



MAJOR SUBDIVISION - CONSTRUCTION PLAN

Subdivision Name: Morgan Ridge Subdivision Phase 2

Property Owner/Applicant:

Surveyor / Engineer:

Name: Morgan Ridge Partners, LLC

Name: Warren Mitchell

Address: 104 Amber Wood Run
Chapel Hill, NC 27516

Company Name: Warren D. Mitchell, PE
Address: 104 Amber Wood Run

Phone: (W) 919-593-1916

Chapel Hill, NC 27516

(H) same

Phone: (W) 919-593-1916

(C) same

(C) 919-593-1916

Fax: none

Fax: none

Email: warrendmitchellpe@gmail.com

Email: warrendmitchellpe@gmail.com

Parcel # (AKPAR): 1435, 69883 P.I.N. # 9756-00-47-8960 9756-00-37-7676 Zoning District: R-1

Flood Map # 3710974600J Zone: none Watershed District: WS-IV PA

Existing Access Road (S. R. # and name): Jones Ferry Road (SR 1942) and Morgan Ridge Way (N/A)

Phased Development/Development Schedule? YES [] NO [x] Phases #

Total Acreage 80.25 ac Total # of Lots 36 Min. Lot Size (Acres) +/- 0.60 ac

Max. Lot Size +/- 1.70 ac Avg. Lot Size 1.1 ac # Exempt Lots (over 10 ac.) zero

Please attached a DETAILED Phasing Schedule or Development Schedule (for subdivisions consisting of 50 Lots or More).

Mixed-Use YES [] NO [x] Multi-Family (Townhomes, Apts., etc.) YES [] NO [x]

Proposed Number of Lots: Residential 36 Commercial 0 Other 0

If Other, Specify (i.e. recreation)

Are there historical structures located on the property that may be 50 years or older, i.e. cemetery, fences, chimneys, structures. Yes [] No [x] If yes, type of structure(s) and date and type of contact, i.e. on-site visit, telephone, letter, with Chatham County Historical Association:

Type of Wastewater Disposal: Individual Septic [x] Community Septic [] Public System []

Type of Water System: Individual Well [] Community Well(s) [x] Public System []

Public Water System Name: N/A

Public Wastewater System Name (ex. Aqua NC): N/A

Type of Road: Private Length (mi.): _____ Public Length (mi.): +/- 0.46 mi

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

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

Natural Space: +/- 35 acres (+/- 43.95% GLA)

Open Space: +/- 6.35 acres (+/- 7.9% GLA)

PERMITS/APPROVALS REQUIRED: (copies of all required permits shall be included with Construction Plan submittal)

NCDOT ROAD PLAN APPROVAL	YES <input checked="" type="checkbox"/>	DATE <u>Nov 18, 2021</u>	N/A <input type="checkbox"/>
NCDOT COMMERCIAL DRIVEWAY PERMIT	YES <input type="checkbox"/>	DATE _____	N/A <input checked="" type="checkbox"/>
EROSION CONTROL PLAN APPROVAL	YES <input checked="" type="checkbox"/>	DATE <u>Oct 11, 2022</u>	N/A <input type="checkbox"/>
STORMWATER PLAN APPROVAL	YES <input checked="" type="checkbox"/>	DATE <u>Oct 21, 2022</u>	N/A <input type="checkbox"/>
NCDENR (401) WATER QUALITY CERT	YES <input type="checkbox"/>	DATE _____	N/A <input checked="" type="checkbox"/>
U.S. ARMY CORPS OF ENGINEERS (404) STREAM IMPACT	YES <input type="checkbox"/>	DATE _____	N/A <input checked="" type="checkbox"/>
ROAD NAME REQUEST FORM	YES <input checked="" type="checkbox"/>	DATE <u>May 7, 2019</u>	N/A <input type="checkbox"/>
COUNTY PUBLIC WATER APPROVAL	YES <input type="checkbox"/>	DATE _____	N/A <input checked="" type="checkbox"/>
STATE PUBLIC WATER APPROVAL (NCDENR)	YES <input checked="" type="checkbox"/>	DATE <u>Feb 24, 2022</u>	N/A <input type="checkbox"/>
NCDENR DWQ (WASTE WATER TREATMENT PLANT)	YES <input type="checkbox"/>	DATE _____	N/A <input checked="" type="checkbox"/>
SOIL SCIENTIST REPORT	YES <input checked="" type="checkbox"/>	DATE <u>June 27, 2019</u>	N/A <input type="checkbox"/>

OTHER:

Include one (1) paper copy and (1) electronic copy of all items above (see Digital Document Requirements) and 10 paper copies of Construction Plan (scale not to be more than 200 feet to 1 inch)


Signature of Property Owner/Applicant

Date March 3, 2023

For Staff Use Only	PL _____
Date Received _____	By _____
Date Review Completed _____	Date Applicant Contacted _____
TRC Meeting Date: _____	Construction Plan Approval Date: _____