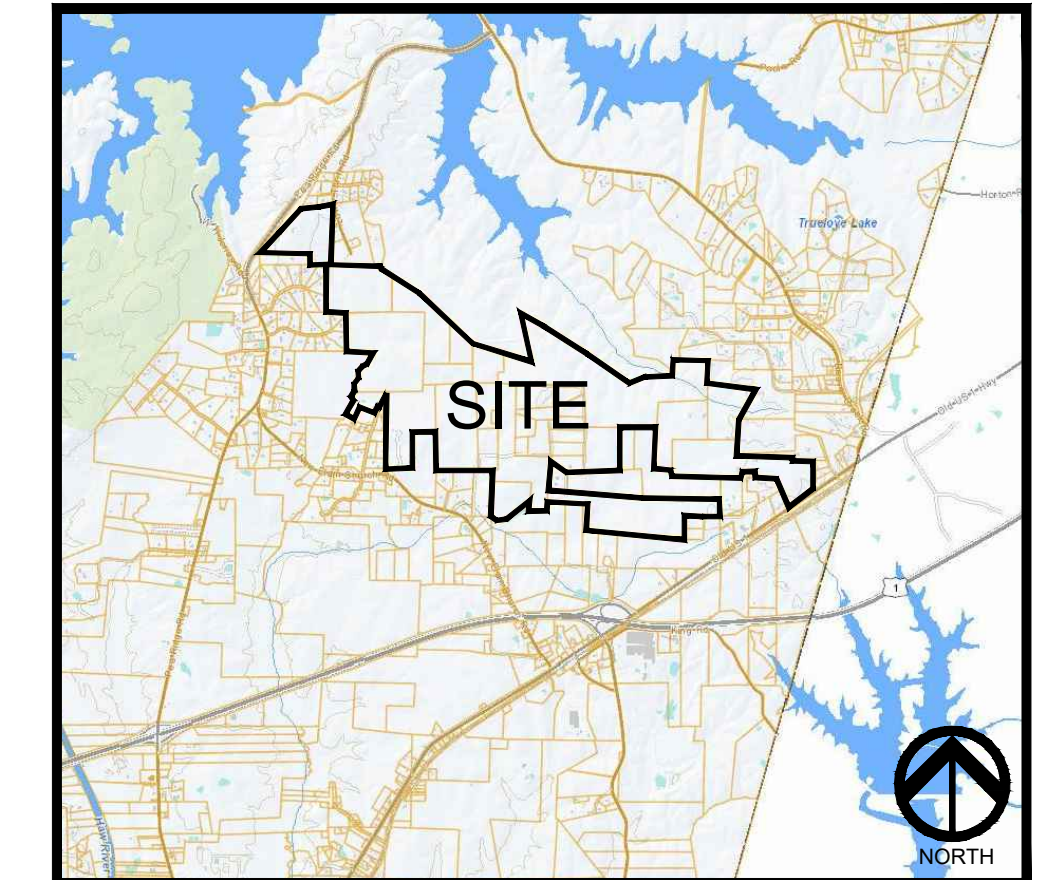
THE CONSERVANCY AT JORDAN LAKE

NOVEMBER 11, 2021

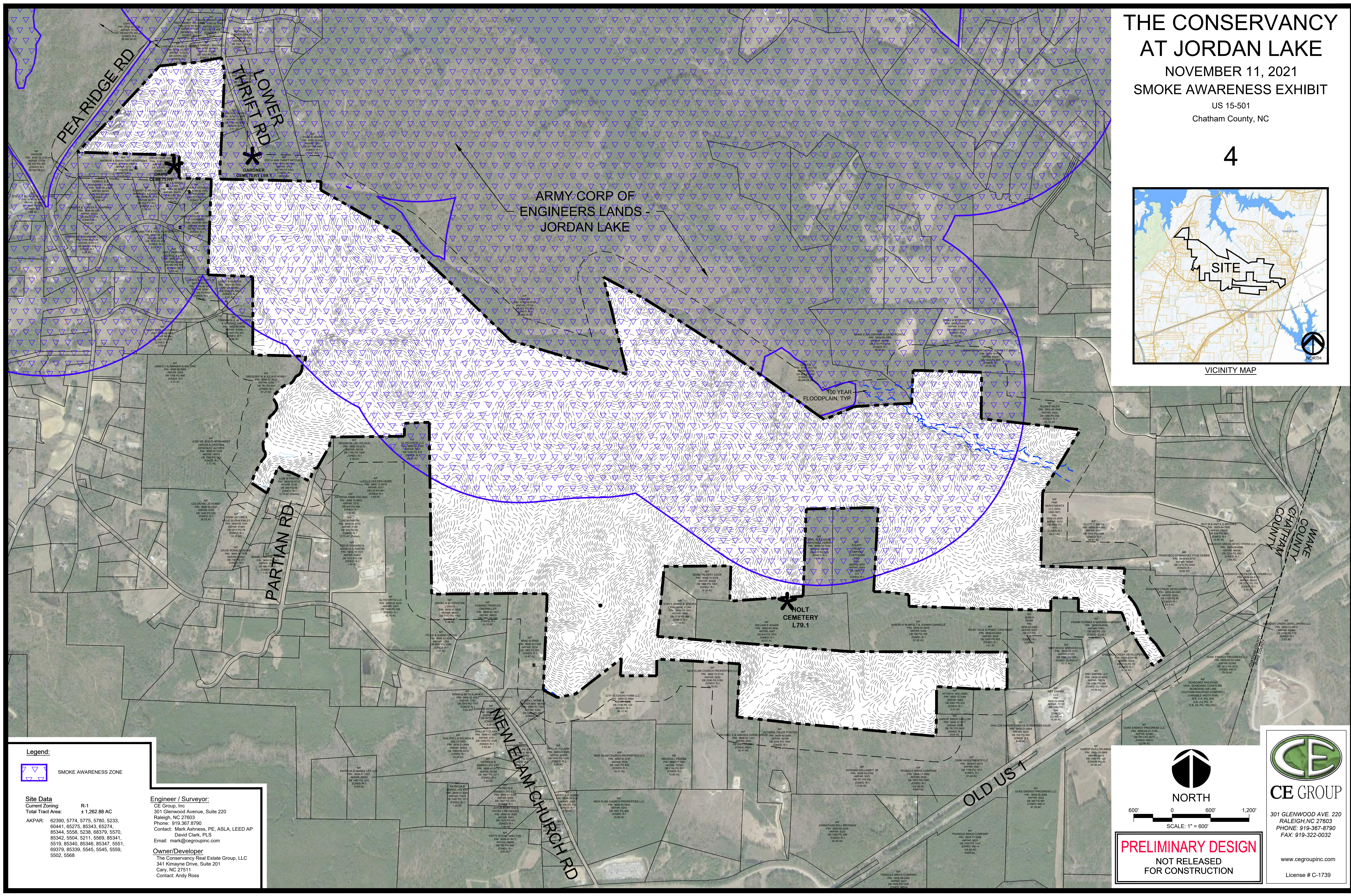
SMOKE AWARENESS EXHIBIT

US 15-501
Chatham County, NC

4



VICINITY MAP



ARMY CORP OF
ENGINEERS LANDS -
JORDAN LAKE

100 YEAR
FLOODPLAIN, TYP.

Legend:

SMOKE AWARENESS ZONE

Site Data
Current Zoning: R-1
Total Tract Area: ± 1,262.88 AC

AKPAR: 62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 6558, 5238, 68379, 6570, 85342, 6504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5545, 5559, 5502, 5568

Engineer / Surveyor:
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David Clark, PLS
Email: mark@cegroupinc.com

Owner/Developer
The Conservancy Real Estate Group, LLC
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Cary, NC 27511
Contact: Andy Ross

NORTH

600' 0 600' 1,200'

SCALE: 1" = 600'

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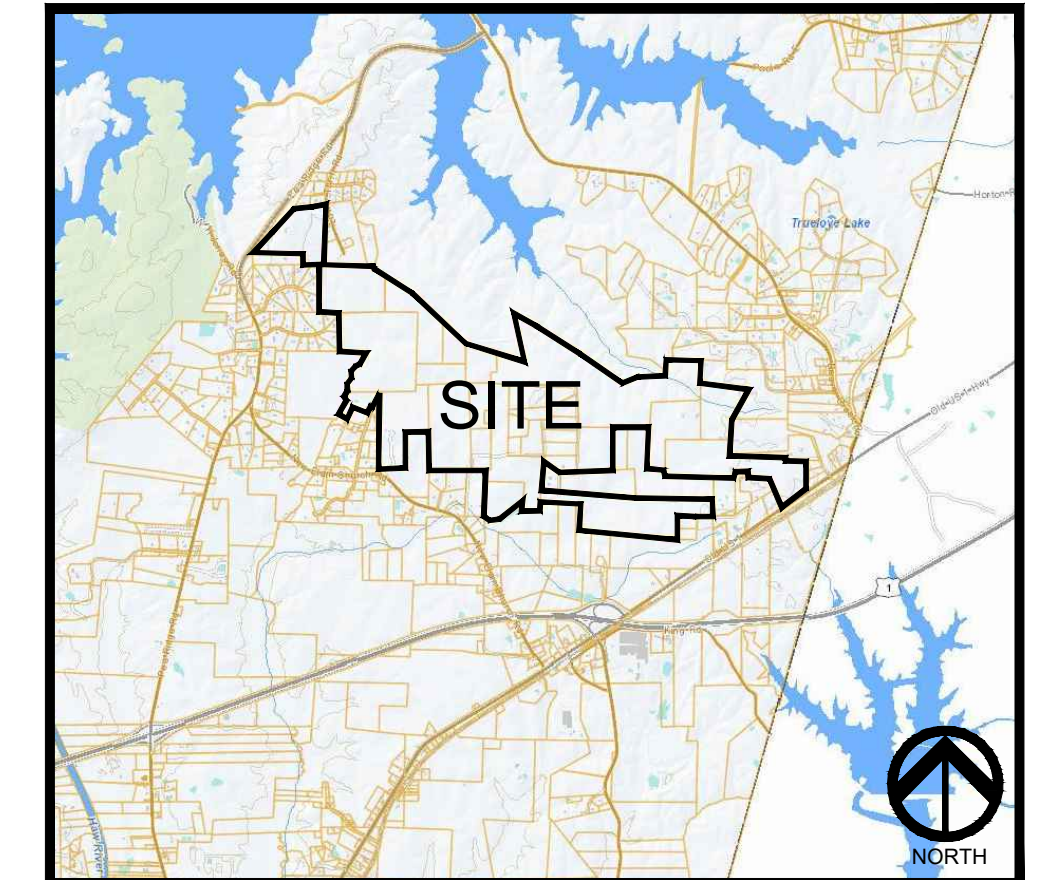
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PHONE: 919-267-8790
FAX: 919-322-0032

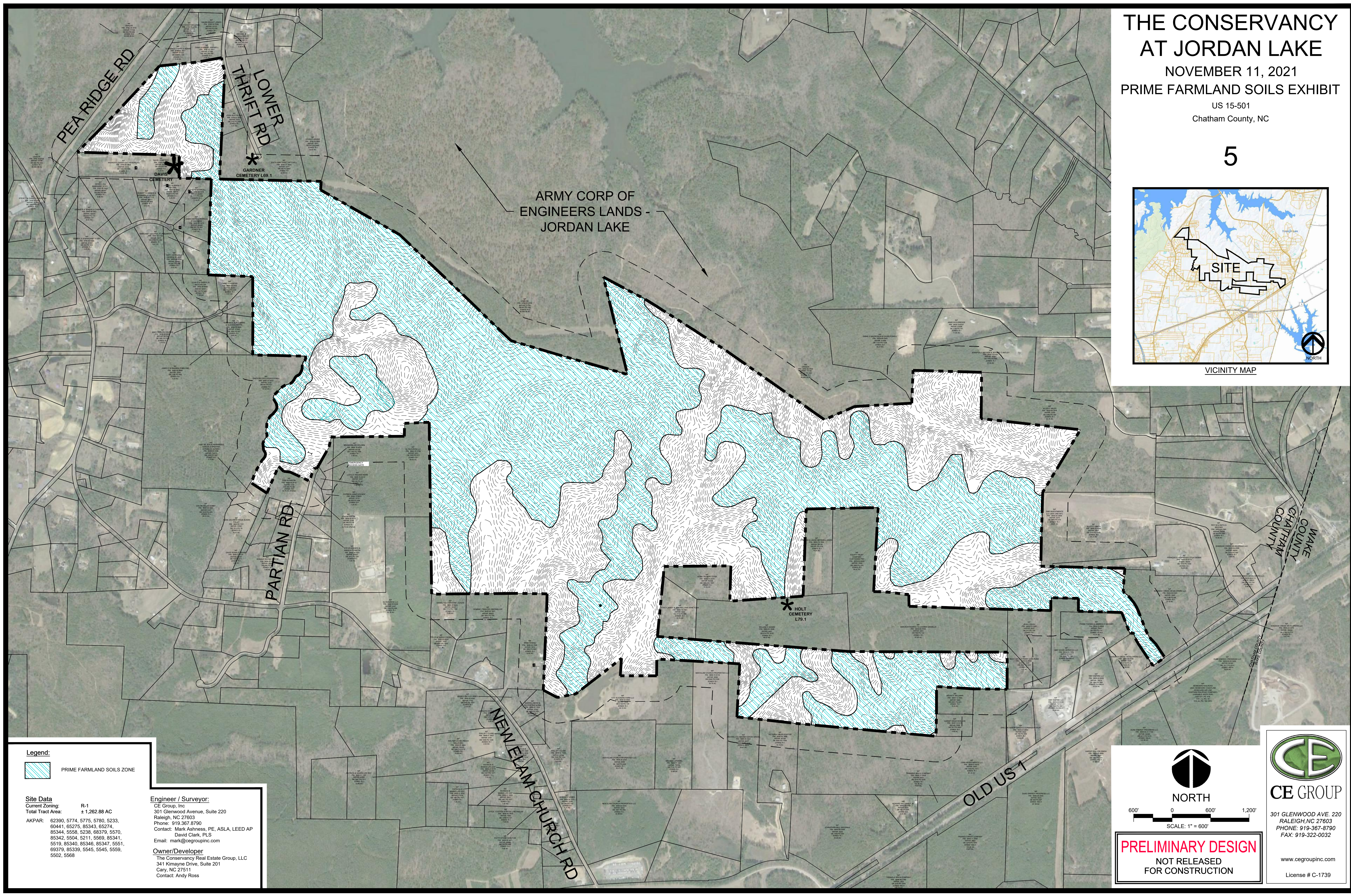
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**THE CONSERVANCY
AT JORDAN LAKE**
NOVEMBER 11, 2021
PRIME FARMLAND SOILS EXHIBIT
US 15-501
Chatham County, NC

5



VICINITY MAP



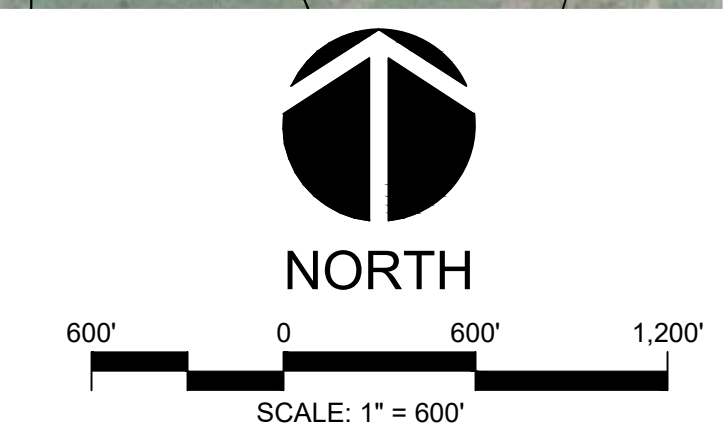
ARMY CORP OF
ENGINEERS LANDS -
JORDAN LAKE

Legend:
 PRIME FARMLAND SOILS ZONE

Site Data
 Current Zoning: R-1
 Total Tract Area: ± 1,262.88 AC
 AKPAR: 62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 68379, 5570, 85342, 5504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5545, 5559, 5502, 5568

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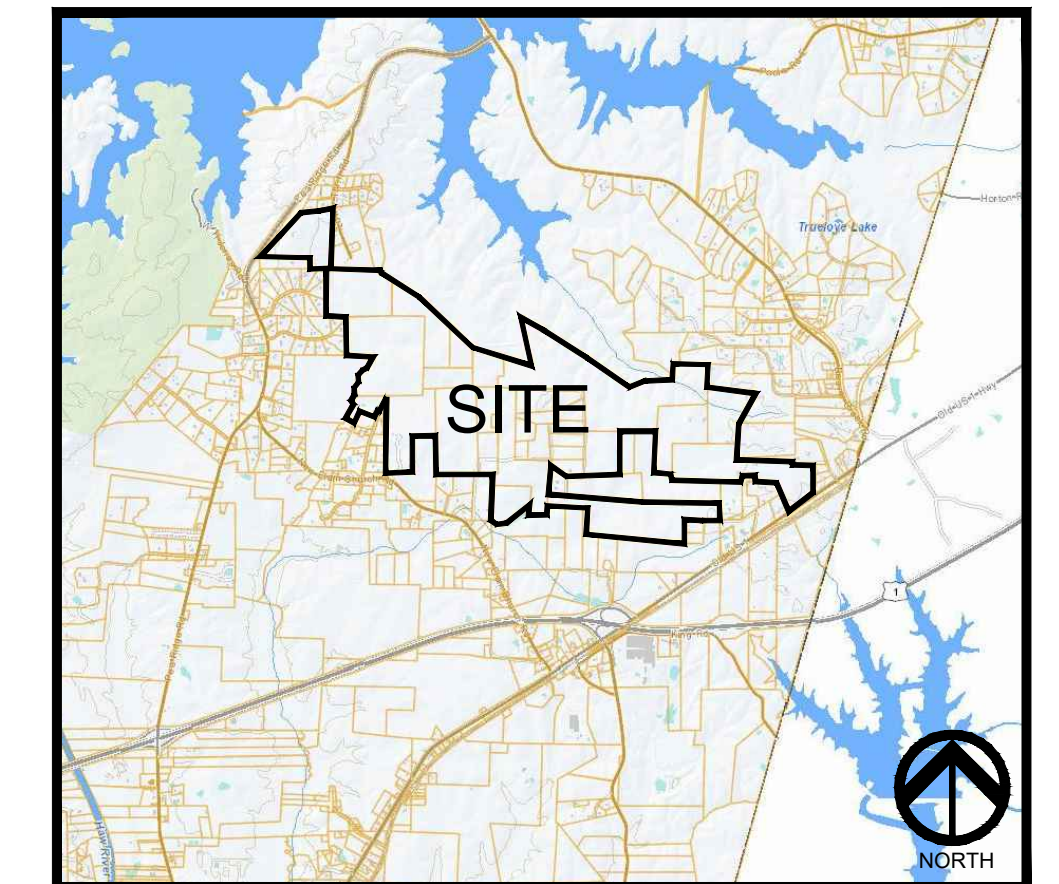
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THE CONSERVANCY AT JORDAN LAKE

NOVEMBER 11, 2021
STEEP SLOPES EXHIBIT

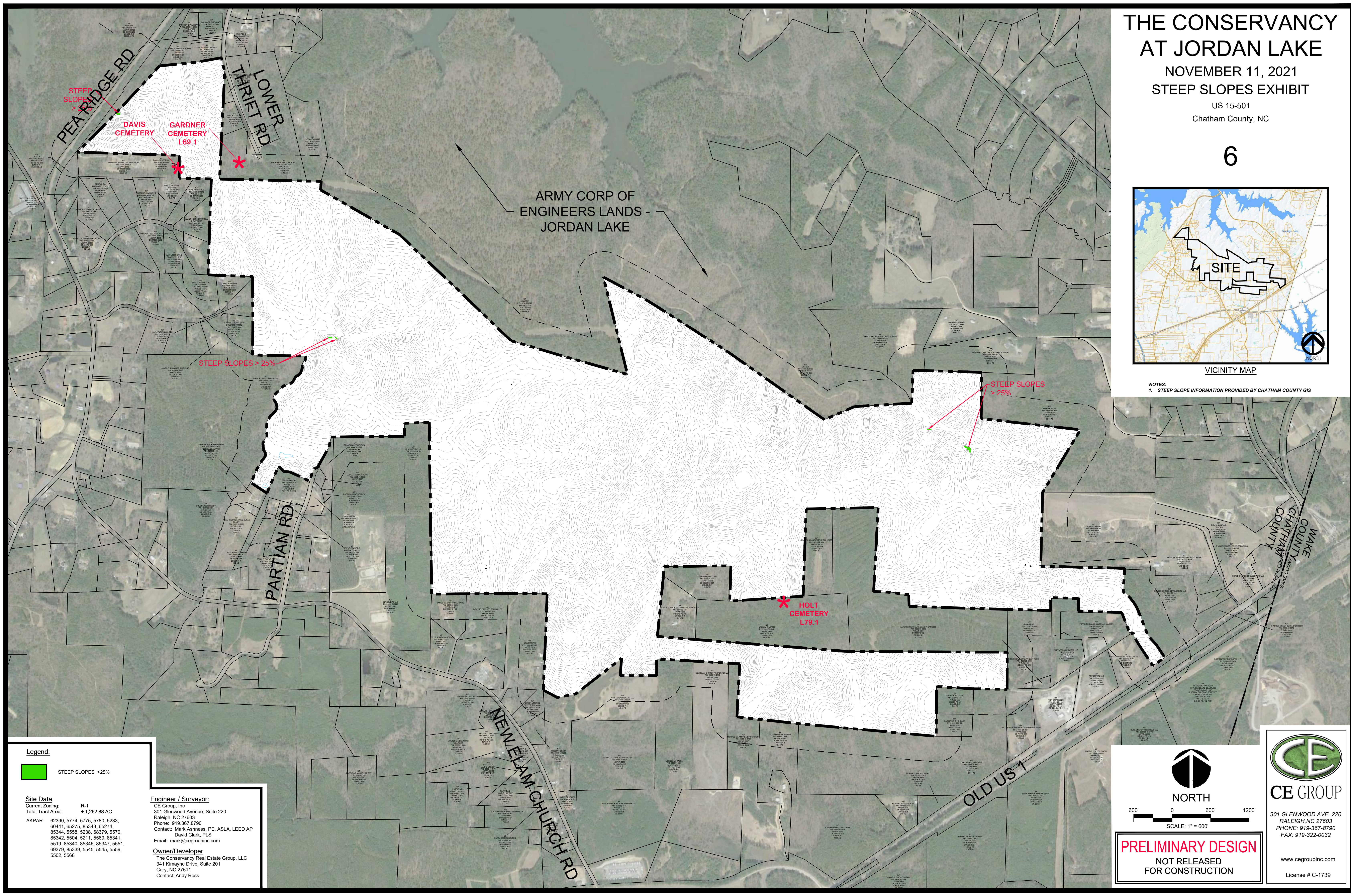
US 15-501
Chatham County, NC

6



VICINITY MAP

NOTES:
1. STEEP SLOPE INFORMATION PROVIDED BY CHATHAM COUNTY GIS

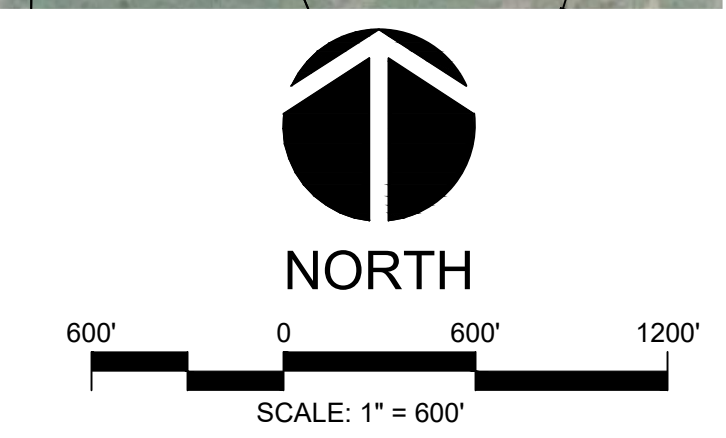


Legend:
 STEEP SLOPES >25%

Site Data
 Current Zoning: R-1
 Total Tract Area: ± 1,262.88 AC
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THE CONSERVANCY AT JORDAN LAKE

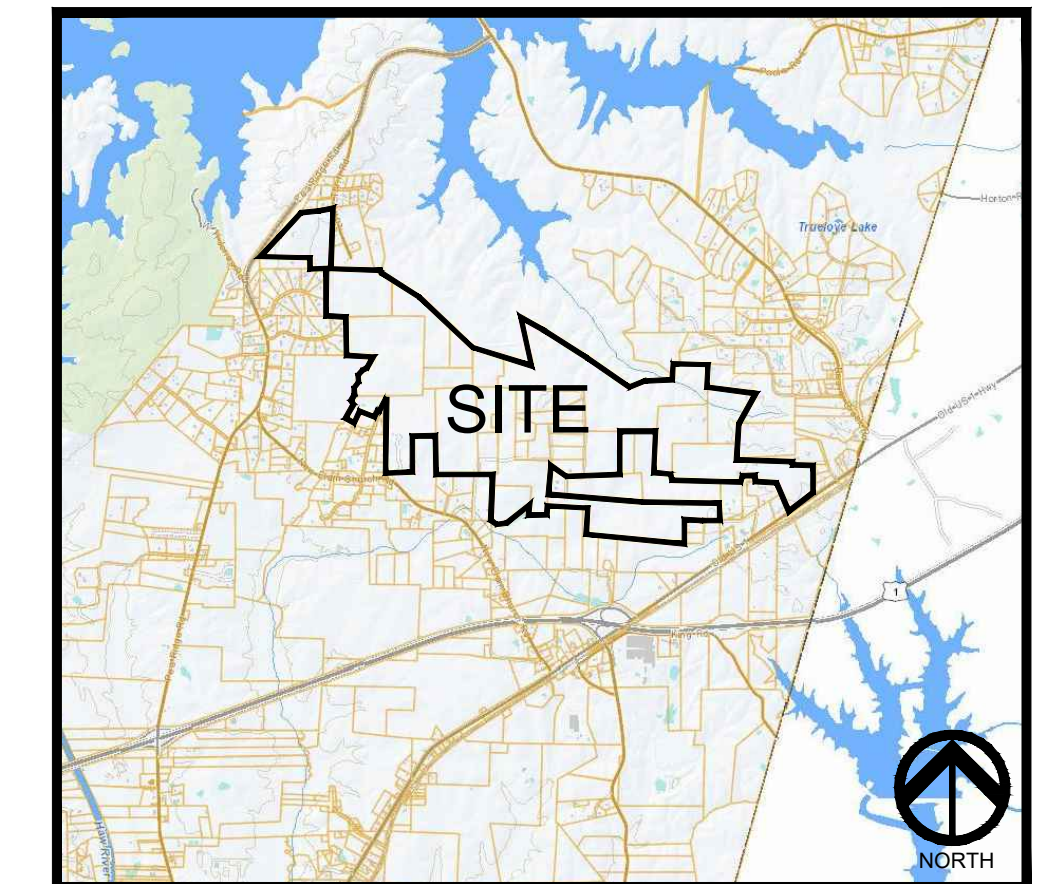
NOVEMBER 11, 2021

AVAILABLE CONSERVATION AREA

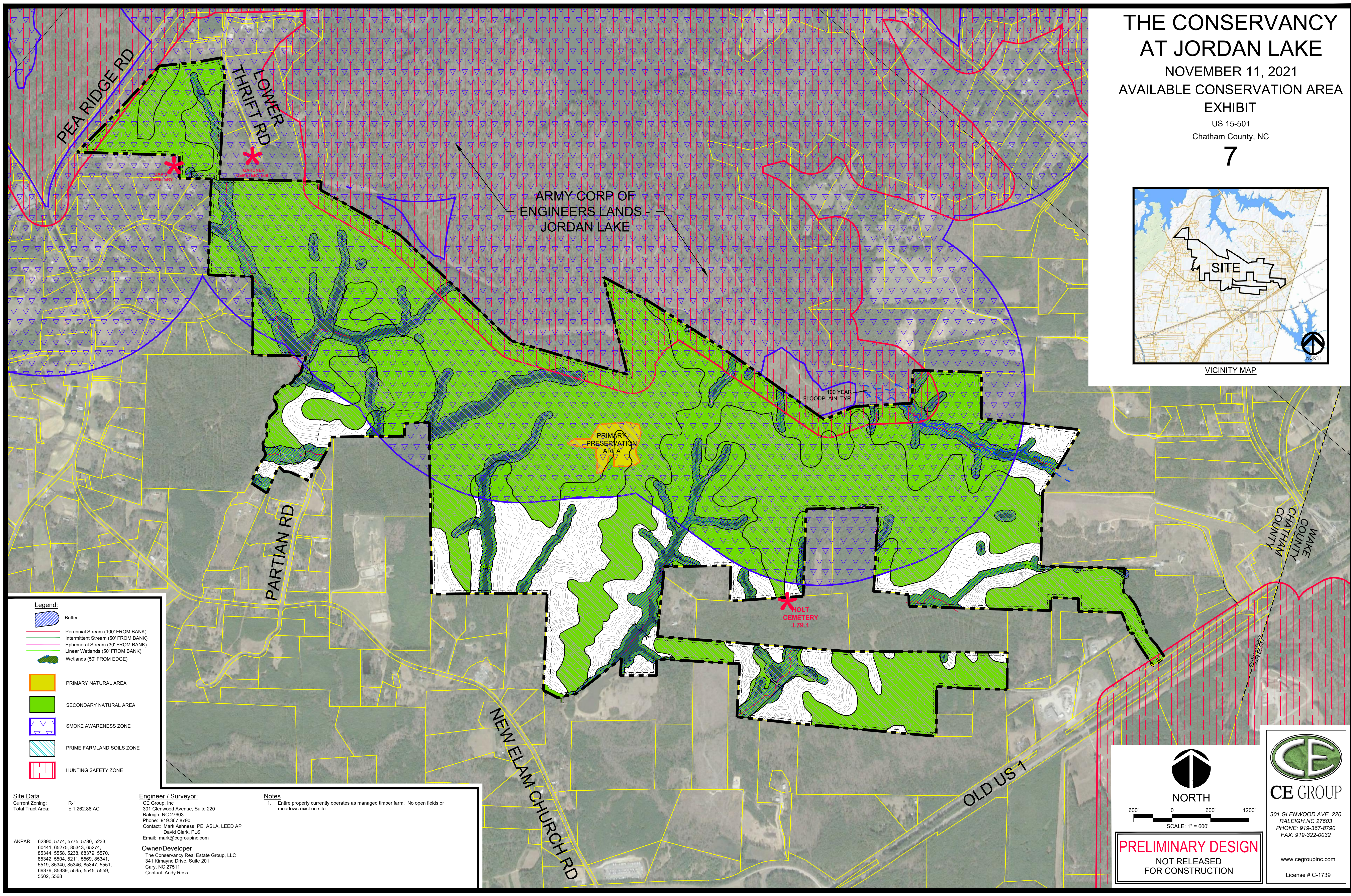
EXHIBIT

US 15-501
Chatham County, NC

7



VICINITY MAP



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)
- PRIMARY NATURAL AREA
- SECONDARY NATURAL AREA
- SMOKE AWARENESS ZONE
- PRIME FARMLAND SOILS ZONE
- HUNTING SAFETY ZONE

Site Data
Current Zoning: R-1
Total Tract Area: ± 1,262.88 AC

AKPAR: 62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 68379, 5570, 85342, 5504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5545, 5559, 5502, 5568

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Email: mark@cegroupinc.com

Owner/Developer
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Contact: Andy Ross

Notes
1. Entire property currently operates as managed timber farm. No open fields or meadows exist on site.

NORTH
600' 0 600' 1200'
SCALE: 1" = 600'

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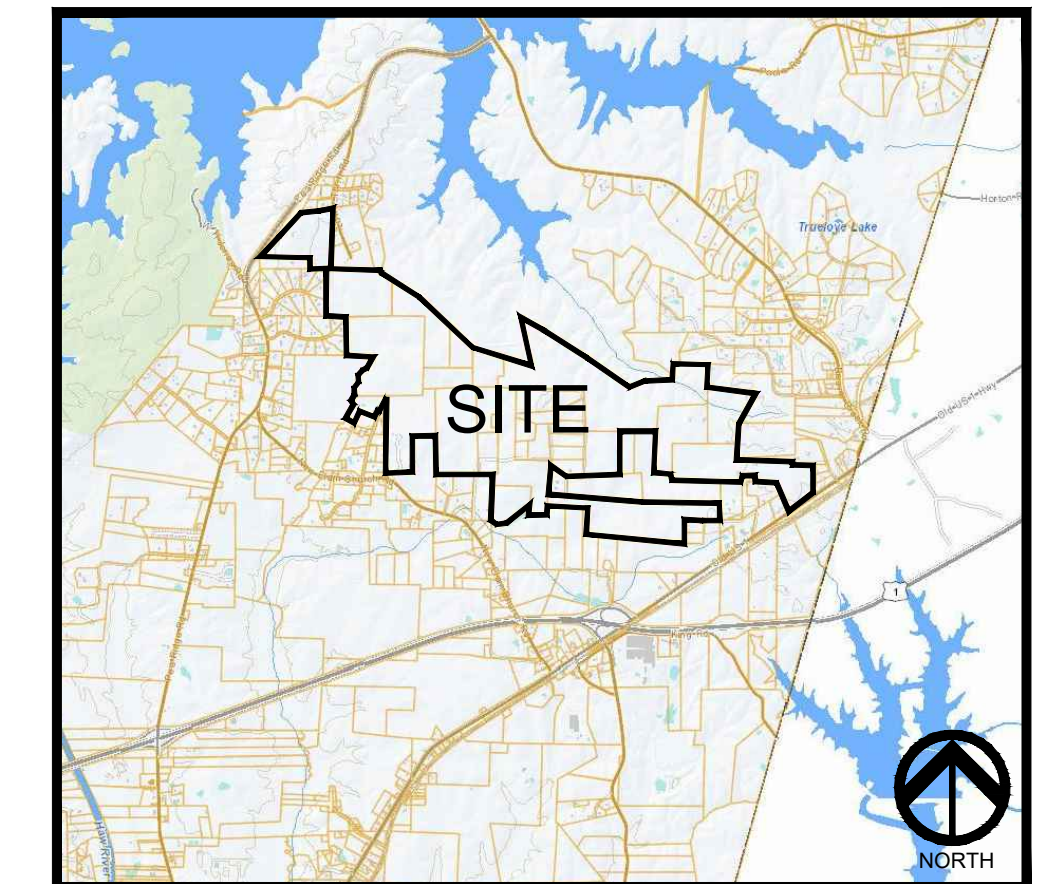
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THE CONSERVANCY AT JORDAN LAKE

NOVEMBER 11, 2021
SELECTED NATURAL SPACE
EXHIBIT

US 15-501
Chatham County, NC

8



VICINITY MAP

ARMY CORP OF
ENGINEERS LANDS -
JORDAN LAKE

PRIMARY
PRESERVATION
AREA

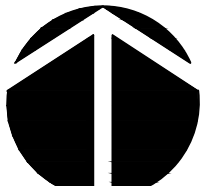

Legend:

- PRIMARY NATURAL AREA (DRY OAK-HICKORY FOREST)
- SECONDARY NATURAL AREA

Site Data
Current Zoning: R-1
Total Tract Area: ± 1,262.88 AC
AKPAR: 62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 68379, 5570, 85342, 5504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5545, 5559, 5502, 5568

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Email: mark@cegroupinc.com

Owner/Developer
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Cary, NC 27511
Contact: Andy Ross


NORTH

 SCALE: 1" = 600'

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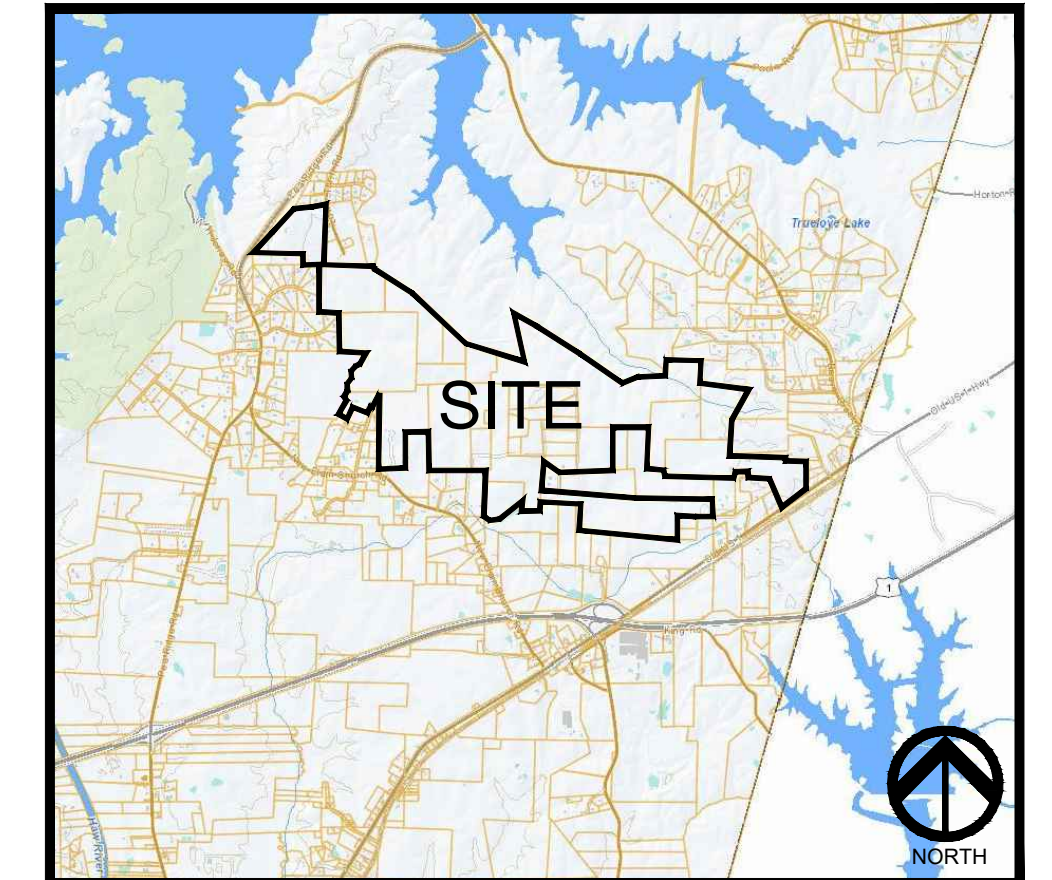

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 FAX: 919-322-0032
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THE CONSERVANCY AT JORDAN LAKE

NOVEMBER 11, 2021
SELECTED OPEN SPACE EXHIBIT

US 15-501
Chatham County, NC

9



VICINITY MAP

ARMY CORP OF ENGINEERS LANDS - JORDAN LAKE

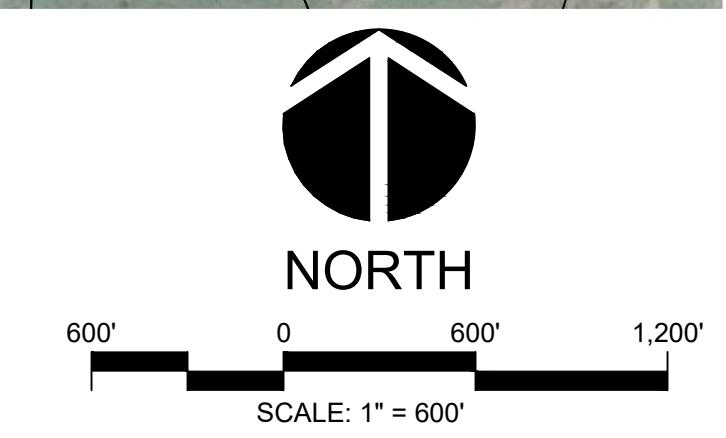
NATURAL OPEN SPACE CROSSING (TYP)
NOT COUNTED IN AREA TOTALS

Legend:
REGULATED OPEN SPACE

Site Data
Current Zoning: R-1
Total Tract Area: ± 1,262.88 AC
AKPAR: 62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 68379, 5570, 85342, 5504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5545, 5559, 5502, 5568

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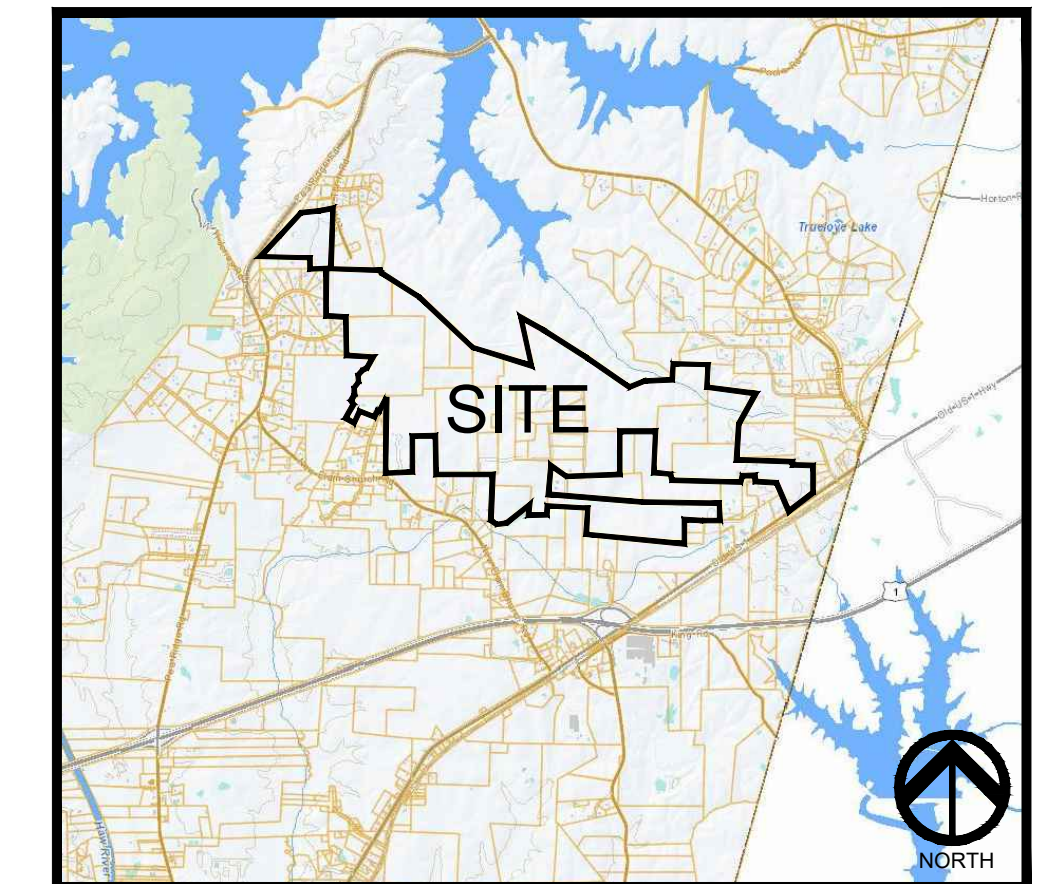
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THE CONSERVANCY AT JORDAN LAKE

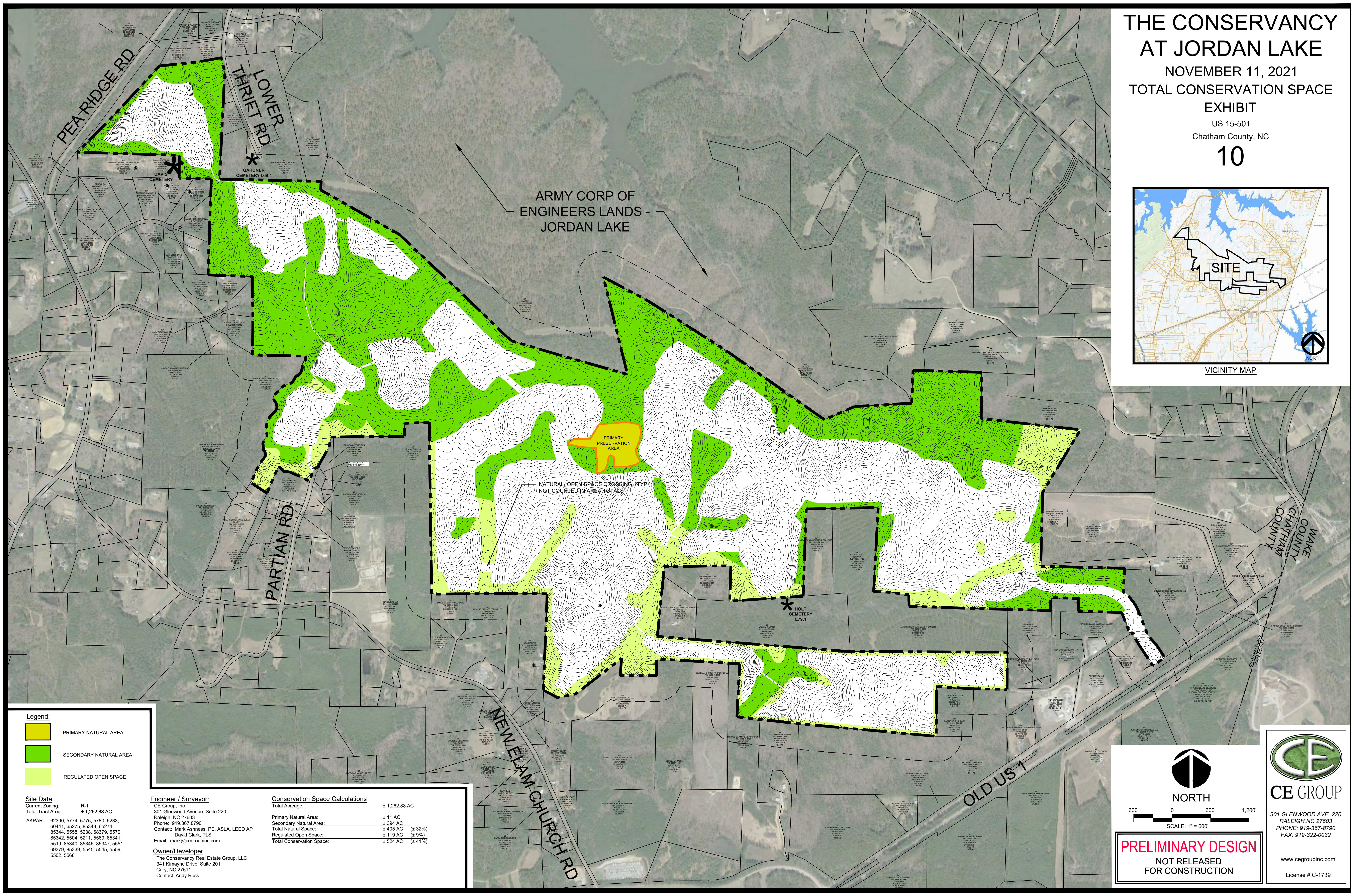
NOVEMBER 11, 2021
TOTAL CONSERVATION SPACE
EXHIBIT

US 15-501
Chatham County, NC

10



VICINITY MAP



ARMY CORP OF
ENGINEERS LANDS -
JORDAN LAKE

PRIMARY
PRESERVATION
AREA

NATURAL OPEN SPACE CROSSING (TYP)
NOT COUNTED IN AREA TOTALS

Legend:

	PRIMARY NATURAL AREA
	SECONDARY NATURAL AREA
	REGULATED OPEN SPACE

Site Data

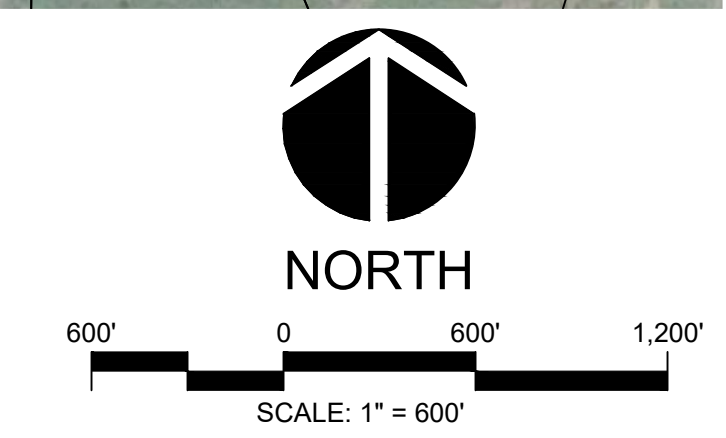
Current Zoning:	R-1
Total Tract Area:	± 1,262.88 AC
AKPAR:	62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 68379, 5570, 85342, 5504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5545, 5559, 5502, 5568

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Owner/Developer
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341 Kimayne Drive, Suite 201
Cary, NC 27511
Contact: Andy Ross

Conservation Space Calculations

Total Acreage:	± 1,262.88 AC
Primary Natural Area:	± 11 AC
Secondary Natural Area:	± 384 AC
Total Natural Space:	± 405 AC (± 32%)
Regulated Open Space:	± 119 AC (± 9%)
Total Conservation Space:	± 524 AC (± 41%)



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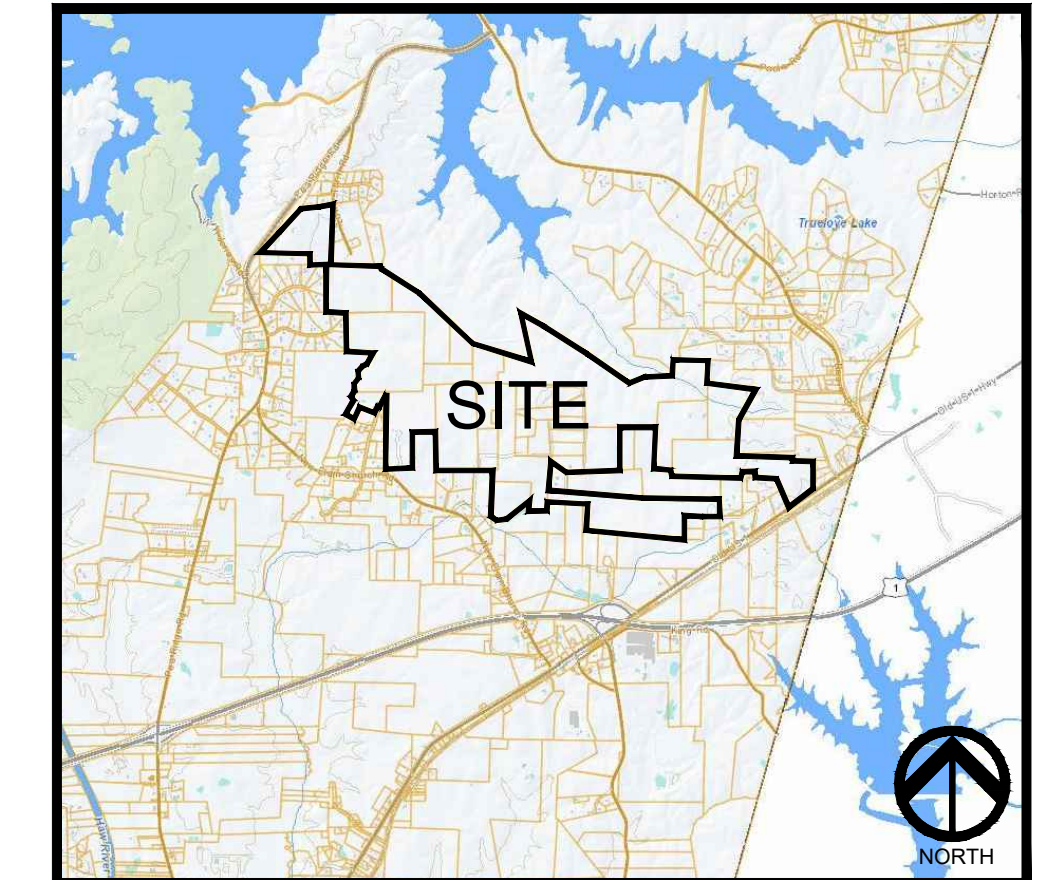
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THE CONSERVANCY AT JORDAN LAKE

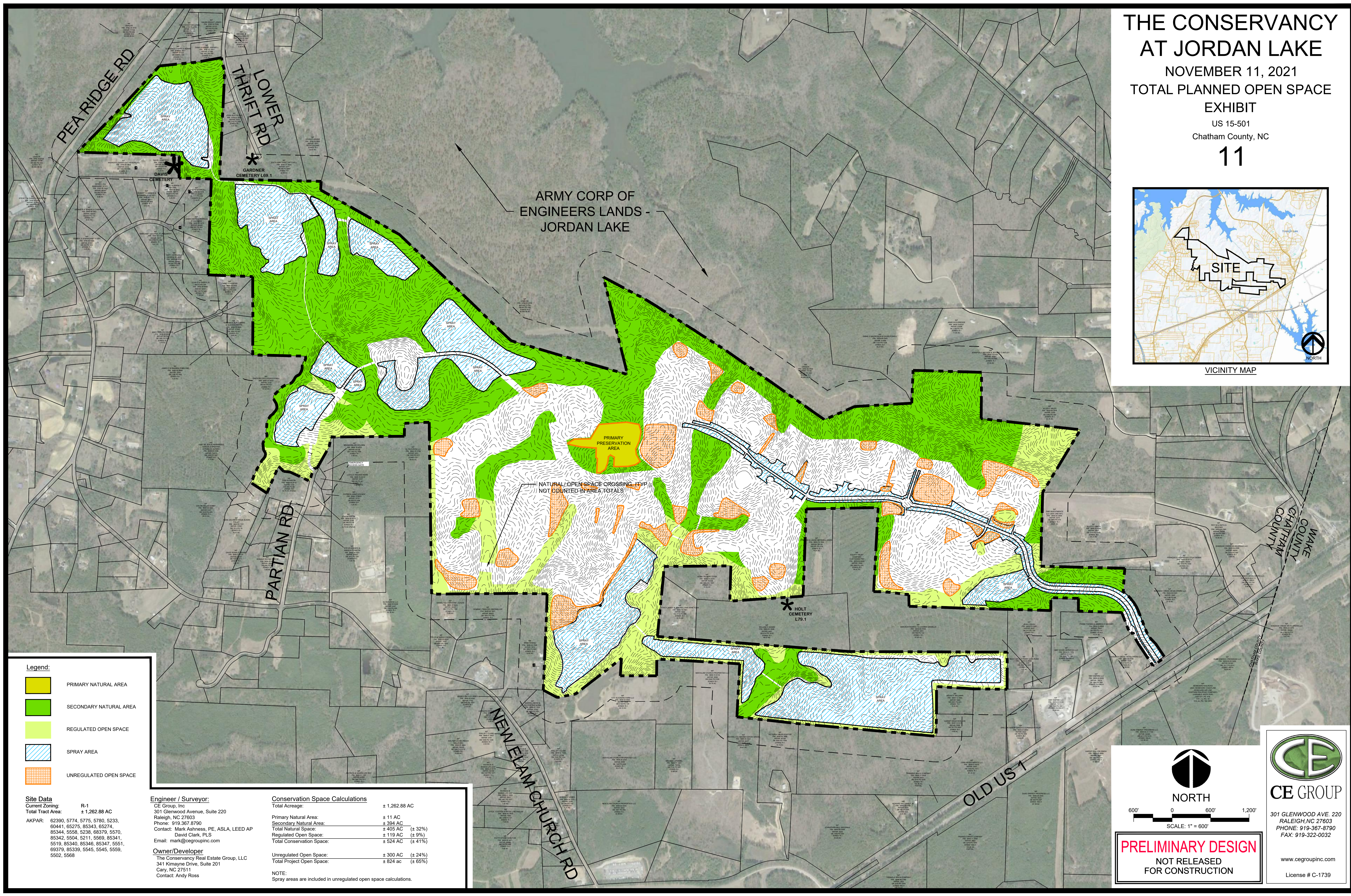
NOVEMBER 11, 2021
TOTAL PLANNED OPEN SPACE
EXHIBIT

US 15-501
Chatham County, NC

11



VICINITY MAP



ARMY CORP OF ENGINEERS LANDS - JORDAN LAKE

PRIMARY PRESERVATION AREA

NATURAL OPEN SPACE CROSSING (TYP) NOT COUNTED IN AREA TOTALS

Legend:

- PRIMARY NATURAL AREA
- SECONDARY NATURAL AREA
- REGULATED OPEN SPACE
- SPRAY AREA
- UNREGULATED OPEN SPACE

Site Data
Current Zoning: R-1
Total Tract Area: ± 1,262.88 AC

AKPAR: 62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 68379, 5570, 85342, 5504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5545, 5559, 5502, 5568

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Conservation Space Calculations

Total Acreage:	± 1,262.88 AC
Primary Natural Area:	± 11 AC
Secondary Natural Area:	± 384 AC
Total Natural Space:	± 405 AC (± 32%)
Regulated Open Space:	± 119 AC (± 9%)
Total Conservation Space:	± 524 AC (± 41%)
Unregulated Open Space:	± 300 AC (± 24%)
Total Project Open Space:	± 824 ac (± 65%)

NOTE:
Spray areas are included in unregulated open space calculations.

NORTH

SCALE: 1" = 600'

PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION

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