



CE GROUP

301 GLENWOOD AVENUE, SUITE 220
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Memorandum

To: Kim Tyson, Subdivision Administrator Chatham County

From: Mark P Ashness PE, CE Group *MPA*

Date: November 27, 2023

Re: **The Conservancy Add Info for BOC Meeting**

Kim: As a result of the discussion at the November Planning Board Meeting and the recent change to the Subdivision Ordinance (time extension) by the BOC at their last meeting we offer the following:

1. The time extension request is no longer needed given the recent Board action to extend the time frame (to submit Construction Plat) for projects like this from 2 – 3 years.
2. The attached exhibit reflects our willingness to keep the unloaded entrance parkway as "Public". This road is +/- 1.7 miles in length and serves as the main collector road for the project. An exhibit is attached showing the location of the parkway.

We are proposing to make the other residential roads (within the project) as private which will allow us to install the gravity sewer lines in the street like commonly done in most jurisdictions. The homes in the project are planned to be constructed by a national builder and a fiscal study to determine future maintenance needs will be completed. A private road maintenance fund will be set up at the initiation of construction in the 1st phase to set aside funds for future maintenance. This fund will continue to be seeded by the HOA. This is a significant project with miles of greenway and (2) amenity sites. The HOA will be professionally operated by a 3rd party management entity and will be responsible for many infrastructure elements including conservation areas, water quality ponds, storm drainage features, etc.

The Conservation Subdivision Ordinance allows for the designation of either public or private roads. There are other large successful projects like this (Governors Club, The Preserve, etc) with private roads within the County.

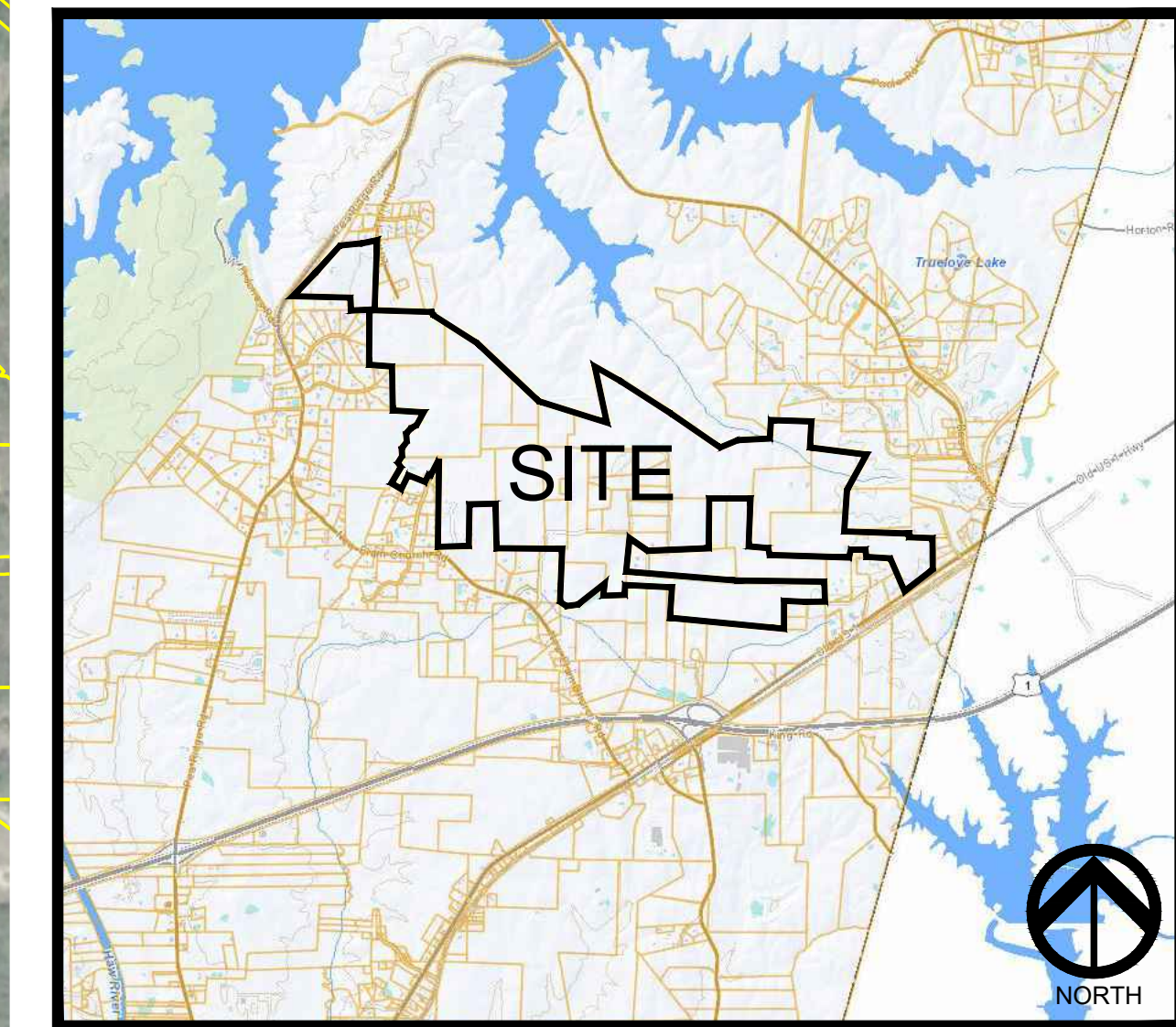
3. The previously approved road names are attached for re-approval.

Let me know if you have any questions or need other information.

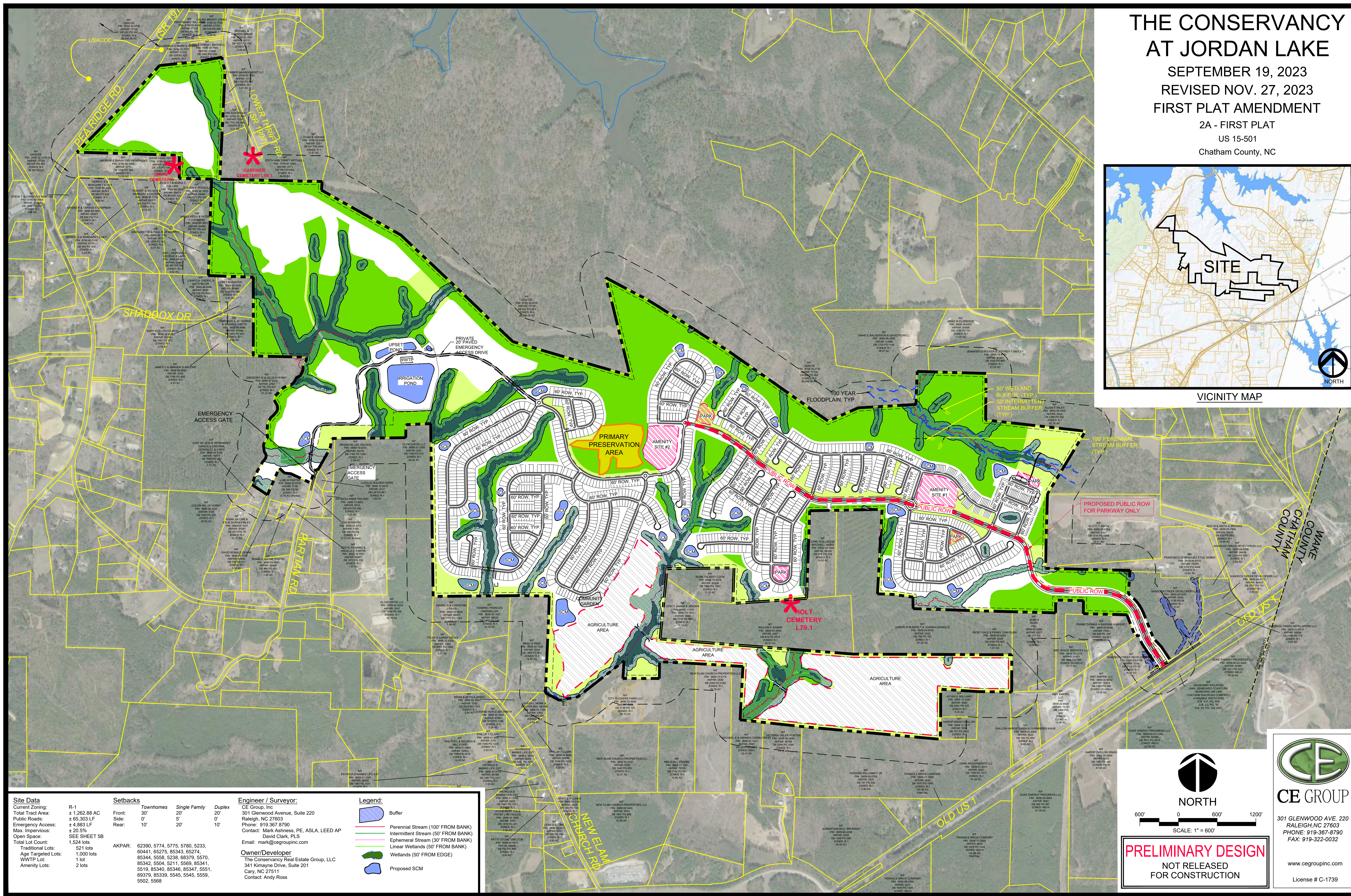
THE CONSERVANCY AT JORDAN LAKE

SEPTEMBER 19, 2023
REVISED NOV. 27, 2023
FIRST PLAT AMENDMENT

2A - FIRST PLAT
US 15-501
Chatham County, NC



VICINITY MAP



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

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

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

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'

PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION

CE GROUP

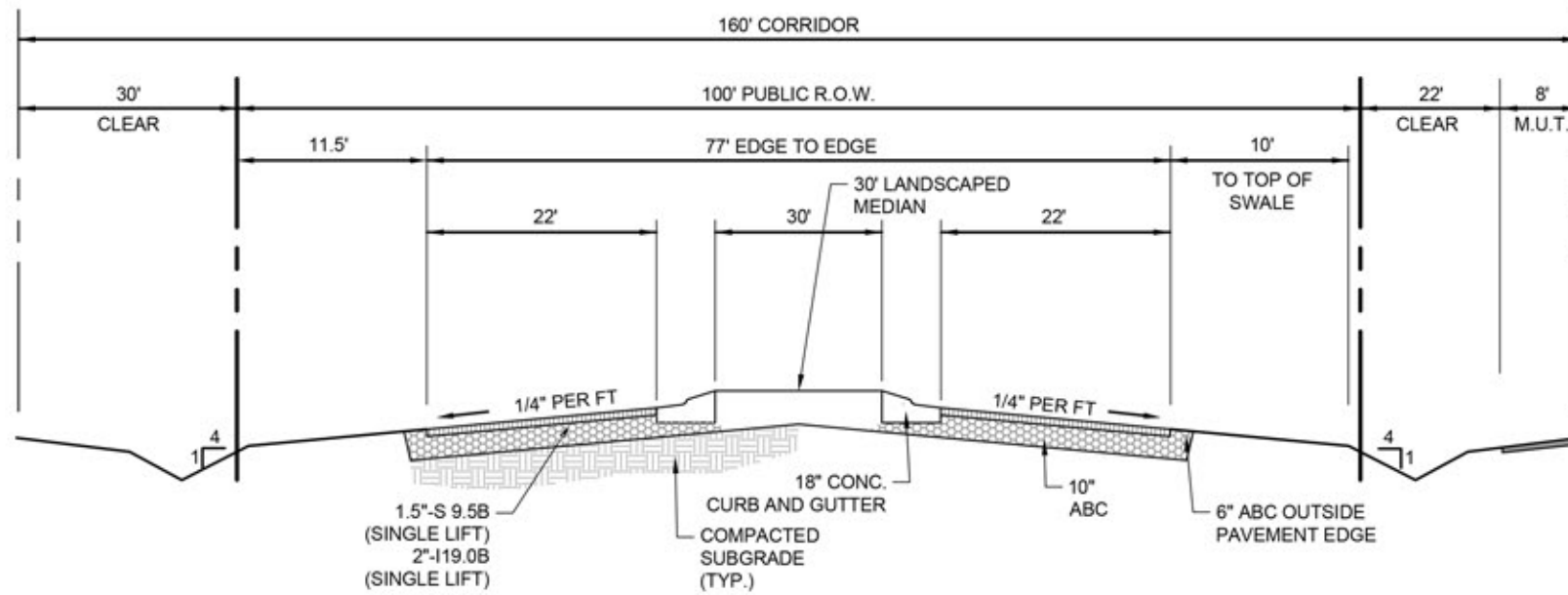
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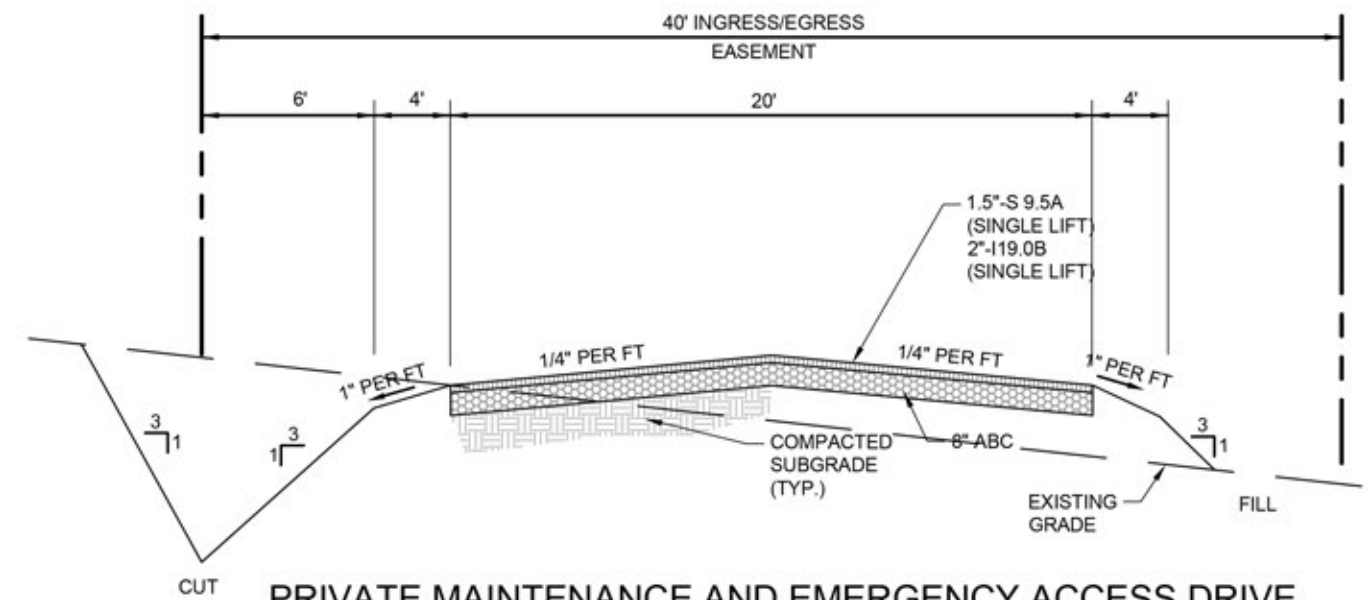
THE CONSERVANCY AT JORDAN LAKE

ROAD SECTIONS

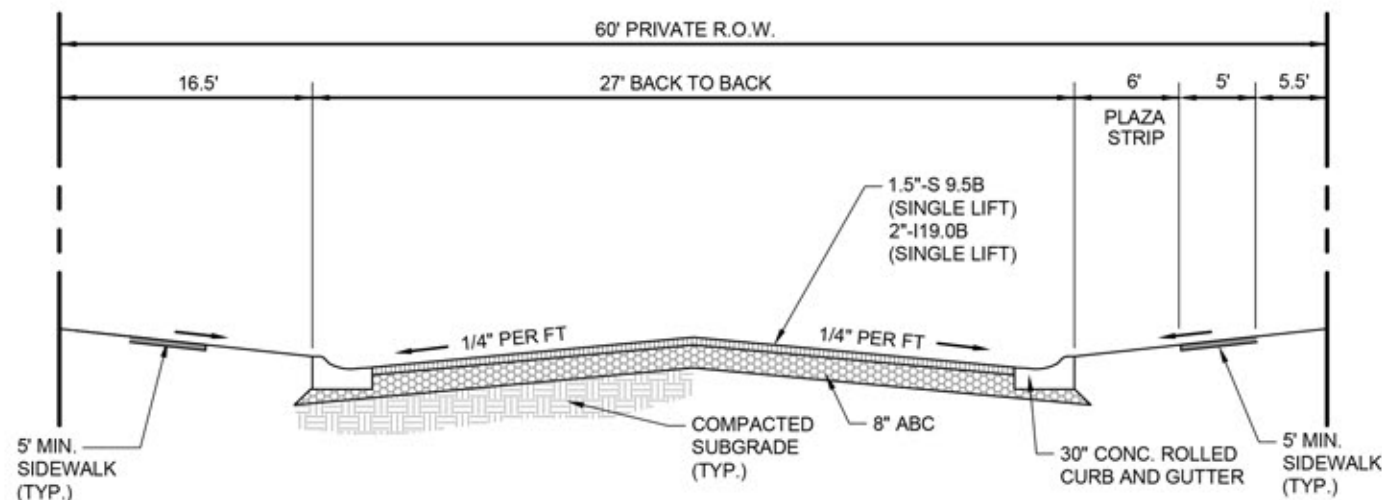
SEPTEMBER 19, 2023
REVISED NOV. 27, 2023



TYPICAL 100' PUBLIC R.O.W. SECTION (DIVIDED PARKWAY)
NOT TO SCALE



PRIVATE MAINTENANCE AND EMERGENCY ACCESS DRIVE
NOT TO SCALE



TYPICAL 60' PRIVATE R.O.W. SECTION
NOT TO SCALE



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SUBDIVISION: THE CONSERVANCY AT JORDAN LAKE

DIRECTIONS: NORTH ± 1.5 MILES ~~FE~~ ON OLD US 1 HWY FROM CHRISTIAN CHAPEL CHURCH RD INTERSECTION

DEVELOPER: CHATHAM LAND GROUP PHONE NUMBER: _____

Major Development: Minor Development: _____

Development with acreage of 10 acreage of 10 acres or more:

Proposed road names	OK to submit	DUPLICATED Do not Submit
<u>SEE ATTACHED LIST</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

DATE SUBMITTED TO EOC: 8-15-23

SUBMITTED BY: Clay Matthews

EOC OFFICER: Denise Suits

DATE ROADS APPROVED: 8-15-23

DATE FINAL PLAT RECEIVED: _____

DATE GIVEN TO 911: _____

DATE CONTACT MADE WITH NUMBERS: _____

SURROUNDING COUNTY CONTACTED: _____

PERSON SPOKEN WITH: _____

COMMENTS: _____

revised 4/19/02



	Proposed Road Name	OK to Submit	Duplicate - Do Not Submit
1	Adelaide Circle	✓	
2	Bakers Bay Lane	✓	
3	Ballyneal Drive	✓	
4	Bandon Dunes Trail	✓	
5	Bethpage Circle	✓	
6	Cabot Links	✓	
7	Carnoustie Court	✓	
8	Crystal Downs Lane	✓	
9	Ellerston Place	✓	
10	Friars Head Place	✓	
11	Ganton Circle	✓	
12	Hope Valley Circle	✓	
13	Kiawah Circle	✓	
14	Kingsbarns Court	✓	
15	Kingston Heath	✓	
16	Lahinch Lane	✓	
17	Melbourne Trail	✓	
18	Mid Pines Place	✓	
19	Muirfield Circle	✓	
20	Myers Park Trail	✓	
21	Oakland Hills Avenue	✓	
22	Old Town Court	✓	
23	Pine Needles Lane	✓	
24	Pine Valley Lane	✓	
25	Prairie Dunes	✓	
26	Riviera Place	✓	
27	Rock Barn Circle	✓	
28	Royal Birkdale Lane	✓	
29	Royal County Downs		X
30	Royal Lytham Place		X
31	Saint Andrews Loop	✓	
32	Sand Hill Court	✓	
33	Sawgrass Pond Lane	✓	
34	Sedgefield Court		X
35	Shoreacres Drive	✓	
36	Somerset Hills Court	✓	
37	Starmount Forest Drive	✓	
38	Sunningdale Circle	✓	
39	Swinley Forest Drive	✓	
40	The Conservancy Parkway	✓	
41	Valderrama Drive	✓	
42	Victoria Pines Drive	✓	
43	W. Sussex Place	✓	
44	Whistling Straits Way	✓	
45	Winding Bay Drive	✓	
46	Winged Foot Drive	✓	
47	Wintergreen Court		
48	Woodhall Lane	✓	

CAN ONLY USE ONE NAME THAT STARTS WITH ROYAL

CANNOT USE