



General Environmental Documentation Submittal Form

*This form shall be completed by applicants building a
Residential Development that includes 49 new lots or less.*

Proposed Subdivision/Project Name: Morgan Ridge subdivision (aka Vista Grande)

Property Owner/Applicant:	<i>Representative (e.g., Surveyor, Engineer)</i>
Name: <u> Jones Ferry Properties, LLC</u> <u> Wesley Lloyd</u>	Name: <u> Warren Mitchell</u>
Address: <u> 227 Opus Way</u> <u> Chapel Hill NC 27516</u>	Company: <u> Warren D Mitchell PE</u>
	Address: <u> 104 Amber Wood Run</u> <u> Chapel Hill NC 27516</u>
Phone: (W) <u> 919-730-0625</u> (C) <u> same</u>	Phone: (W) <u> 919-593-1916</u> (C) <u> same</u>
Fax: _____	Fax: _____
Email: <u> wesley@lloydgu.com</u>	Email: <u> warrendmitchellpe@gmail.com</u>

Parcel #: (AKPAR): 01443
 Property address: 4074 Jones Ferry Road
 Total acreage: 52.20 acres

For Office Use Only	
Date Received: _____	Reviewed By: _____
Summary/comments:	

1. **Project Description. Provide a narrative describing existing site conditions, land use, natural and cultural resources and how the proposed project may potentially impact the existing conditions and resources. Include proposed uses of the property. Please describe your development plans.**

The property is 52.20 acres. This property has been in the Morgan family for many decades. An existing single family is on the property and is completely decayed. There are a few old barns that have also been decayed. There is old growth trees near the house but most of the land was cleared in the last 25 years and new growth trees are getting established. There is a perennial stream named Meadow Branch which flows from NE to SW. There are also several intermittent streams on the property.

There will be 1 public road approximately 2500 feet long with shoulder and ditch section. The road will cross the perennial stream and 1 intermittent stream. The grade for the site is moderate or 'rolling' as classified by NCDOT. The road is located on the site to minimize cut and fill. Headwalls and retaining walls will be used at the crossings to minimize stream and stream buffer disturbance.

Furthermore, the zoning allows 1 house per 1.45 acres with individual well and septic. Our project will have a maximum of 16 lots which is 1 house per 3.26 acres. So the proposed density is less than half the density allowed by the zoning.

(see last page for historic association discussion)

2. **Describe the Zoning and Uses of adjacent properties below.**

North R-1 South R-1
East R-1 West R-1 and CU-IND-L

3. **Surface Waters (streams, ponds, lakes, wetlands). Are there any surface waters on the property? Attach a list of surface waters and a map showing the location of the water resources in relation to the proposed development. Include riparian buffers, if applicable. Visit our website for information regarding protected riparian buffers: <http://www.chathamnc.org/Index.aspx?page=883> and for a list of consultants to assist you with identification of streams and delineation of wetlands.**

4. **Is the project located in the Regulatory Floodplain/Floodway? Yes No X
FIRM Panel # Flood Zone If yes, please provide a map showing the Floodplain/Floodway on a site map.
Use <http://www.ncfloodmaps.com> to view flood zones.**

5. **Is there a Significant Natural Heritage Area on the project site? Yes No X
If yes, please provide a map showing the Significant Natural Heritage Area on the site.
Use this website and select Natural Heritage dropdown menu. <http://www.chathamgis.com>.**

6. **Are there federally listed or federal aquatic species of concern in the designated 14 Digit Hydrologic Unit drainage basin of the project? Yes No X
Use this website and select Wildlife Resources Commission dropdown menu.
<http://www.chathamgis.com>.**

7. **Please circle the appropriate Watershed District (see the Watershed Protection Ordinance for descriptions).**

WS II Balance of Watershed	WS III Critical Area	WS III Balance of Watershed	WS IV-Critical Area
WS IV Protected Area	River Corridor	River Corridor Special Area	Local Watershed Area

8. Does the project site contain element occurrences of natural diversity, including rare species, as determined by the NC Natural Heritage Program, NC Wildlife Resources Commission and US Fish and Wildlife Service? Yes ___ No X If yes, please provide a narrative. Use this website to determine EO: www.ncnhp.org/web/nhp/element-occurrences.

Rodney Butler with the NC Natural Heritage Program prepared a document which indicates that no records for rare species, important natural communities, natural areas or conservation / managed areas exist within the proposed project boundary. His document is attached to the back of this report.

9. Does the project require a 404 Permit/401 Water Quality Certification? Yes X No ___ If yes, please provide a copy of the 404 Permit application submitted to the US Army Corps of Engineers and a copy of the 401 Water Quality Certification application submitted to the NC Division of Water Resources (formerly the Division of Water Quality).

For more information, please contact Dan LaMontagne, Environmental Quality Director at (919) 542-8268 or dan.lamontagne@chathamnc.org or Lynn Richardson, Subdivision Administrator at (919) 542-8207 or lynn.richardson@chathamnc.org.

We project there will be 2 roadway crossings (1 perennial and 1 intermittent) and 1 driveway crossing of an intermittent stream. The total impact of all 3 crossings is expected to be less than 150 feet of stream. Permits for these 3 crossings will be obtained prior to construction plat submission. All wetland impacts are expected to be less than 10,000 sf.

The developer would like to wait and submit the 401/404 permit until the first plat process is completed. The 401/404 permit would be submitted with the construction plan application. In case the stream crossing locations are revised during the first plat process we would not have to revise or resubmit the 401 + 404 permits.

CHATHAM COUNTY HISTORIC ASSOCIATION VISIT

The developer met Bev Wiggins from the CCHA on the property. Bev took photographs of the property and made notes. Her email regarding her site visit is included with this document. The house and barns do not have any historical value and are all beyond repair or preservation and do not warrant either.

MORGAN RIDGE SUBDIVISION

First Plat

CHATHAM COUNTY, NC

December 22, 2017

Scale: 1 Inch = 150 feet








CHATHAM COUNTY SITE DATA

OWNER JONES FERRY PROPERTIES, LLC
227 Opus Way
Chapel Hill, NC 27516

PROPERTY ADDRESS: 4074 JONES FERRY ROAD
CHAPEL HILL, NC 27516

AKPAR 1443
DB:1748 PG:0757
PB:2014 PG:0138
PIN:9752-20-5510 (CHATHAM)
CURRENT ZONING: R-1
WATERSHED: WS-IV PA / JLBA

SITE AREA: +/- 52.20 ACRES
TOTAL LOTS: +/- 16 LOTS
AVG LOT SIZE: +/- 3.0 ACRES
MINIMUM LOT SIZE: 1.5 ACRES
LENGTH OF ROAD: +/- 2500 LF
COMMUNITY / HOA PROPERTY: CHATHAM COUNTY: 0.11 ACRES
ORANGE COUNTY: 0.37 ACRES

-  Represents Stream buffers
-  Represents Wetland boundaries
-  Represents stream impact - road crossing
-  Represents water quality stormwater basin
-  Represents soil provisionally suitable for Conventional or LPP septic systems.
-  Represents soil provisionally suitable for septic systems
-  Represents HOA / Community Land

ORANGE COUNTY SITE DATA

DB:1748 PG:0757
PB:116 PG:162
PIN:9752-20-2973 (ORANGE)
TOWNSHIP: BINGHAM

EXISTING TRACT AREA (NET): 0.45 ACRES
EXISTING TRACT AREA WITH RW LENGTH OF ROAD: 0.85 ACRES
+/- 50 LF

ZONING: AR
WATERSHED: HAW RIVER PROTECTED

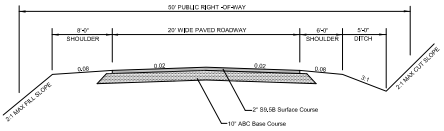
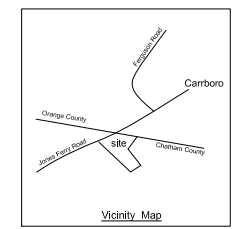
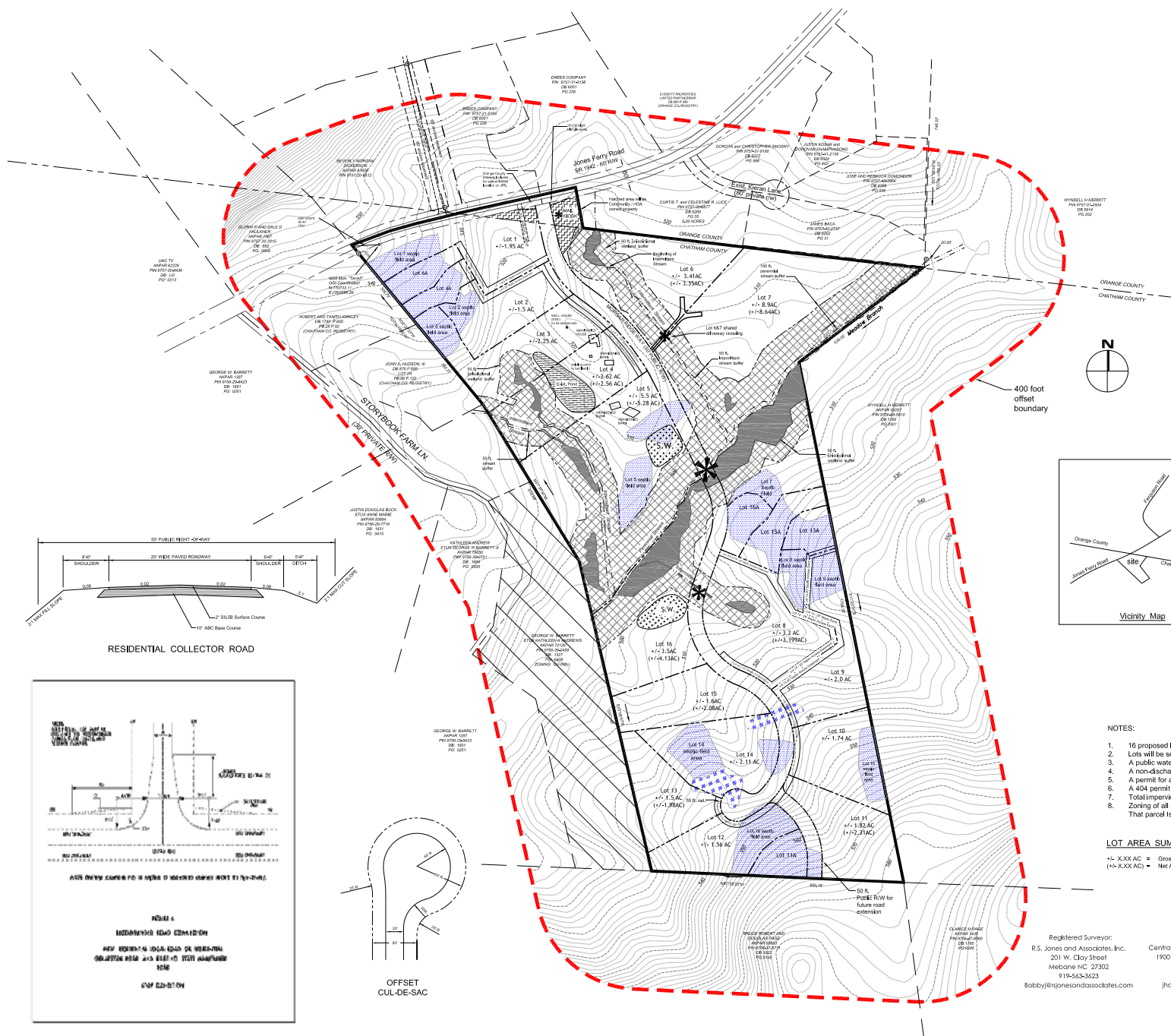
PROPOSED RW: 0.08 ACRES
PROPOSED HOA PROPERTY: 0.37 ACRES

NOTES:

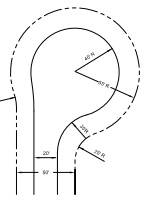
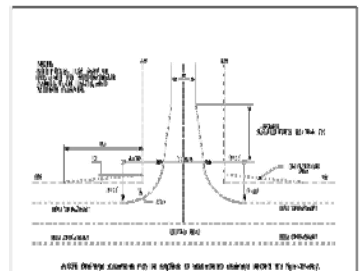
- 16 proposed lots
- Lots will be served using individual wells and septic systems
- A public water system is not presently available to the subdivision.
- A non-discharge permit for a land application waste disposal system will not be needed / necessary.
- A permit for a subsurface wastewater disposal system of 3000 gallons/day or larger is not needed / necessary.
- A 404 permit / 401 certification is necessary / required.
- Total impervious area will be 24% maximum
- Zoning of all adjacent property is R-1 with the exception of the parcel shown on the western boundary. That parcel is owned by George W. Barrett and is zoned CU-IND-L. The property is used for a welding shop.

LOT AREA SUMMARY

+/- XXX AC = Gross Acreage [includes offsite septic area. Excludes any road RW]
+/- XXXX AC = Net Acreage [Gross Acreage - area of regulatory water feature]



RESIDENTIAL COLLECTOR ROAD



OFFSET CUL-DE-SAC

Registered Surveyor:
R.S. Jones and Associates, Inc.
201 W. Clay Street
Mebane, NC 27502
919-654-5623
bobbyj@rsjonesandassociates.com

Registered Soil Scientist:
Central Carolina Soil Consulting, PLLC.
1900 South Wain Street Suite 110
Wake Forest, NC 27587
919-569-4704
jhol@centralcarolinasoil.com

Warren D. Mitchell, PE
Civil Engineering
104 Amber Wood Run
CHAPEL HILL, NORTH CAROLINA 27516
warrenmitchellpe@gmail.com
P (919) 593-1916



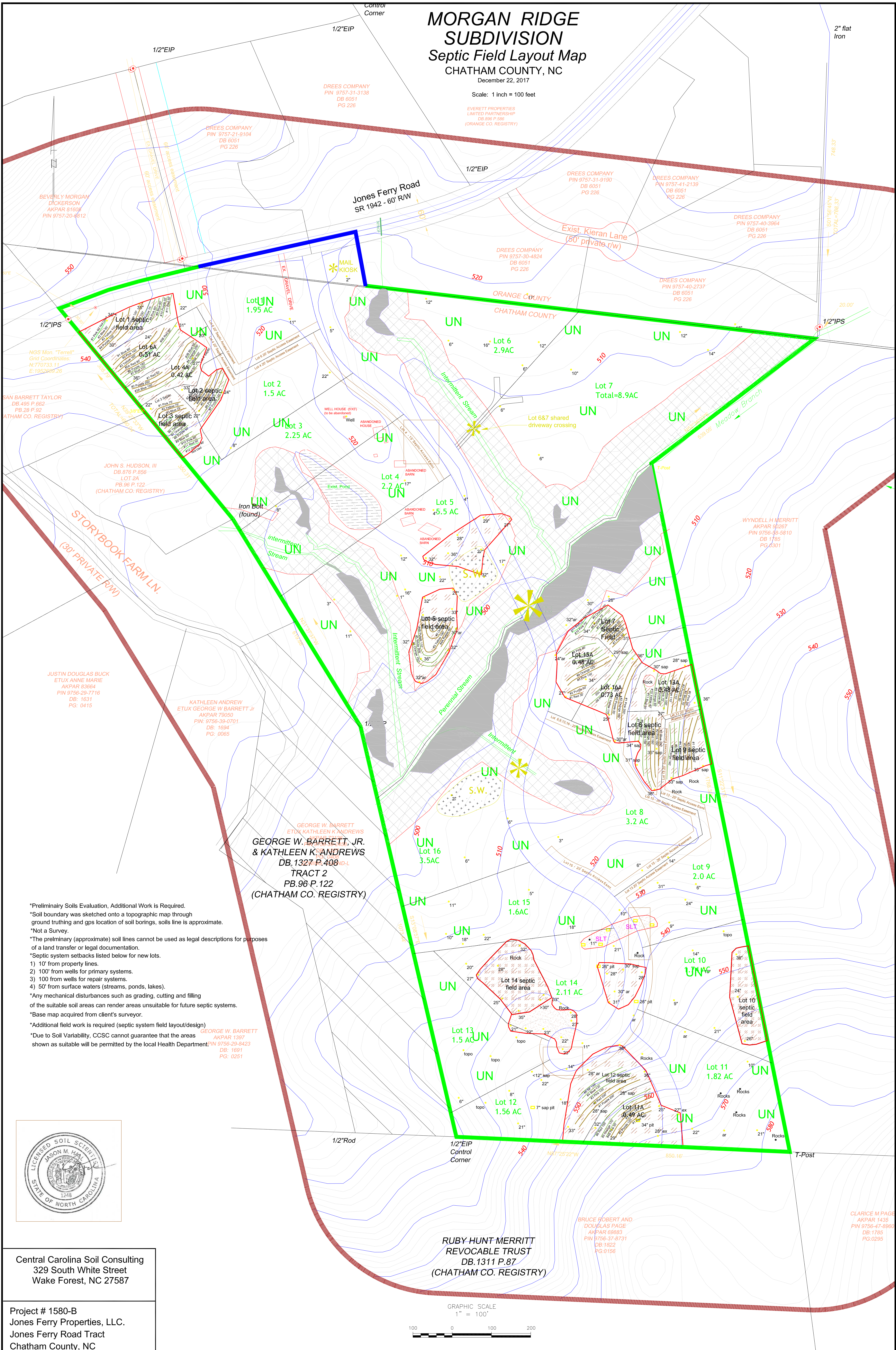
MORGAN RIDGE SUBDIVISION Septic Field Layout Map

CHATHAM COUNTY, NC

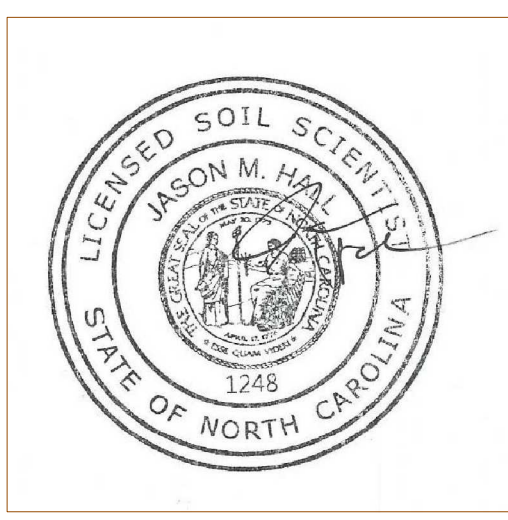
December 22, 2017

Scale: 1 inch = 100 feet

EVERETT PROPERTIES
LIMITED PARTNERSHIP
DB 6051 PG 226
(ORANGE CO. REGISTRY)

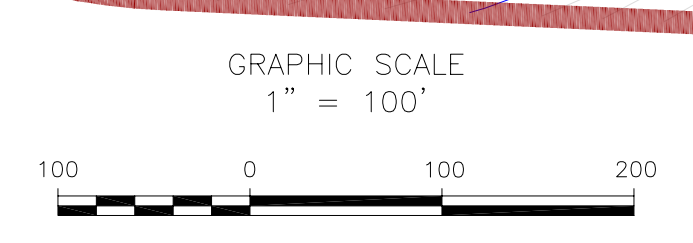


*Preliminary Soils Evaluation, Additional Work is Required.
 *Soil boundary was sketched onto a topographic map through ground truthing and gps location of soil borings, soils line is approximate.
 *Not a Survey.
 *The preliminary (approximate) soil lines cannot be used as legal descriptions for purposes of a land transfer or legal documentation.
 *Septic system setbacks listed below for new lots.
 1) 10' from property lines.
 2) 100' from wells for primary systems.
 3) 100' from wells for repair systems.
 4) 50' from surface waters (streams, ponds, lakes).
 *Any mechanical disturbances such as grading, cutting and filling of the suitable soil areas can render areas unsuitable for future septic systems.
 *Base map acquired from client's surveyor.
 *Additional field work is required (septic system field layout/design)
 *Due to Soil Variability, CCSC cannot guarantee that the areas shown as suitable will be permitted by the local Health Department.



Central Carolina Soil Consulting
 329 South White Street
 Wake Forest, NC 27587

Project # 1580-B
 Jones Ferry Properties, LLC.
 Jones Ferry Road Tract
 Chatham County, NC



RUBY HUNT MERRITT
 REVOCABLE TRUST
 DB.1311 P.87
 (CHATHAM CO. REGISTRY)

BRUCE ROBERT AND
 DOUGLAS PAGE
 AKPAR 69883
 PIN 6756-37-8731
 DB:1822
 PG:0158

CLARICE M PAGE
 AKPAR 1435
 PIN 9756-47-8960
 DB:1785
 PG:0295

GEORGE W. BARRETT, JR.
 & KATHLEEN K. ANDREWS
 DB.1327 P.408
 TRACT 2
 PB.96 P.122
 (CHATHAM CO. REGISTRY)

KATHLEEN ANDREW
 ETUX GEORGE W. BARRETT JR.
 AKPAR 79060
 PIN: 9756-39-0701
 DB: 1694
 PG: 0065

JUSTIN DOUGLAS BUCK
 ETUX ANNE MARIE
 AKPAR 93664
 PIN 9756-29-7716
 DB: 1631
 PG: 0415

WYNDELL H MERRITT
 AKPAR 90267
 PIN 9756-48-5810
 DB 1785
 PG.4301

JOHN S. HUDSON, III
 DB.876 P.856
 LOT 2A
 PB.96 P.122
 (CHATHAM CO. REGISTRY)

SAN BARRETT TAYLOR
 DB.495 P.662
 PB.28 P.92
 (CHATHAM CO. REGISTRY)

BEVERLY MORGAN
 DICKERSON
 AKPAR 81608
 PIN 9757-20-4612

DREES COMPANY
 PIN 9757-21-9104
 DB 6051
 PG 226

DREES COMPANY
 PIN 9757-31-3138
 DB 6051
 PG 226

DREES COMPANY
 PIN 9757-31-9190
 DB 6051
 PG 226

DREES COMPANY
 PIN 9757-41-2139
 DB 6051
 PG 226

DREES COMPANY
 PIN 9757-40-3964
 DB 6051
 PG 226

DREES COMPANY
 PIN 9757-40-2737
 DB 6051
 PG 226

DREES COMPANY
 PIN 9757-30-4824
 DB 6051
 PG 226



Warren Mitchell <warrendmitchellpe@gmail.com>

Morgan Ridge SD

Thomas Boyce <thomas.boyce@chathamnc.org>
To: Warren Mitchell <warrendmitchellpe@gmail.com>
Cc: Lynn Richardson <lynn.richardson@chathamnc.org>

Tue, Dec 19, 2017 at 4:21 PM

Warren,

The proposed layout and design of septic areas is acceptable. Remember, there will need to be encroachment agreements for the road crossings. Also, Central Carolina Soils Consulting report is adequate and they will need to sign the final map.

Thomas

From: Warren Mitchell [mailto:warrendmitchellpe@gmail.com]
Sent: Tuesday, December 19, 2017 10:40 AM
To: Thomas Boyce <thomas.boyce@chathamnc.org>
Subject: Morgan Ridge SD

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