

20 August 2021

To: Chatham County Planning Department

Re: Major Subdivision Submission

First Plat

Attached is the information related to the First Plat Application and relevant maps and information. Submitted documents information:

- Maps that have been provided in a 36" x 24" format are labeled as such in the table of contents and indicated as **34x24** in the Table of Contents. There are 8.5" x 11" place holders in the Binder as well.
- Documents indicated as *Online*, are not printed but can be in the electronic submission web address folder:
<https://www.dropbox.com/sh/1stqzroqflabzaw/AABrDngNewmOeRYrn8JR9m56a?dl=0>
- Exhibit J.3 addresses the decision by the Developers upon consultation with MBR vendors and Aqua America to use MBR wastewater technology rather than AquaPoint's fix film technologies. Therefore, we have not included any AquaPoint information in this submission.
- Below are our responses to the email from Kimberly Tyson on 7/2/2021
 - Annie Lane needs to be a public road; it appears this is the only access to the townhomes.
 - This will be a 40' Public ROW as labeled.
 - The First Plat submittal (Exhibit A.1.0. A-C) needs to show the following: (please view Section 6.1 of the Subdivision Regulations)
 1. The approximate location of the stormwater ponds with the easements.
 - Located and defined.
 2. Provided a legend on the plats.
 - Provided
 3. Show the alley ways by Herndon Farms Drive
 - Labeled

4. Show the riparian buffer with feature and buffer and feature needs to be labeled.
 - Shown and labeled.
5. The overall plat needs labeling i.e., utility easement, etc.
 - Labeled
6. Com 1-3 needs labeling i.e., congregant care facility, community center office, etc.
 - Labeled
7. The R-O-W needs to be consistent, Herndon Farm Drive R-O-W widths varies from 40' to 50', but the Schematic Plan shows the width of the road 30' to 40' to 50' in the detached row homes area.
 - The current road plan merges the requirements of the CCO, Chatham Fire Department requirements and NCDOT public roads criteria. NCDOT will of course make the final determination of the road plan. However, previous discussions indicate that the varying road widths in the current locations should be acceptable to meet, in some cases, conflicting requirements.
8. Open Space located by Saprolite Drive needs to be labeled. Per the response, the area will be open space with detailed landscaping as shown on Exhibit B.4. Exhibit B.4 states a dog park. Whatever the intent is for the area, please label.
 - Labeled accurately as "Community Green" which will be landscaped as per the landscape plan. The dog park is now in the Duke Power easement.
9. Outer and R-O-W radius needs to be shown in the cul-de-sac.
 - Shown as 55'
10. It appears to be the utility easement (by Tsuen Gate) crossing over or in to the viewshed buffer; the easement will need to be straight since it's inside a viewshed buffer and cannot make a turn as proposed.
 - Changed to meet crossover requirements.

11. Road width is needed for the road between Pearson Street and Annie Lane.
- Labeled
 - Exhibit A.1.0.C needs to have 100' buffer around the Bass property and the perimeter of the entire property along with showing the viewshed buffer.
 - 50' perimeter buffer has been requested. There is no construction on the west parcels except for the interior wastewater treatment plan.
 - Koi Pond not shown on the first plat.
 - Shown
 - Please be sure the items submitted to Zoning are matching the items submitted to Subdivision.
 - We have used the same CAD drawings and layers for both submissions. The First Plat may have submission specific information.
 - Temporary on-street parking will be managed by the HOA and will be restricted to the internal roads with a 50' ROW.
 - The curb and gutter planned is rolled. This provides an additional insurance that emergency vehicles can transvers the development.

Thank you again for your assistance and cooperation in getting this project ready for the Planning Board, Public and Commissioners.

For Saprolite Development Company, LLC

M. Travis Blake

Lesley R McAdams