

From: Jason Sullivan
To: "Hamak Kevin"; "Keith Megginson"; "jason.sullivan@ncmail.net";
cc: "Finch, Jeremy"; "Ihnatolya, Beth"; Angela Birchett;
Lynn Richardson;
Subject: RE: Briar Chapel Perimeter Buffer
Date: Thursday, November 08, 2007 2:59:00 PM

Kevin,
Keith and I talked about this issue and have determined that the perimeter buffers are to remain undisturbed. All of the grading and components associated with the stormwater devices should be located outside of the perimeter buffer. Section 9.2 of the Compact Communities Ordinance covers perimeter buffers and the last part of this section titled Perimeter Buffer Vegetation and Land Uses indicates that these areas should remain in their natural state or be improved with plantings. Let Keith or me know if you have any further questions.

Jason Sullivan
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Chatham County
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From: Hamak Kevin [mailto:HAMAK@johnrmcadams.com]
Sent: Thursday, November 08, 2007 2:42 PM
To: Keith Megginson; jason.sullivan@ncmail.net
Cc: Finch, Jeremy; Ihnatolya, Beth
Subject: Briar Chapel Perimeter Buffer

Keith or Jason,

We have encountered our first situation where we have a storm water pond adjacent to a perimeter buffer. What are the restrictions as far stormwater devices in the perimeter buffer. The attached exhibit shows the level spreader and riprap in the 100' perimeter buffer. We are staying out of the stream buffer which is inside the perimeter buffer and the adjacent land is a floodplain and vacant property.

Are we allowed to have these stormwater devices in the perimeter buffer? The CCO does not specify that I could find.

Thanks,

<<ph 5 north pond copy.pdf>>

Kevin Hamak, ASLA RLA
Landscape Architect/Project Manager

THE JOHN R. McADAMS COMPANY, INC.

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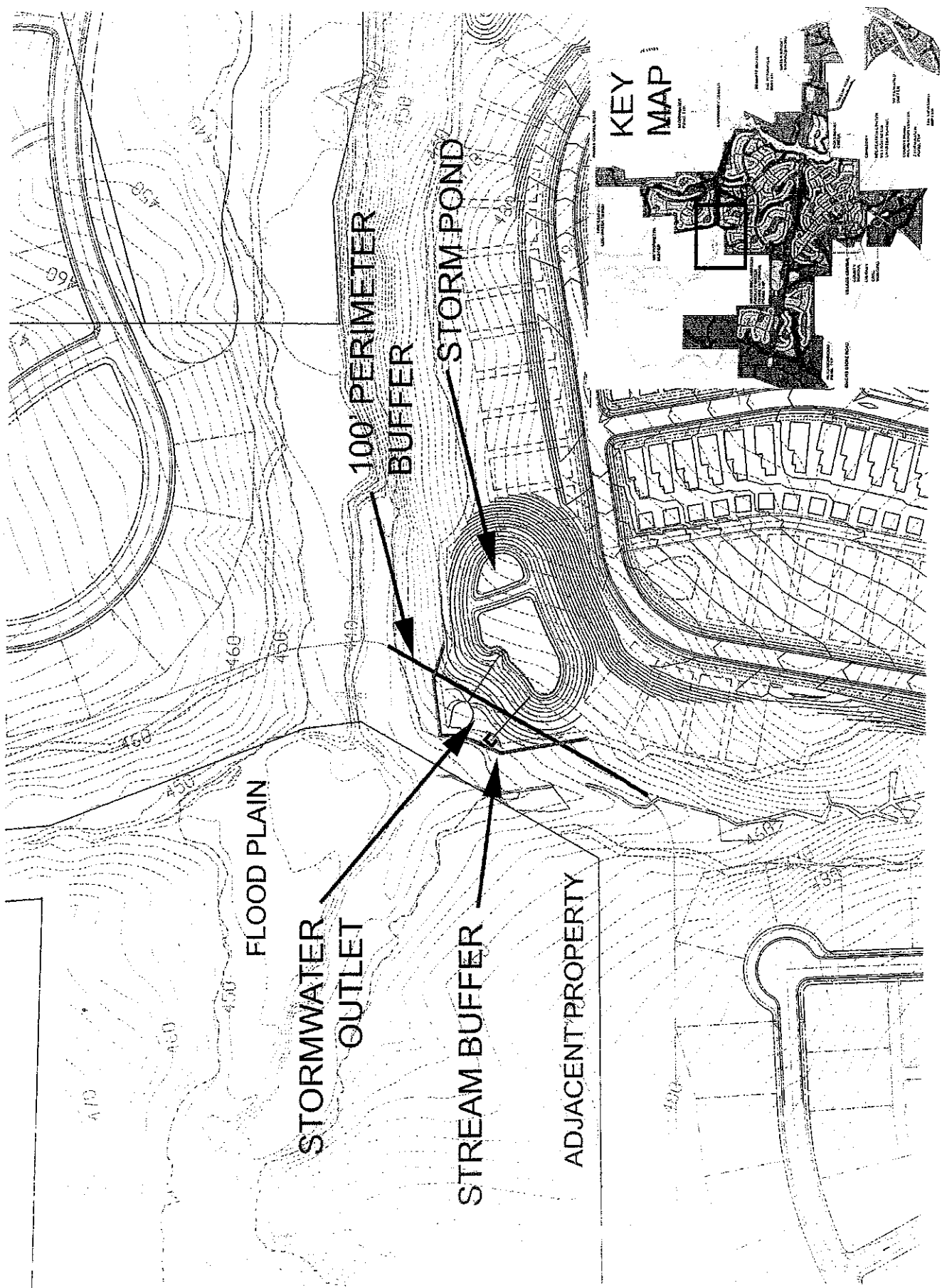
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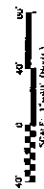
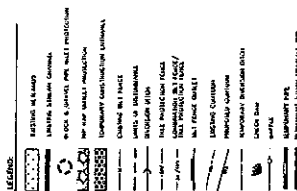
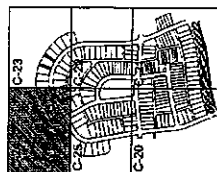
_____ Information from ESET NOD32 Antivirus, version of virus
signature database 6496 (20110926) _____

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

SCALE: 1" = 50'





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- [illegible]

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BRIAR CHAPEL™
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Newland Communities

BRIAR CHAPEL
PHASE 5 NORTH - SECTION 2
CHATHAM COUNTY, NORTH CAROLINA

GRADING, DRAINAGE &
STAGE 2 EROSION CONTROL PLAN

STATUS.

DATE	ALBERT 9, 2018
NO. 1010A	1 027 28-0048
ISSUED	CMS
BY	CMS
PROJECTED	CMS
PROJ. NO.	CMS



May 25, 2011

Ms. Lynn W. Richardson
Subdivision Administrator
Planning Department
P.O. Box 54
Pittsboro, NC 27312

Re: Phase 5 North Final Subdivision Plat

Ms. Richardson:

Thank you for your comments on the Final Subdivision Plat for Phase 5 North dated 18 May 2011. Responses to the comments are listed below.

1. *Have engineer address all seven conditions listed for preliminary plat approval. State condition and how each either has been addressed or will be addressed in the future.*

Conditions from Preliminary Plat Approval:

- A. The final plat shall show all storm water features to be located out of the 10 foot no-build area.
- B. The final plat shall incorporate the road design changes as depicted on the revised road plan for Lots 507 through 514.
- C. The final plat shall list the correct road names as approved by the Chatham County Emergency Operations Office and the Chatham County Board of Commissioners.
- D. Storm water devices shall be as approved in the Stormwater Permit for Phase 5 North.
- E. Approval of the proposed road names as noted in tonight's agenda notes.
- F. It is recommended that the Fire Marshal and Chief Strowd continue to work with Briar Chapel and come up with a suitable situation.
- G. Incorporate the changes agreed upon by Chief Strowd, North Chatham Fire Department; Tom Bender, Fire Marshal; and Briar Chapel as follows:
 1. replace the blow-off with a fire hydrant near Lot #479
 2. extend the wider 20' alley to lot #479
 3. relocate parking spaces away from the west side of the triangular landscape area
 4. add grass pavers to the first 10' of the triangular

10. *Show retaining wall and easement locations. Per Rachael Thorn's inspections, she thinks the retaining walls are currently built.*

Response: Refer to Exhibits B and C that shows the location of the two retaining walls near Pond #7 and Pond #8. The walls are on the opposite side of the ponds from the conservation easement and the no-build buffer. An as built survey of the walls will be provided to the County once the ponds have been completed and the site is stabilized. The walls are constructed on property maintained by the HOA and therefore will not require easements such as those found in Phase 5 South.

11. *Show 100 foot perimeter buffer along Marvin Meacham property line. All stormwater devices are to be located outside of perimeter buffers.*

Response: 100' perimeter buffer has been shown along the Meacham property. The use of existing vegetation and the planting of native species, if necessary, will preserve the intent of the buffer.

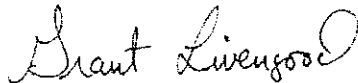
12. *Question from fire department--Are lots along Serenity Hill Circle rear loaded to be accessed off private alley or can they be accessed off public road?*

Response: Lots along Serenity Hill that have alleys in the rear will be accessed from the rear. Those lots along Serenity Hill that do not have alleys will be accessed from the public right of way.

Thank you for your assistance. Please let us know if you have any questions.

Sincerely,

McKIM & CREED, INC.



Grant Livengood, PE
Project Manager

cc: Project File

