

## Chad Abbott

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**From:** Kimberly Tyson <kimberly.tyson@chathamnc.org>  
**Sent:** Wednesday, July 17, 2019 5:40 PM  
**To:** Chad Abbott; rickyvspoon@gmail.com  
**Cc:** Van R. Finch; Kimberly Tyson  
**Subject:** RE: [Ext] RE: Hobby Farm Courtesy Review  
**Attachments:** Scanned image from Sharp Copier

Chad,

I've attached the road name form. TRC comments are the comments staff gave the developer during the meeting, these are the developer's notes that he or she wrote down. This is what we have from the TRC meeting, but this isn't a copy and paste because the notes I'm providing are our internal notes.

### TRC Meeting June19, 2019

- This is a major subdivision with 11 lots on 12.91 acres on the corner of Andrew's Store Rd and Mann's Chapel Rd. All the lots will be about 1 acres in size. The community meeting was held on June 4<sup>th</sup>.
- Mr. Ricky Spoon stated the plan is to have 11 lots with access on Andrew's Store Road. He did not want access on Mann's Chapel Rod because it is too steep and heavy traffic. The price of homes will range from \$450,000 to \$550,000. He stated there is no wetlands, structures, or historic structures on the property. There are some large pine trees he plans to remove, but he is going to keep as much hardwood trees that he can. He would like each lot to be 1.01 acres in size.

The community meeting had about 15 people in attendance and it was a positive outcome from the citizens. He stated there were people that are located on the east side of the property, Ms. Hatley was concerned about an easement. He stated a Mr. Norwood is a land owner to the south and he has made a 10' easement agreement and will have it placed in the deed for a right-of-way to their property.

Mr. Spoon stated lots 1 and 2 will have off site septic. The soil and erosion control ponds will be located on lots 1, 1A, and 6. He would like to keep buffers on the back of each lot. The road is 630 feet long and DOT has approved. The development will have public water supply. Mr. Spoon stated he would not like to have an HOA or open space.

- Drew asked, who was going to maintain the stormwater ponds? Without an HOA it would fall on the individual home owner. Kim stated the Planning Board wouldn't like that. Mr. Spoon said he understands and will consider having an HOA.
- Chief Strowd stated with the road being 630 feet long there will be a couple fire hydrants. He asked if the cul-de-sac will be a standard size. Kim stated Jennifer Britt with the NCDOT had provided some comments. The cul-de-sac needs to be a 60' right-of-way. The lots on the top of the plat are not to go to the center of the road, but at the end of the right-of-way. Also, all lots are to be served internally.

- Anne stated once the soil scientist has completed their work to prove Thomas a map to review with a general idea where the house and septic areas will be located. Also, there is a 50' limit for septic to be near a well, 100' feet is preferred, but 50' is allowed.
- Denise stated the road name needs to match Hobby Farm.
- Brandon stated there is 450 feet between the fire hydrants and no fire hydrants in the cul-de-sac. Before the meeting Larry came in and stated there is a 12" water supply line located on both side of the road and access is easy.
- Drew stated that Ricky should not timber the pines until he has development approvals. Lot 6 will probably have a 50' buffer in the back for the intermittent stream and a 30' buffer for the ephemeral stream. With mass grading there will definitely need to be an erosion control plan and stormwater treatment.

Drew asked if Ricky was going to be building the houses. Ricky said yes, to start with. Drew said NCD01 requirements require large land disturbance permits and if there is different builders, each builder will need individual permits.

- Kim read an e-mail from Bev Wiggins stating if there is any old structures or graves on the property to let her know. Kim also read some of the concerns from the community meeting. There was some concern about the speed reduction, leaving the hardwood trees and concerns with density of the buffers. Kim said it was mentioned that lots 6-8 will have no disturbance buffer. The Planning Board will ask what does no disturbance mean and they will also ask if the no disturbance will be on all the lots or just those lots.

Kim also stated if there is a financial guarantee will require 75% complete. She has a guideline for the first plat submittal and everything must be submitted together with 20 copies or it is automatic rejection. Kim also stated that with the stormwater ponds on the lots, Planning Board is going to want an HOA. Ricky said he understands and he is convinced that he will need a HOA.

Sincerely,  
 Kimberly Tyson  
 Planner II/Subdivision  
 Chatham County Planning Department  
 80 East Street/P. O. Box 54  
 Pittsboro, NC 27312  
 Office: 919.542.8283

Please take a moment and tell us how we are doing by completing this short survey  
<https://seam.ly/uR2vfwN6>

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**From:** Chad Abbott [mailto:chad@c3designeng.com]  
**Sent:** Wednesday, July 17, 2019 5:13 PM  
**To:** Kimberly Tyson <kimberly.tyson@chathamnc.org>; rickyvspoon@gmail.com

Cc: Van R. Finch <vanrfinch@mindspring.com>

Subject: [Ext] RE: Hobby Farm Courtesy Review

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Good Afternoon Kim,

We are wrapping up the comments on the Final Plat and I have obtained almost everything I need to complete the application. The only things still remaining are:

- TRC comments
- Road Name Form

I believe Ricky may have put a copy of these items in the binder I sent with him the other day, but I don't have a copy. If any of you do, I would appreciate you passing over to me.

Regards,

Chad E. Abbott, PE  
Principal Engineer



2537 E. Lyon Station Rd. – Ste 102 (Physical)  
P.O. Box 361 (Mailing)  
Creedmoor, NC 27522  
919.625.7368

**From:** Kimberly Tyson <[kimberly.tyson@chathamnc.org](mailto:kimberly.tyson@chathamnc.org)>

**Sent:** Monday, July 15, 2019 5:37 PM

**To:** [rickyvspoon@gmail.com](mailto:rickyvspoon@gmail.com)

**Cc:** Kimberly Tyson <[kimberly.tyson@chathamnc.org](mailto:kimberly.tyson@chathamnc.org)>; Van R. Finch <[vanrfinch@mindspring.com](mailto:vanrfinch@mindspring.com)>; Chad Abbott <[chad@c3designeng.com](mailto:chad@c3designeng.com)>

**Subject:** Hobby Farm Courtesy Review

Ricky,

I've reviewed Hobby Farm, please see comments below:

1. Please submit the list of all property owners within 400' radius and submit their address labels. I have the list of the 15-16 property owners, but some items during the submittal process will duplicate and this is one of those items.
2. Submit a topo map
3. Submit email from Bev Wiggins from the Historical Association – see attachment
4. Submit email from Chatham County School – see attachment
5. Need GED approval letter and maps
6. Be sure to include the soil scientist report and email from Thomas Boyce. Currently 'Item I' shows a map of good soils
7. Include the riparian buffer report from the consultant and approval letter from Drew Blake

The following should be included on the plat:

1. Show the mail kiosk

2. Does the acreage on Lots 1 and 2 includes 1A and 2A
3. The acreages for Lots 1, 1A and 8-10, do the acreages include the center of the state road? If no, will you be doing a dedication of right-of-way?
4. The triangle area behind Lots 10, 11, 2A, and 1A is this open space?
5. What is the outside radius of the cul-de-sac? I see the inside is 40'.
6. Riparian Buffer needs to be shown on plat and show acreage breakdown of the following 1. Acreage without buffer. 2. Square foot of stream within the buffer. 3. Total acreage of lot with buffer and feature
7. Plat should show stormwater pond

The above is what I see so far. All items on the first plat submittal checklist will need to be submitted at one time and all submitted items will need to be on digital. Items that require an approval, will need to be submitted with the submittal.

Sincerely,  
Kimberly Tyson  
Planner II/Subdivision  
Chatham County Planning Department  
80 East Street/P. O. Box 54  
Pittsboro, NC 27312  
Office: 919.542.8283

Please take a moment and tell us how we are doing by completing this short survey  
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