

THE CONSERVANCY AT JORDAN LAKE

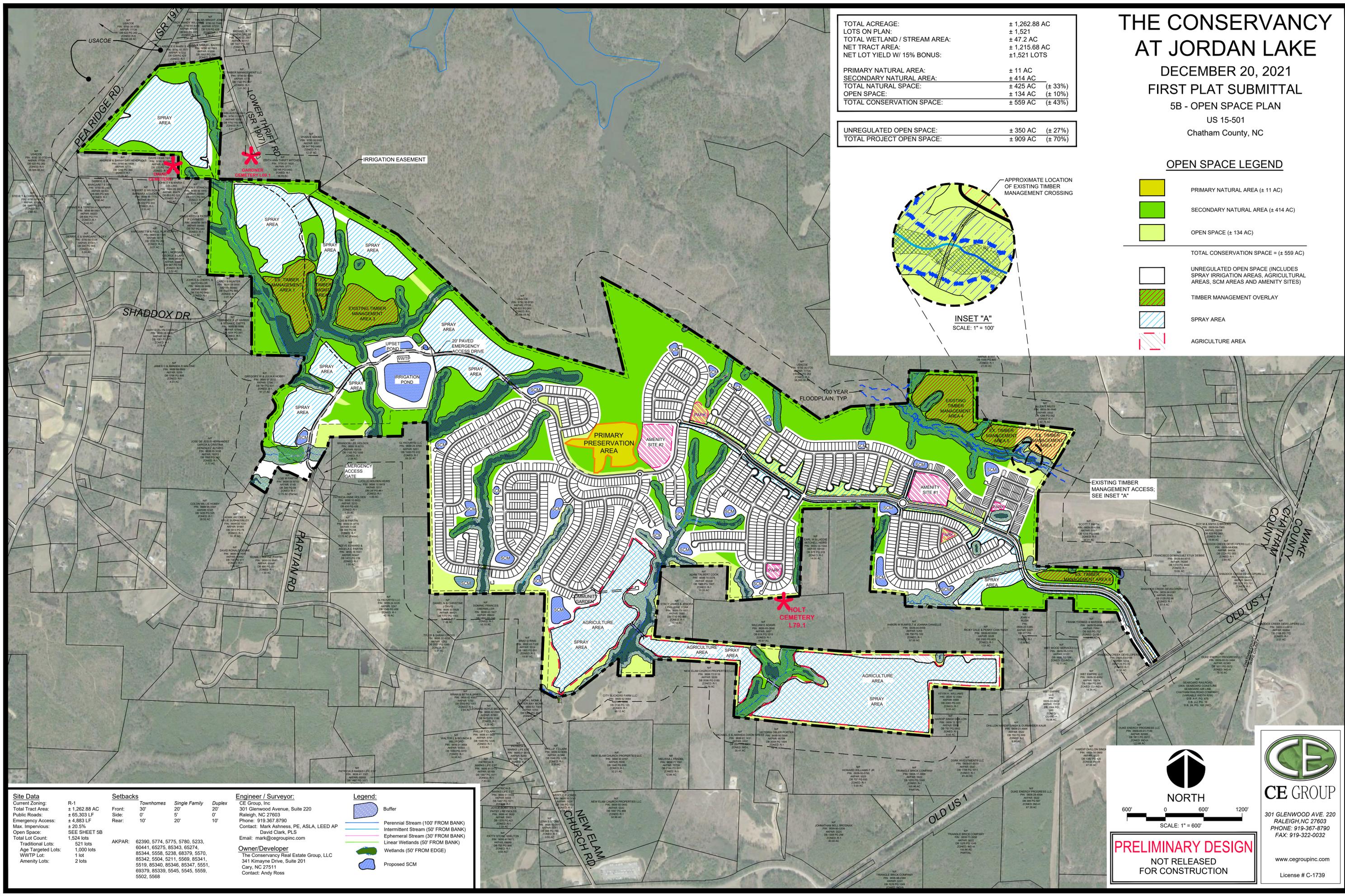
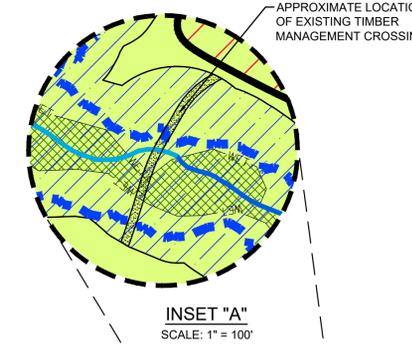
DECEMBER 20, 2021
FIRST PLAT SUBMITTAL
5B - OPEN SPACE PLAN

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: ± 414 AC	
TOTAL NATURAL SPACE:	± 425 AC (± 33%)
OPEN SPACE:	± 134 AC (± 10%)
TOTAL CONSERVATION SPACE:	± 559 AC (± 43%)
UNREGULATED OPEN SPACE: ± 350 AC (± 27%)	
TOTAL PROJECT OPEN SPACE:	± 909 AC (± 70%)

OPEN SPACE LEGEND

- PRIMARY NATURAL AREA (± 11 AC)
- SECONDARY NATURAL AREA (± 414 AC)
- OPEN SPACE (± 134 AC)
- TOTAL CONSERVATION SPACE = (± 559 AC)
- UNREGULATED OPEN SPACE (INCLUDES SPRAY IRRIGATION AREAS, AGRICULTURE AREAS, SCM AREAS AND AMENITY SITES)
- TIMBER MANAGEMENT OVERLAY
- SPRAY AREA
- AGRICULTURE AREA



Site Data	R-1	AKPAR: 62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 86379, 5570, 85342, 5504, 5211, 55569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5545, 5559, 5502, 5568
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 Targeted Lots:	1,000 lots	
WWTP Lot:	1 lot	
Amenity Lots:	2 lots	

Setbacks	Townhomes	Single Family	Duplex
Front:	30'	20'	20'
Side:	0'	5'	0'
Rear:	10'	20'	10'

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 Kinyame 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'

600' 0 600' 1200'

PRELIMINARY DESIGN
NOT RELEASED FOR CONSTRUCTION

CE GROUP

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