

July 1, 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 from the TRC meeting on 06/16/2021.

- On-site inventory and fragmentation maps will need to be reviewed and approved again.
On-site inventory and fragmentation maps have been updated and are included with this submittal. Maps have been sent to Rachel for approval.
- Lot 23, if converted into open space or a park, that would remove a stream crossing impact.
Lot 23 has been removed and the space is now a part of Secondary Natural Space 3.
- Lots 30-35, combine the red route with purple route to combine several pipes into one stream crossing.
The red route now follows the purple route to minimize stream crossings.
- Live Oak Drive lots, route were brought behind lot 124, reduce the impact to one stream crossing.
Pipes have been rerouted to minimize stream crossings.
- Accommodation for additional parking - designated on-street parking or parking within the community.
Proposed spaces for additional parking in the amenity area are listed under the Conservation Subdivision Summary on sheet C2.0. We have also included signage for no on street parking.
- Cul-de-sac radius is 35', needs to be changed, county requires 40' with 55' Right-of-Way.
Cul-de-sacs have been revised to a 40' radius.
- Water tie-in at intersection of Jordon Dam Road and Moncure School Road, then brought down the Right-of-Way of Moncure School Road into the subdivision.
Water tie-in is now at the intersection of Jordan Dam Road and Moncure School Road.
- Access easements going to the septic fields needs to be established up front because that will go into your open space and not be calculated as natural space.
Access easements have now been established and removed from natural space calculations.
- Numbering of the lots be more consecutive.
Lots have been renumbered to be more consecutive.
- Correction on the application for total acres, Minter parcel was removed, 1.5 acres from total.
Application has been updated to reflect the Minter parcel being removed.
- Septic line needs to be shown for lot 105 (supposed to be part of lots 100-104).
Lot 105 (now Lot 70) is now served by the septic line serving lots 65-70.
- Stormwater ponds should have an easement around them and needs to be labeled.
Stormwater easements' line weights have been increased for clarity and are labeled.
- Show the streams inside the riparian buffers and wetlands.
Stream lines are now shown in color for clarity.

- Provide the development schedule on a separate sheet.
Development schedule is provided with this submittal.

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