

VICINITY MAP

GRAPHIC SCALE

LEGEND					
_·~·~	·	STREAM			
		50' RIPARIAN BUFFER			
		100' RIPARIAN BUFFER			
		50' WETLAND BUFFER			
WETLANDS	100' RIP. BUFFE	ARIAN ER	50' RIPARIAN BUFFER		
50' WETLANDS BUFFER	OPENSF	PACE	50' PERIMETER BUFFER		
NATURAL SPACE	WASTEW TREATMENT		PROPOSED SCM		
PROPOSED SEPTIC FIELD					

A	REA CALCULATIONS	
RIPARIAN BUFFERS & WETLANDS	19.20 AC	36.80%
PROPOSED LOTS	6.07 AC	11.64%
PROPOSED RIGHT OF WAY	2.60 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%

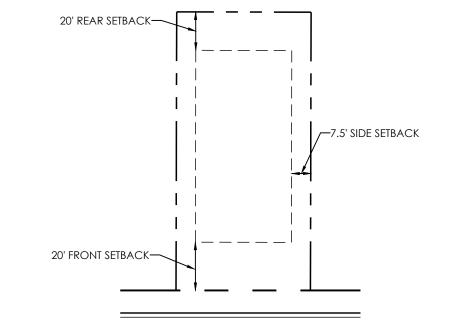
CONSERVATION SPACE CALCULATIONS

	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* (≥5,000 FT2 MUST EXIST)	N/A
HISTORICAL AND CULTURAL RESOURCES (AS DEFINED BY SHPO AND CHATHAM HISTORICAL ASSOCIATION)	N/A
ECONDARY NATURAL AREAS (IF THE ABOVE HAVE BEEN PRESERVED AND THERE IS STILL CONSERVATION AREA LEFT, OR TO CONNECT SEVERAL AREAS)	IF NEEDEI
NC WILD LIFE ACTION PLAN LOWLAND SYSTEMS** (≥5,000 FT ² MUST EXIST)	N/A

- * UPLAND POOL; UPLAND DEPRSSION 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 IMPOUNDMENT: 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.



TYP. SETBACK DETAIL NOT TO SCALE

CONCEPT NOTES

VERIFICATION/CLARIFICATION OF ALL ASSUMPTIONS MADE AND ALL EXISTING AND PROPOSED FEATURES SHOWN HEREIN. 2. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION HAS BEEN PROVIDED BY MAERSTAN.

1. THIS YIELD STUDY EXHIBIT IS FOR PLANNING PURPOSES ONLY AND SUBJECT TO

- DELINEATION OF ENVIRONMENTAL FEATURES (STREAMS W/ BUFFERS, WETLANDS, PONDS, ETC...)
 HAVE BEEN PROVIDED BY SAGE ECOLOGICAL SERVICES, INC.
- 3. STORMWATER SCM'S SHOWN AS APPROXIMATE AND ARE SUBJECT TO FINAL DESIGN TO MEET ALL APPLICABLE STORMWATER ORDINANCES.
- 4. 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
- 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

1092 JORDAN DAM ROAD

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.

9678-00-68-0000

11433

WS-IV-PA

SITE DATA

ADDRESS: EXISTING ZONING: PROPOSED ZONING: AREA: WATERSHED:

ALLOWABLE NUMBER OF UNITS: 56 DU (52.17 AC /40,000 SF) PROPOSED NUMBER OF UNITS: 31 DU ` 0.59 DU/AC PROPOSED UNIT DENSITY: 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

WATER AND SEPTIC 31 - 4BR DU = 480 GPD OF WASTE WATER UTILITIES: SEPTIC SYSTEM: TOTAL ANTICIPATED = 14,880 GPD OF WASTE WATER MAX. AVERAGE DAILY FLOW

MAX. ALLOWABLE IMPERVIOUS: 817,482 SF (18.77 AC) --> (36%) PROPOSED IMPERVIOUS AREA ROADWAYS: +/- 45,562 SF (1.05 AC) (22' WIDE PVMT.)
WASTEWATER TREATMENT PLANT: +/- 21,780 SF (0.50 AC) +/- 124,000 SF (2.85 AC) (BASED ON 4,000 SF/LOT MAX) +/- 191,342 SF (4.40 AC) --> (8.4%) TOTAL IMPERVIOUS AREA:

R-1 CONSERVATION SUBDIVISION 2,272,590 SF 52.17 AC

KNOW WHAT'S BELOW ALWAYS CALL 811 **BEFORE YOU DIG**

1092 JORDAN

It's fast. It's free. It's the law.

PLAN REVISIONS

REVISION

DATE

NOW OR FORMERLY AMY D. DURSO, TRUSTEE NOW OR FORMERLY DB 2106 PG 1103 NOW OR FORMERLY CORRI FAQUIN & HOWARD A. STALEY DB LOT 1 THE HERMITAGE 485 PG 535 PS A-127 WILSON FAQUIN LOT 2 THE HERMITAGE PARCEL #67008 DB 1567 PG 4905 PS A-127 LOT 3 THE HERMITAGE PROJECT #: PARCEL #60195 PS A-127 DRAWN BY: PARCEL #65529 **REVIEWED BY:** 1ST SUBMITTAL: -50' WETLAND 50' PERIMETER BUFFER 50' WETLAND BUFFER UNITED STATES OF AMERICA D B 323 PG 476, TRACT 108 PREPARED FOR: PARCEL #77726 US ARMY CORPS OF ENGINEERS WETLAND WETLAND // PROJECT MAP SAV-2-0028 SHEET
1 of 22,
DATED 24, MARCH, 1967,
LAST REVISED 30, APRIL 2001 JONATHAN PAUL BYFLICK &
JESSICA SHEY-YUN BYFLICK
DB 2005 PG 1140
LOT 1, PS 2018-192
PARCEL #63052 EXISTING STREAM CROSSING #6 AN END POINT OF A CENTERLINE— OF A 60-FOOT RIGHT-OF-WAY TO GOVERNMENT ACCESS ROAD. THE OTHER END IS TO STATION 14+00 OF THE ACCESS ROAD DESIGN PLAN 50' WETLAND BUFFER EXISTING STREAM EXISTING-CROSSING #3 PREPARED BY: WETLAND **(5)** EXISTING STREAM— CROSSING #1 EXISTING STREAM CROSSING #5 4 **(24)** 12 50' PERIMETER BUFFER EXISTING STREAM
CROSSING #8 (14) 50' WETLAND EXISTING STREAM
CROSSING #7 -EXISTING WETLAND NOW OR FORMERLY CHONG VANG & PROPOSED STREAM CROSSING #1 NOW OR FORMERLY 22) -50'/WETLAND/ BUFFER/ ROBIN K. HOOD & SEALED: MAI YANG VANG MICHELLE L. VROMAN DB DB 1636 PG 361 LOT 7-C FOREST LAKE ESTATES PS 2001-63 ' WETLAND 2025 PG 1051 BUFFER 📗 PS 2011-198 PARCEL #11267 50' PERIMETER BUFFER PARCEL #78152 WETLAND | OT CREATED FOR EXISTING CABIN 687956.34—[]] 1975712.03 NOW OR FORMERLY MARGARET B. AND NATHAN J. BYELICK 0.999895510099 COMBINED GRID FACTOR DB 1678 PG 812 EXISTING STREAM & LOT A, PS 2016-80 CROSSING #2 EXISTING STREAM PARCEL #60208 CROSSING #4 50' PERIMETER BUFFER 50' PERIMETER BUFFER

NOW OR FORMERLY ROBIN K. HOOD &

MICHELLE L. VROMAN

DB 2025 PG 1051

PS 2011-198

PARCEL #11267

1092 JORDAN DAM ROAD CHATHAM COUNTY MONCURE, NC C20050.00

2022.06.24 AS NOTED

OAK CREST COMMERCIAL, LLC



ENGINEERING 1149 EXECUTIVE CIRCLE

CARY, NC 27511 P:919.576.9733 NCBELS # C-3847

NORTH

GRAPHIC SCALE

ON-SITE INVENTORY MAP