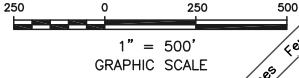


Plan prepared by:
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 919-593-1916



pyewacket subdivision

concept plan

chatham county, nc

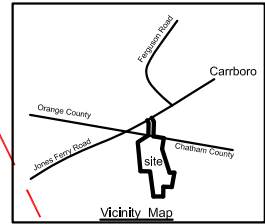
December 28, 2020

SITE DATA

Owner: Wyndell H. Merritt
 Address: Jones Ferry Road
 Parcel ID: 90267
 Zoning: R1
 Parcel Size: 138.4 acres
 Orange County = 10.01 acres
 proposed lots = 0
 Chatham County: (gross ac)=128.391 acres
 Floodplain = 0.95 acres
 Streams = 0.24 acres
 total lots allowed:
 128.391-0.95-0.24 = 127.201 acres
 127.201 / 1.5 = 84.8 acres
 84.8 x 1.1 = 93.28 lots
 total lots proposed = 93
 maximum lot size: +/- 0.9 ac
 minimum lot size: +/- 0.4 ac
 average lot size: +/- 0.6 ac
 length of roads: +/- 8500 LF (60' public r/w)
 area within road r/w: +/- 12.1 ac
 Water provided by Community Well
 Sewer provided by private septic systems

CONSERVATION SPACE

Conservation Space Required = 40%
 128.391 ac x 0.4 = 51.35 acres
 Natural Space Required = 32%
 128.391 ac x 0.32 = 41.08 acres
 Open Space Required = 8.0%
 128.391 ac x 0.08 = 10.27 acres
 Natural Space Provided = 41.20 ac
 Open Space Provided = 20.10 ac
 Total Conservation Space Provided = 61.30 ac
 Conservation Space = 47% of total site area



LEGEND

- Conservation Natural Space
- Conservation Open Space
- Perennial Streams
- Intermittent Streams
- Ephemeral Streams
- Wetlands
- Stream + Wetland Buffer
- Septic system area
- 400 ft Boundary Offset

