

pyewacket subdivision conservation subdivision chatham county, nc September 17, 2021 rev 10.15.21

Plan prepared by:
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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

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

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

SITE DATA

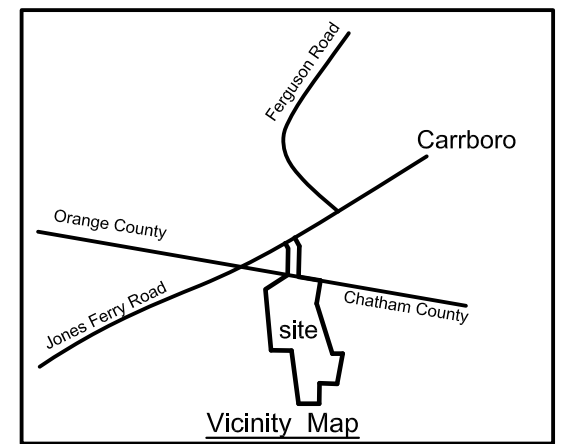
Owner: Wyndell H. Merritt
Address: Jones Ferry Road
Parcel ID: 90267
Zoning: R1
Parcel Size: 139.63 acres
Orange County = 11.24 acres
proposed lots = 0
Chatham County: (gross ac) = +/- 128.39 acres
Floodplain = +/- 0.95 acres
Streams = 0.50 acres
total lots allowed:
128.39 - 0.95 - 0.50 = +/- 126.94 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
Wetland Area: 87,000 sf (2.0 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.
- offsite septic systems located inside open space and natural space.
- setbacks: front=20ft, side=10ft, rear=20ft



LEGEND

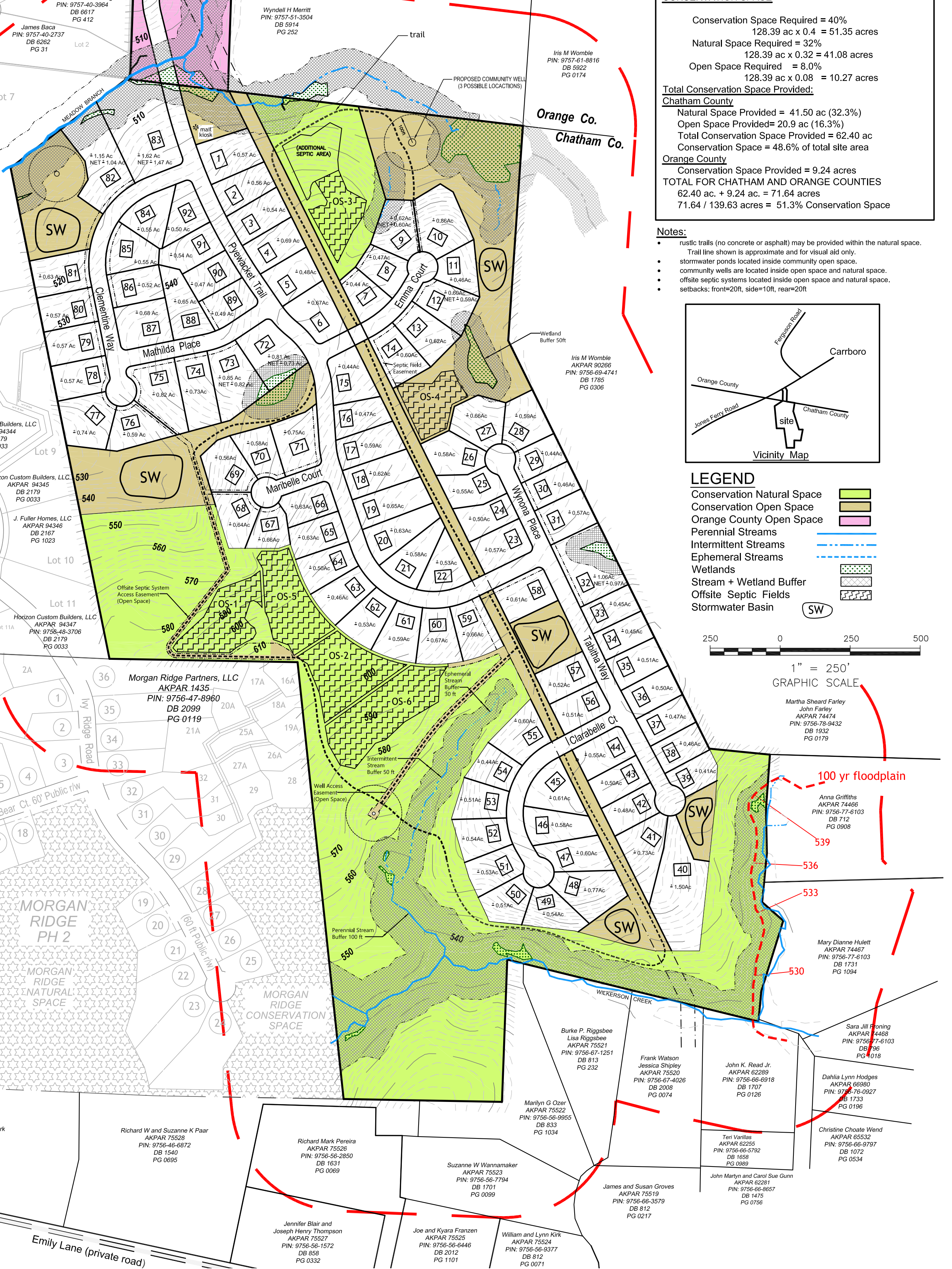
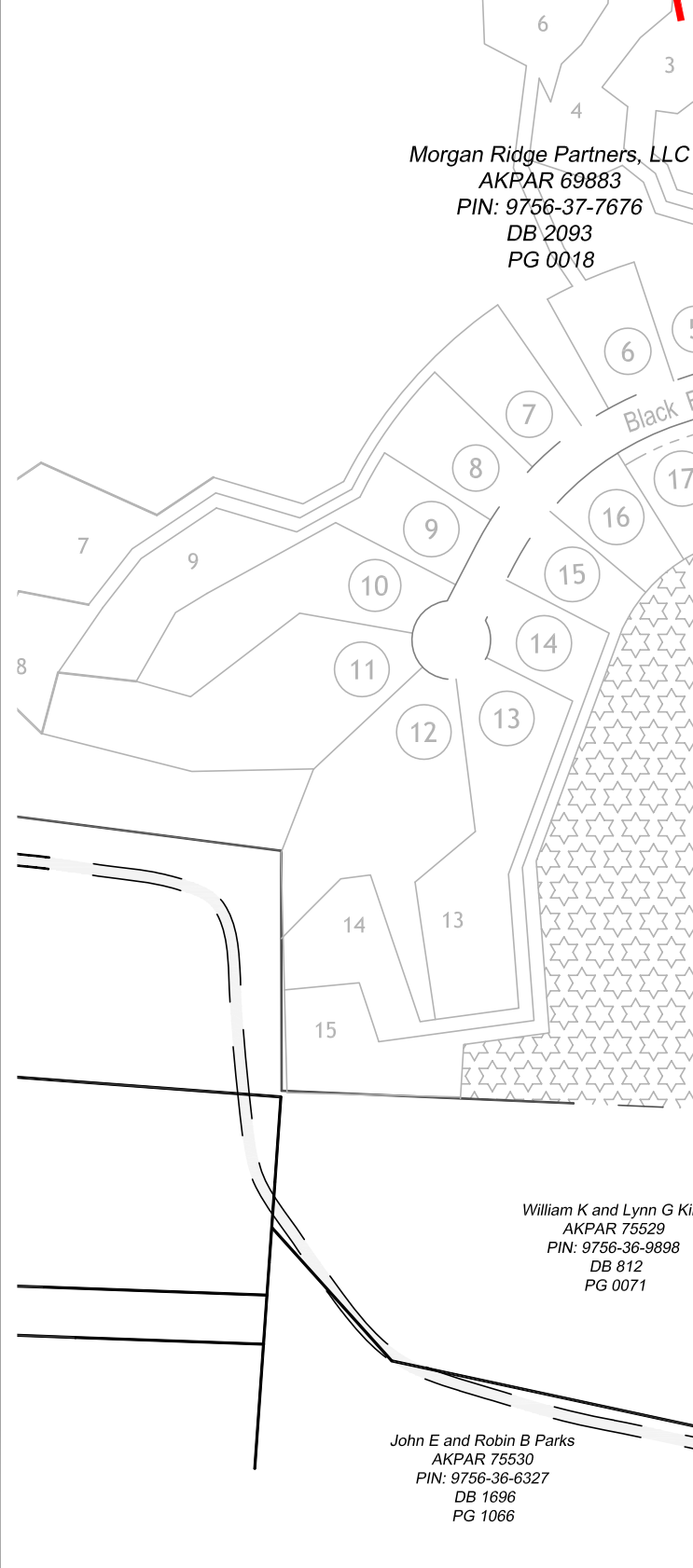
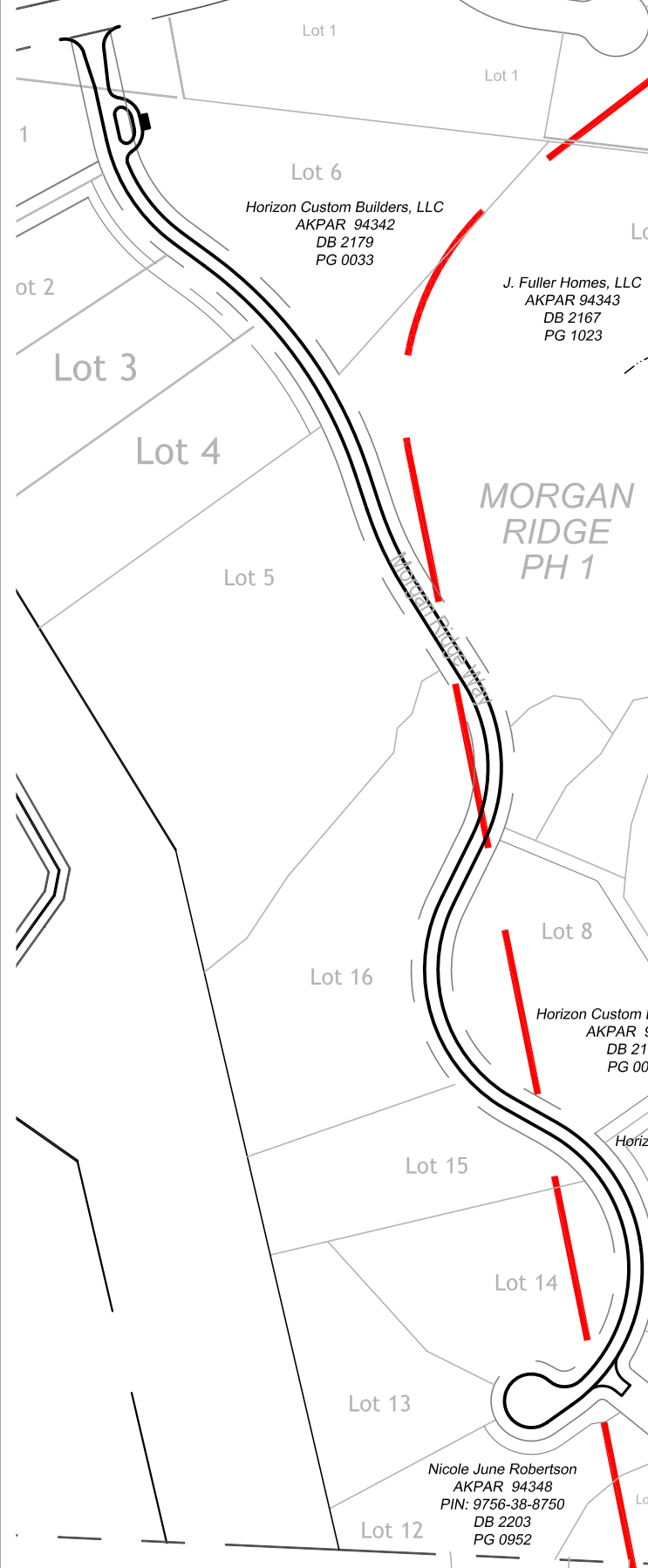
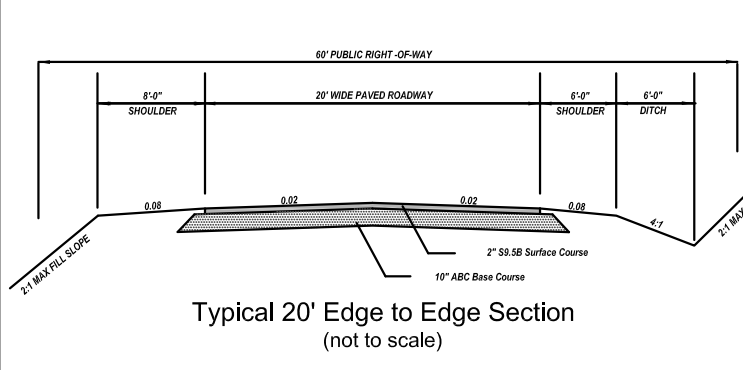
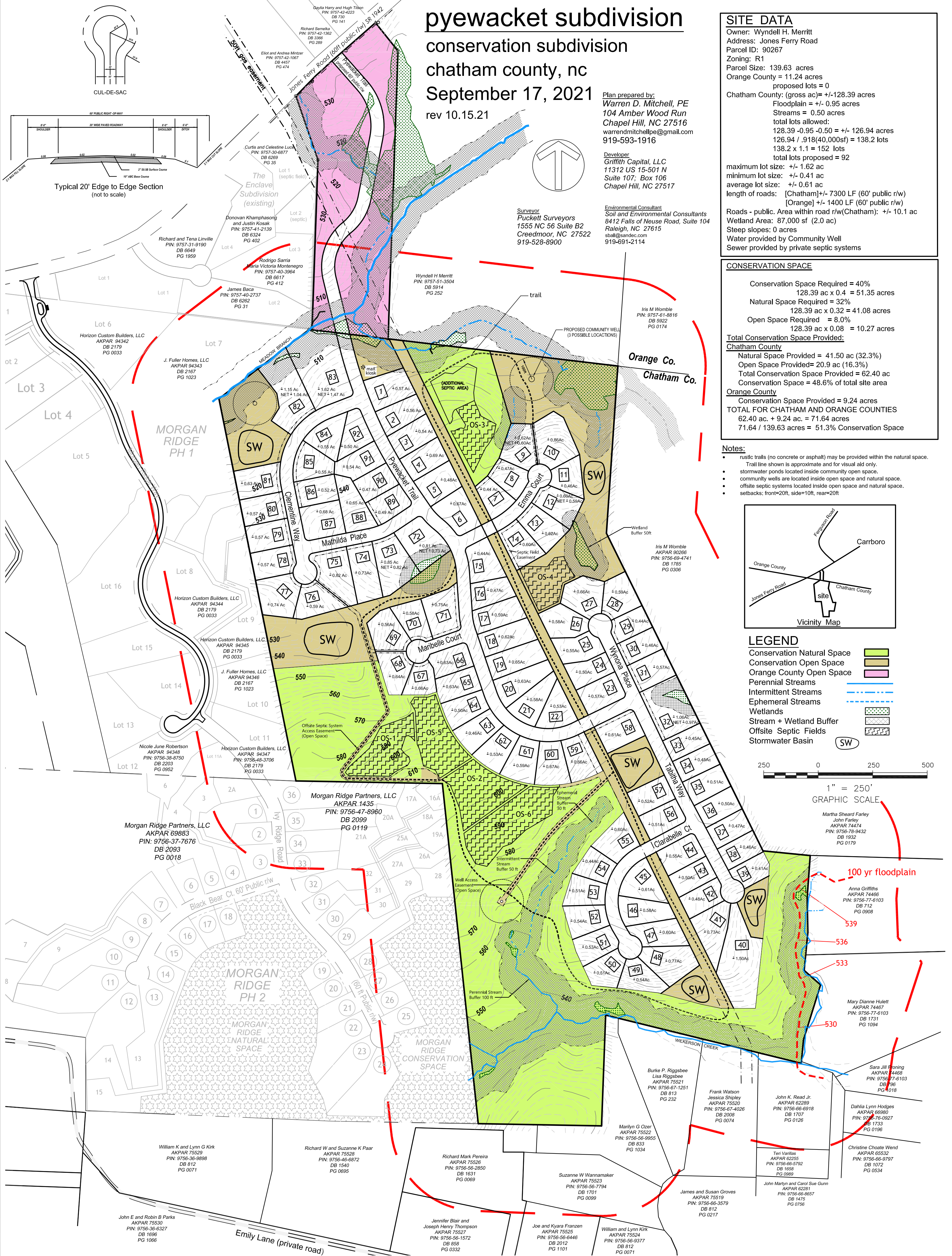
- Conservation Natural Space
- Conservation Open Space
- Orange County Open Space
- Perennial Streams
- Intermittent Streams
- Ephemeral Streams
- Wetlands
- Stream + Wetland Buffer
- Offsite Septic Fields
- Stormwater Basin (SW)



1" = 250'

GRAPHIC SCALE

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
- Mary Dianne Hulett
AKPAR 74467
PIN: 9756-77-6103
DB 1731
PG 1094
- Sara Jill Fanning
AKPAR 74467
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
- Teri Vanitas
AKPAR 62925
PIN: 9756-66-5792
DB 1658
PG 0989
- John Martin 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
- John K. Read Jr.
AKPAR 62289
PIN: 9756-66-6918
DB 1707
PG 0126
- Frank Watson
AKPAR 75520
PIN: 9756-66-6918
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: 9756-56-9955
DB 833
PG 1034
- Suzanne W Wannamaker
AKPAR 75523
PIN: 9756-56-7794
DB 1701
PG 0099
- Joe and Kyara Franzen
AKPAR 75525
PIN: 9756-56-6446
DB 2012
PG 1101
- William and Lynn Kirk
AKPAR 75524
PIN: 9756-56-9377
DB 812
PG 0071
- Jennifer Blair and Joseph Henry Thompson
AKPAR 75527
PIN: 9756-56-1572
DB 858
PG 0332
- Richard Mark Pereira
AKPAR 75526
PIN: 9756-56-2850
DB 1631
PG 0069
- Richard W and Suzanne K Paar
AKPAR 75528
PIN: 9756-46-6872
DB 1540
PG 0695
- William K and Lynn G Kirk
AKPAR 75529
PIN: 9756-36-8898
DB 812
PG 0071
- John E and Robin B Parks
AKPAR 75530
PIN: 9756-36-6327
DB 1696
PG 1066

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 1435
PIN: 9756-47-8960
DB 2099
PG 0119

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

Horizon Custom Builders, LLC
AKPAR 94342
DB 2179
PG 0033

Horizon Custom Builders, LLC
AKPAR 94344
DB 2179
PG 0033

Horizon Custom Builders, LLC
AKPAR 94345
DB 2179
PG 0033

Horizon Custom Builders, LLC
AKPAR 94346
DB 2167
PG 1023

Horizon Custom Builders, LLC
AKPAR 94347
DB 2179
PG 0033

James Baca
PIN: 9757-40-2737
DB 6262
PG 31

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