

Landon Lovelace

From: Landon Lovelace
Sent: Tuesday, August 23, 2022 6:04 PM
To: Rachael Thorn; Hunter Glenn
Cc: Kimberly Tyson; Jason Sullivan; Nate Byelick
Subject: RE: 1092 Jordan Dam Rd. Subdivision
Attachments: 2022.08.23 C20050 Inventory Maps.pdf

Good afternoon everyone.

Rachael, apologies for the delay in responding. I'm attaching an updated On-site Inventory Map based on conversations with Kimberly last week (clarified some lot and R/W issues and made the proposed R/W 60' instead of 50' – this resulted in having to update all of the corresponding area calcs). I've also responded to your thoughts/comments below in green. Looking forward to the pre-concept meeting tomorrow and we can discuss any/all of this in greater detail.

Take care.

Landon M. Lovelace, PE – Principal



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From: Rachael Thorn <rachael.thorn@chathamcountync.gov>
Sent: Friday, August 19, 2022 2:03 PM
To: Landon Lovelace <llovelace@underfootengineering.com>; Hunter Glenn <hunter.glenn@chathamcountync.gov>
Cc: Kimberly Tyson <kimberly.tyson@chathamcountync.gov>; Jason Sullivan <jason.sullivan@chathamcountync.gov>; Nate Byelick <nate@kos Cary.com>
Subject: RE: 1092 Jordan Dam Rd. Subdivision

Hi Landon,

I do not have any changes to the maps right now. I would assume the cabin would qualify as a cultural or historical resource, but it is not currently within the project, correct? The cabin is currently on the parcel in which we seek to subdivide. Kimberly and I spoke about this at length last week and she feels like it is likely OK to stay where it is. If not, there were a few potential options. The recommendation by NCNHP to increase the buffer on the southern most tributary is partially achieved by virtue of the surrounding area being Natural Space. Understood AND I have some additional thoughts on the NCHP suggestion versus the NCDEQ, USACE, and County regulations for buffer widths – all of which we are meeting. However, you may want to consider the road crossing at the headwater of that stream. The proposed crossing location is at the same location as the existing gravel road crossing and is also tied down by the location of the existing driveway(s) coming in through the USACE R/W from Jordan Dam Road. There's really no wiggle room to move it and the proximity of the septic field to that feature. It's likely to come up at the Planning Board so it's worth examining any options.

Once all adjustments are made and the plan is nailed down, send me the final version and I should be able to sign them. Let me know if you have any questions. I appreciate it. The attached map should be the only one that has changed. We can discuss approvals/next steps tomorrow.

Thanks,
Rachael

From: Landon Lovelace <llovelace@underfootengineering.com>

Sent: Tuesday, August 9, 2022 5:41 PM

To: Hunter Glenn <hunter.glenn@chathamcountync.gov>

Cc: Kimberly Tyson <kimberly.tyson@chathamcountync.gov>; Jason Sullivan <jason.sullivan@chathamcountync.gov>; Rachael Thorn <rachael.thorn@chathamcountync.gov>; Nate Byelick <nate@koscary.com>

Subject: RE: 1092 Jordan Dam Rd. Subdivision

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Good afternoon everyone.

Hunter, thanks for the follow up. We would like to move forward with the concept plan pre-submittal meeting and feel that that is the best place to discuss these issues in detail. I would, however, like to briefly offer preliminary input into each of these below to help the time at the pre-submittal meeting be as productive as possible.

- Parcel 93052 is a completely separate parcel owned by separate people. The parcels do gain access from the existing 60' R/W (Deed Book 323, Page 477) through the US Army Corps Easement. Parcel 93052 has its own access off of that R/W. We'd like to understand how or why this parcel would have to be included? The owners of that parcel certainly have no interest in the being part of the development and shouldn't hold up this parcel from moving forward. Understanding this issue and how we work out the access seems like it's critical. We can pull any/all survey, plat and deed info we have on the screen at the pre-submittal to better understand the legalities of this access.
- The Cabin Lot definitely poses some interesting issues. I don't want to mis-speak, but my understanding is that it was a very old cabin that was moved to the site and re-habbed. It certainly does fall right smack dab in the middle of the new requirement for a 50' buffer around a conservation subdivision. I think that you offer some good potential solutions and we'd like to discuss the implications and specifics of each.

Rachel, last we spoke (7/20/22) you were going to approve the maps or provide what you thought would be minimal comments. Will you give an update on where that stands?

Do we need to prepare and submit the Concept Plan Application in order to schedule the pre-submittal meeting? Anything else that is required in order to get that scheduled? We'd like to meet on this as soon as is feasible.

Please let us know and thanks in advance.

Landon M. Lovelace, PE – Principal



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From: Hunter Glenn <hunter.glenn@chathamcountync.gov>
Sent: Thursday, August 4, 2022 12:37 PM
To: Landon Lovelace <llovelace@underfootengineering.com>
Cc: Kimberly Tyson <kimberly.tyson@chathamcountync.gov>; Jason Sullivan <jason.sullivan@chathamcountync.gov>; Rachael Thorn <rachael.thorn@chathamcountync.gov>
Subject: 1092 Jordan Dam Rd. Subdivision

Landon,

I wanted to touch base with you regarding the pre-submittal meeting for this project. I spoke with Kim about it today and she had made me aware of a few things you will need to consider for your concept plan. First, parcel 93052, owned by Jonathan Byelick needs to be included in the project outline and added as one of the lots because it uses the common drive off of Jordan Dam Rd. This 1.6 acres will need to be added to the conservation calculations. Second, the cabin lot is causing a few issues. One, if it stays on the plat, it needs to be a counted lot, and also the lot line would need to be adjusted to allow for the uninterrupted 50' perimeter buffer. Another option would be to use the minor subdivision process to move the lot line from 60208 to encompass the cabin and the cleared area. Then the buffer could go unimpeded. The cabin lot will still need to be shown on the plat as a lot because it will be using the road. Kim is back at work now and brought these items to my attention. Please let me know if you have any questions. I am still going to be helping Kim with this project, so either her or I will respond to your questions.

Thanks,

Hunter Glenn, MPA, CZO

Planner II

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