

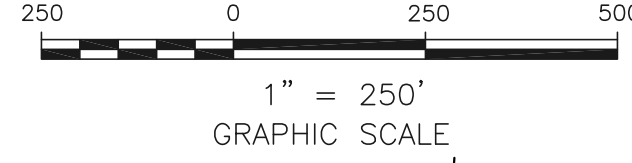
# pyewacket subdivision

conservation subdivision  
 chatham county, nc  
 November 19, 2021  
 FIRST PLAT "Layout 3"

## 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 = 92  
 maximum lot size: +/- 1.0 ac  
 minimum lot size: +/- 0.47 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  
 warrendmitchellpe@gmail.com  
 919-593-1916

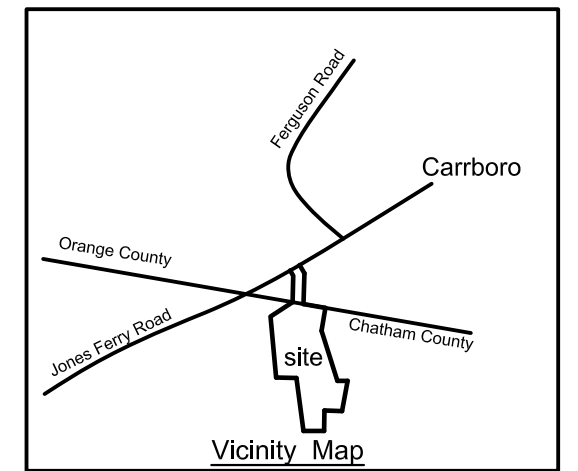


## CONSERVATION SPACE

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 = 41.50 ac (32%)  
 Open Space Provided = 20.1 ac (15.6%)  
 Total Conservation Space Provided = 61.60 ac  
 Conservation Space = 48% of total site area  
**Orange County**  
 Conservation Space Provided = 9.24 acres  
**TOTAL FOR CHATHAM AND ORANGE COUNTIES**  
 61.60 ac. + 9.24 ac. = 70.84 acres  
 70.84 / 139.63 acres = 50.7% Conservation Space

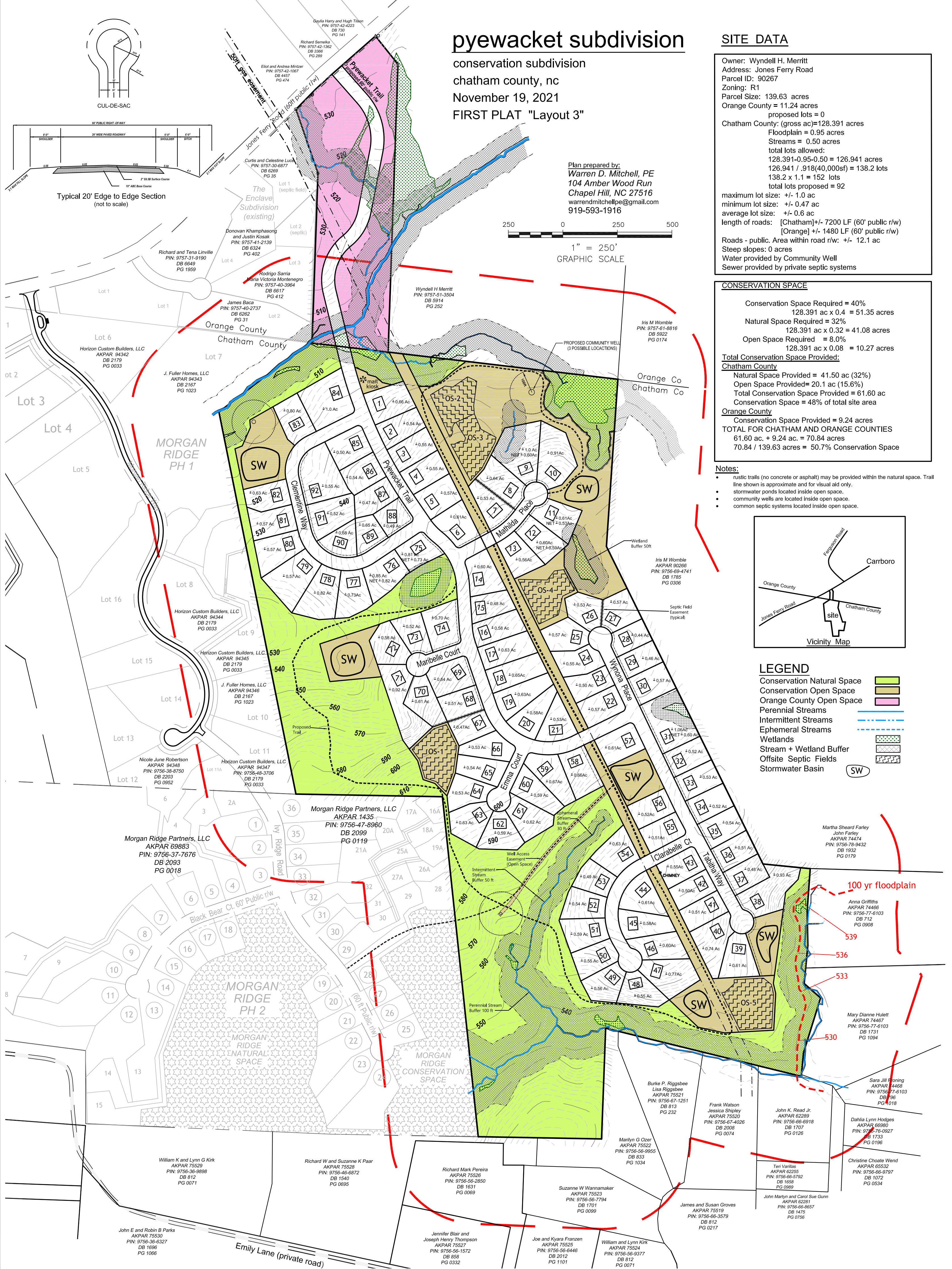
## Notes:

- 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 open space.
- community wells are located inside open space.
- common septic systems located inside open space.



## 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



# pyewacket subdivision

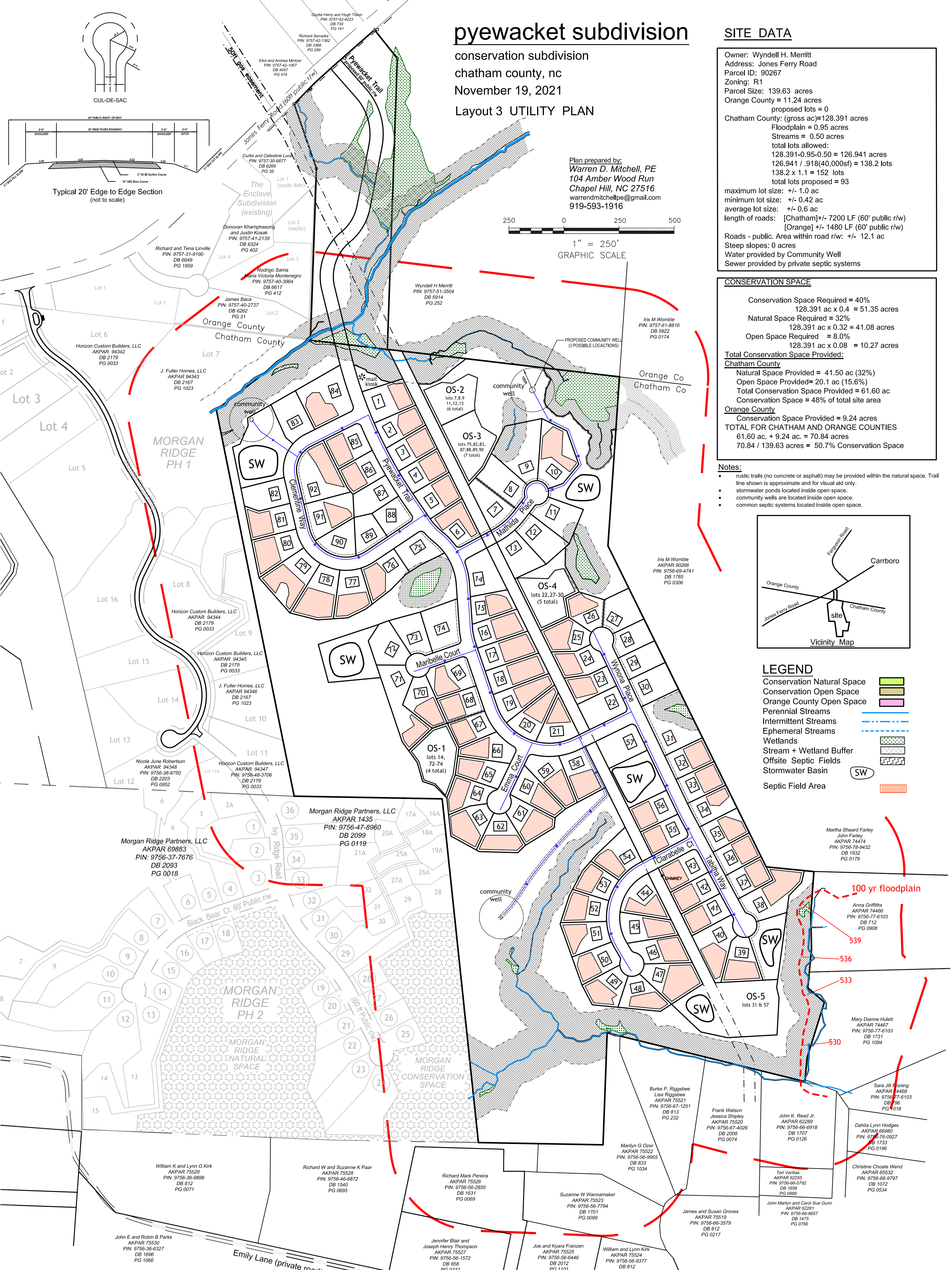
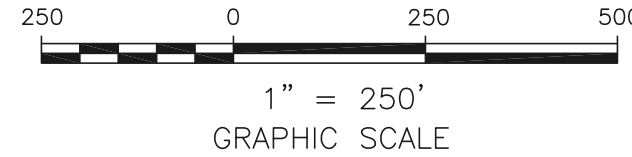
conservation subdivision  
 chatham county, nc  
 November 19, 2021

## Layout 3 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)=128.391 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  
 warrendmitchellpe@gmail.com  
 919-593-1916



# pyewacket subdivision

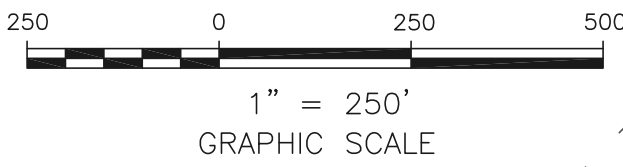
## On-site Inventory Map #2 (Layout 3)

proposed natural space

chatham county, nc

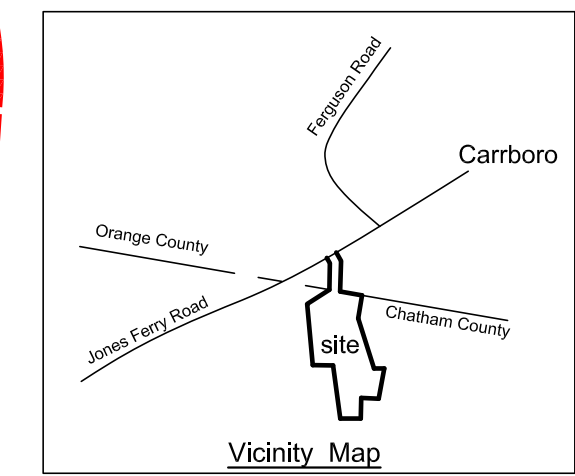
November 19, 2021

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



### 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  
 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  
 (conventional layout) 126.941 / .918(40,000sf) = 138.2 lots  
 (conservation layout) 138.2 x 1.1 = 152 lots



### LEGEND

- Perennial Streams
- Intermittent Streams
- Ephemeral Streams
- Wetlands
- Stream + Wetland Buffer

### PROPOSED NATURAL SPACE

- Containing Primary Area 26.5 acres
- Containing no Primary Area 14.9 acres

