

May 11, 2021

Chatham County
Planning
80-A East Street
Pittsboro, NC 27312

**RE: McBane
 First Plat Review Comments
 Chatham County Project No.
 WR Project No. 02060411.02**

Dear Kim,

We are writing this letter in response to comments dated April 30, 2021. Each of the comments are repeated below, followed by our response.

1. Flood Plain needed on entire project, here's the link <https://www.chathamcountync.gov/home/showpublisheddocument/54797/637514900396570000> \$20 fee
 - ▶ **RESPONSE: Flood plain determination application and \$20 check is included with this submittal.**

2. Please provide 3-4 different site visit dates, normally we ask 2 dates but we have some staff members that will be taking vacation during the month of May. Please provide dates before or on May 18th, morning and evening times.
 - ▶ **RESPONSE: Per email dated 5/10/21, site visits will be held on May 20th. We are fine with 10:00 AM and 6:00 PM meeting times.**

3. First Plat fee is due \$7,700 (\$50 x 149 lots + \$250)
 - ▶ **RESPONSE: Check was delivered to County Offices on May 3rd.**

4. I notice there's 3.7 acres for voluntary open space. What will be in the voluntary open area? Will this area be cleared or remain in its natural state? Will the 3.7 acres of voluntary open space be an additional to the 12.57 acres maximum for the project?
 - ▶ **RESPONSE: The voluntary open space is expected to be a community gathering space and may include picnic tables (non-permanent structures). Some of the area would likely be cleared for the gathering space, but the exact amount has not been determined. The voluntary open space is additional to the 12.57 acres. It was suggested to be shown this way during preliminary meetings with the County.**

5. Please provide mailing labels for the adjacent property owners. (labels only)

- ▶ **RESPONSE: Mailing labels are included with this submittal.**
6. Please provide 5 hard copies of the EIA so we will have in the office in case a board member wants to view.
 - ▶ **RESPONSE: Five copies of the EIA and most recent addendum (submitted to Rachael Thorn on 5/10) have been included with this submittal.**
 7. Need a copy of the Community Meeting Report, what was provided was photo of sign and a note that states “see attached meeting summary.”
 - ▶ **RESPONSE: Neighborhood meeting minutes have been included with this submittal.**
 8. Will there be an easement between Lots 21 & 22 and 33 & 34 to access the trail.
 - ▶ **RESPONSE: Current plans are to provide easements for trail access between lots 21 & 22 and 33 & 34.**
 9. Complete riparian buffers and provide amended riparian buffer report from Drew Blake.
 - ▶ **RESPONSE: Buffer determination letter dated May 3, 2021 from Drew Blake has been included with this submittal.**
 10. Approval letter from Watershed Protection Director (fragmentation map & on-site inventory map) Rachael Thorn will provide after the riparian buffer is completed.
 - ▶ **RESPONSE: EIA addendum was submitted to Rachael Thorn on 5/10/21. Approval letter will be forwarded upon receipt.**
 11. Please provide the approved road name list
 - ▶ **RESPONSE: Approved road name list will be provided upon receipt.**
 12. To confirm you would like the sunset date for the project to be March 2029.
 - ▶ **RESPONSE: We would like the sunset date to be 10 years following receipt of all approvals. The schedule has been revised to reflect a sunset date of March 2032.**
 13. Add a note that easement located in open space 2.17 ac will be abandon and relocated.
 - ▶ **RESPONSE: Easement abandon and relocate note has been added to Sheet 1.0 – First Plat.**
 14. The area beside Lot 71 looks to be included in the natural space, please confirm.
 - ▶ **RESPONSE: Area next to Lot 71 has been added to the natural space. Natural space calculations are revised accordingly in the Table.**
 15. Provide a large topo map including the entire project.



- ▶ **RESPONSE: LIDAR for surrounding area has been added to Sheet 2.0 – Utility and Storm Drainage Plan. The field survey boundary has also been shown for clarity.**

16. Please be sure lot numbers are shown on all lots. Looks like Lots 19 and 65 are covered by public drainage easement wording.

- ▶ **RESPONSE: Text has been adjusted so that lot numbers are clear on all applicable plan sheets.**

17. FYI: the legal documents has not been sent to the county attorney there may need to be some changes, I will forward those comments later, if any.

- ▶ **RESPONSE: Acknowledged.**

18. Provide a digital submittal via a drop box since the cyber incident we cannot use flash drive or cd for digital

- ▶ **RESPONSE: Plans will be submitted electronically to Chatham County.**

Sincerely,

WithersRavenel

Zack Fuller
Project Manager

Enclosures