

FLORESTA SPRINGS CONSERVATION SUBDIVISION- FIRST PLAT

CHATHAM COUNTY, NC
SEPTEMBER 19, 2025

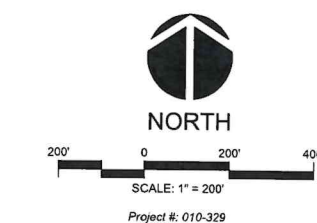
SITE DATA

DEEDED ACREAGE=	±158.25 AC
PROJECT ACREAGE=	±157.26 AC (EXCLUDES EXISTING PUBLIC ROW)
AKPAR=	12278, 60108, 81567
EXISTING ZONING=	R1 (CHATHAM COUNTY)
PROPOSED ZONING=	R1-CONSERVATION SUBDIVISION
DEVELOPABLE AREA=	±147 AC (EXCLUDES FLOODPLAIN, WETLANDS, STREAMS, AND FUTURE ROW)
ALLOWABLE DENSITY=	1.1 UNITS/ AC
MAXIMUM ALLOWABLE LOTS=	161
PROVIDED LOTS=	±120
TOTAL LF OF ROADS=	±5,458 LF
CONSERVATION SPACE CALCULATIONS	
REQUIRED=	
BASE AREA=	123.8 AC (EXCLUDES RIPARIAN BUFFERS AND FLOODPLAIN)
TOTAL CONSERVATION SPACE=	49.5 AC (40% OF BASE)
MIN. NATURAL SPACE=	39.6 AC (32%)
MAX. OPEN SPACE=	9.9 AC (8%)
PROVIDED=	
PRIMARY NATURAL=	±48.3 AC
SECONDARY NATURAL=	±0 AC
TOTAL NATURAL SPACE=	±48.3 AC (39%)
OPEN SPACE=	±9.3 AC (7.5%)
TOTAL CONSERVATION SPACE=	±57.6 AC (46.5% OF BASE AREA)
PLANNED OPEN SPACE CALCULATIONS	
CONSERVATION SPACE=	±57.6 AC
GENERAL OPEN SPACE=	±42.5 AC
TOTAL PLANNED OPEN SPACE=	±100.1 AC (63.6% OF PROJECT AREA)

- NOTES:
- PROJECT WILL USE TRI-RIVER WATER AVAILABLE ON ALEX COCKMAN RD
 - PROJECT PROPOSES USE OF ON-SITE WWTP AND STEP SYSTEM LOW PRESSURE SEWER.

LEGEND

- PRIMARY NATURAL SPACE
- OPEN SPACE
- GENERAL OPEN SPACE
- SEPTIC TREATMENT AREA WITHIN OPEN SPACE



PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION

