

Plan prepared by:
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 919-593-1916

pyewacket subdivision

chatham county, nc

September 17, 2021

UTILITY PLAN

SITE DATA

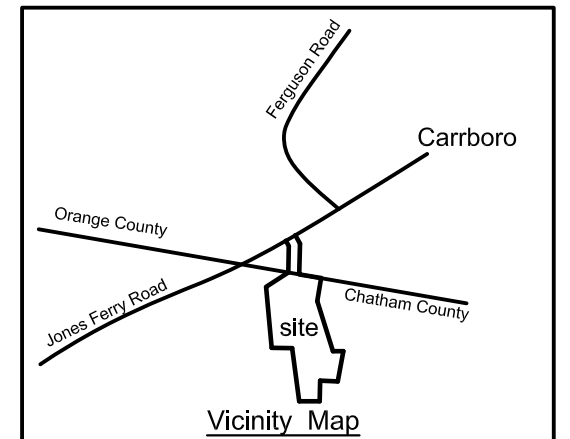
Owner: Wyndell H. Merritt
 Address: Jones Ferry Road
 Parcel ID: 90267
 Zoning: R1
 Parcel Size: 139.63 acres
 Orange County = 11.24 acres
 proposed lots = 0
 Chatham County: (gross ac) = +/-128.39 acres
 Floodplain = +/- 0.95 acres
 Streams = 0.50 acres
 total lots allowed:
 128.39 - 0.95 - 0.50 = +/- 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

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

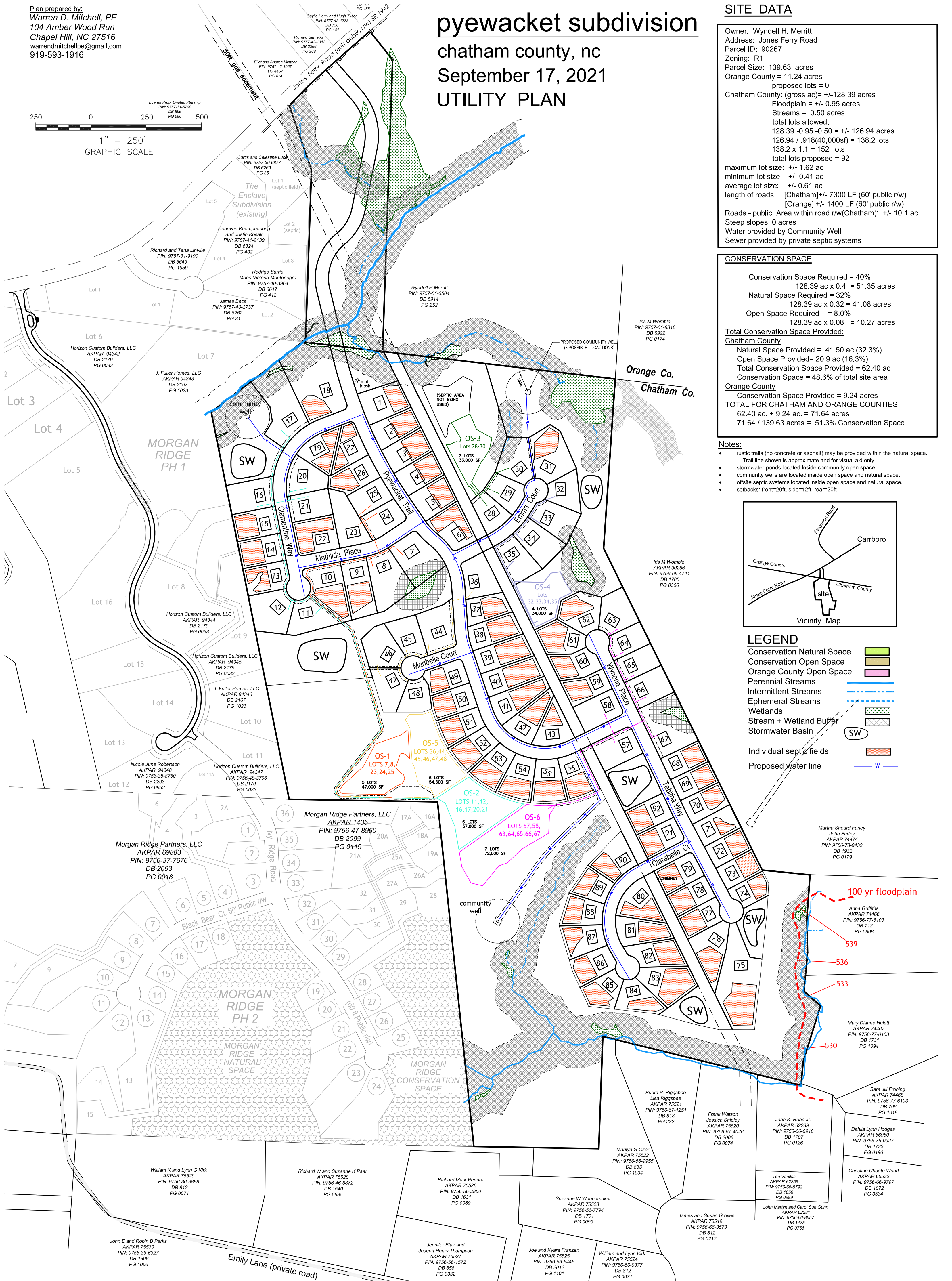
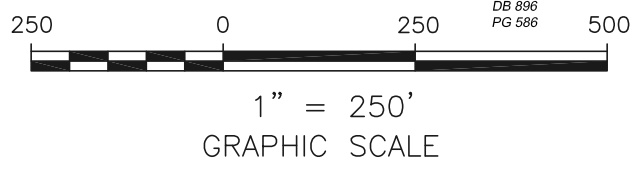
Notes:

- 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.
- onsite septic systems located inside open space and natural space.
- setbacks: front=20ft, side=12ft, rear=20ft



LEGEND

- Conservation Natural Space
- Conservation Open Space
- Orange County Open Space
- Perennial Streams
- Intermittent Streams
- Ephemeral Streams
- Wetlands
- Stream + Wetland Buffer
- Stormwater Basin
- Individual septic fields
- Proposed water line



100 yr floodplain

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

539

536

533

530

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

Sara Jill Froning
 AKPAR 74468
 PIN: 9756-77-6103
 DB 786
 PG 1018

Dahlia Lynn Hodges
 AKPAR 66980
 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 Vanillas
 AKPAR 62255
 PIN: 9756-66-5792
 DB 1658
 PG 0989

John Marilyn and Carol Sue Gunn
 AKPAR 62281
 PIN: 9756-66-8657
 DB 1475
 PG 0756

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

William and Lynn Kirk
 AKPAR 75524
 PIN: 9756-56-9377
 DB 812
 PG 0071

Joe and Kyara Franzen
 AKPAR 75525
 PIN: 9756-56-6446
 DB 2012
 PG 1101

Burke P. Riggsbee
 Lisa Riggsbee
 AKPAR 75521
 PIN: 9756-67-1251
 DB 619
 PG 232

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

Marilyn G Ozer
 AKPAR 75522
 PIN: 9756-56-8955
 DB 833
 PG 1034

Suzanne W Wannamaker
 AKPAR 75523
 PIN: 9756-56-7794
 DB 1701
 PG 0099

Richard W and Suzanne K Paar
 AKPAR 75528
 PIN: 9756-46-6872
 DB 1540
 PG 0695

Richard Mark Pereira
 AKPAR 75526
 PIN: 9756-56-2850
 DB 1631
 PG 0069

Jennifer Blair and
 Joseph Henry Thompson
 AKPAR 75527
 PIN: 9756-56-1572
 DB 858
 PG 0332

John E and Robin B Parks
 AKPAR 75530
 PIN: 9756-36-6327
 DB 1696
 PG 1066

Emily Lane (private road)

Morgan Ridge Partners, LLC
 AKPAR 69883
 PIN: 9756-37-7676
 DB 2093
 PG 0018

Morgan Ridge Partners, LLC
 AKPAR 1435
 PIN: 9756-47-8960
 DB 2099
 PG 0119

William K and Lynn G Kirk
 AKPAR 75529
 PIN: 9756-36-9898
 DB 812
 PG 0071

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