



# CE GROUP

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## Memorandum

**To:** Kim Tyson, Subdivision Administrator Chatham County

**From:** Clay Matthews, CE Group

**Date:** November 27, 2023

**Re:** **Anfield Estates Add Info for BOC Meeting**

Kim: As a result of the discussion at the November Planning Board Meeting and the recent memo from the Planning Board we offer the following:

- Anfield Estates is an 11 lot, by-right subdivision that complies with the Chatham County Subdivision Ordinance as referenced in the County Planning Staff report.
- During the subdivision process, the Concept Plan was submitted showing two ephemeral streams that were later upgraded by Chatham County Watershed Department and added wetlands. Those changes were reflected during the First Plat submittal. With that change, the septic setbacks were not accounted for and have been revised in this package to the proper NCDEQ septic setbacks. The subdivision lot lines have not changed and are identical to the plan seen by Planning Board on November 7<sup>th</sup>. Septic soils shown are suitable for NCDEQ permitting as referenced by the attached letter from the Piedmont Environmental.
- Stormwater will be handled on site as per Chatham County and NCDEQ standards. Any off-site drainage that flows through this site will be routed to its original destination. There were concerns about the existing NCDOT crossing pipe within Beaver Creek Rd ROW located at the northeastern corner of the property that do have merit. As stated in both planning board hearings, if during development of Lot 11 it is found that there is flow coming from off-site, we will divert that water with a drainage swale and/or drainage pipes back to its original destination without encroaching onto Mr. Burch's property. It should be noted that there has not been any activity by the developer or others to alter drainage of the site since purchase of the property in November of 2022.
- Septic issues have been addressed above. Please see attached letter from Piedmont Environmental and accompanying email correspondence from Chatham County Health Department.
- A letter from Terracon has also been provided to clarify any questions regarding the NCNHP report and its findings.

In summary, the project is fully compliant with the County Subdivision Regulations and will provide 11 lots ranging from 1.5 – 3.0 acres with an effective density of 2.2 acres per lot. Let me know if you have any questions or need other information.