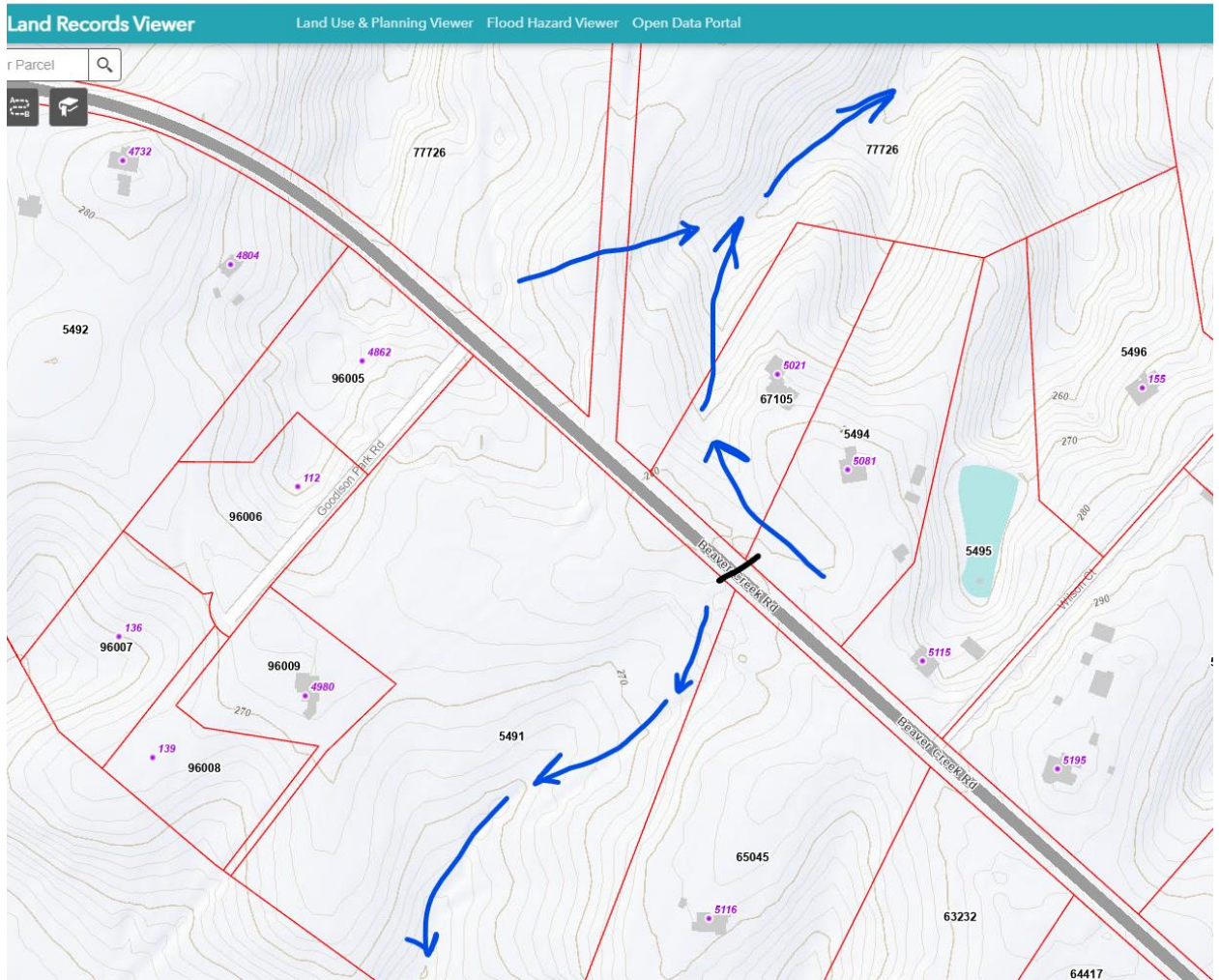


Kim,

Please find attached the digital First Plat response to PB comments from the October meeting. My responses to the board's questions are listed below.

- Address shared driveway potential for lots 4 & 5. – **Developer preference is for individual driveways. Lots conform to Chatham County Subdivision requirements for lot width and access.**
- Move shared driveway for lots 7, 8, and 9 as far over as possible. – **At this time, driveway location is optimal to provide access to lots 7, 8, and 9. Should site conditions allow during construction plan review, easement may be relocated.**
- Add notation for pipe under shared driveway. – **Crossing pipe added to show intent.**
- Show location of mail kiosk. – **Mail kiosk added to cul-de-sac bulb.**
- Address drainage pipe running under Beaver Creek Rd. – **Pipe running under Beaver Creek Rd. is an NCDOT maintained pipe. Pipe appears to be silted in at this time. Current drainage patterns flow water away from Beaver Creek Rd on both sides with little to no drainage flowing onto parcel 65045. See image clip from Chatham GIS below. We will make NCDOT aware of the silted in pipe during construction process. Should NCDOT decide to clean out this pipe, developer will ensure that any resulting discharge will not flow onto parcel 65045.**
- Reach out to US Fish and Wildlife to see if survey can be taken. – **See attached email from Jeff Harbour for response.**



Hard copies of the First Plat revision will be dropped off shortly. Let me know if you have any questions.

### Clay Matthews



367 Freedom Parkway, Suite 220  
Pittsboro, NC 27312  
Phone: (919) 367-8790, ext. 103



US Green Building Council Member

**From:** Kimberly Tyson <[kimberly.tyson@chathamcountync.gov](mailto:kimberly.tyson@chathamcountync.gov)>  
**Sent:** Wednesday, October 11, 2023 10:46 AM  
**To:** Clay Matthews <[ClayM@CEGROUPOINC.COM](mailto:ClayM@CEGROUPOINC.COM)>  
**Cc:** Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>; Mark Ashness <[mark@CEGROUPOINC.COM](mailto:mark@CEGROUPOINC.COM)>  
**Subject:** RE: Anfield Estates

Clay,  
Please have all additional information in our office by 5 p.m. on Thursday, October 19.

Sincerely,  
*Kimberly J. W. Tyson*  
Planner II/Subdivision  
Chatham County Planning  
P O Box 54  
Pittsboro, NC 27312  
Office: 919-542-8283  
Fax: 919-542-2698

Plan Moncure is underway and you can view the status and register for updates at <https://www.recodechathamnc.org/planmoncure> &



*Recode Chatham is underway and you can view the status and register for updates on [www.recodechathamnc.org](http://www.recodechathamnc.org)*

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**From:** Clay Matthews <[ClayM@CEGROUPOINC.COM](mailto:ClayM@CEGROUPOINC.COM)>  
**Sent:** Wednesday, October 11, 2023 10:42 AM  
**To:** Kimberly Tyson <[kimberly.tyson@chathamcountync.gov](mailto:kimberly.tyson@chathamcountync.gov)>  
**Cc:** Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>; Mark Ashness <[mark@CEGROUPOINC.COM](mailto:mark@CEGROUPOINC.COM)>  
**Subject:** Anfield Estates

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Kim,

When do you need a revised plan back for the next PB hearing?

Thanks.

## Clay Matthews



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Pittsboro, NC 27312  
Phone: (919) 367-8790, ext. 103



US Green Building Council Member