

CHATHAM COUNTY ENVIRONMENTAL HEALTH

From: James Tiger <james.tiger@chathamcountync.gov>
Sent: Thursday, February 9, 2023 8:03 AM
To: Shealy, Luke
Cc: Smith, Ashton
Subject: RE: Septic Fields Within Setbacks

Good morning Luke,

There isn't a lot to go on for this one and there is a large amount of interpretation between borings on the soils work. Assuming site and soil suitability, and sufficient area provided based on site and soil conditions for each property, the proposal appears adequate.

Thanks,

James

From: Shealy, Luke <Luke.Shealy@kimley-horn.com>
Sent: Wednesday, February 8, 2023 2:24 PM
To: James Tiger <james.tiger@chathamcountync.gov>; Anne Lowry <anne.lowry@chathamcountync.gov>
Cc: Smith, Ashton <Ashton.Smith@kimley-horn.com>
Subject: RE: Septic Fields Within Setbacks

Good afternoon James and Anne,

Are you all able to provide the cursory previously discussed for this site? We will need to need to submit the email correspondence of that review to Chatham Planning.

I am also attaching our soil science report to this email. We used it in determining adequate septic field sizes for the lots.

Please let us know if there is anything else you need from us to complete the review.

Kind regards,

Luke Shealy

From: James Tiger <james.tiger@chathamcountync.gov>
Sent: Friday, October 21, 2022 3:29 PM
To: Shealy, Luke <Luke.Shealy@kimley-horn.com>
Cc: Smith, Ashton <Ashton.Smith@kimley-horn.com>
Subject: RE: Septic Fields Within Setbacks

Thanks Luke,

I'm not sure what the email correspondence with EH is in reference to. But you should be fine at this point with us. I'll email Planning and look into the statement.

Thanks,

James

From: Shealy, Luke <Luke.Shealy@kimley-horn.com>
Sent: Friday, October 21, 2022 2:13 PM
To: James Tiger <james.tiger@chathamcountync.gov>

CHATHAM COUNTY ENVIRONMENTAL HEALTH

Cc: Smith, Ashton <Ashton.Smith@kimley-horn.com>

Subject: RE: Septic Fields Within Setbacks

Hi James,

Apologies for any confusion here!

Yes, we are going through the major subdivision process and have been communicating with Kimberly on the next steps which is submitting everything for our first plat. One of the items on our checklist is to submit our soil scientist report which we will include with our application.

Detailed Soil Scientist Report, Soils Map, and e-mail co

I'm not exactly sure what email correspondence is needed at this stage. We are still finalizing preliminary septic field locations with the developer. When we have that completed, a cursory review would be incredibly helpful! I can get back with you next week with the exhibit.

Kind regards,

From: James Tiger <james.tiger@chathamcountync.gov>

Sent: Friday, October 21, 2022 2:04 PM

To: Shealy, Luke <Luke.Shealy@kimley-horn.com>

Cc: Smith, Ashton <Ashton.Smith@kimley-horn.com>

Subject: RE: Septic Fields Within Setbacks

Luke,

I may need you to elaborate on what you are trying to do. Your question suggests a major subdivision, and I think this property came across my desk as a proposed major subdivision in preliminary stages. If this is accurate, you'll need to start with the planning department and comply with all major subdivision rules before coming through the environmental health office. Under the major subdivision rules, you'll record the new plat based on your soil scientist's work. Only after recording (with road infrastructure installed, etc. per planning) would you start the septic permitting. Once you get to the point you'd have several options including traditional health department, hybrid public/private options, and fully private permitting.

We only provide a cursory review during the subdivision process. We'll point out things to the developer that jump out like potential issues with supply line corridors or limited square footage for septic system installation. But we wouldn't do any soils review at this point.

I'm happy to try and assist, but you may want to reach out to Kimberly Tyson in the Planning Department if you haven't already. She can get you all the information you'll need for the subdivision process.

Thanks,

James

From: Shealy, Luke <Luke.Shealy@kimley-horn.com>

Sent: Friday, October 21, 2022 1:40 PM

To: James Tiger <james.tiger@chathamcountync.gov>

CHATHAM COUNTY ENVIRONMENTAL HEALTH

Cc: Smith, Ashton <Ashton.Smith@kimley-horn.com>

Subject: RE: Septic Fields Within Setbacks

Thanks for the help on this James!

Attached is our report on septic fields from AWT.

Is there anything else your office will need from us ahead of our first plat submission?

Kind regards,

Luke Shealy

From: James Tiger <james.tiger@chathamcountync.gov>

Sent: Tuesday, October 18, 2022 8:35 AM

To: Shealy, Luke <Luke.Shealy@kimley-horn.com>

Cc: Smith, Ashton <Ashton.Smith@kimley-horn.com>

Subject: RE: Septic Fields Within Setbacks

Good morning Luke,

I'm not sure I follow your question about a septic being within a setback. Can you elaborate on what you are referring to? Septic systems have setbacks to structures/features by rule and they can't violate those.

Specifically, septic systems (tanks and drainfields) must be 10' from a property line; the supply line can be 5' from a property line. Septic systems must be 50' from a stream, and type of stream is not defined in rule. So any stream technically requires the 50' setback. If you are asking about Watershed Protection's riparian buffers, they can be different from our setbacks. We can only enforce the 50' setback. So, if the buffer for Watershed Protection was 25', we'd enforce the 50' setback. But if Watershed had a 100' buffer, we could technically permit septic within the 100' buffer so long as we maintained the 50' setback.

But Watershed won't let you inside the 100' buffer if there is useable soil outside the buffer, and then I think you need additional permits to violate buffer rules. I'd recommend speaking with Watershed Protection about their specific rules if you are creating a subdivision. There may be a stipulation that you cannot create a lot that forces a buffer violation, but I don't know for sure.

Let me know if you would like to discuss further.

James

From: Shealy, Luke <Luke.Shealy@kimley-horn.com>

Sent: Tuesday, October 18, 2022 8:04 AM

To: James Tiger <james.tiger@chathamcountync.gov>

Cc: Smith, Ashton <Ashton.Smith@kimley-horn.com>

Subject: RE: Septic Fields Within Setbacks

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James,

CHATHAM COUNTY ENVIRONMENTAL HEALTH

One additional question here. Can septic fields be within ephemeral stream buffers?

From: Shealy, Luke
Sent: Monday, October 17, 2022 6:12 PM
To: james.tiger@chathamcountync.gov
Cc: Smith, Ashton <Ashton.Smith@kimley-horn.com>
Subject: Septic Fields Within Setbacks

Hi James,

Kimberly Tyson suggested we reach out to you for a question we have regarding a major subdivision.

Are there any limitations as to how far a septic field needs to be from a lot line? Can a septic field be within a setback?

Kind regards,

Luke Shealy | Civil Analyst
Kimley-Horn | 421 Fayetteville Street, Suite 600, Raleigh, NC 27601
Direct: 984 884 4097 | Mobile: 828 702 1122
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CHATHAM COUNTY SCHOOLS

From: Chris Blice <chrisblice@chatham.k12.nc.us>
Sent: Tuesday, November 15, 2022 5:24 PM
To: Shealy, Luke
Subject: Re: 6181 Residential Subdivision

My only suggestion is to consider where school buses will pick up students. We are not supposed to travel on private roads so in this case the (group) stop would likely be out on 15-501. We can make that work as long as we have good visibility for approaching traffic in the southbound lane. Making sure there are areas near the main entrance where parents can wait in their vehicles without blocking traffic would be helpful.

Thanks!

On Tue, Nov 15, 2022 at 4:45 PM Shealy, Luke <Luke.Shealy@kimley-horn.com> wrote:

Hi Chris,

I wanted to follow up with you to see if Chatham County schools has any comments on our plans.

Kind regards,

From: Shealy, Luke
Sent: Friday, October 21, 2022 12:06 PM
To: chrisblice@chatham.k12.nc.us
Subject: 6181 Residential Subdivision

Hi Chris,

We recently completed a TRC review with Chatham Planning for a proposed 11 lot residential subdivision located at 6181 US 15 501 N. We were asked to reach out to your office for any comments regarding our plans. I'm attaching the concept that was reviewed by Chatham planning.

Please let us know if Chatham County Schools has any comments or if you have any questions for us or the developer.

Kind regards,

CHATHAM COUNTY SCHOOLS

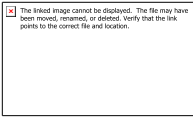
Luke Shealy | Civil Analyst

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CHATHAM COUNTY HISTORICAL ASSOCIATION

From: Shealy, Luke
Sent: Friday, October 28, 2022 12:53 PM
To: syrobinson@gmail.com
Subject: 6181 Residential Subdivision

Good afternoon,

Thanks for giving me a call earlier today. After reviewing our conservation survey, there was no mentions of existing cultural resources though that was not the primary purpose of this survey. It was conducted by the North Carolina Natural Heritage Program.

Please let us know if you or the historical association has any additional questions.

Kind regards,

Luke Shealy | Civil Analyst
Kimley-Horn | 421 Fayetteville Street, Suite 600, Raleigh, NC 27601
Direct: 984 884 4097 | Mobile: 828 702 1122
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CHATHAM COUNTY HISTORICAL ASSOCIATION

From: CCHA Preservation <preservation@chathamhistory.org>
Sent: Tuesday, October 18, 2022 10:06 PM
To: Shealy, Luke, Sy Robbins
Subject: Re: 6181 US 15 501 Subdivision

Hello Mr. Shealy--

Will the subdivision be on parcel 2949 only? If not, please indicate all included parcels.

I'm forwarding your message to Sy Robbins who chairs the Preservation committee of the Chatham County Historical Association. He will be in touch.

Thank you,
Beverly Wiggins
CCHA volunteer

On Tue, Oct 18, 2022 at 6:07 PM Shealy, Luke <Luke.Shealy@kimley-horn.com> wrote:

Hello,

We recently had a meeting with the Chatham Planning Technical Review Committee concerning a proposed, 11 lot sub-division located at 6181 US 15-501 N Pittsboro 27312. We were asked to contact the Chatham Historical Society though not for any particular reason of concern. We are not aware of grave sites or structures on the property.

Please let us know if you have any questions or if we can provide you with any additional information about this site.

Kind regards,

Luke Shealy

Luke Shealy | Civil Analyst
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