

April 9, 2024

Ms. Kimberly Tyson
Planner II
Chatham County Planning
80 East Street
Pittsboro, NC 27312

**Re: Morgan Ridge
Final Plat
Response to 1st Review Comments**

Items listed below have been sent overnight using FedEx:

Reference No.	Copies	Number of Sheets	Notes
21-0005-770	1	3	Comment Response Letter
21-0005-770	6	5	Revised Final Plat dated April 9, 2024
21-0005-770	1	1	Revised Engineer Cost to Complete Estimate
21-0005-770	1	1	Photo of Constructed Mail Kiosk
21-0005-770	1	1	Duke Energy Street Lighting Design
21-0005-770	1	1	ASCII Text File titled "Submittal.txt"
21-0005-770	1	n/a	CD containing PDFs of the Above Referenced Items

Advanced Civil Design revised the final plat according to Chatham County's Technical Review Committee's comments received on February 13, 2024, and March 26, 2024. The revised plat has been provided for review and approval. Please find the following responses to the comments provided.

Comment #1: Revise Note #10 on Sheet 1 to state Morgan Ridge Phase 1 is a traditional subdivision not subject to conservation zoning requirements. Include list of lots associated with each subdivision.

Response: Note #10 has been revised accordingly.

Comment #2: Provide Duke Energy street lighting design.

Response: Attached is Duke Energy's street lighting design.

Comment #3: Please show all streams on plat (from top of bank), label riparian buffer, and show the riparian buffer widths.

Response: Top of bank has been surveyed and shown on the final plat.

Comment #4: Declaration of Covenants and Restrictions must be recorded at same time as plat.

Response: Understood. Developer preparing declaration covenants and restrictions.

Comment #5: Deed transferring land from owner to HOA must be recorded at same time as plat.
Response: Understood. Developer preparing deed for Chatham County's review.

Comment #6: South of Lot 24 label 25-ft natural buffer
Response: A label has been provided and can be found on Sheet 5.

Comment #7: Show 150-ft buffer surrounding isolated wetland located in Natural Space B in accordance with Planning Board recommendations.
Response: A 150-ft buffer has been shown surrounding the isolated wetland.

Comment #8: Revise Note #11 on Sheet 1 to eliminate sidewalk reference.
Response: I cannot remove reference to sidewalk. It is a standard note NCDOT requires on plats. I modified the note as best I could.

Comment #9: On Sheet 5 confirm if utility easement shown east of Lot 24 is public.
Response: The utility easement on Sheet 5 has been revised to private.

Comment #10: Label SCMs and should approximate outline.
Response: The stormwater control measures (SCM) have been labeled and an approximate outline shown.

Comment #11: Label SCM easement as private.
Response: The SCM access easement has been labeled as private in the legend.

Comment #12: Natural space in both areas has decreased in size. One area approved for 16.53 acres and is now shown to be 15.778 acres, the second natural space area was approved for 18.74 acres now shown on plat to be 17.735. Conservation subdivision natural space should remain as approved at First Plat.

Response: Conservation space is a combination of natural space and open space. When comparing the First and Final Plat's conservation space the difference is partly due to a change in project area of 1.13 acres because the First Plat was created using GIS information and the Final Plat was created from a boundary survey. Second, sanitary sewer force main corridors associated with Lots 6-8, 14 and 15 needed to be wider than 15-ft. 15A NCAC 18A .1950 titled "Locations of Sanitary Sewage Systems" requires force mains to be at least 5-ft from the property line. That leaves a 5-ft swath to install a force main when a 15-ft corridor is provided. This narrow swath eliminates a necessary change in path when boulders and trees are encountered.

The Final Plat exceeds the required percentages of conservation space, open space, and natural space as required in the ordinance. The number of lots did not increase and the general layout of streets, lots, and conservation space did not change. The lot lines have been revised to match the First Plat and Construction plans has best as possible.

Comment #13: Where is the mail kiosk?
Response: The mail kiosk for Morgan Ridge Phase 2 has been installed beside the existing mail kiosk for Morgan Ridge Phase 1. The mail kiosk is located on the left side of Morgan Ridge Way 150-ft from the intersection of Jones Ferry Road and Morgan Ridge Way. A photo of the constructed mail kiosk has been attached.

Comment #14: Remove addresses labels from plat.

Response: *Address labels have been removed.*

Comment #15: Check with NCDOT and Chatham County Department of Environmental Health regarding force main crossing under Ivy Ridge Road near Lot 19.

Response: *Once the plat has been recorded NCDOT will require the developer to submit a 3-party utility encroachment agreement for the sanitary sewer force mains.*

Comment #16: Add setback table to Sheet 1.

Response: *A setback table has been added to Sheet 1 and is located below the vicinity map.*

Comment #17: Work with Hunter Glenn regarding surety.

Response: *An e-mail to Mr. Glenn was provided on March 15, 2024.*

Comment #18: Final Plat has been tabled and decision will be provided next month.

Response: *Understood.*

Please contact me at 919-780-8005 if you have any questions or concerns.

Sincerely,

ADVANCED CIVIL DESIGN, INC.

Cameron M. Rice

Cameron M. Rice, P.E.
Senior Project Manager

cc: 21-0005-770
Fuller Land Development