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## Coffey Grounds, Inc.

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August 10, 2007

Chatham County Planning Department  
Mrs. Lynn Richardson  
P.O. Box 54  
Pittsboro, NC 27312

Dear Lynn,

Attached is the Preliminary Plat Application for the Horizon subdivision (62 lots) along with supporting documentation regarding the approvals and/or the dates when applications were submitted. The average lot size is about 1.5 acres while the minimum allowable lot size in this area is just less than 1 acre (40,000 square feet). Van Finch will bring you 25 copies of the Plat today along with one 8 ½ x 11 copy.

**Soils** – attached are three letters from our soil scientist, Karl Shaffer. The first two letters were also submitted at sketch plan. The third letter dated June 3, 2007 contains a final summary of soils information from site evaluations. On June 4, 2007 I brought this letter along with a soils map to Thomas Boyce asking him to review and determine whether the information was sufficient for preliminary plat approval. He left John Coffey a voicemail a few weeks later saying it was sufficient.

**U.S. Army Corps of Engineers (USACE) and NCDENR-DWQ** – The same application is submitted to both the USACE and to the NCDENR-Division of Water Quality (DWQ). I used Federal Express overnight mail to send these applications to the two agencies on June 21. The approval letter from DWQ is included in this packet and it states that they received on June 22, 2007 and the approval is dated July 24, 2007. It is an approval of 401 Water Quality Certification and Isolated Wetlands Permit with Additional Conditions.

The USACE received this application on or around June 22, 2007 but as of today I have not received a permit. Chatham County Subdivision Regulations 4.4B(5) says “Failure of the USACE to respond within 30 days of an appropriate request to said agency shall not prohibit the subdivision application from proceeding through the county review.”

I would like to add that Monte Matthews from the USACE visited the property with me on 2/15 to review the wetland delineation performed by Karl Shaffer. Monte identified two areas of wetlands on the property and I used this information to complete the permit application.

Lauren Cobb from the NCDENR-DWQ visited the property with me on May 18, 2007 to do an Intermittent/Perennial (I/P) Stream Determination and I included this in the application. The USGS map only shows one blue-line stream on the property but Lauren

identified three intermittent/perennial streams. I have attended several Planning Board and Board of Commissioner's meetings this year and upon hearing that the buffers to streams and wetlands will likely be increased we have provided 100 foot buffers for the perennial streams, 50 foot buffers for the intermittent streams, and at least a 20 ft buffer for the wetlands although one of the wetland areas has a 100 foot buffer. As a result of these increased buffers along with the addition of a community recreation area, the number of lots submitted in our preliminary plan was reduced from 66 to 62 lots.

Please contact John Coffey or me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mike Shachtman".

Mike Shachtman  
Coffey Grounds of Chapel Hill, Inc.