

LEGEND

	STREAM
	50' RIPARIAN BUFFER
	100' RIPARIAN BUFFER
	50' WETLAND BUFFER
	WETLANDS
	100' RIPARIAN BUFFER
	50' RIPARIAN BUFFER
	50' WETLANDS BUFFER
	OPENSOURCE
	50' PERIMETER BUFFER
	NATURAL SPACE
	WASTEWATER TREATMENT PLANT
	PROPOSED SCM
	PROPOSED SEPTIC FIELD

AREA CALCULATIONS

RIPIARIAN BUFFERS & WETLANDS	19.20 AC	36.80%
PROPOSED LOTS	6.07 AC	11.64%
PROPOSED RIGHT OF WAY	2.40 AC	4.98%
SEPTIC AREAS	2.90 AC	5.55%
CABIN LOT	0.35 AC	0.67%
REMAINING CONSERVATION SPACE	14.45 AC	27.71%

CONSERVATION SPACE CALCULATIONS

	REQUIRED	PROVIDED
CONSERVATION SPACE	20.87 AC (52.17 * 40%)	21.06 AC
OPEN SPACE (ACTIVE / PASSIVE REC)	4.17 AC MAX. (20.87 * 20%)	1.72 AC
NATURAL SPACE	16.70 AC MIN. (20.87 * 80%)	19.34 AC

NATURAL AREAS

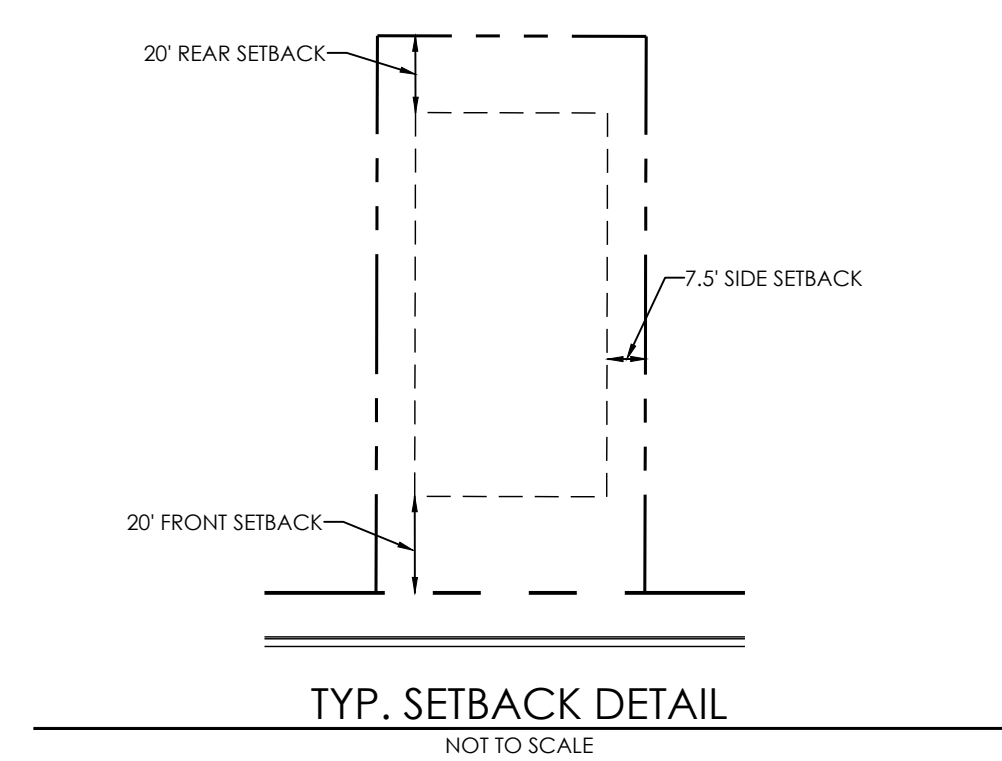
PRIMARY NATURAL AREAS (PRESERVE THESE FIRST - LIST IN ORDER OF VALUE)

STATE NATURAL HERITAGE AREAS AND NATURAL HERITAGE ELEMENTS OCCURRENCES N/A
 NC WILDLIFE ACTION PLAN (WAP) UPLAND SYSTEMS* (≥ 25,000 FT² MUST EXIST) N/A
 HISTORICAL AND CULTURAL RESOURCES (AS DEFINED BY SHPO AND CHATHAM HISTORICAL ASSOCIATION) N/A

SECONDARY NATURAL AREAS (IF THE ABOVE HAVE BEEN PRESERVED AND THERE IS STILL CONSERVATION AREA LEFT, OR IF NEEDED TO CONNECT SEVERAL AREAS)

NC WILD LIFE ACTION PLAN LOWLAND SYSTEMS** (≥ 25,000 FT² MUST EXIST) N/A

* UPLAND POOL: UPLAND DEPRESSION SWAMP FOREST; ROCK OUTCROPS; PIEDMONT MONADNOCK FOREST; DRY-MESIC OAK-HICKORY FOREST; DRY OAK-HICKORY FOREST; XERIC HARDPAN FOREST; BASIC OAK HICKORY FOREST; MESIC MIXED HARDWOOD FOREST; BASIC MESIC FOREST; AND PIEDMONT LONGLEAF PINE FOREST.
 ** PIEDMONT LEVEE FOREST; PIEDMONT SWAMP FOREST; PIEDMONT BOTTOMLAND FOREST; FLOODPLAIN POOL; SEMI-PERMANENT IMPONDMENT; ROCKY BAR AND SHORE; AND LOW ELEVATION SEEP
 N/A- DENOTES NO INSTANCES OF PRIMARY OR SECONDARY NATURAL AREAS WERE FOUND BASED ON ANALYSIS BY NC NATURAL HERITAGE PROGRAM.



- ### CONCEPT NOTES
- THIS YIELD STUDY EXHIBIT IS FOR PLANNING PURPOSES ONLY AND SUBJECT TO VERIFICATION/CLARIFICATION OF ALL ASSUMPTIONS MADE AND ALL EXISTING AND PROPOSED FEATURES SHOWN HEREIN.
 - EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION HAS BEEN PROVIDED BY MAERSTAN, DELINEATION OF ENVIRONMENTAL FEATURES (STREAMS W/ BUFFERS, WETLANDS, PONDS, ETC.) HAVE BEEN PROVIDED BY SAGE ECOLOGICAL SERVICES, INC.
 - STORMWATER SCHEMATIC SHOWN AS APPROXIMATE AND ARE SUBJECT TO FINAL DESIGN TO MEET ALL APPLICABLE STORMWATER ORDINANCES.
 - SEPTIC AREAS SHOWN AS APPROXIMATE AND ARE SUBJECT TO FINAL DESIGN TO MEET ALL APPLICABLE SANITARY SEWER ORDINANCES. A SUBSURFACE DRIP SYSTEM WITH PRE-TREATMENT IS ANTICIPATED.
 - IMPROVEMENTS SHOWN TO JORDAN DAM ROAD ARE ANTICIPATED AND WILL BE COORDINATED WITH THE APPROPRIATE MUNICIPALITY OR ORGANIZATION AT TIME OF FULL DESIGN.
 - WATERLINE IS FOR POTABLE/DOMESTIC USE ONLY. WATERLINE IS APPROXIMATE AND SUBJECT TO FINAL DESIGN TO MEET ALL APPLICABLE CHATHAM COUNTY WATER ORDINANCES. THE WATERLINE WILL TIE INTO A 16" WATER MAIN THAT RUNS UNDER JORDAN DAM ROAD.

SITE DATA

ADDRESS:	1092 JORDAN DAM ROAD
PIN:	9678-00-68-0000
PID:	11433
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1 CONSERVATION SUBDIVISION
AREA:	2,272,590 SF 52.17 AC
WATERSHED:	WS-IV-PA
ALLOWABLE NUMBER OF UNITS:	56 DU (52.17 AC / 40,000 SF)
PROPOSED NUMBER OF UNITS:	31 DU
PROPOSED UNIT DENSITY:	0.59 DU/AC
MINIMUM LOT SIZE SHOWN:	8,000 SF
AVG LOT SIZE:	67 X 120' (TYP.)
FRONT SETBACK:	20 FT
REAR SETBACK:	20 FT
SIDE SETBACKS:	7.5 FT
UTILITIES:	WATER AND SEPTIC
SEPTIC SYSTEM:	31 - 4BR DU = 480 GPD OF WASTE WATER
MAX. AVERAGE DAILY FLOW:	TOTAL ANTICIPATED = 14,880 GPD OF WASTE WATER
MAX. ALLOWABLE IMPERVIOUS:	817,482 SF (18.77 AC) → (36%)
PROPOSED IMPERVIOUS AREA:	++ 45,542 SF (1.05 AC) (22' WIDE PAVT.)
ROADWAYS:	++ 21,780 SF (0.50 AC)
WASTEWATER TREATMENT PLANT:	++ 124,000 SF (2.85 AC) (BASED ON 4,000 SF/LOT MAX)
LOTS:	++ 191,342 SF (4.40 AC) → (8.4%)
TOTAL IMPERVIOUS AREA:	

PLAN REVISIONS

#	DATE	REVISION	BY



PROJECT: 1092 JORDAN DAM

1092 JORDAN DAM ROAD
CHATHAM COUNTY
MONCURE, NC

PROJECT #: C20050.00
DRAWN BY: MP
REVIEWED BY: LL
1ST SUBMITTAL: 2022.06.24
SCALE: AS NOTED

PREPARED FOR: OAK CREST COMMERCIAL, LLC



SEALED:

SHEET: ON-SITE INVENTORY MAP

X:\CIVIL\PROJECTS\2020\C20050.00 - JORDAN DAM R.V. DRAWINGS\PLAN SETS\ON-SITE INVENTORY\CONCEPT.DWG PRINTED BY: MICHAEL PETERSON 6/28/22 @ 10:55 AM. LAST SAVED BY: MICHAEL PETERSON