



LAND USE EVALUATION
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT

May 15, 2006

Mr. Nick Robinson
Bradshaw & Robinson, Attorneys at Law
PO Box 607
Pittsboro, NC 27312

Re: **Fearington Place Retail Center**
Chatham County, NC

Dear Mr. Robinson:

Our firm, CE Group, has prepared the site master plan for the above mentioned project. While preparing the site plan we took into consideration the property's location (US 15-501) adjacent to an existing cross road which is signalized.

Our goal is to plan a center that would provide services to adjacent neighborhoods and driveby traffic. The center would be smaller than typical retail centers developed today for grocery store chains. Rather this center would include a specialty grocery store with a reduced store footprint (30,000 versus 50 – 60,000 sf). The impervious site coverage is less than 27%.

The center will have horse rail fence along the perimeter adjoining existing public roads. The fencing and signage will be complimentary of existing fencing along the US 15-501 corridor in this area. Extensive landscaping, berming, and use of existing vegetation is planned.

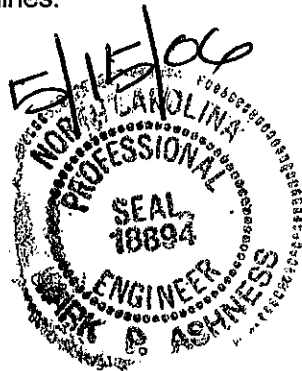
The proposed shopping center will conform with the County Draft Lighting Ordinance and County Stormwater requirements.

As a Licensed Professional Engineer, I believe that this project can be developed, operated, and maintained satisfactorily within applicable regulatory guidelines.

Respectfully submitted,

CE Group, Inc.

Mark P. Ashness PE, ASLA



Attachments
Sketch Plan

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