

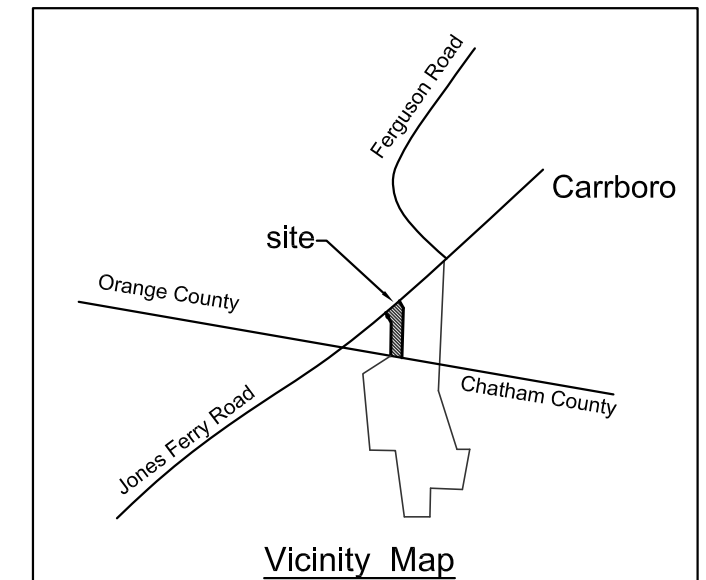
pyewacket subdivision

CONCEPT PLAN

flexible development

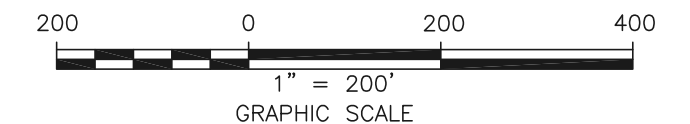
major subdivision

Concept Plan and Preliminary Plat
 Orange and Chatham Counties, NC
 February 19, 2021 (revised April 9, 2021)



LEGEND

- Primary Open Space (Orange County)
- Secondary Open Space (Orange County)
- Proposed Conservation Space (Chatham County)
- Perennial Streams
- Intermittent Streams
- Wetlands
- Stream Buffer



SITE DATA

Owner: Wyndell H. Merritt
 Address: Jones Ferry Road
 Parcel PIN: 9757-51-3504
 DB 5914, P 252

- PB 39-145
- Zoning: AR
- Parcel Size (parent): 70.788 acres
- Proposed Subdivision including JFR r/w = +/- 11.58 acres (504,316 sf)
- Proposed Subdivision excluding JFR r/w = +/- 11.24 ac (489,589 sf)
- Length of road: +/- 1450 LF (60' public r/w)
- Area within Pyewacket Trail r/w: +/- 2.0 ac (87,043 sf)
- All land will become open space and owned by the HOA
- Steep slopes: 0 acres (no slopes over 15% grade)
- Soil types: Iredell, Georgeville, Chewacla
- Watershed: Haw River Protected
- Township: Bingham

OPEN SPACE CALCULATION

- Primary Open Space Areas (yellow shading)
 Stream Buffers+Wetlands: +/- 4.24 acres (184,670sf)
- Secondary Open Space Areas (pink shading)
 Remaining property: +/-5.0 acres (217,440sf)
- Proposed Road right-of-way
 Pyewacket Trail: +/- 2.0 acres (87,043sf)

TOTAL FOR PROPOSED SUBDIVISION ORANGE COUNTY
 100 % Open Space

Developer

Griffith Capital, LLC
 11312 US 15-501 N
 Suite 107; Box 106
 Chapel Hill, NC 27517

Environmental Consultant

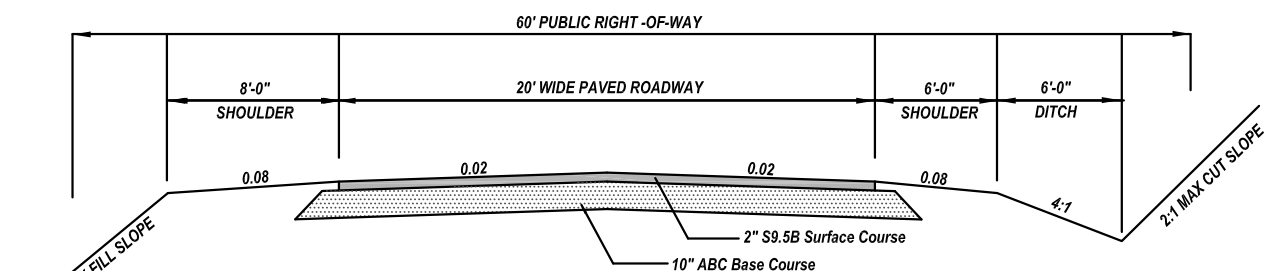
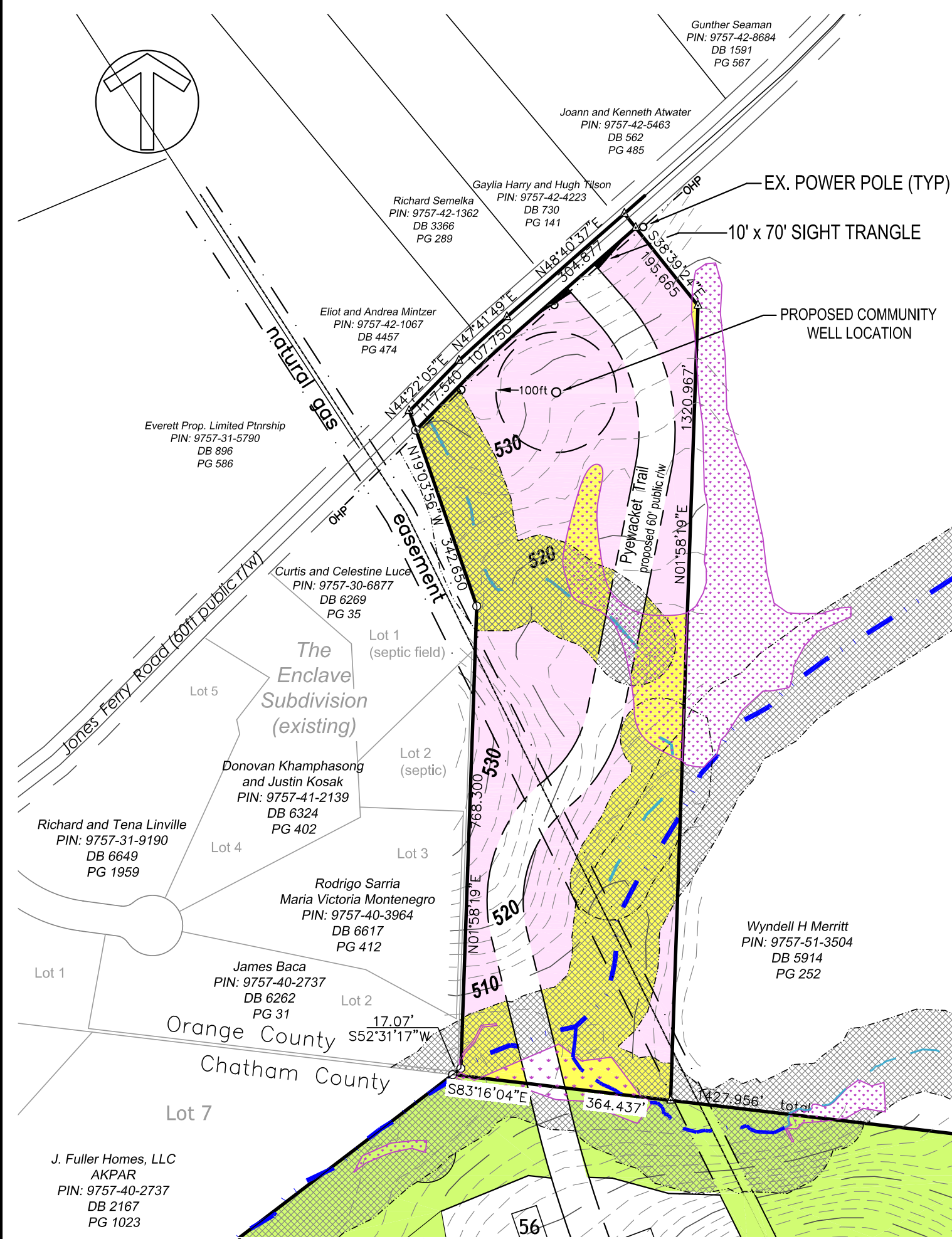
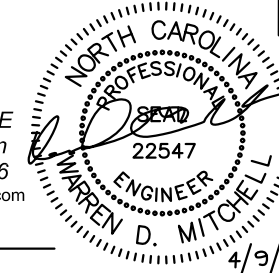
Soil and Environmental Consultants
 8412 Falls of Neuse Road, Suite 104
 Raleigh, NC 27615
 sball@sandec.com
 919-691-2114

Surveyor

Puckett Surveyors
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 Creedmoor, NC 27522
 919-528-8900

Civil Engineer

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 104 Amber Wood Run
 Chapel Hill, NC 27516
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 919-593-1916



Typical 20' Edge to Edge Section (nts)