



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-1655

June 6, 2014

Mr. Sal Musarra
Kimley Horn
333 Fayetteville Street, Suite 600
Raleigh, NC
27601

RE: SP-2014-03
Chatham Park Medical Office Building

Dear Mr. Musarra:

The site plan has been evaluated for its compliance with the Town of Pittsboro's development regulations. In general the layout shown is acceptable. However, please note the following comments;

1. The Town Engineer had the following comment relative to stormwater;
 - a. Provide wet pond calculations, details and cross-sections in accordance with NCDENR BMP design manual for wet ponds.
 - b. Provide a sequencing of how erosion control and stormwater will be managed for Phase 1 and the partial Ave construction, the proposed Phase 2 building and street widening. It is not clear how this will occur so that the completed wet pond is not impacted with future phases of work.
 - c. Please review the Town Stormwater Ordinance. It requires no more than 3.8 lbs/ac/yr TN loading as an example.

2. Please find attached engineering comments from Hydrostructures, P.A. The Fire Marshall's comments are also incorporated here.

We believe this to be an important project for the community and welcome its location. Our goal is to be part of a process that proceeds with successful construction.

Town Hall ~ PO Box 759 ~ Pittsboro, NC 27312
Email: swbass@pittsboronc.gov
Phone: (919) 542-4621, ext. 34
Fax: (919) 542-7109

If you have any questions, please call me.

Sincerely,



Stuart W. Bass, AICP, CZO
Planning Director

Cc: Becky Smith, Hydrostructures
John Poteat, Utilities Director
Daryl Griffin, Pittsboro Fire Chief
Fred Royal, Town Engineer