



**BALLENTINE  
ASSOCIATES, P.A.**

221 Providence Road  
Eastowne Office Park  
Chapel Hill, NC 27514

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## Chatham County First Plat Site Visit #1 Meeting Minutes

|  |                                   |                          |                                     |                                       |
|--|-----------------------------------|--------------------------|-------------------------------------|---------------------------------------|
| <u>Date of site visit:</u><br>08 Dec 2015        | <u>Time of visit:</u><br>10:00 AM | <u>Weather:</u><br>Sunny | <u>Temperature</u><br>Mid 50s   ° F | <u>Date of Report:</u><br>08 Dec 2015 |
| Project:      Brookside at Fieldstone            |                                   |                          | Contractor(s):                      | TBD                                   |
| Project No.:    113022.00                        |                                   |                          | Owner:                              | Sheryl-Mar Co., LLC                   |
| Project Location:    East end of Fieldstone Lane |                                   |                          |                                     |                                       |

Present: 08 Dec 2015 Lynn Richardson (Chatham County)  
Jason Sullivan (Chatham County)  
Jim Crawford (Chatham County)  
Dave Ballentine (Ballentine Associates)

| New Items Noted:   | Action Required:   |
|--|--|
| 1.1 Mailbox Kiosk – Lynn & Jason noted that the post office will likely required a kiosk for Brookside.  | BA to contact the post office. This must be resolved prior to First Plat approval.   |
| 1.2 Cabin History – Lynn requested a brief narrative including anything we can learn about the cabin (See Photo #1).   | BA to discuss with Jim Hodgins/Sheryl-Mar and share any information we're able to uncover with the County.   |
| 1.3 Cabin Relocation Plans – Dave explained that the Cabin was to be dismantled timber by timber & relocated to a site in Virginia by Blue Ridge Timberwrights. Jim asked about the plans for the chimney.   | No action required.<br><br>Dave to ask Jim about chimney and share plans with Jim.   |
| 1.4 Road Name – Lynn requested that we double check with Denise Suits with regards to the road name and subdivision name to be absolutely certain that we will have no issues with lot numbering and addressing.   | BA to follow up with Denise.   |
| 1.5 Trees – In discussions about the existing trees, Dave noted to Jim, Jason & Lynn that Jim H. has both pro and con feelings about attempting to preserve several of the larger trees. The pro being that they are very attractive and impressive specimens...while the con being that they are getting very old and pose a liability to future residents. Dave pointed out several very large trees, which had fallen within the past several years...and noted that the trunks were severely hollowed out, thus weakened. Jim pointed out that many huge branches were protruding a great distance reaching for sunlight to try to nourish the huge trunks & root systems...and branches this size would be very dangerous hanging over a neighborhood road and yards. | No action required.<br><br>Outside of the stream buffer, the County has no requirements, which may affect this project with regards to locating &/or saving trees. However, BA Surveyors located existing large trees (24" and greater) in the current right-of-way and Jim H./Sheryl-Mar is considering (weighing pros and cons) which/if any he would like to try to keep. |
| 1.6 Huge rock at Lot 10/11 front corner (See Photo #2).  | No action required, though the four of us agreed that it would be ideal to not have to move this massive rock. BA & Sheryl-Mar to address with construction drawings.  |

Distribution (via email):

|                                 |                              |  |
|---------------------------------|------------------------------|--|
| Lynn Richardson, Chatham County | Jim Crawford, Chatham County |  |
| Jim Hodgins, Sheryl-Mar         |                              |  |
| Jason Sullivan, Chatham County  |                              |  |

|   |  |
|---|--|
| <p>1.7 Lynn &amp; Jason shared information on the recent Sunset Grove project First Plat review, and how it was tabled at the recent Planning Board meeting due to complaints from neighbors. The primary complaint was that the developer failed to provide written answers to each of the questions brought up at the neighborhood meeting.</p> | <p>No action required.</p> <p>The County does not require that the developer provide a written response to neighbors following the neighborhood meeting, but given the recent issue with Sunset Grove, Lynn &amp; Jason suggested that it might be prudent to reach out to neighbors in writing and provide a response to the very minimal comments from neighbors at the 30 May 2015 meeting.</p> |
|---|--|

Signed:



Dave Ballentine



## Chatham County First Plat Site Visit #1 Photo Attachment



Photo #1 – Existing Cabin



Photo #2 – Rock @ front corner of Lot 10/11)



## 2015 12-08 CHATHAM COUNTY SITE VISIT PHOTO KEY

### DRAWING LEGEND



| SYMBOL/ABBREVIATION<br>EXISTING   | PROPOSED | DESCRIPTION                |
|---|----------|----------------------------|
|   | ○        | PROPERTY CORNER            |
| ---   | ==       | PROJECT BOUNDARY           |
| ---   | ---      | RIGHT OF WAY/PROPERTY LINE |
|   | ---      | BUILDING SETBACK           |
|  |          | PRIMARY SEPTIC SOILS       |
| TOB   |          | TOP OF STREAM BANK         |
| ---   |          | INTERMITTENT STREAM        |
| ---   |          | PERENNIAL STREAM           |
|  |          | VEGETATIVE STREAM BUFFER   |
|   |          | WETLANDS                   |
| 500   |          | MAJOR CONTOUR              |
|   |          | MINOR CONTOUR              |

PHOTO #1

PHOTO #2

**STORMWATER  
FACILITY**

**BROOKSIDE AT FIELDSTONE**  
**FIELDSTONE PHASE**

## SITE PLAN

( GRAPHIC SCALE IN FEET )  
1 inch = 60 ft.

**1 REVIEW DRAWING  
NOT FOR CONSTRUCTION**

 **BALLENTINE  
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|------|---|---|---|---|---|---|---|---|
| June | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|------|---|---|---|---|---|---|---|---|

**OWNER INFORMATION**  
SHERYL-MAR, LLC  
 87 NORWOOD ROAD  
 CHAPEL HILL, NC 27516

**OWNERS REPRESENTATIVE:**  
 JIM HODGIN  
 (919) 210-0920

**FAX**  
 919-441-7444 [info@sheryl-mar.com](mailto:info@sheryl-mar.com)

|  | DATE      |
|--|-----------|
|  | 19 NOV 15 |
|  | 07 DEC 15 |
|  |           |
|  |           |
|  |           |
|  |           |
|  |           |

**RECEIVED**  
ATHAM COUNTY  
ATHAM COUNTY

**BROOKSIDE AT FIELDSTONE**  
CHATHAM COUNTY, NORTH CAROLINA  
**FIRST PLAT DRAWINGS**

|                          |
|--------------------------|
| <b>JOB #:</b> 113022.00  |
| <b>DATE:</b> 06 NOV 2015 |
| <b>SCALE:</b> AS NOTED   |
| <b>DRAWN BY:</b> FME/DBB |
| <b>REVIEWED BY:</b> GJR  |

**SHEET**  
**C1000**