

August 18, 2023

Kimberly J. W. Tyson  
Planner II/Subdivision  
Chatham County Planning

**Re: Jordan Retreat**  
Intake Review #1 Response Letter

Kimberly,

Please find comment responses to the intake review dated July 3, 2023, as well as our subsequent emails and phone calls for the above reference project.

The following items are needed:

- Flood plain determination application and fee \$20 - You may fill out the application and scan it to me I can complete the Flood Plain
  - A completed application was emailed on 8/15/2023. A paper copy and \$20 check are also included with this submittal.
- Comments from Chatham County Historical Association
  - An email response from Mr. Sy Robbins is included with this submittal.
- Comments from Chatham County Schools System - Sometimes the school will respond and sometimes not respond, if you do not receive a response, please provide the email correspondence that was sent to the school.
  - A copy of the email sent to Mr. Chris Blice is included with this submittal. No response was received.
- Provide a copy of the soils report and email correspondence from Carl Kivett or James Tiger with Chatham County Environmental Health, provide them the project layout and soils report.
  - A copy of the soils report prepared by Piedmont Environmental Associates, PA, as well as a response from Mr. James Tiger with Chatham County stating that the report is sufficient for the First Plat, is included with this submittal.
- Provide the approved road names from Emergency Operations, there's a form from Emergency Operation that needs to be filled out. Please remember, one of the road names will be the name of the subdivision. Road names are included at First Plat submittal, when First Plat is presented to BOC, BOC is approving road names and first plat.

- Per emails with you and Mrs. Denise Suites, the approved subdivision name and road names are reflected on the First Plat plans. A copy of the road name app is also included with this submittal.
- The riparian buffers states 15 potential wetlands, Army Corp of Engineer permit will be needed. You may not have the permit at this time but an email stating the application has been received from the Army Corp of Engineer will suffice for First Plat submittal and the permit will be needed at Construction Plan submittal.
  - Understood. Per our phone calls, the wetlands and stream buffers have been confirmed by both the County and the USACE and emails to that affect are included in this submittal. Any required impact permits will be obtained at the time of construction drawings.
- The subdivision appears to start out with 30' wide public R-O-W and widen to 60' wide public R-O-W. It appears parcel 63052 owns 30', the subdivision will need to have 60' wide public R-O-W throughout the entire project and the 60' wide public R-O-W will need to be shown at First Plat submittal.
  - Per our phone calls, the entire stretch of right-of-way is 60'. There are no sections which are called for as 30'. A note to that affect has been added to the First plat plans.
- Documentation from the Army Corp of Engineer, they are okay with a major subdivision entrance coming off land own by the Army Corp.
  - An email from Mr. Shannon Maness with the US Army Corps of Engineers stating that they are not opposed to the subdivision entrance is included with this submittal.
- On-site inventory map
  - On-site Inventory Maps were included in the original submittal.
- Documentation of Ownership of Conservation Space is needed. (legal documents)
  - This document has been provided with this submittal.
- Conservation Space Management Plan is needed. (legal documents)
  - This document has been provided with this submittal.
- Legal Instrument for Permanent Protection is needed. (legal documents)
  - This document has been provided with this submittal.

- A digital of all the above documents and 4 copies of each item above.
  - Digital copies of everything is included with this submittal.

I am hopeful that your comments have been adequately addressed and approval of this project is forthcoming. If you have questions or concerns, please contact our office at 919.576.9733.

Respectfully:



Landon M. Lovelace, PE  
Principal