

Meeting Announcement for County Website

A Community Input Meeting will be held on Wednesday, May 22st from 5:00 p.m. until 7:00 p.m to discuss a proposed residential subdivision located at 4074 Jones Ferry Road in Chatham County. The meeting will be held at the office of Opus Financial Advisors located at 4421 Manns Chapel Road, Chapel Hill, NC 27516. The open house will run for two hours but you are welcome to arrive and depart at any time during the open house.

The proposal is for 2 parcels of land approximately 80.0 acres in size (Chatham County Parcel Numbers 1435 and 69883). The proposed subdivision will consist of approximately 36 Lots having an average lot size of 1.25 acres and a minimum lot size of 0.75 acres. The lots will be served by private wells and private septic systems. A representative will be available to answer any questions there may be, and all interested parties are encouraged to attend to offer feedback. The location of the property to be subdivided, detailed directions to the meeting site, and the proposed development plan are available below. Please contact Warren Mitchell at 919-593-1916 or warrendmitchellpe@gmail.com for more information.

Meeting Location Map

Take US 15-501 Highway to Manns Chapel Road. Travel west for about one mile. Property on the right.

**Opus Financial Advisors
4421 Manns Chapel Road
Chapel Hill, NC 27516**



MORGAN RIDGE CONSERVATION SUBDIVISION Section II CHATHAM COUNTY, NC CONCEPT PLAN April 17, 2019

SITE DATA

Tract #1
 Owner: Robert Bruce Page and Douglas Page
 ACPAR: 68163
 DB: 1622
 PIN: 8756-00-37-7676
 Size: 66.26 Acres

Tract #2
 Owner: William Bruce Page
 ACPAR: 1436
 DB: 168
 PIN: 8756-00-47-6860
 Size: 24 Acres

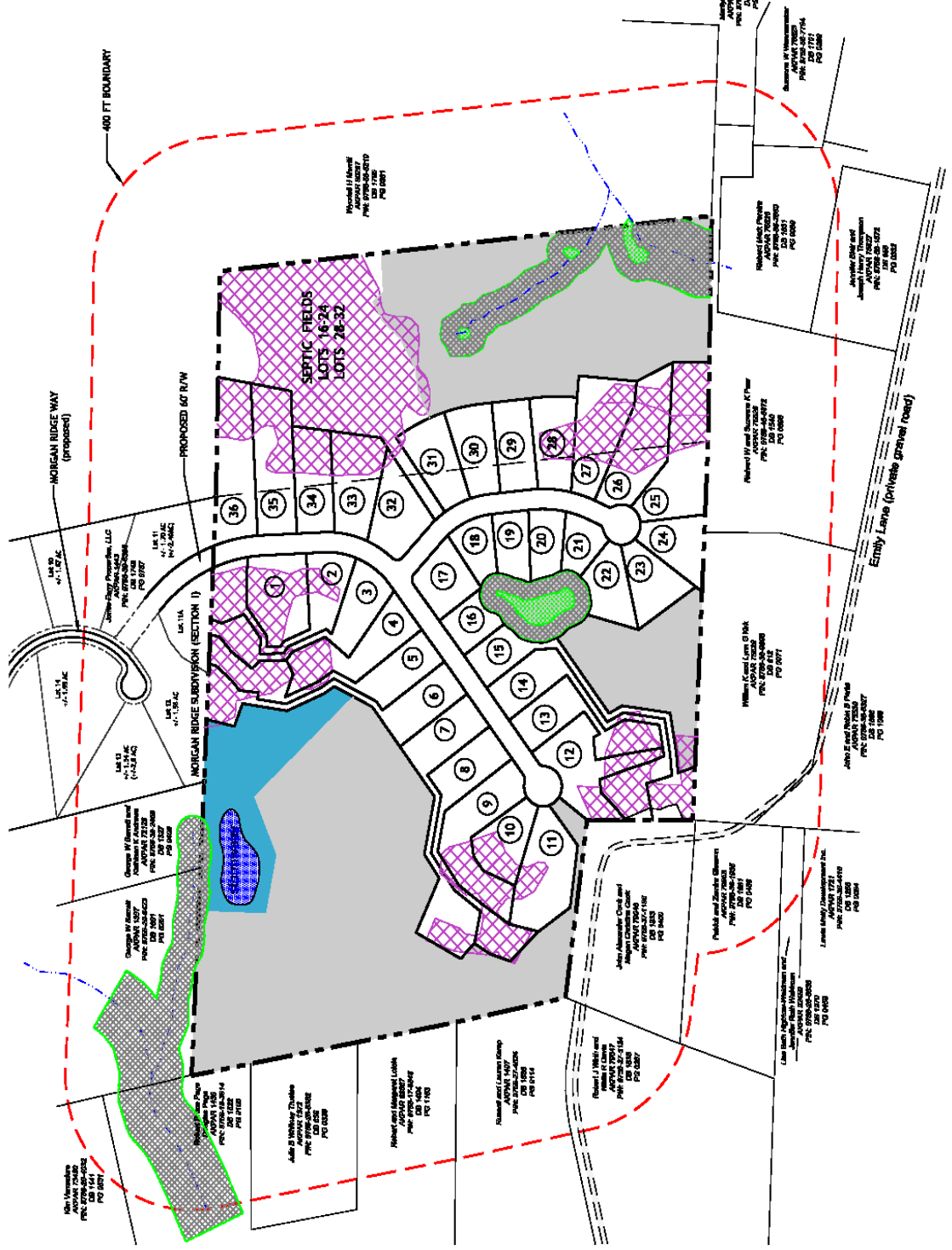
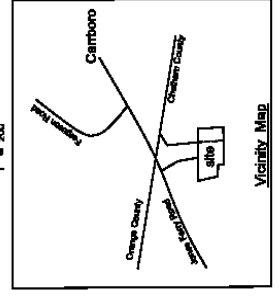
CURRENT ZONING: R-1
WATERSHED: WS-V PA
TOTAL ACREAGE: 66.26 AC + 24 AC = 80.26 AC
TOTAL LOTS ALLOWED: +/- 58 LOTS
TOTAL LOTS PROPOSED: +/- 38 LOTS
MINIMUM LOT SIZE: +/- 1.26 ACRES GLA
MINIMUM LOT SIZE: +/- 0.78 ACRES GLA
LENGTH OF ROAD: +/- 2400 LF

CONSERVATION SPACE
TOTAL AREA REQ'D: 40% GLA (min) = 32.1 ACRES
Natural Space (min): 35% GLA = 28.1 ACRES
Natural Space Provided: 30 ACRES (97%)
Open Space (min): 5% GLA = 4 ACRES
Open Space Provided: 3.2 ACRES (9%)
TOTAL AREA PROVIDED: 30+3.2 = 33.2 Ac (41%)

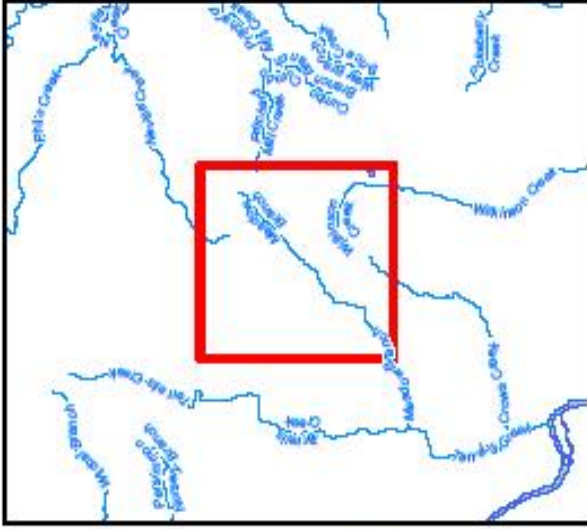
Stormwater Pond located inside Open Space
 Stormwater Pond NOT included in Conservation Space Total
 Steep Slopes on Property (>25%) = 0 ft

- Represents Suitable Septic Soils
- Represents Stream buffers
- Represents Wetlands
- Conservation Area- Natural Space
- Conservation Area- Open Space
- Represents Intermittent Streams
- Represents Perennial Streams

GRAPHIC SCALE
 0 100 200
 1" = 200'



Chatham County Tax Map



Service Layer Credits: Chatham County,
Chatham County GIS



Date: 4/19/2019
Time: 8:57:58 AM