

THE CONSERVANCY AT JORDAN LAKE

MARCH 4, 2022
FIRST PLAT SUBMITTAL
5B - OPEN SPACE PLAN
EXPLANATION OF UPDATES

US 15-501
Chatham County, NC

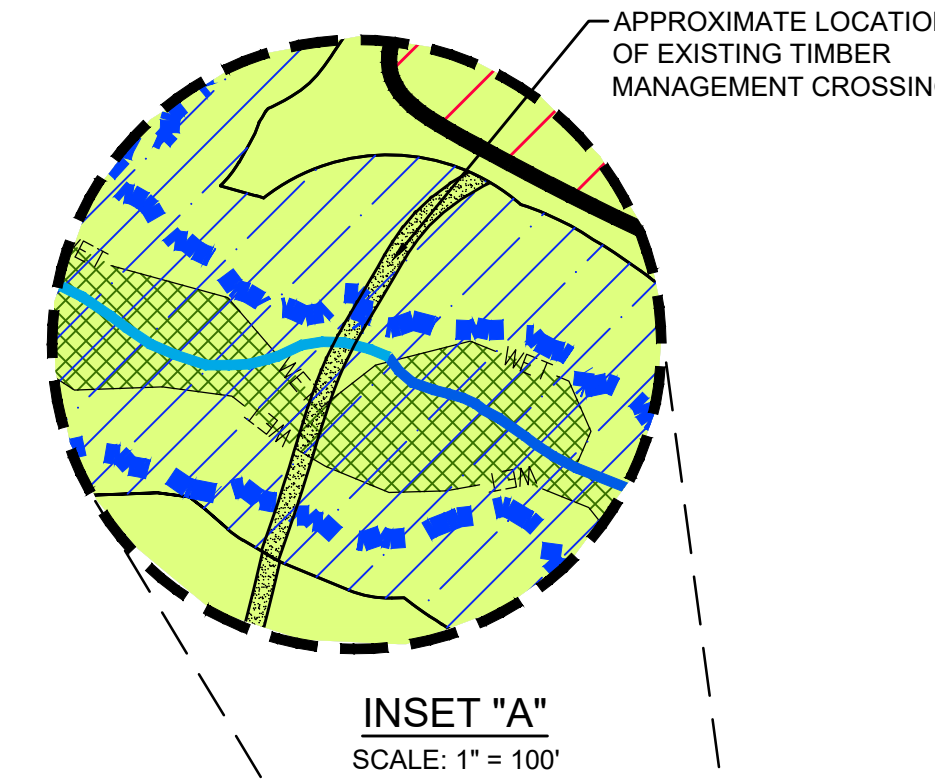
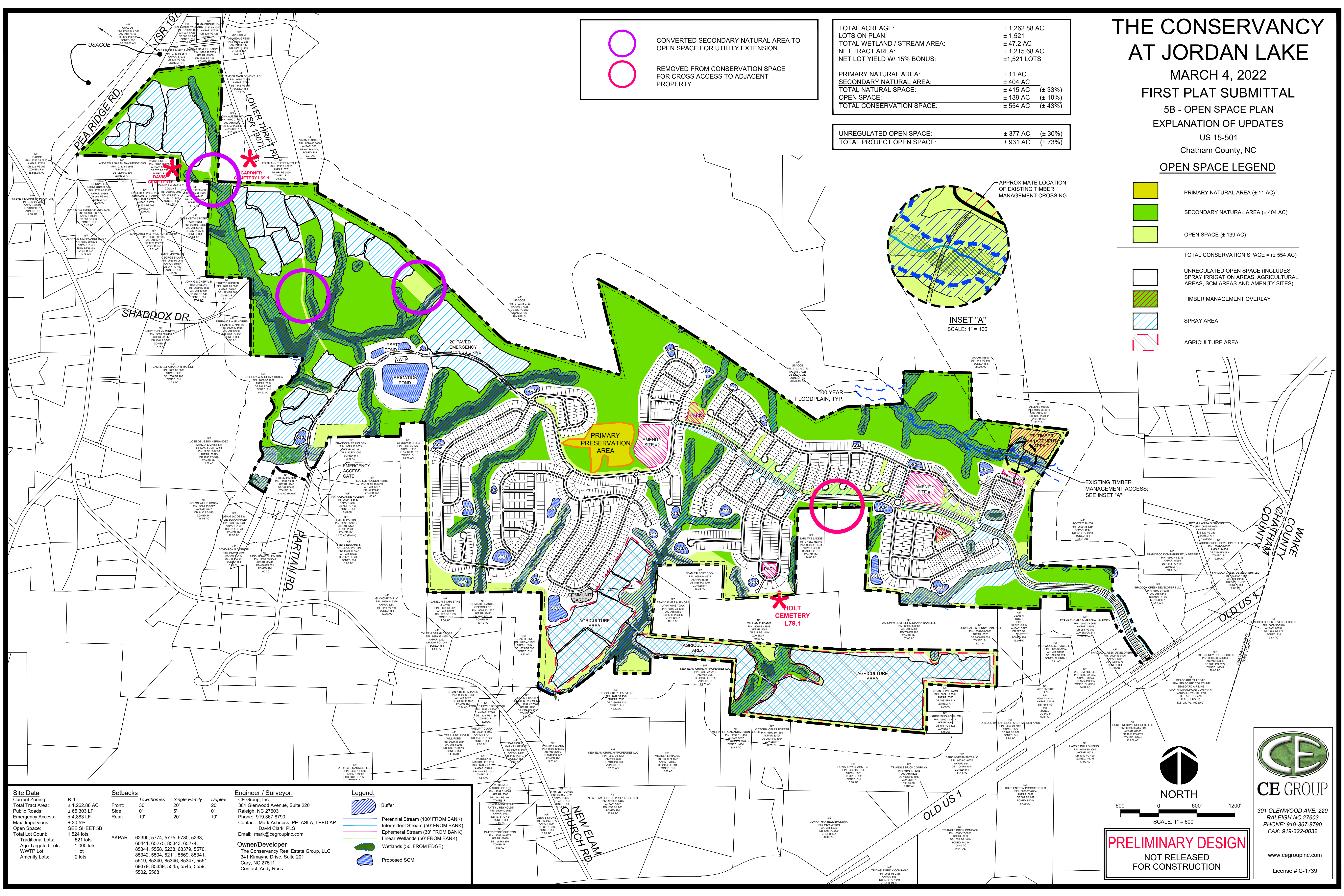
OPEN SPACE LEGEND

- PRIMARY NATURAL AREA (± 11 AC)
- SECONDARY NATURAL AREA (± 404 AC)
- OPEN SPACE (± 139 AC)
- TOTAL CONSERVATION SPACE = (± 554 AC)
- UNREGULATED OPEN SPACE (INCLUDES SPRAY IRRIGATION AREAS, AGRICULTURAL AREAS, SCM AREAS AND AMENITY SITES)
- TIMBER MANAGEMENT OVERLAY
- SPRAY AREA
- AGRICULTURE AREA

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:	
SECONDARY NATURAL AREA:	± 11 AC
TOTAL NATURAL SPACE:	± 415 AC (± 33%)
OPEN SPACE:	± 139 AC (± 10%)
TOTAL CONSERVATION SPACE:	± 554 AC (± 43%)

UNREGULATED OPEN SPACE:	± 377 AC (± 30%)
TOTAL PROJECT OPEN SPACE:	± 931 AC (± 73%)

- CONVERTED SECONDARY NATURAL AREA TO OPEN SPACE FOR UTILITY EXTENSION
- REMOVED FROM CONSERVATION SPACE FOR CROSS ACCESS TO ADJACENT PROPERTY




EXISTING TIMBER MANAGEMENT ACCESS: SEE INSET "A"

Site Data	
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	
Front:	30'
Side:	0'
Rear:	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 Kimayne 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

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com
License # C-1739