

Jason Sullivan

From: Lynn Richardson
Sent: Friday, December 11, 2015 11:25 AM
To: Jason Sullivan
Subject: FW: Sunset Ridge Drainage Map and Response to Questions
Attachments: 127-188-Sunset-Grove-Drainage-Map.pdf

For posting to Sunset Grove, e-mail and attached drainage map.

From: Mark Ashness [mailto:mark@cegrouppinc.com]
Sent: Thursday, December 10, 2015 3:46 PM
To: Lynn Richardson
Cc: 'Rosemary Waldorf'; 'Sarah O'Brien'
Subject: Sunset Ridge Drainage Map and Response to Questions

Lynn: Please find attached a drainage map reflecting direction of runoff. As I noted in the meeting:

1. The backs of +/- 6 lots drain sheet drain towards Monterreane (just under 4 AC)
2. Just over 15 Ac from our project drains towards John Roach thru a buffered channel. Please also note that this drainage is from 4-5 lots which are generally large sized lots.
3. The rest of the project +/- 88 AC of the 108 AC (81.5% of the project) drains to the east into Parkers Creek or a tributary to Parkers Creek

With regard to the additional questions:

1. **Water Pressure:** I have re-shared with Larry the fire flow modeling that he reviewed last May along with an additional model relocating our second inter-connection further east in Monterreane. In either scenario, we are improving the daily and fire flow water pressure from the present condition. Our we solving all of Monterreane's water pressure issues, NO.
I can comfortably say that Sunset Grove is providing more than would be typically required given that the WL does not presently exist along Mt Gilead Road where it should have previously been installed by others. We are also making (2) interconnections. In at least (1) case having to go into the adjoining neighborhood a significant distance to make the interconnection.
2. **Lighting:** As stated we will be conforming with the County regulations requiring full cut-off fixtures for street lights.
3. **Tree Conservation:** The restrictive covenants (when prepared) will have limits on turfed area (% of lot area) along with requirements for landscaped/wooded area. As we stated in the meeting, The lots will not be mass graded. We anticipate individual builders submitting site specific erosion control plans for each lot.

thx

Mark Ashness

P.E, ASLA, LEED AP



301 Glenwood Avenue, Suite 220

Raleigh, NC 27603

Phone: (919) 367-8790

Cell: (919) 606-7704