

7 Dec 2015



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Mrs. Lynn Richardson
Chatham County Planning Department
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Subject: Brookside at Fieldstone
First Plat Submittal #2 – Responses to Submittal #1 Comments

Dear Lynn,

This letter is written to provide our responses to your comments as received via. Email on 30 Nov 2015. Below please find each of your comments, followed by our responses in bold blue type:

1. Provide an 8.5" x 11" of the site plan. You indicate that this was included, but I don't find one.

Response: Sorry about that. Please see enclosed 8'5" x 11".

2. You checked NA regarding comments from Chatham County Historical Association from Concept Review. I have a copy of an e-mail dated June 16, 2015 between Bev Wiggins with Chatham County Historical and Dave regarding the cabin. I plan to refer to this e-mail in the Planning Board agenda notes to show that you have been in contact with CCHA. I see from the e-mail string that the cabin is to be deconstructed and relocated. If the cabin is still currently on the property, however, you should have shown the location on the First Plat with a notation that it is to be removed. If it is still there, send me a digital copy of the site plan showing where the cabin is currently located with a note about deconstruction/relocation for posting on the website.

Response: A Virginia based company, Blue Ridge Timberwrights, which specializes in working with reclaimed timbers, is scheduled to deconstruct the cabin and relocate it to a site in Virginia. Prior to & during the deconstruction, each timber will be tagged/numbered and then carefully loaded onto a truck and transported to Virginia. Blue Ridge will then rebuild as close as possible to its current state. We understand that this process has been delayed by recent weather but should happen soon. We have updated the Site Plan to show the location of the cabin near the front corner of Lots 8 & 9.

3. You checked NA on Comments from Chatham County Schools from Concept and this likely correct as we rarely get written comments from the school. For documentation for the file, please send an e-mail or letter to Randy Drumheller at randyd@chatham.k12.nc.us stating that you have submitted your First Plat application for 13 lots for Brookside at Fieldstone, that the roadway will be public, when you anticipate home occupancy, and include a copy of the site plan. Copy me on the notification to the school system.

Response: As requested, we sent an email notification (including information on the project) to Randy Drumheller on 3 Dec 2015.

4. You checked that you submitted a Detailed Soil Scientist Report with Soils Map with your First Plan submittal. I see that you show on the site plan where the 'primary septic soil' areas are, but I don't find a detailed report or soil map for Thomas Boyce, Chatham County Lead Soil Scientist to review. Please send a digital copy of the report and map to me and copy Thomas Boyce at Thomas.boyce@chathamnc.org and also mail me a hard copy. Thomas will need to review the report and respond to me that it is adequate for First Plat review.

Response: Enclosed please find the Soil/Site Evaluation as prepared Soils & Environmental Consultants (S&EC) on 20 Oct 2013. Hard copies & digital copies of the Site Plan and this report have been provided to Thomas Boyce for review.

5. You checked NA on the road name submittal from EOC. Road names are required to be shown on the First Plat and are required to be approved by Emergency Operations for submittal to the Board of Commissioners. First Plat is when road names are approved by the BOC. Do you plan to continue the name 'Fieldstone Lane' into this phase or do you plan to change the road name? Is Brookside at Fieldstone to be considered another phase of Fieldstone? Please contact Denise Suits with EOC at 919-545-8163 or denise.suits@chathamnc.org to have them approve the road name. I spoke with Lesa Chavis and Denise this morning and Lesa said that the name 'Brookside' could not be used because it is a duplication.

Response: Brookside at Fieldstone is to be considered a separate subdivision, however we do plan to continue the name "Fieldstone Lane" and we have added a label to the Site Plan. As requested, we have contacted Denise Suits and she confirmed that the name continuation is preferred & acceptable.

6. If this is to be another phase of Fieldstone, the lot numbers should be consecutive and not begin again with Lot 1. If Brookside at Fieldstone is to be considered a separate subdivision from Fieldstone, then the lots can be number independent from Fieldstone.

Response: As noted above, Brookside at Fieldstone is to be considered a separate subdivision from Fieldstone, and therefore we have started our numbering with Lot 1.

7. You checked NA for Army Corps of Engineers Permit, if required. I understand that the creek crossing was made several years ago. Please provide a copy of the permits required to make the crossing, i.e. Army Corps of Engineers, NCDOT, etc., and a narrative of what was done at the time. If my memory is correct, I think the crossing was made after the Fieldstone, Ph 2 preliminary plat review. Was the crossing permitted with the Fieldstone Phase 2 erosion control and NCDOT permits or at a separate time? The narrative and copies of the permits is for documentation for the file.

Response: The creek crossing approval was coordinated with the County by Little & Little Landscape Architects. I'm afraid that we do not have copies of the approvals in our files, but we have contacted Dan LaMontagne and asked for his assistance in locating these.

8. Is the area between the road right-of-way, including the stream, to be considered 'common area or open space'? If so, label on the site plan.

Response: This is to be a common area to be deeded to the Brookside at Fieldstone POA, and we have added labels to the Site Plan.

9. Does the developer plan to construct the 50-ft wide public r/w shown on the plat (providing access to the adjoining property of John K. Wilkins) now or is this a dedication for a future roadway? If this is for future use, indicate that on the plat.

Response: The developer does not intend for there to be a future roadway connection to potential development(s) to the east, however it is our understanding that connectivity is highly favorable to the County, and in anticipation that the County would require this right of way, the developer requested that it be provided. We have added a note to indicate that "no roadway connection" is being proposed.

10. What is the cul-de-sac radius?

Response: The proposed pavement radius is 40 feet (80' dia.) and the right-of-way radius is 55 feet 110' (dia.). The appropriate labels have been added to the Site Plan.

11. What does Note 3 under Utility Plan Notes mean?

Response: The Utility Plan notes from the previous submittal were construction drawing notes and we have revised these to be more appropriate for First Plat review.

Please note that design and construction team coordination has lead us to make several revisions to our plans. In order to balance our earthworks, we lowered portions of the site by approximately 0.6 feet. We also adjusted storm & utility inverts to work with our new finished grades. Please don't hesitate to call me should you have any questions or if you require additional information.

Yours very truly,
BALLENTINE ASSOCIATES, PA



Dave Ballentine