



MAJOR SUBDIVISION – FIRST PLAT REVIEW APPLICATION

Proposed Subdivision Name: Morgan Ridge Subdivision (formerly called Vista Grande)

Property Owner/Applicant:

Representative (Surveyor, Engineer, Etc.):

Name: Jones Ferry Properties, LLC

Name: Warren Mitchell

Address: 227 Opus Way

Company Name: Warren D Mitchell, PE

Chapel Hill NC, 27516

Address: 104 Amber Wood Run

Phone: (W) 919-730-0625

Chapel Hill NC 27516

(H) _____

Phone: (W) 919-593-1916

(C) same

(C) same

Fax: _____

Fax: _____

Email: Wesley@lloydgu.com

Email: warrendmitchellpe@gmail.com

Who should staff contact (circle one)? **Property Owner/Applicant** **Consultant**

PROPOSAL

Parcel # (AKPAR): 0001443 **P.I.N. #** 9756-00-39-8388 **Zoning District:** R1

Flood Map # 3710974600J **Zone:** none **Watershed District:** WSIV-PA / JLBA

Existing Access Road (S. R. # and name): Jones Ferry Road SR 1942

Total Acreage 52.20ac **Total # of Lots** 16 **Min. Lot Size (Acres)** 1.5

Max. Lot Size 8.64 ac **Avg. Lot Size** 3.0 ac **# Exempt Lots (over 10 ac.)** 0

Phased Development/Development Schedule? YES NO **How Many Phases?** 1

*If Subdivision will be Phased or Developed under a Development Schedule, Please attached a **DETAILED Phasing Schedule or Development Schedule** (for subdivisions consisting of 50 Lots or More).*

Mixed-Use YES NO **Multi-Family (Townhomes, Apts., etc.)** YES NO

Proposed Number of Lots: Residential 16 Commercial _____ Other _____

If Other, Specify (i.e. recreation) _____

Wastewater Disposal: Individual Septic Community Septic Public System

Water System: Individual Well Community Well(s) Public System

Public Water System Name: _____

Public Wastewater System Name (ex. Aqua NC): _____

Will New Road(s) be constructed? YES NO Internal External/Access

Type of Road: Private Length (mi.): _____ Public Length (mi.): 0.5 miles

Road Surface: Paved Gravel Width of Road Surface (feet) 20 feet

Will this be a Conservation Subdivision (See Section 7.7 of Subdivision Ordinance) YES NO

Type and Acreage of Other Facilities (ex. Recreation, Mixed-Use, Commercial, etc.):


NA

Date of Community Meeting: January 10, 2017 Location: 4421 Manns Chapel Road

Provide At Least two (2) separate dates for County Staff and Board (Volunteer Advisory and Elected) site visits – Please provide at least one date when site will be available between 8am and 5pm, and one date when site will be available after 5pm

<u>DATE</u>	<u>TIME(S)</u>
Land is always available. My schedule is flexible and I am happy to show the property. (Warren Mitchell)	
_____	_____
_____	_____

Please See Attached for Submittal Requirements


Warren D. Mitchell, PE
12-22-17

Signature of Property Owner/Applicant Date

<i>For Staff Use Only</i>	
Date Received _____	By _____
Date Fee Paid _____	Received By _____
Date Review Completed _____	Date Applicant Contacted _____



First Plat Submission Checklist

Subdivision Name: Morgan Ridge Subdivision (formerly Vista Grande Subdivision)

Submit the following with this application:

- 20 paper copies (folded) of the Plat showing proposed subdivision (minimum size 18" x 24") *See Section 6.1 of Subdivision Regulation for information required to be on Plat*
- 1 digital copy of all documents conforming to Digital Document Submission Guideline
- 1 Reduced copy of plat (8.5" x 11")
- List (1 copy) of adjoining property owners with mailing addresses. List must include all adjoining property owners within 400 feet of property boundaries. A Microsoft Excel spreadsheet listing the names and addresses shall be submitted with the digital submission.

Submit two (2) paper copies and one (1) digital copy of the following:

- NA Utility Plan (proposed layouts for sewer and water where applicable, showing feasible connections to the existing utility system, or any proposed utility system).

Submit 20 bound packets of the following information:

- Completed First Plat Review Application (2 Pages)
- Location Map (with Aerial Photo) from County GIS System (8.5" x 11")
- Topographic Map (contours at vertical intervals of not more than five [5] feet, at the same scale as the First Plat), if required by staff.
- Comments from Chatham County Historical Association from Concept Review (If any)
- Comments from Chatham County Schools from Concept Review (If any)
- Copy of Environmental Documentation or Environmental Impact Assessment and report from Environmental Quality Department.
- Community Meeting Report Form
- Recommendation(s) from Technical Review Committee Meeting at Concept (If any)
- Detailed Soil Scientist Report and Soils Map
- Road name submittal form from Chatham County Emergency Operations office
- Copy of Riparian Buffer Review
- Army Corps of Engineers Permit, if required ** DURING CD SUBMITTAL*
- NC Division of Water Quality Permit, if required ** DURING CD SUBMITTAL*

If submitting a Conservation Subdivision, must also submit the following documentation along with 15 paper copies (bound in a 3 ring binder) and 1 digital copy:

- NA Documentation (i.e. deed, easement document) of Ownership of Conservation Space
- NA Conservation Space Management Plan (See Section 7.7 [G])
- NA Legal Instrument for Permanent Protection (See Section 7.7 [H])

December 21, 2017

Lynn Richardson
Land Planner II / Subdivision Administrator
Chatham County Planning Department
PO Box 1550
Pittsboro, NC 27312

**Re: Morgan Ridge Subdivision
Chatham County, NC**

Dear Ms. Richardson:

This application is for Morgan Ridge Subdivision which contains 16 lots on 52.2 acres in Chatham County and 0.65 acres in Orange County. The property in Orange County was included to provide the safest access to the subdivision on Jones Ferry Road. All land in Orange County will become property owned by the HOA / Community which will contain the sign, landscaping and the mail kiosk. The smallest lot is 1.5 acres, the largest is +/- 8.64 acres, and the average lot size is 3 acres. The proposed road has a 20' wide paved travelway with a 50' wide public right-of-way. The length of the road is approximately 2500 lf. A 50' right-of-way is stubbed out to the parcel along the southern boundary for a future public road extension.

An abandoned house and several barns are on the property. The only value in the structures is for reclaimed lumber. Some people have expressed interest in reusing the barn wood. Bev Wiggins mentioned that the Chatham County Historical Association records show the grave of William Morgan could be close by or on the adjacent property to the east. This property was owned by the Morgan Family. I asked the surveyor if he saw any cemeteries and he said that they did not see any sign of graves. Per Bev Wiggins' recommendation, I contacted Grand Trees of Chatham organization about a pine tree located between the old house and well house on lot 3. The pine tree is about 3 feet in diameter. The organization measured the tree and said that the pine tree is not a champion tree but it is noteworthy and wrote down the size. The road and utility construction will not interfere with the tree so we do not plan to cut this tree.

An existing pond is located on lots 3 and 4. The Corps of Engineers determined that the pond is a non-jurisdictional pond. It will be located directly behind the proposed homes on these lots. For safety, we are planning to fill in the pond. Three (3) stream crossings are proposed, 2 intermittent and 1 perennial crossing.

We will use headwalls for all 3 crossings to limit the length of stream disturbance. Approximately 0.1 acre (4000sf) of wetlands at the perennial crossing are being affected / disturbed. Retaining walls will be used where the road crosses the wetlands to reduce the impact. There is approximately 13 acres of stream and wetland buffer. That amounts to 25% of the project area. Stormwater will be managed with a stormwater facility on each side of the perennial stream and outside of the stream buffer. Each lot will have individual wells and septic systems. Orange County is reviewing the public road concurrently with the Chatham County review of the subdivision.

If you have any questions or comments, please do not hesitate to call or email me. Thank you for your help with this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Warren D. Mitchell". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Warren D. Mitchell, PE

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
PK:19752-20-5510 (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

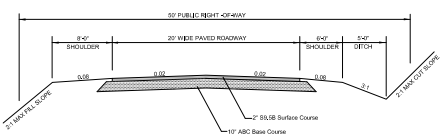
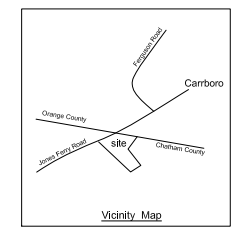
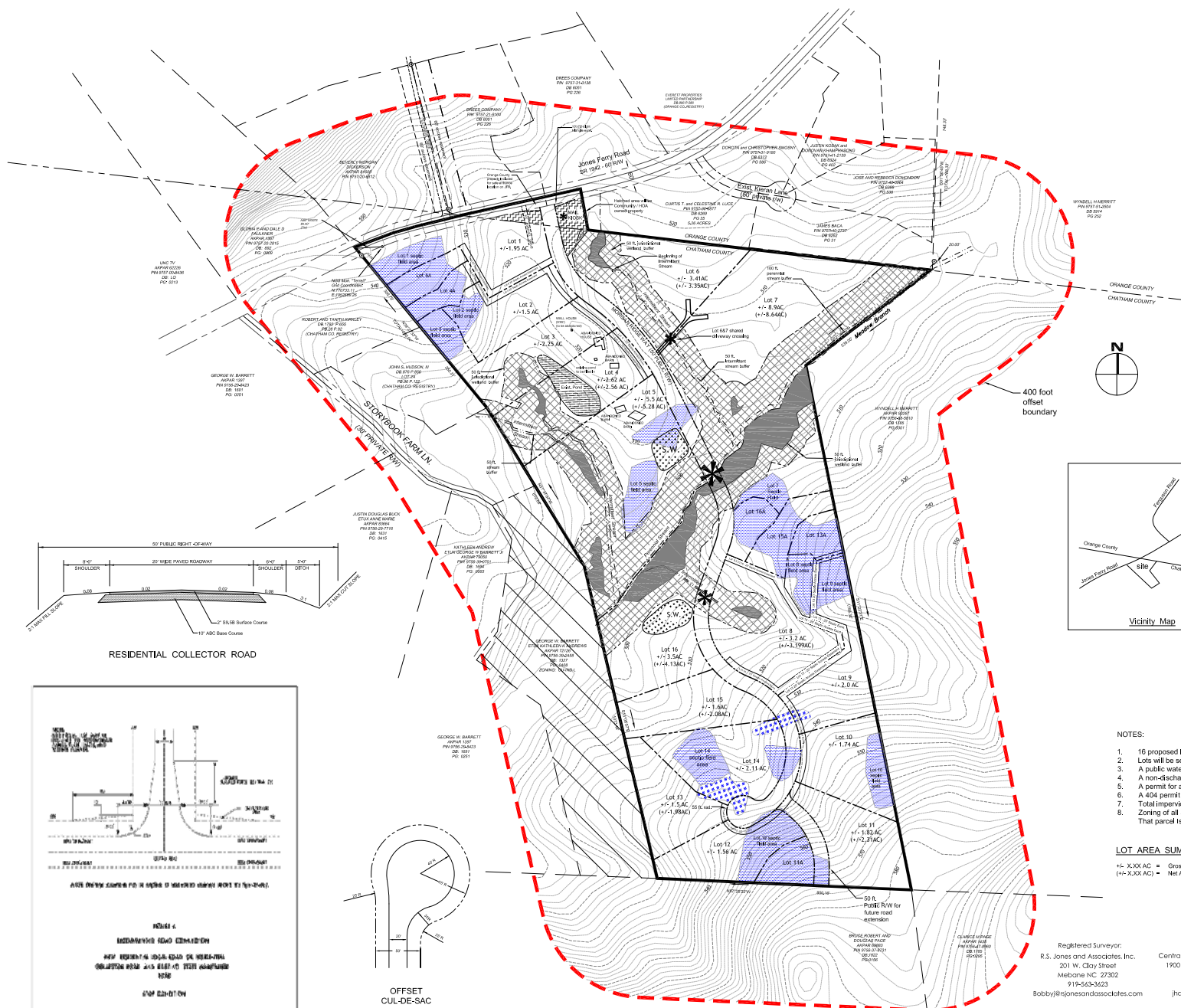
DB:1748 PG:0757
PB:116 PG:162
PK:19752-20-2973 (ORANGE)
TOWNSHIP: BINGHAM
EXISTING TRACT AREA (NET): 0.45 ACRES
EXISTING TRACT AREA WITH RW: 0.85 ACRES
LENGTH OF ROAD: +/- 95 LF
ZONING: AR
WATERSHED: HAW RIVER PROTECTED
PROPOSED RW: 0.08 ACRES
PROPOSED HOA PROPERTY: 0.37 ACRES

NOTES:

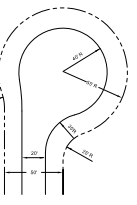
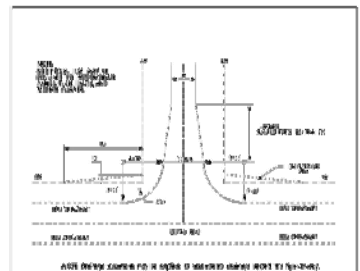
- 16 proposed lots
- Lots will be served using individual wells and septic systems
- A public water system is not presently available to the subdivision.
- A non-discharge permit for a land application waste disposal system will not be needed / necessary.
- A permit for a subsurface wastewater disposal 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 27302
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

