

J&B Partners LLC
5424 Hough Rd
Hillsborough NC
27278
6/6/05

Chatham County Planning Board
Bingham Ridge Subdivision
Preliminary Plan

The Board :

At the sketch plan phase of this project a question was raised by the board regarding the setback distance from an adjoining property owners' well. The developer has had the well located by survey, and a 100' well setback easement has been added to the plat. Furthermore, minor adjustments have been made to the lot lines in order to insure that pump pressure manifold lines will be as short as possible, and that the line from lot 24 will not have a long parallel run to the adjoining driveway, thereby protecting it from unlikely, though possible damage. The line prior to the adjustment came no closer than 40 feet to the driveway, but after the adjustment, does not raise an issue.

The land slopes very gently away from the adjoining property, as is indicated by an excerpt from the surface drainage study performed by the project engineer for purposes of preparing the erosion control plan. The soils in the area have good LTAR ratings. The adjoining well should not be adversely affected by the new systems proposed. The well setback easement will appear on any permits issued for improvement permits in the adjoining areas.

Sincerely,

Robert Hartford

Manager, J&B Partners

