

pyewacket subdivision

conservation subdivision

chatham county, nc

September 17, 2021

SITE DATA

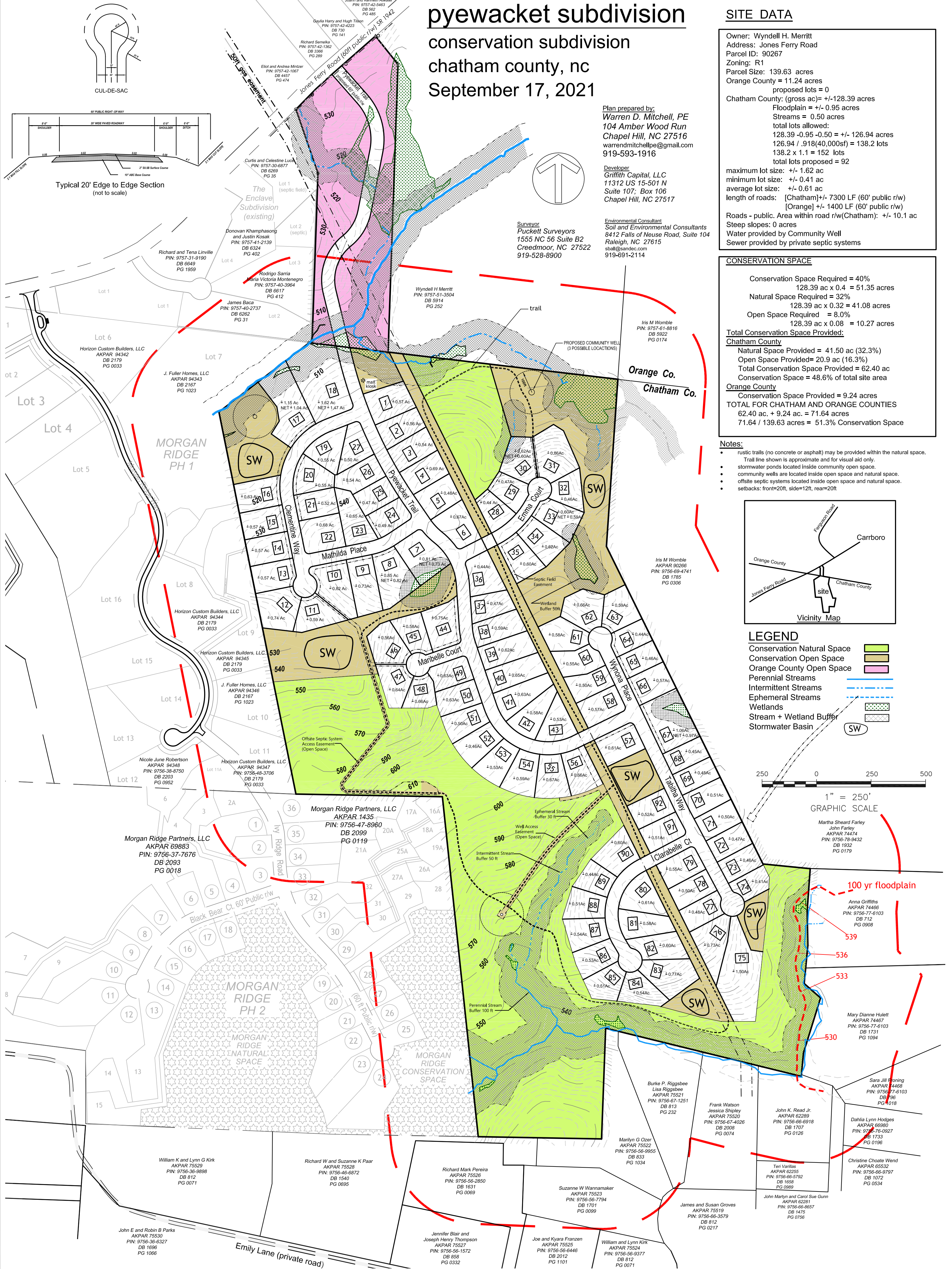
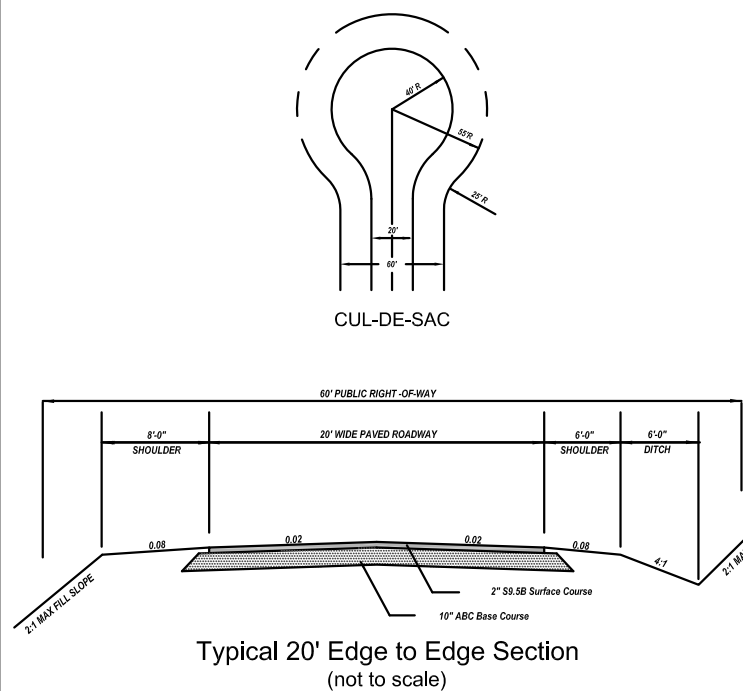
Owner: Wyndell H. Merritt
 Address: Jones Ferry Road
 Parcel ID: 90267
 Zoning: R1
 Parcel Size: 139.63 acres
 Orange County = 11.24 acres
 proposed lots = 0
 Chatham County: (gross ac) = +/- 128.39 acres
 Floodplain = +/- 0.95 acres
 Streams = 0.50 acres
 total lots allowed:
 128.39 - 0.95 - 0.50 = +/- 126.94 acres
 126.94 / .918(40,000sf) = 138.2 lots
 138.2 x 1.1 = 152 lots
 total lots proposed = 92
 maximum lot size: +/- 1.62 ac
 minimum lot size: +/- 0.41 ac
 average lot size: +/- 0.61 ac
 length of roads: [Chatham] +/- 7300 LF (60' public r/w)
 [Orange] +/- 1400 LF (60' public r/w)
 Roads - public. Area within road r/w(Chatham): +/- 10.1 ac
 Steep slopes: 0 acres
 Water provided by Community Well
 Sewer provided by private septic systems

Plan prepared by:
Warren D. Mitchell, PE
 104 Amber Wood Run
 Chapel Hill, NC 27516
 warrendmitchellpe@gmail.com
 919-593-1916

Developer
Griffith Capital, LLC
 11312 US 15-501 N
 Suite 107, Box 106
 Chapel Hill, NC 27517

Environmental Consultant
Soil and Environmental Consultants
 8412 Falls of Neuse Road, Suite 104
 Raleigh, NC 27615
 sball@sandec.com
 919-691-2114

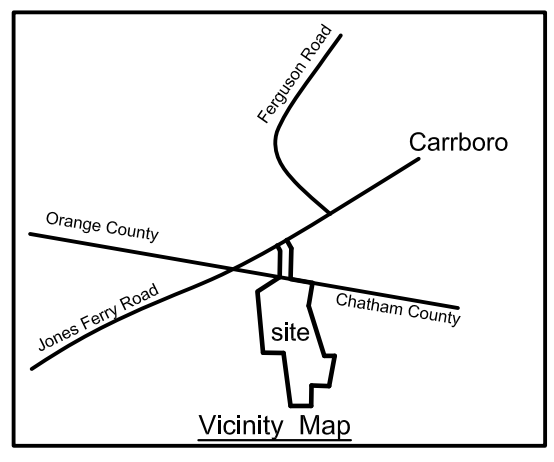
Surveyor
Puckett Surveyors
 1555 NC 56 Suite B2
 Creedmoor, NC 27522
 919-528-8900



CONSERVATION SPACE

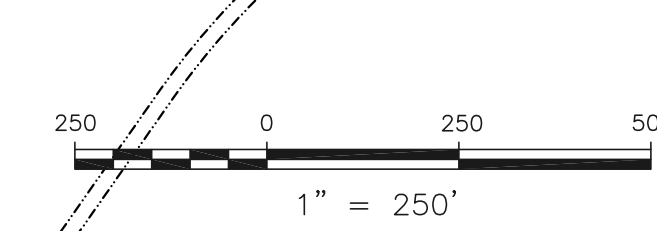
Conservation Space Required = 40%	128.39 ac x 0.4 = 51.35 acres
Natural Space Required = 32%	128.39 ac x 0.32 = 41.08 acres
Open Space Required = 8.0%	128.39 ac x 0.08 = 10.27 acres
Total Conservation Space Provided:	
Chatham County	
Natural Space Provided = 41.50 ac (32.3%)	
Open Space Provided = 20.9 ac (16.3%)	
Total Conservation Space Provided = 62.40 ac	
Conservation Space = 48.6% of total site area	
Orange County	
Conservation Space Provided = 9.24 acres	
TOTAL FOR CHATHAM AND ORANGE COUNTIES	
62.40 ac. + 9.24 ac. = 71.64 acres	
71.64 / 139.63 acres = 51.3% Conservation Space	

- ### Notes:
- rustic trails (no concrete or asphalt) may be provided within the natural space.
 - Trail line shown is approximate and for visual aid only.
 - stormwater ponds located inside community open space.
 - community wells are located inside open space and natural space.
 - offsite septic systems located inside open space and natural space.
 - setbacks: front=20ft, side=12ft, rear=20ft



LEGEND

Conservation Natural Space	[Green Box]
Conservation Open Space	[Yellow Box]
Orange County Open Space	[Pink Box]
Perennial Streams	[Blue Dashed Line]
Intermittent Streams	[Blue Dotted Line]
Ephemeral Streams	[Blue Dotted Line]
Wetlands	[Green Dotted Box]
Stream + Wetland Buffer	[Green Dotted Box]
Stormwater Basin	[SW in Circle]



Martha Sheard Farley
 John Farley
 AKPAR 74474
 PIN: 9756-78-9432
 DB 1932
 PG 0179

100 yr floodplain

Anna Griffiths
 AKPAR 74466
 PIN: 9756-77-6103
 DB 712
 PG 0908

539

536

533

Mary Dianne Hulett
 AKPAR 74467
 PIN: 9756-77-6103
 DB 1731
 PG 1094

530

Sara Jill Fanning
 AKPAR 74468
 PIN: 9756-77-6103
 DB 796
 PG 0118

Dahlia Lynn Hodges
 AKPAR 68980
 PIN: 9756-76-0927
 DB 1733
 PG 0196

Christine Choate Wend
 AKPAR 65532
 PIN: 9756-66-9797
 DB 1072
 PG 0534

John K. Read Jr.
 AKPAR 62289
 PIN: 9756-66-6918
 DB 1707
 PG 0126

Teri Vanitas
 AKPAR 62285
 PIN: 9756-66-5792
 DB 1658
 PG 0989

John Martyn and Carol Sue Gunn
 AKPAR 62291
 PIN: 9756-66-8657
 DB 1475
 PG 0756

James and Susan Groves
 AKPAR 75519
 PIN: 9756-66-3579
 DB 812
 PG 0217

Frank Watson
 Jessica Shipley
 AKPAR 75520
 PIN: 9756-67-4026
 DB 2008
 PG 0074

Burke P. Riggsbee
 Lisa Riggsbee
 AKPAR 75521
 PIN: 9756-67-1251
 DB 813
 PG 232

Marilyn G Ozer
 AKPAR 75522
 PIN: 9756-66-9955
 DB 833
 PG 1034

Suzanne W Wannamaker
 AKPAR 75523
 PIN: 9756-66-7794
 DB 1701
 PG 0099

Joe and Kyara Franzen
 AKPAR 75525
 PIN: 9756-66-6446
 DB 2012
 PG 1101

William and Lynn Kirk
 AKPAR 75524
 PIN: 9756-66-9377
 DB 812
 PG 0071

Richard W and Suzanne K Paar
 AKPAR 75528
 PIN: 9756-66-6872
 DB 1540
 PG 0695

Richard Mark Pereira
 AKPAR 75526
 PIN: 9756-66-2850
 DB 1631
 PG 0069

Jennifer Blair and
 Joseph Henry Thompson
 AKPAR 75527
 PIN: 9756-66-1572
 DB 858
 PG 0332

William K and Lynn G Kirk
 AKPAR 75529
 PIN: 9756-66-9898
 DB 812
 PG 0071

John E and Robin B Parks
 AKPAR 75530
 PIN: 9756-66-6327
 DB 1696
 PG 1066