

## Clay Matthews

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**From:** James Tiger <james.tiger@chathamcountync.gov>  
**Sent:** Monday, November 27, 2023 8:23 AM  
**To:** Chris Murray; Carl Kivett  
**Cc:** Brad Zadell; Kyler Zadell; Clay Matthews; Mark Ashness  
**Subject:** RE: Anfield Estates, Beaver Creek Rd. Property (KC2 Development)

Thanks for the update Chris. As you noted, we won't be involved in permitting surface drip systems and would defer to your experience and expertise from previous properties permitted through NCDEQ.

Thanks,

James

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**From:** Chris Murray <chris@piedmontsoil.com>  
**Sent:** Monday, November 27, 2023 5:42 AM  
**To:** James Tiger <james.tiger@chathamcountync.gov>; Carl Kivett <carl.kivett@chathamcountync.gov>  
**Cc:** Brad Zadell <brad.zadell@gmail.com>; Kyler Zadell <kylar.zadell@kc2development.com>; Clay Matthews <ClayM@cegroupinc.com>; Mark Ashness <mark@cegroupinc.com>  
**Subject:** Fwd: Anfield Estates, Beaver Creek Rd. Property (KC2 Development)

James,

I am forwarding our earlier correspondence for the Anfield Estates project below.

Since we last spoke, surface water buffers were reclassified, and some of the available soil areas for surface systems were reduced. As shown on the attached revised soil map, Lot 5 has the smallest available area now for a septic system, at 12,400 SF.

I know you said you deferred to our professional opinion on surface drip systems since these are permitted via NC DEQ and not your office. I wanted to say however that the revised smaller disposal area for Lot 5 should still be acceptable for a surface drip system based on the work I have completed in the past with similar soil types, especially if an engineered flow reduction and/or a 3-bedroom home is specified.

Thanks,

Chris

----- Forwarded message -----

**From:** James Tiger <[james.tiger@chathamcountync.gov](mailto:james.tiger@chathamcountync.gov)>  
**Date:** Thu, Aug 10, 2023 at 8:19 AM  
**Subject:** RE: Anfield Estates, Beaver Creek Rd. Property (KC2 Development)  
**To:** Chris Murray <[chris@piedmontsoil.com](mailto:chris@piedmontsoil.com)>, Carl Kivett <[carl.kivett@chathamcountync.gov](mailto:carl.kivett@chathamcountync.gov)>  
**Cc:** Brad Zadell <[brad.zadell@gmail.com](mailto:brad.zadell@gmail.com)>, Kyler Zadell <[kylar.zadell@kc2development.com](mailto:kylar.zadell@kc2development.com)>

Thanks Chris. We cannot comment the available space or configuration for state permitted systems. Planning will have to rely on your experience and expertise for the proposed subdivision.

James

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**From:** Chris Murray <[chris@piedmontsoil.com](mailto:chris@piedmontsoil.com)>

**Sent:** Wednesday, August 9, 2023 4:29 PM

**To:** James Tiger <[james.tiger@chathamcountync.gov](mailto:james.tiger@chathamcountync.gov)>; Carl Kivett <[carl.kivett@chathamcountync.gov](mailto:carl.kivett@chathamcountync.gov)>

**Cc:** Brad Zadell <[brad.zadell@gmail.com](mailto:brad.zadell@gmail.com)>; Kyler Zadell <[kyler.zadell@kc2development.com](mailto:kyler.zadell@kc2development.com)>

**Subject:** Anfield Estates, Beaver Creek Rd. Property (KC2 Development)

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James and Carl,

I hope you guys are having a great week.

James, we completed some work earlier this year for KC2 Development on a tract of land located at 3980 Beaver Creek Rd. This was a minor subdivision as you will recall.

KC2 is now looking to get preliminary plat approval with a major S/D on the remainder of the tract. I am attaching an exhibit which combines my preliminary soil findings with the land plan that CE Group has developed.

As you will see, this part of the project will mostly rely on surface drip systems permitted through NC DEQ due to the typical soil limitations in this area.

Each lot has been configured with a dedicated surface drip field ranging from 19,000 - 20,000 SF. In Piedmont's experience, this is sufficient to support a surface drip wastewater system in this area of Chatham County.

Please let me know if I can provide any further information. I believe KC2 is looking for you all to give planning your approval of this design.

Thanks in advance,

Chris

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G. Christopher Murray, M.S.

NC Licensed Soil Scientist

NC Onsite Wastewater Evaluator



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G. Christopher Murray, M.S.

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