

MORGAN RIDGE CONSERVATION SUBDIVISION PHASE 2

CHATHAM COUNTY, NC

First Plat Site Plan

July 19, 2019
(revised Aug 22, 2019)
(revised Sept 18, 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

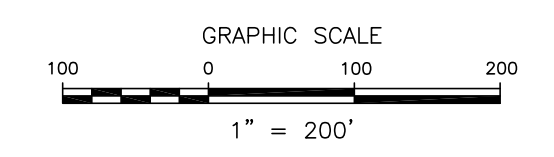
Tract #2
Owner: William Bruce Page
AKPAR: 1435
DB: 16E Page: 0057
PIN: 9756-00-47-8960
Size: 24 Acres

CURRENT ZONING: R-1
WATERSHED: WS-IV PA
TOTAL ACREAGE: 56.25 AC + 24 AC = 80.25 AC
TOTAL LOTS ALLOWED: +/- 58 LOTS
TOTAL LOTS PROPOSED: +/- 36 LOTS
AVG LOT SIZE +/- 1.11 ACRES GLA
MINIMUM LOT SIZE +/- 0.72 ACRES GLA
LENGTH OF ROAD +/- 2175 LF onsite
+/- 395 LF offsite

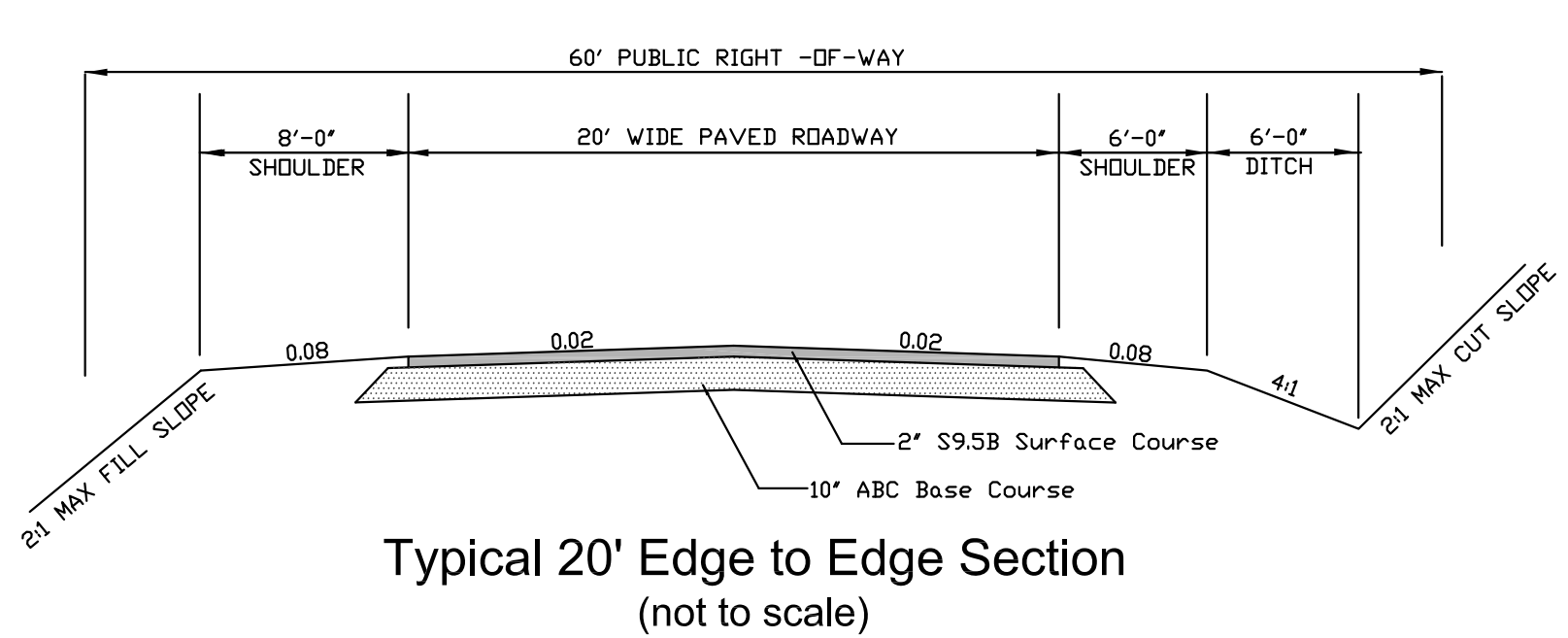
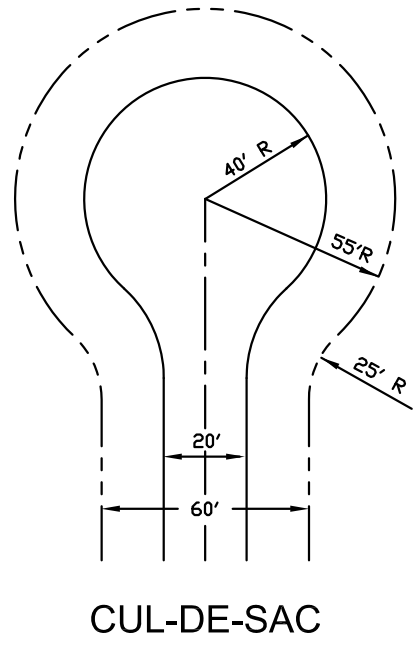
CONSERVATION SPACE
TOTAL AREA REQ'D: 40% GLA(min) = 32.1 ACRES
Natural Space(min): (80% cons. space)= 28.1 ACRES
Natural Space Shown: +/- 35.27 ACRES (43.95% GLA)
Open Space(max): 8% GLA = 6.41 ACRES
Open Space Shown: +/- 6.35 ACRES (7.9% GLA)
(2.20ac + 1.35ac + 0.50ac + 2.30ac = 6.35 acres)
TOTAL AREA SHOWN: 35.27+ 6.35 = +/- 41.62 (51.75%)

SUMMARY OF PROPERTY	
Conservation Space	41.62 acres
Lot Area	35.4 acres
Road r/w	3.23 acres
TOTAL AREA	80.25 acres

Stormwater Ponds 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



Plan prepared by:
Warren D. Mitchell, PE
104 Amber Wood Run
Chapel Hill, NC 27516
919-593-1916



Lot	Gross Size	Offsite Septic Area	Lot	Gross Size	Offsite Septic Area
1.	0.92 ac		20.	0.75 ac	0.36
2.	0.85 ac	0.44	21.	1.17 ac	0.70
3.	1.06 ac		22.	0.96 ac	
4.	1.08 ac		23.	0.95 ac	
5.	0.88 ac		24.	1.21 ac	
6.	0.97 ac		25.	0.77 ac	0.36
7.	1.75 ac		26.	0.72 ac	0.33
8.	1.08 ac		27.	0.69 ac	0.31
9.	1.17 ac		28.	1.02 ac	
10.	1.01 ac		29.	0.94 ac	
11.	1.55 ac		30.	0.66 ac	
12.	1.49 ac		31.	0.71 ac	
13.	1.28 ac		32.	0.81 ac	
14.	1.19 ac		33.	0.52 ac	
15.	1.31 ac		34.	0.58 ac	
16.	0.65 ac	0.26	35.	0.96 ac	
17.	0.76 ac	0.33	36.	1.55 ac	
18.	0.71 ac	0.31			
19.	0.72 ac	0.35			

TOTAL: 35.40 acres
AVG LOT SIZE: 0.98 acres

- Represents Suitable Septic Soils
- Represents Stream buffers
- Represents Wetlands
- Conservation Area- Natural Space
- HOA / Community owned property
- Represents Intermittent Streams
- Represents Perennial Streams

