



November 16, 2023

Chatham County, NC

RE: **Savannah Ridge Subdivision – E-911 / Addressing Correspondence**

To whom it may concern –

The purpose of this letter is to document the correspondence between Garden Street Communities Southeast, L.L.C with Chatham County with regard to the proposed street names within the proposed Savannah Ridge Subdivision. The attached email provides documentation that the road names requested are available and have been requested by the developer of the project from Denise Suits with Chatham County. Please refer to the attached email and road name application.

Sincerely,

A handwritten signature in black ink that reads "Brian T. O'Kane".

O'Kane and Associates, PLLC

**brian@okaneandassociates.com**

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**From:** Zach Daugherty <zdaugherty@gardenstreetcommunities.com>  
**Sent:** Monday, June 12, 2023 10:39 AM  
**To:** brian@okaneandassociates.com  
**Subject:** Fw: Savannah Ridge  
**Attachments:** SKM\_C550i23061209570.pdf

Zach Daugherty  
Acquisitions & Development  
*Garden Street Communities Southeast, L.L.C.*  
149 US Hwy 70  
Garner, NC 27529  
O: 919.233.6747  
C: 910.548.8433



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**From:** Zach Daugherty  
**Sent:** Monday, June 12, 2023 10:14 AM  
**To:** Denise Suits  
**Subject:** Re: Savannah Ridge

Denise,

Here is a copy of the updated street name application.

Zach Daugherty  
Acquisitions & Development  
*Garden Street Communities Southeast, L.L.C.*  
149 US Hwy 70  
Garner, NC 27529  
O: 919.233.6747  
C: 910.548.8433



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**From:** Denise Suits <denise.suits@chathamcountync.gov>  
**Sent:** Friday, June 9, 2023 4:31:45 PM

**To:** Zach Daugherty  
**Subject:** RE: Savannah Ridge

Hey Zach,

I got your email and was checking the road names. Orleans Drive, Mercer Ridge, Savannah Ridge Lane, Telfair Lane and Warren Dr are still available. Let me know as soon as you can which ones you choose. Send me another subdivision form with the ones you are going to use.

Thanks,  
Denise

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**From:** Zach Daugherty <zdaugherty@gardenstreetcommunities.com>  
**Sent:** Friday, June 9, 2023 4:16 PM  
**To:** Denise Suits <denise.suits@chathamcountync.gov>  
**Subject:** Savannah Ridge

Page originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content.

Denise,

I just left you a voicemail. Wanted to make sure that the proposed street names for Savannah Ridge are still available. Attached is the new proposed layout. As you can see, we have dropped some roads from the plans.

Zach Daugherty  
Acquisitions & Development  
*Garden Street Communities Southeast, L.L.C.*  
149 US Hwy 70  
Garner, NC 27529  
O: 919.233.6747  
C: 910.548.8433



**SUBDIVISION:** Savannah Ridge

**DIRECTIONS:** From US-1, Take Exit 79 to Moncure Pittsboro Rd. Turn right onto Jordan Dam Rd. Turn right onto Moncure School Rd. Site will be on the right (approx. 0.1 mile)

Garden Street Communities Southeast, LLC

**DEVELOPER:** **PHONE NUMBER:** (919) 422-2753

**Major Development:** ☒ **Minor Development:** ☐  
**Development with acreage of 10 acreage of 10 acres or more:** ☐

Proposed road names	OK to submit	DUPLICATED Do not Submit
Savannah Ridge Lane (main rd)		
Warren Drive		
Orleans Drive		
Telfair Lane		
Mercer Ridge		

**DATE SUBMITTED TO EOC:** \_\_\_\_\_  
**SUBMITTED BY:** \_\_\_\_\_  
**EOC OFFICER:** \_\_\_\_\_  
**DATE ROADS APPROVED:** \_\_\_\_\_  
**DATE FINAL PLAT RECEIVED:** \_\_\_\_\_  
**DATE GIVEN TO 911:** \_\_\_\_\_  
**DATE CONTACT MADE WITH NUMBERS:** \_\_\_\_\_  
**SURROUNDING COUNTY CONTACTED:** \_\_\_\_\_  
**PERSON SPOKEN WITH:** \_\_\_\_\_  
**COMMENTS:** \_\_\_\_\_

revised 4/19/02



## VICINITY MAP



SCALE: 1" = 2000'

PARCEL DATA	
PARCEL PINS	11229
CURRENT ZONING	R-1
PROPOSED ZONING	R-1
CURRENTLY ADJ. AREA	110.54 AC. ±

LOT DIMENSIONAL REQUIREMENTS	
MINIMUM LOT AREA	40,000 SF
MINIMUM LOT WIDTH	100 FT
FRONT SETBACK	40 FT
REAR SETBACK	25 FT
SIDE SETBACK	25 FT
CORNER SIDE SETBACK	25 FT MIN.

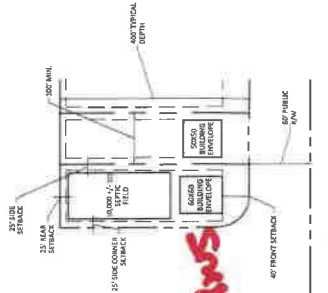
DEVELOPMENT DATA	
# OF LOTS	24
# OF STREETS	8.87% ±
% OF ALL PLOTS	0.4

PROJECT DATA	
PROJECT NAME LANCOWIVER	SPAWN NAME 3000 GALT BREZICE MAINWAY OFF BREZICE, FL 32543
DEVELOPER	GARDNER STREET COMMUNITY LLC SOUTHGATE CONTACT: JACQIE MCGILVERITY 148 US HWY 90 WEST GARDNER, NC 27329 PHONE : 919-422-7351 FAX : 919-422-7351
LOGFILE	HWY 90 SOUTHGATE, FLIC CONTACT: BRIAN D TAME P.O. BOX 810 HOLLYVILLE, NC 27532 PHONE : 919-422-7350 FAX : 919-422-7351

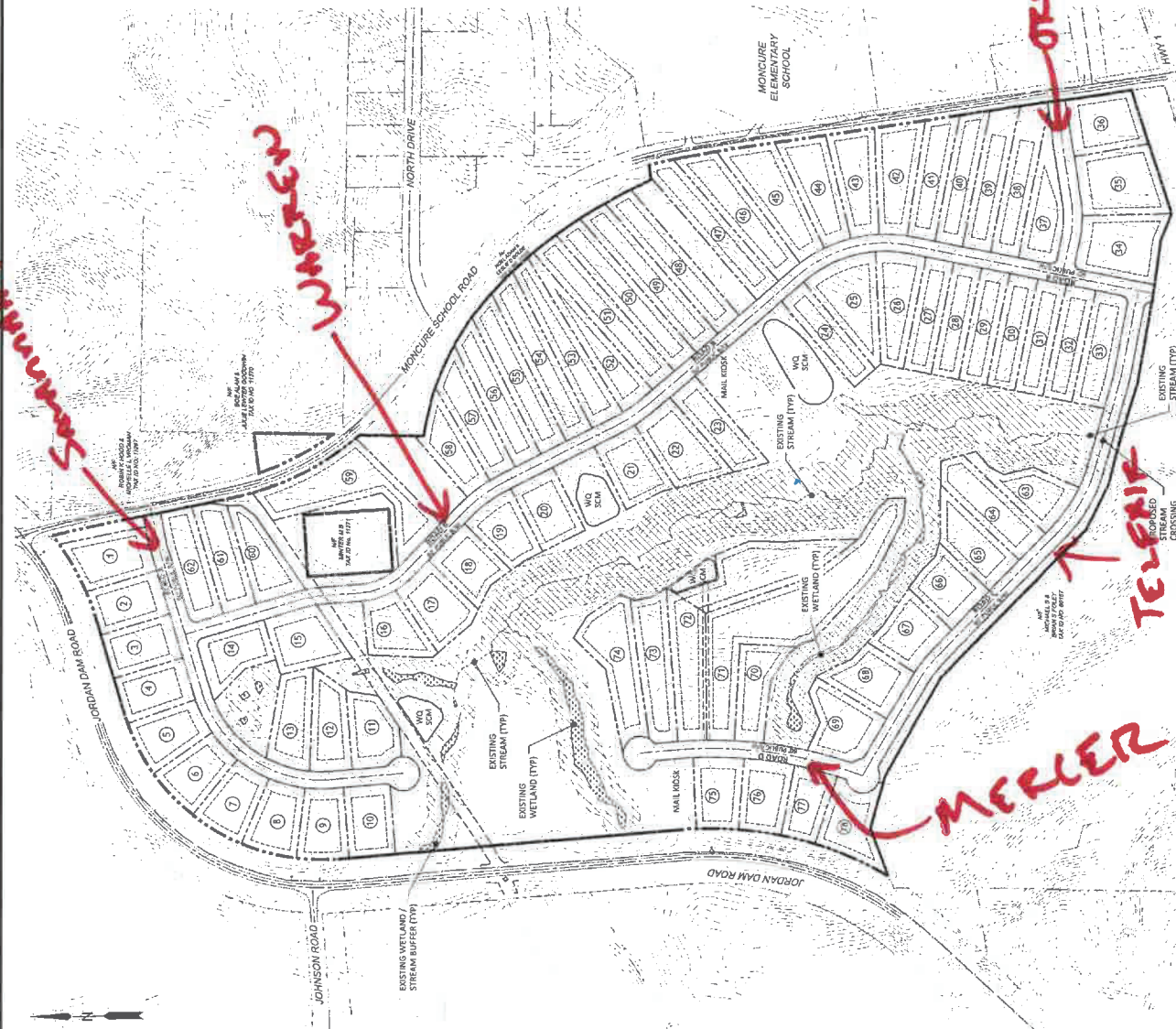
EXISTING SITE DATA		PROPOSED SITE DATA	
SITE ADDRESS	1508 N. 1ST AVE.	SITE ADDRESS	1508 N. 1ST AVE.
OWNER	ST. JOSEPH'S SCHOOL BOAZ	OWNER	ST. JOSEPH'S SCHOOL
CEILING	P-1	CEILING	P-1
CONCRETE	CONCRETE	CONCRETE	CONCRETE
FOUNDATION	FOUNDATION	FOUNDATION	FOUNDATION
ROOFING	ROOFING	ROOFING	ROOFING
WATER	WATER	WATER	WATER
SEWER	SEWER	SEWER	SEWER
ELECTRICITY	ELECTRICITY	ELECTRICITY	ELECTRICITY
PLUMBING	PLUMBING	PLUMBING	PLUMBING
MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL
PAINT	PAINT	PAINT	PAINT
LANDSCAPE	LANDSCAPE	LANDSCAPE	LANDSCAPE
OTHER	OTHER	OTHER	OTHER

[illegible]

#### SITE PLAN LEGEND

[illegible]

SCALE: 1"=200'



SUBMISSION:

Savannah Ridge

**\*OLD\* FOR REFERENCE ONLY**

DIRECTIONS:

From US-1, Take Exit 79 to Moncure Pittsboro Rd. Turn right onto Jordan Dam Rd. Turn right onto Moncure School Rd. Site will be on the right (approx. 0.1 mile)

DEVELOPER: Garden Street  
Communities Southeast, LLC

PHONE NUMBER: (910)548-8433

Major Development: X Minor Development:       
Development with acreage of 10 acreage of 10 acres or more:     

Proposed road names	OK to submit	DUPLICATED Do not Submit
<u>Orleans Drive</u>	<u>✓</u>	<u>    </u>
<u>Live Oak Drive</u>	<u>✓</u>	<u>    </u>
<u>Harper Lane</u>	<u>✓</u>	<u>    </u>
<u>Mercer Ridge</u>	<u>✓</u>	<u>    </u>
<u>Savannah Ridge Lane (main road)</u>	<u>✓</u>	<u>    </u>
<u>Telfair Lane (Alternate)</u>	<u>✓</u>	<u>    </u>
<u>Warren Drive (Alt)</u>	<u>✓</u>	<u>    </u>

DATE SUBMITTED TO EOC: 4-6-21

SUBMITTED BY: Zach Daugherty

EOC OFFICER: Denise Sills

DATE ROADS APPROVED: 4-6-21

DATE FINAL PLAT RECEIVED:     

DATE GIVENT0911:     

DATE CONTACT MADE WITH NUMBERS:     

SURROUNDING COUNTY CONTACTED:     

PERSON SPOKEN WITH:     

COMMENTS:     

vised 4/19/02



SUBDMSION: Savannah Ridge

DIRECTIONS: From US-1, Take Exit 79 to Moncure Pittsboro Rd. Turn right onto Jordan Dam Rd. Turn right onto Moncure School Rd. Site will be on the right (approx. 0.1 mile)

DEVELOPER: Garden Street Communities Southeast, LLC PHONE NUMBER: (910)548-8433

Major Development: X Minor Developm.ent: Development with acreage of 10 acreage of 10 acres or more:

Proposed road names	OK to submit	DUPLICATED Do not Submit
Orleans Drive	✓	
Live Oak Drive	✓	
Harper Lane	✓	
Mercer Ridge	✓	
Savannah Ridge Lane (main road)	✓	
Telfair Lane (Alternate)	✓	
Warren Drive (Alt)	✓	

DATE SUBMITTED TO EOC: 4-6-21

SUBMITTED BY: Zach Daugherty

EOC OFFICER: Denise Suits

DATEROADS APPROVED: 4-6-21

DATE FINAL PLATRECEIVED:

'DATEGIVENT0911:

DATE CONTACT MADE WITH NUMBERS:

SURROUNDING COUNTY CONTACTED:

PERSON SPOKEN WITH:

GOMMENTS:

vised 4/19/02