

June 10, 2021

Kimberly Tyson
Chatham County
P.O. Box 54
80 East Street
Pittsboro, NC 27312

RE: Savannah Ridge Comment Response Letter

Dear Kimberly,

Please see the following responses to your comments for Savannah Ridge issued on 06/03/2021 via email.

- Please provide a digital of the submittal by Monday, June 7, 2021. The digital submitted, wasn't updated.
The digital submittal was submitted to Kimberly, via email, 06/03/2021.
- Please confirm and revise application with correct lots numbers.
Revised application with correct lot numbers has been included within this submittal with the packets of information.
- Has Thomas Boyce with Chatham County Environmental Health reviewed the soils report? If yes, please provide me a copy of the email. If no, please provide Thomas the soils report and provide me his response.
Soils report along with the site plan was sent to Thomas Boyce for review on 06/03/2021, we will send his response when received.
- The application states individual septic and community septic, will the off-site septic not have ownership or one community septic?
There are septic lines that will cluster and then be transported to the offsite septic fields. While if possible, I think it would be fine to recognize homeowner ownership of each line- to the point of clustering. But any part of the system that collects or receives the individual lines it would seem necessary to be deeded to the HOA for continued maintenance. Additionally, the larger conventional septic lots will be constructed first with the remaining lots all being in the 2nd phase.
- Please show the septic areas/soils on the site plan
Both conventional, on-site, septic and off-site septic areas are now shown on the site plan.
- Please show topo on the site plan
Existing topo is now shown on the site plan.
- On the Utility Plan please color code the lots with off-site septic to the septic area
The off-site septic has been color coded for clarity on the utility plan.
- First Plat checklist is missing, please provided and please use the most recent checklist.
The checklist is included with this submittal.
- It appears 2 storm water ponds were removed from the previous submittal
We are proposing two stormwater ponds for this site, as shown on the site plan.
- Two phases are proposed, please provide a development schedule
First phase We'll develop all of Mercer Ridge and Orleans Drive, and Harper Ln. (no work will be done on lots on Harper Lane after lot 27, just the road and adding the mail kiosks and availability to work on the amenity area), and thru lot 147 on Savannah Ridge as well as the drainage ponds associated with all those areas and potentially. Looking at 10 months to complete (Late Summer 2022 completion). Will begin building homes as soon as lots are recorded. And would ideally start developing the remainder of the areas in Spring 2023 in order to get through the wet/cold.

- Lots are still not numbered consecutively, please revise lot numbers
Lot numbers have been revised to be consecutive and reflect the revised layout.
- Stream/wetlands needs to be shown and labeled
Existing streams and wetlands are now labeled on the site plan. Detailed labels on existing streams and wetlands can be found on the existing conditions plan.
- The amenity area and SCM needs to be labeled open space and identify the amenity area with mail kiosk and parking with a solid line.
The mail kiosk and parking is now shown. This area is within open space 3.
- Some areas are labeled natural and open space or labeled 'natural 2nd 12,13,14, it gets a little confusing in some areas, please clarify with open space and natural space
The labels have been adjusted for clarity. The "NATURAL PRIME" is now "PRIMARY NATURAL" and "NATURAL 2ND" is "SECONDARY NATURAL". The open space and natural space hatches are shown in the legend.
- A complete flood plain is needed on both parcels \$40 (\$20 x 2 parcels) <https://www.chathamcountync.gov/home/showpublisheddocument/54797/637514900396570000> please submit applications and fee to me.
Application and check submitted to Kimberly on 06/10/2021.
- Please provide two dates to visit the site one morning and one evening. The morning visit will be county staff and board members and the evening will be board members. Typical the beginning times for mornings are between 9-10 and the evening between 5-6. Please be sure to have someone on site that knows the project to show the area.
Dates have been confirmed 06/10/2021 for June 22 at 5:30 and June 23 at 9 am.

If you have any questions or comments, please do not hesitate to reach out by email (beth.blackmon@timmons.com) or phone (919.866.4509).

Thank you,

Beth Blackmon