

pyewacket subdivision conservation subdivision chatham county, nc June 15, 2021

SITE DATA

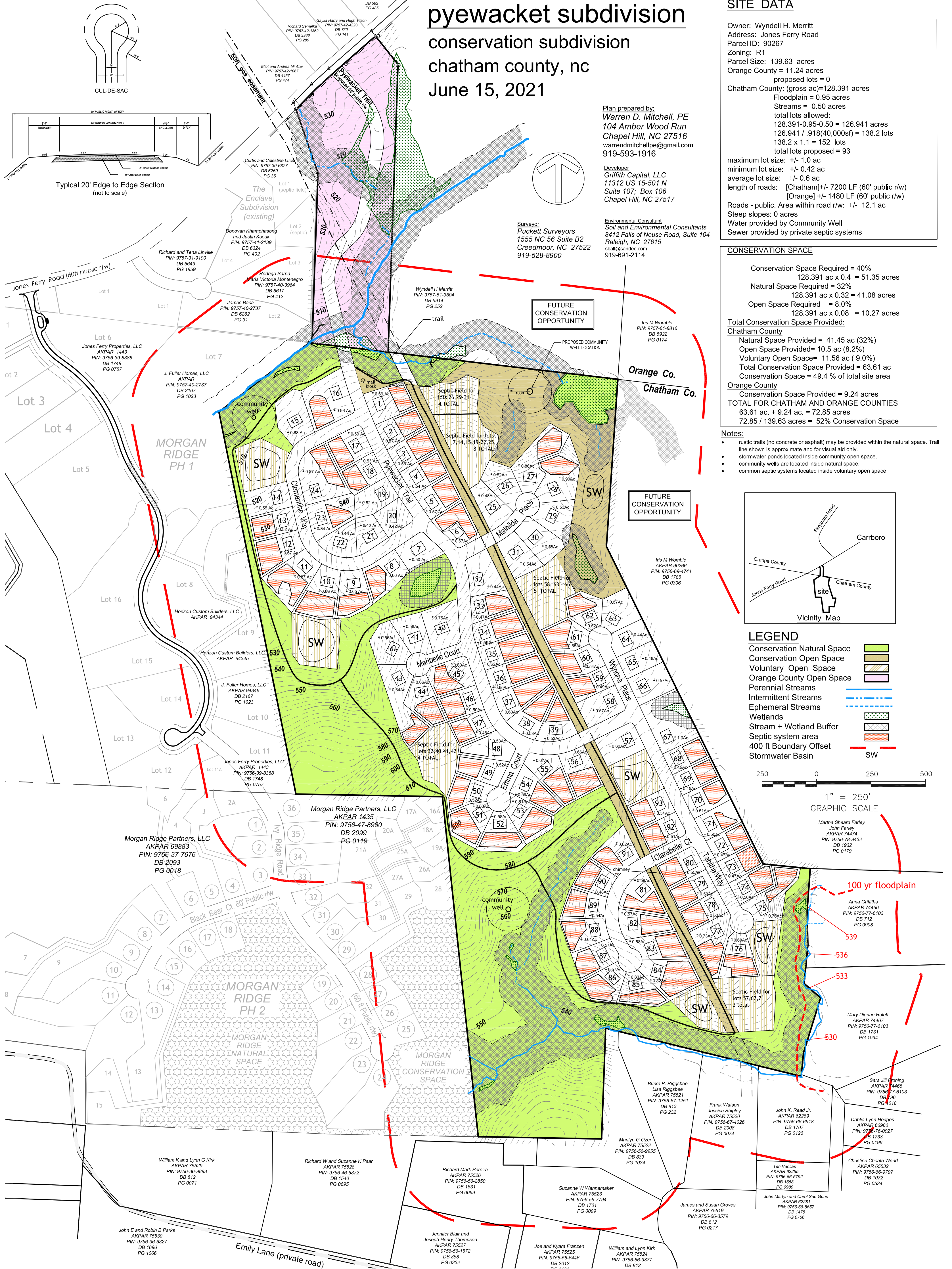
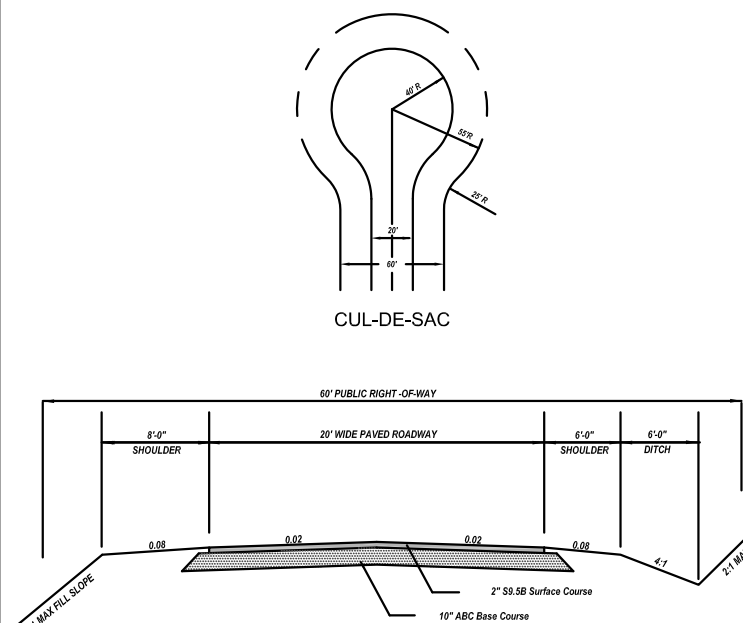
Owner: Wyndell H. Merritt
Address: Jones Ferry Road
Parcel ID: 90267
Zoning: R1
Parcel Size: 139.63 acres
Orange County = 11.24 acres
proposed lots = 0
Chatham County: (gross ac)=128.391 acres
Floodplain = 0.95 acres
Streams = 0.50 acres
total lots allowed:
128.391-0.95-0.50 = 126.941 acres
126.941 / .918(40,000sf) = 138.2 lots
138.2 x 1.1 = 152 lots
total lots proposed = 93
maximum lot size: +/- 1.0 ac
minimum lot size: +/- 0.42 ac
average lot size: +/- 0.6 ac
length of roads: [Chatham] +/- 7200 LF (60' public r/w)
[Orange] +/- 1480 LF (60' public r/w)
Roads - public. Area within road r/w: +/- 12.1 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
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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

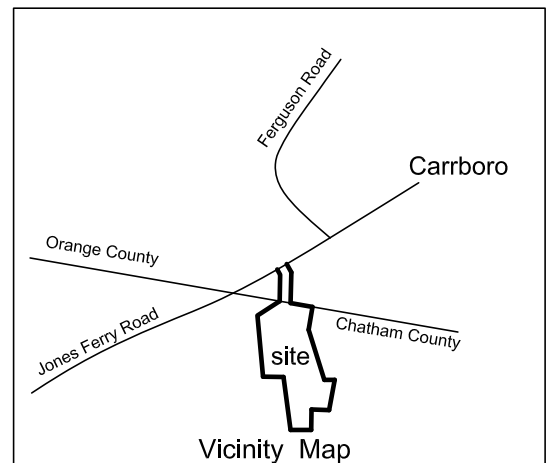
Environmental Consultant
Soil and Environmental Consultants
8412 Falls of Neuse Road, Suite 104
Raleigh, NC 27615
shall@sandec.com
919-691-2114



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
Total Conservation Space Provided:	
Chatham County	
Natural Space Provided = 41.45 ac (32%)	
Open Space Provided = 10.5 ac (8.2%)	
Voluntary Open Space = 11.56 ac (9.0%)	
Total Conservation Space Provided = 63.61 ac	
Orange County	
Conservation Space Provided = 9.24 acres	
TOTAL FOR CHATHAM AND ORANGE COUNTIES	
63.61 ac. + 9.24 ac. = 72.85 acres	
72.85 / 139.63 acres = 52% 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 natural space.
 - common septic systems located inside voluntary open space.



LEGEND

Conservation Natural Space	[Green hatched pattern]
Conservation Open Space	[Yellow hatched pattern]
Voluntary Open Space	[White hatched pattern]
Orange County Open Space	[Pink hatched pattern]
Perennial Streams	[Blue solid line]
Intermittent Streams	[Blue dashed line]
Ephemeral Streams	[Blue dotted line]
Wetlands	[Green dotted pattern]
Stream + Wetland Buffer	[Green dashed pattern]
Septic system area	[Orange hatched pattern]
400 ft Boundary Offset	[Red dashed line]
Stormwater Basin	[SW symbol]



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 74467
PIN: 9756-77-6103
DB 796
PG 0118

Dahlia Lynn Hodges
AKPAR 69880
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

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

Joe and Kyara Franzen
AKPAR 55525
PIN: 9756-56-6446
DB 2012

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

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

Marilyn G Ozer
AKPAR 75522
PIN: 9756-56-9955
DB 833
PG 1034

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

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

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

Richard W and Suzanne K Paar
AKPAR 75528
PIN: 9756-40-6872
DB 1540
PG 0695

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