

PARCEL DATA	
PARCEL PINS	11229
CURRENT ZONING	R-1
PROPOSED ZONING	R-1
CURRENT PARCEL AREA	150.58 AC ±

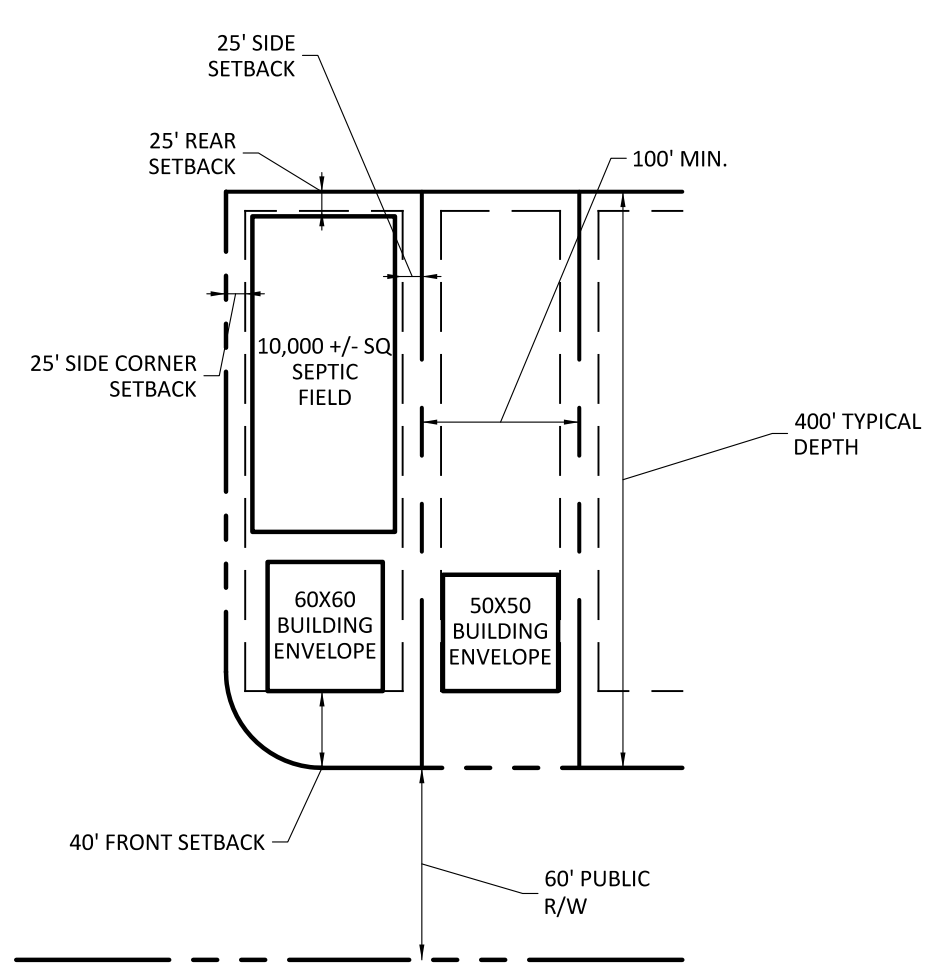
LOT DIMENSIONAL REQUIREMENTS	
MINIMUM LOT AREA	40,000 SF
MINIMUM LOT WIDTH	100 FT
FRONT SETBACK	40 FT
REAR SETBACK	25 FT
SIDE SETBACK	25 FT
CORNER SIDE SETBACK	25 FT MIN.

DEVELOPMENT DATA	
# OF LOTS	78
LF OF STREETS	8,876 ±
LF OF ALLEYS	0 ±

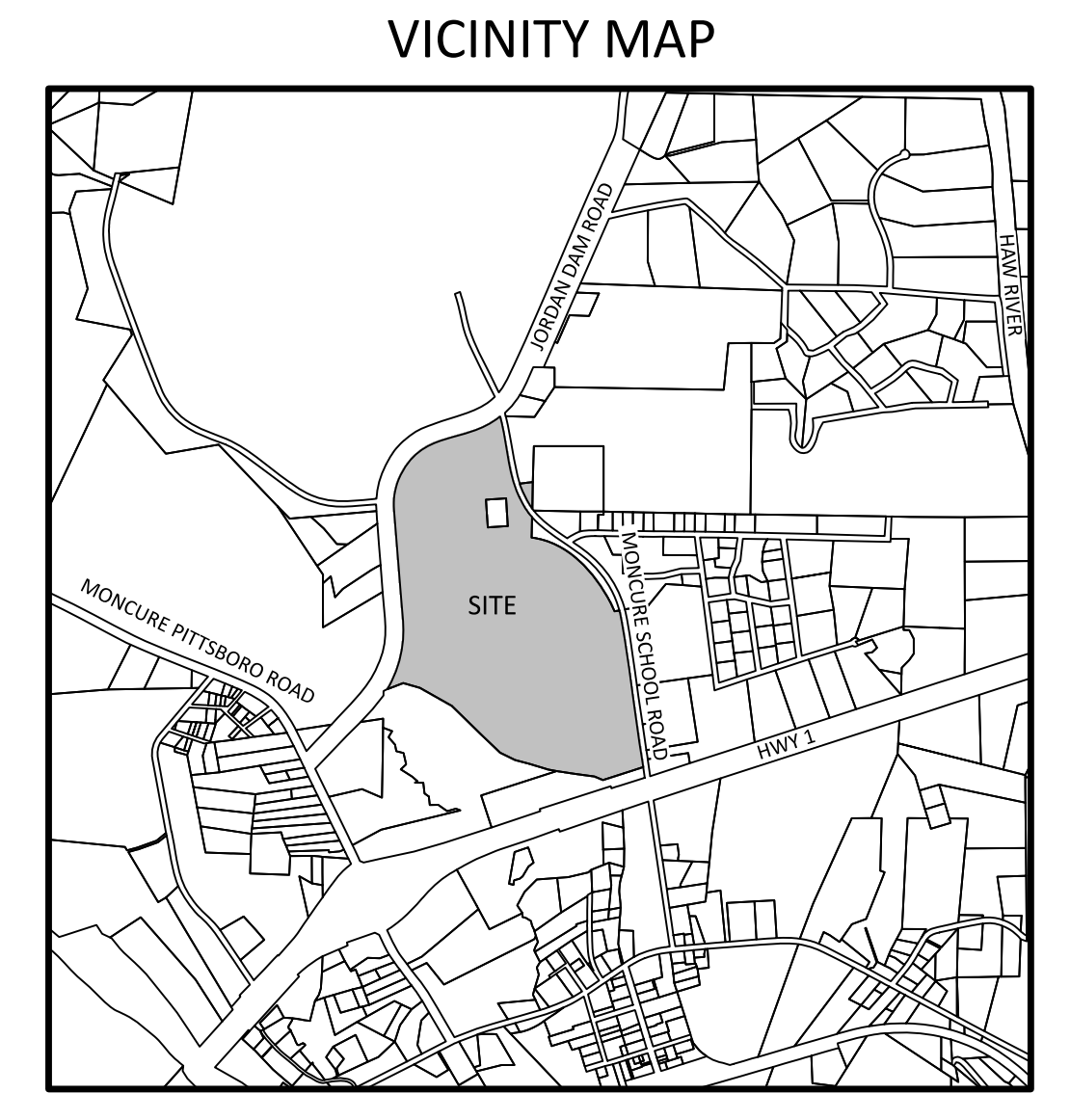
PROJECT DATA	
PROJECT NAME	SAVANNAH RIDGE
LANDOWNER	ESPLANADE COMMUNITIES OF FLORIDA, LLC 3000 GULF BREEZE PARKWAY GULF BREEZE, FL 32563
DEVELOPER	GARDEN STREET COMMUNITIES SOUTHEAST CONTACT: ZACH DAUGHERTY 148 US HWY 70 WEST GARNER, NC 27529 PHONE - 919-422-2753 EMAIL - ZDAUGHERTY@GARDENSTREETCOMMUNITIES.COM
ENGINEER	THE NAU COMPANY, PLLC CONTACT: BRIAN O'KANE P.O. BOX 810 ROLESVILLE, NC 27571 PHONE - 252-702-1910 EMAIL - BOKANE@THENAUCCO.COM

EXISTING SITE DATA	
SITE ADDRESS	1052 MONCURE SCHOOL ROAD
TAX ID	11229
ZONING	R-1
TOWNSHIP	HAW RIVER
EXISTING USE	VACANT / WOODED
RIVER BASIN	CAPE FEAR
DEED REFERENCE	DB 2141 PG 0174
PLAT REFERENCE	DPB 2020 PG 0121
FEMA FIRM PANEL #	3710967800L
WATERSHED	WS-IV PA

PROPOSED SITE DATA	
EXISTING SITE AREA	150.8 ACRES
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL
ALLOWABLE DENSITY	150.8 ACRES / 40,000 SF = 164 DU
PROPOSED LOT COUNT	78 DWELLING UNITS
PROPOSED DENSITY	0.52 DWELLING UNITS / ACRE
AVERAGE LOT SIZE	51,704 SF (1.18± ACRES)



TYPICAL LOT LAYOUT



SCALE: 1" = 2000'

CONCEPTUAL SITE PLAN NOTES

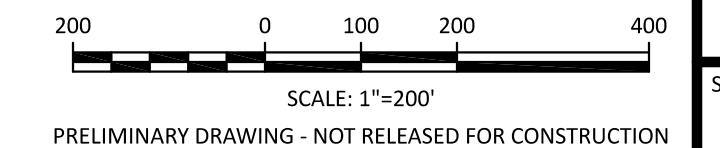
1. THIS CONCEPTUAL SITE PLAN IDENTIFIES A DESIGN CONCEPT RESULTING FROM COORDINATION WITH THE DEVELOPER AND A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REGULATIONS. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
2. THE CONCEPTUAL SITE PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION.
3. BOUNDARY INFORMATION OF THE PROJECT SITE SHOWN ON THIS PLAN WAS TAKEN FROM A CAD FILE PROVIDED BY THE DEVELOPER AND PREPARED BY THE TIMMONS GROUP.
4. EXISTING FEATURES SHOWN WITHIN THE PROJECT SITE BOUNDARY ON THIS PLAN WERE TAKEN FROM A CAD FILE PROVIDED BY THE DEVELOPER AND PREPARED BY THE TIMMONS GROUP.
5. ALL TOPOGRAPHIC INFORMATION SHOWN ON THE PLAN WAS TAKEN FROM CHATHAM COUNTY GIS.
6. LOCATION AND SIZE STORMWATER MANAGEMENT SCMS ARE PRELIMINARY AND APPROXIMATE. FINAL LOCATIONS AND SIZING WILL BE REQUIRED TO MEET ALL APPLICABLE STORMWATER REGULATIONS FOR THE PROPERTY.
7. LOCATION AND SIZE OF ON-SITE SEPTIC AREAS SHOWN ON THE CONCEPTUAL SITE PLAN ARE APPROXIMATE AND PRELIMINARY. FINAL LOCATIONS AND SIZING WILL BE DETERMINED BY THE PROJECT GEOTECHNICAL CONSULTANT AND WILL BE SUBJECT TO CHATHAM COUNTY AND STATE REGULATIONS FOR ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
8. ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NCDOT STANDARDS.
9. ALL STREETS WILL HAVE A 60' PUBLIC RIGHT-OF-WAY AND ALL INTERSECTION RADI SHALL BE 25'.
10. WATER WILL BE PUBLIC AND TIE INTO THE CHATHAM COUNTY WATER SYSTEM SURROUNDING THE SITE.
11. SEWER SYSTEM WILL BE INDIVIDUAL SEPTIC SYSTEMS ON EACH LOT.
12. MAXIMUM IMPERVIOUS AREA SHALL BE 24% OF SITE AREA.
13. ALL OPEN SPACE SHALL BE DEED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE NEIGHBORHOOD.
14. DRIVEWAY PERMITS WILL BE REQUIRED FOR STREET CONNECTIONS.

SITE PLAN LEGEND

PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
EASEMENT	---
SETBACK	---
PROPERTY/LANDSCAPE BUFFER	---
ROAD CENTERLINE	---

EXISTING CONDITIONS LEGEND

EXISTING PROPERTY BOUNDARY	---
EXISTING EASEMENT	---
EXISTING MAJOR (5') CONTOUR	---
EXISTING MINOR (1') CONTOUR	---
STREAM CENTERLINE	---
STREAM TOP OF BANK	---
STREAM TOE OF BANK	---
STREAM BUFFER	---
TREELINE	---
GIS PROPERTY LINE	---
EXISTING GIS CONTOUR	---



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ZACH DAUGHERTY
148 US HWY 70 WEST
GARNER, NC 27529

SAVANNAH RIDGE	CHATHAM COUNTY, NC
CONCEPTUAL SITE PLAN	

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PROJECT NO:	---
DESIGN BY:	BTO
DRAWN BY:	BTO
SCALE:	1"=80'
DATE:	2022-11-15
SHEET NO:	C1.0