

# pyewacket subdivision

## chatham county, nc

September 17, 2021 rev. 10.15.21

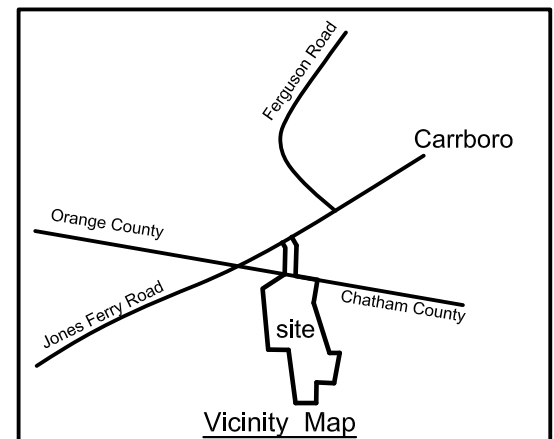
### UTILITY PLAN

Plan prepared by:  
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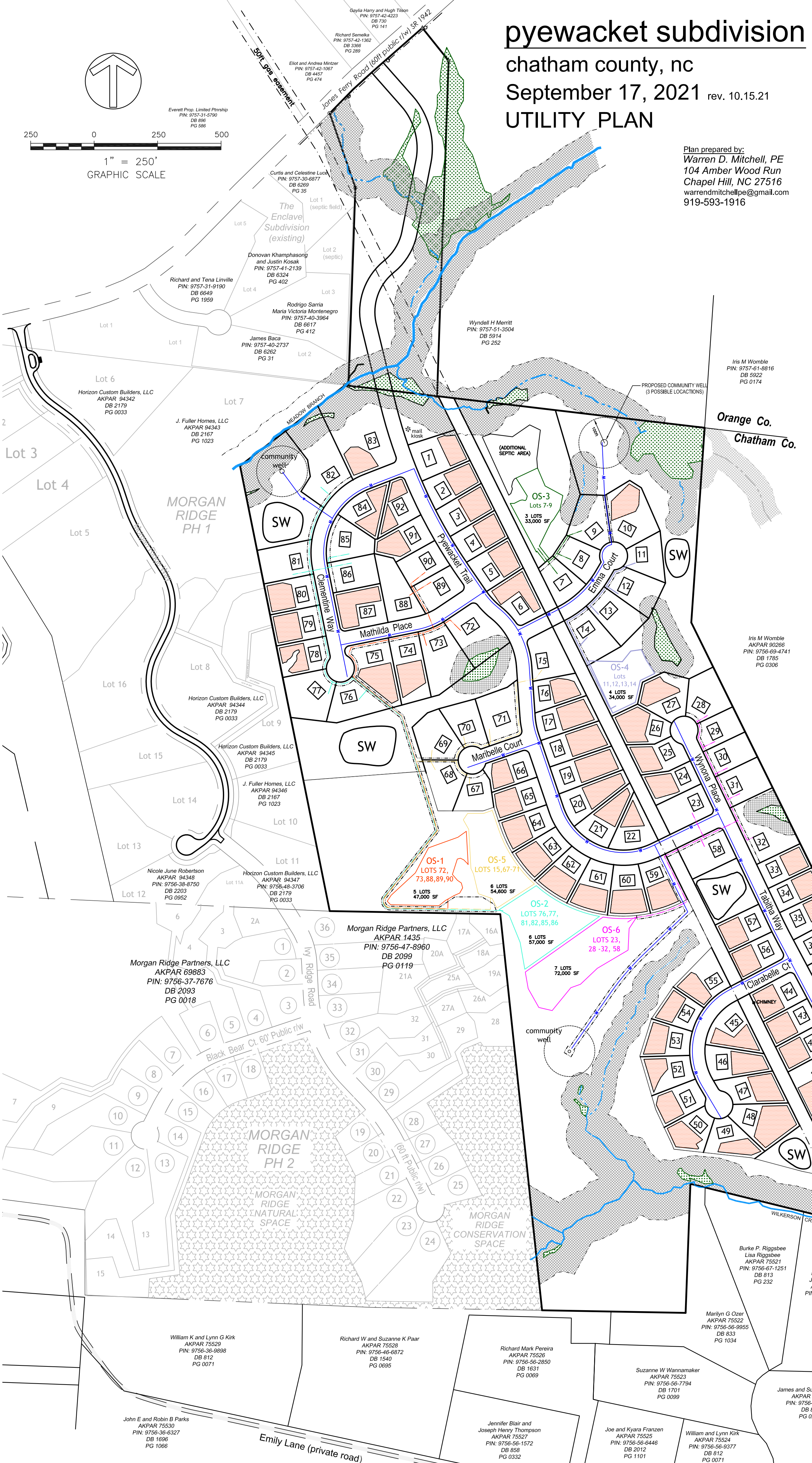
SITE DATA	
Owner:	Wyndell H. Merritt
Address:	Jones Ferry Road
Parcel ID:	90267
Zoning:	R1
Parcel Size:	139.63 acres
Orange County =	11.24 acres
proposed lots =	0
Chatham County: (gross ac) =	+/- 128.39 acres
Floodplain =	+/- 0.95 acres
Streams =	0.50 acres
total lots allowed:	128.39 - 0.95 - 0.50 = +/- 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
<b>Total Conservation Space Provided:</b>	
<b>Chatham County</b>	
Natural Space Provided =	41.50 ac (32.3%)
Open Space Provided =	20.9 ac (16.3%)
<b>Total Conservation Space Provided =</b>	<b>62.40 ac</b>
Conservation Space =	48.6% of total site area
<b>Orange County</b>	
Conservation Space Provided =	9.24 acres
<b>TOTAL FOR CHATHAM AND ORANGE COUNTIES</b>	
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	
Individual septic fields	
Proposed water line	



- Martha Sheard Farley  
 John Farley  
 AKPAR 74474  
 PIN: 9756-78-9432  
 DB 1932  
 PG 0179
- 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 Froning  
 AKPAR 74468  
 PIN: 9756-77-6103  
 DB 796  
 PG 1018
- Dahlia Lynn Hodges  
 AKPAR 69980  
 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: 9756-66-8918  
 DB 1701  
 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
- 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: 9756-66-8985  
 DB 833  
 PG 1034
- Suzanne W Wannamaker  
 AKPAR 75523  
 PIN: 9756-66-7794  
 DB 1701  
 PG 0099
- Richard W and Suzanne K Paar  
 AKPAR 75528  
 PIN: 9756-46-8872  
 DB 1540  
 PG 0695
- Richard Mark Pereira  
 AKPAR 75526  
 PIN: 9756-66-2850  
 DB 1631  
 PG 0669
- Jennifer Blair and Joseph Henry Thompson  
 AKPAR 75527  
 PIN: 9756-66-1572  
 DB 858  
 PG 0332
- 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
- John E and Robin B Parks  
 AKPAR 75530  
 PIN: 9756-36-6327  
 DB 1696  
 PG 1066
- William K and Lynn G Kirk  
 AKPAR 75529  
 PIN: 9756-36-9898  
 DB 812  
 PG 0071

