

## Jason Sullivan

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**From:** Lynn Richardson  
**Sent:** Wednesday, November 12, 2008 12:25 PM  
**To:** Jason Sullivan  
**Subject:** FW: Retreat at Haw River addendum

Jason, Please post to Retreat at Haw River, Ph 2 as supplemental info.

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**From:** Fred Royal  
**Sent:** Thursday, October 30, 2008 8:21 AM  
**To:** Keith Megginson  
**Cc:** Charlie Horne; Lynn Richardson; Jason Sullivan; Nick Robinson; David Hughes  
**Subject:** Retreat at Haw River addendum

Keith,

Let me add to my comment that the preliminary plat indicates a 20' wide "drainage easement or DE" that bisects lots 150-155 is technically an intermittent stream and ephemeral stream in combination. It is a significant drainage feature and I believe there should be some language associated with this proposed easement to keep it from being modified, blocked or otherwise prevented from functioning to convey runoff in its current state as a natural open channel.

The 20' width seems sufficient but I recommend language stating that this is to be a private drainage easement and shall remain in its natural condition, including vegetation. This will help prevent individual home owners from modifying it and potentially causing flooding or water quality problems with others. Since stormwater management is apparently not proposed or required, I also recommend language that all outfalls (from street swales) should control the velocity of the 1-yr, 1 hr. design storm to prevent scour at the discharge points. This may occur within the proposed private street rights-of-way or private drainage easements.

Fred

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**From:** Keith Megginson  
**Sent:** Wednesday, October 29, 2008 4:26 PM  
**To:** Fred Royal  
**Cc:** Charlie Horne; Lynn Richardson; Jason Sullivan  
**Subject:** RE: Retreat at Haw River

Thanks, we will proceed to get it back on the Commissioners' agenda with this additional information. Keith

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**From:** Fred Royal  
**Sent:** Wednesday, October 29, 2008 4:20 PM  
**To:** Keith Megginson  
**Cc:** Charlie Horne  
**Subject:** Retreat at Haw River

keith,

I have visited the site and the stream origins. Everything looks ok based on the ordinance at the time. If you need more data, detail, etc. please let me know.

Fred