

Chatham County Planning
C/O Kimberly Tyson
PO Box 54
Pittsboro, NC 27312

Reference: **Ridgewood Hill | First Plat Comments**
739 Hatley Road
1st Review Comments

Plan review comments are listed below. Our responses are in bold following the comments.

1. Provide the email correspondence with the school. If the school did not respond that is fine just provide the email you sent the school.
RESPONSE: Please see the email I have sent Chris Blice with Chatham County Schools.
2. Flood Plain Determination application needs a signature and \$20 fee. The fee can be paid online after I have entered the application into the system.
RESPONSE: We have included the signed Flood Plain Determination Application within our submittal and will pay the fee.
3. Please provide mailing labels for the adjacent property owners within 400' of the project. We only need mailing labels.
RESPONSE: We have included the mailing labels for all adjacent property owners within 400' of the project.
4. Need the email showing you have submitted to the Army Corp of Engineer.
RESPONSE: We've engaged a third party to coordinate with the Army Corps of Engineers, and we're currently awaiting proof of email correspondence.
5. Provide Environmental Health with the soils report and layout of the project and provide the email correspondence with Environmental Health
RESPONSE: We have contacted Environmental Health on March 20, 2024. Please see the e-mail correspondence provided within this submittal.
6. Lot numbers needs to be consecutive, lot 10 should be lot 6, lot 12 should be lot 7, etc.
RESPONSE: Lot numbers have been revised based on your comment.
7. Plat needs to provide the overall lot average and any lot that is over ten acres cannot be included in the overall average. Lot 19 is 10.741 acres and cannot be included in the overall average. Please remember the overall average is 5 acres minimum and currently the project is less than 5 acres minimum.
RESPONSE: Noted. We have revised Lot 19 to be less than 10 acres so that it counts toward the average density calculations. We have 2 lots that are stormwater only and are not buildable. Total lots is 27. 2 stormwater lots and 25 buildable lots.

8. What is the cul-de-sac radius? I will need edge of pavement and outside radius.
RESPONSE: The Cul-de-sac radius has been provided on the plat.
9. Riparian buffers need to be shown on the plat, the buffers are shown on the utility plan but not shown on the survey map. Please show riparian buffers on the survey map. Each buffer will need to be labeled with the widths and stream type.
RESPONSE: The plat has been revised to include the riparian buffers and labels.
10. Change the zoning on the plat.
RESPONSE: Please refer to the note on the plat.
11. Application states 2 stormwater devices please show on the plat.
RESPONSE: Please refer to lots 20 and 11 on the plat.
12. Property owners name, deed book & page is needed for parcels across from lots 1, 2, 6, and 7.
RESPONSE: Adjacent property owner information has been added to the plat.
13. Contact Environmental Health about the old wells on Lot 6.
RESPONSE: Please see the included e-mail correspondence with Ray Milosh with the Environmental Health Department.
14. Who is the legal owner of the property? Tax records states Contentnea Creek Development Co, if Contentnea Creek Development Co still owns the property they will need to sign the First Plat Application and an updated application will be needed.
RESPONSE: Please see the attached signed Assignment of Membership Interest form and recorded Satisfaction of Security Instrument. The legal owner of the property is currently Rutherglen Holdings, LLC. Pranay Parekh is the manager of the company and signed the Assignment of Membership Interest.
15. Property owner's information is needed on the survey plat I.E., name, address, & phone number.
RESPONSE: Please refer to the note on the plat.
16. Usable soil for each lot should be shown on the survey plat.
RESPONSE: Usable soil areas have been shown on the plat.
17. Show mail kiosk on survey plat.
RESPONSE: The mail kiosk location has been added to the plat.

Please feel free to call me at (919) 996-9136 if you would like to discuss any aspect of this project.

Sincerely,

Samuel R. Nye – Principal
The Site Group, PLLC