

MORGAN RIDGE CONSERVATION SUBDIVISION PHASE 2

CHATHAM COUNTY, NC

First Plat Site Plan

July 19, 2019

SITE DATA

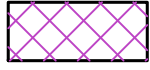

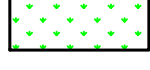




Tract #1
 Owner: Robert Bruce Page and Douglas Page
 AKPAR: 69883
 DB: 1822 Page: 0156
 PIN: 9756-00-37-7676
 Size: 56.25 Acres

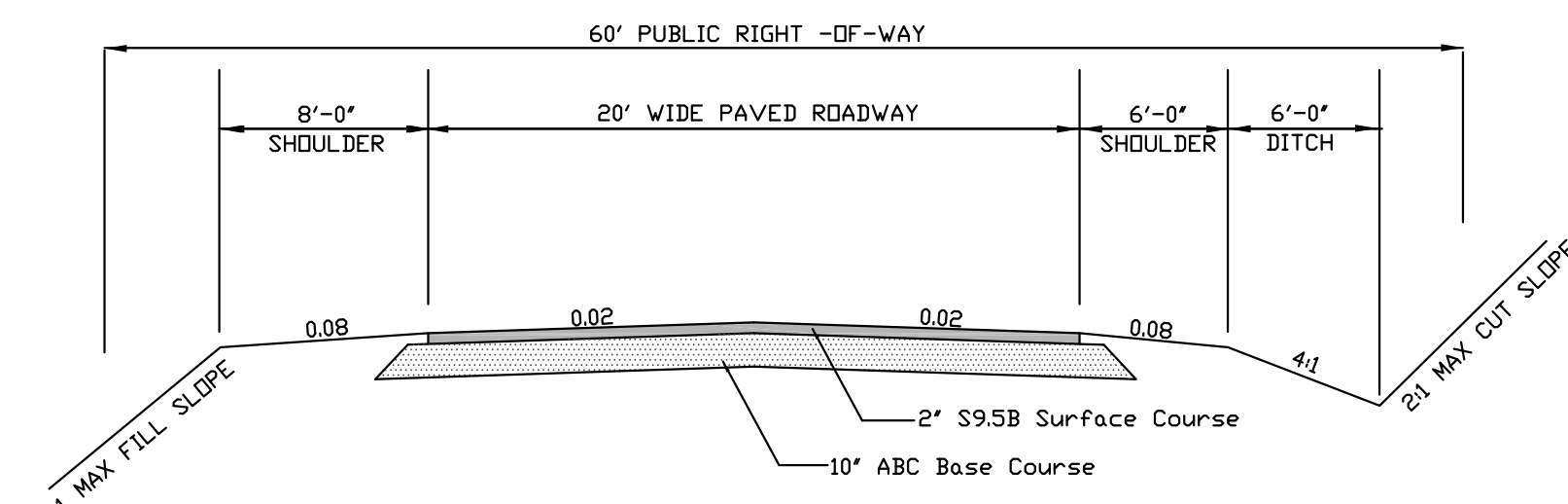
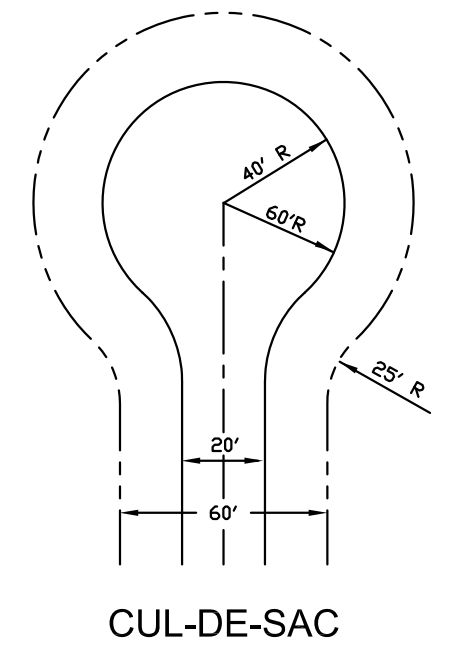
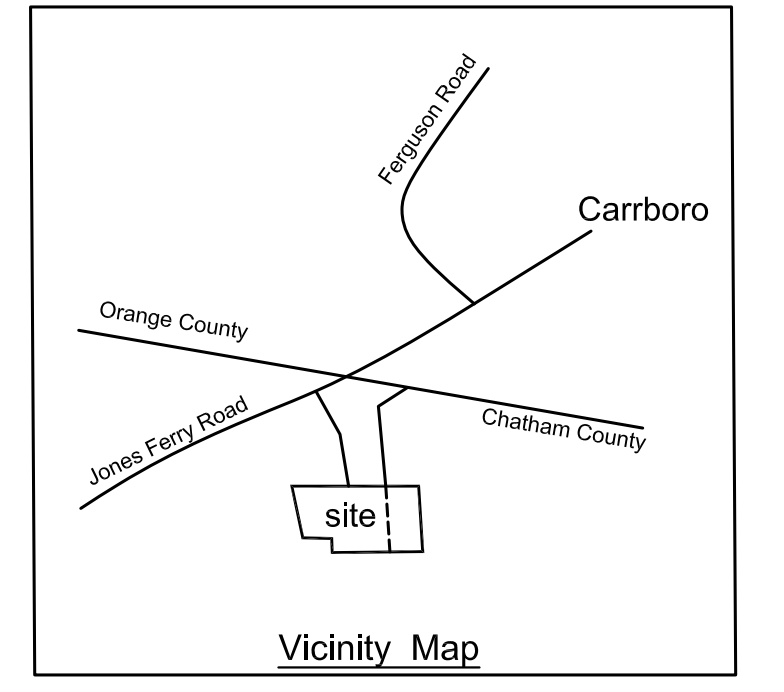
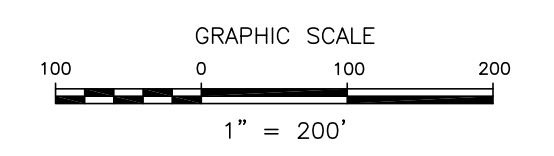
Tract #2
 Owner: William Bruce Page
 AKPAR: 1435
 DB: 16E Page: 0057
 PIN: 9756-00-47-8960
 Size: 24 Acres

CURRENT ZONING: R-1
 WATERSHED: WS-IV PA
 TOTAL ACREAGE: 56.25 AC + 24 AC = 80.25 AC
 TOTAL LOTS ALLOWED: +/- 56 LOTS
 TOTAL LOTS PROPOSED: +/- 36 LOTS
 AVG LOT SIZE +/- 1.25 ACRES GLA
 MINIMUM LOT SIZE +/- 0.75 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: 31.0 ACRES (38.6 %)
 Open Space(max): 5% GLA = 4.1 ACRES
 Open Space Provided: 3.8 ACRES (4.7 %)
 TOTAL AREA PROVIDED: 31+3.8 = 34.8 Ac (43.3%)

Stormwater Pond located inside Open Space
 Community Well located inside Open Space
 Septic Fields NOT included in Conservation Space Total
 Steep Slopes on Property (>25%) = 0 sf

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



Typical 20' Edge to Edge Section (not to scale)

Kim Varnadore
 AKPAR 73480
 PIN: 9756-29-4032
 DB 1141
 PG 0501

George W Barrett
 AKPAR 1397
 PIN: 9756-29-8423
 DB 1691
 PG 0251

George W Barrett and
 Kathleen K Andrews
 AKPAR 72126
 PIN: 9756-39-2458
 DB 1327
 PG 0408

Lot 14 +/- 1.95 AC

Lot 10 +/- 1.67 AC

Jones Ferry Properties, LLC
 AKPAR 1443
 PIN: 9756-39-8388
 DB 1748
 PG 0757

Lot 11 +/- 1.70 AC (+/- 2.40 AC)

Lot 12 +/- 1.56 AC

Lot 11A

Robert Bruce Page
 Douglas Page
 AKPAR 1439
 PIN: 9756-18-3914
 DB 1822
 PG 0156

Julia B Whitney Trustee
 AKPAR 1372
 PIN: 9756-28-5352
 DB 658
 PG 0339

Robert and Margaret Loloia
 AKPAR 63667
 PIN: 9756-17-8848
 DB 1404
 PG 1153

Russell and Lauren Kemp
 AKPAR 1407
 PIN: 9756-27-4624
 DB 1538
 PG 0114

Robert J Wirth and
 Nikita R Davis
 AKPAR 79047
 PIN: 9756-27-5124
 DB 1638
 PG 0267

John Alexander Cook and
 Megan Christina Cook
 AKPAR 79046
 PIN: 9756-37-1196
 DB 1933
 PG 0400

Patrick and Zamira Gleason
 AKPAR 79958
 PIN: 9756-36-1935
 DB 1981
 PG 0456

William K and Lynn G Kirk
 AKPAR 75529
 PIN: 9756-36-9898
 DB 812
 PG 0071

Richard W and Suzanne K Paar
 AKPAR 75528
 PIN: 9756-46-6872
 DB 1540
 PG 0695

Richard Mark Pereira
 AKPAR 75526
 PIN: 9756-56-2850
 DB 1631
 PG 0069

Marilyn G Ozer
 AKPAR 75522
 PIN: 9756-56-9955
 DB 833
 PG 1034

Suzanne W Wannamaker
 AKPAR 75523
 PIN: 9756-56-7794
 DB 1701
 PG 0099

Lisa Beth Hightow-Weidman and
 Jennifer Ruth Weidman
 AKPAR 92459
 PIN: 9756-26-5638
 DB 1970
 PG 0459

Lewis Metty Development Inc.
 AKPAR 1721
 PIN: 9756-36-4416
 DB 1256
 PG 0094

John E and Robin B Parks
 AKPAR 75530
 PIN: 9756-36-6327
 DB 1696
 PG 1066

Jennifer Blair and
 Joseph Henry Thompson
 AKPAR 75527
 PIN: 9756-56-1572
 DB 858
 PG 0332

PROPOSED
 NATURAL
 SPACE
 (801,212 sf
 18.39 ac +/-)

PROPOSED
 NATURAL
 SPACE
 (256,340 sf
 5.88 ac)

PROPOSED
 NATURAL
 SPACE
 (293,595 sf
 6.74 ac +/-)

PROPOSED
 OPEN
 SPACE
 (3.80 ac +/-)

STORM
 POND

Community Well,
 pump and tank

Access Easement

Upland Pool