

Jason Sullivan

From: Lynn Richardson [lynn.richardson@ncmail.net]
Sent: Tuesday, August 28, 2007 3:43 PM
To: Jason Sullivan
Subject: FW: follow-up to telephone conversation

Jason, please post to Harvest, sketch

From: Anita Bahe [mailto:abahe@earthlink.net]
Sent: Wednesday, August 22, 2007 1:55 PM
To: Lynn.Richardson@ncmail.net
Cc: Patrick Bradshaw; Nathan Wieler
Subject: follow-up to telephone conversation

Lynn -

As always it was a pleasure visiting with you yesterday late morning. Hopefully the conversation helped clarify a few issues specific to the Harvest subdivision application now before the Chatham County Planning Board. The following summarize a few of the key points we discussed:

- 1) The small cabin-like building currently situated near the center of the property assembled is by no means a historic building however if at all possible we have considered somehow trying to keep it in the project reflecting the character of the site and associated history. We are intending to build a new structure in that same general location to serve the community residents as a form of a community building where people can meet for coffee, play cards, read a book, exchange produce grown on-site, host kids art fairs and similar creative type events. This building will be constructed in accordance with all green design standards and code requirements placed on buildings within this project in accordance to their intended use.
- 2) This community building will be used primarily by residents of the subdivision however we envision hosting events inviting members of the public for educational events about sustainable design, community supported agriculture, etc.
- 3) The roads are all being planned and engineered to meet DOT requirements.
- 4) The open spaces will be used as either community supported agriculture vegetable/fruit cropping areas or natural vegetation/flower garden type areas for very low impact recreational use. All produce purchased as 'shares' by residents or sold at the produce stand will be grown on-site.
- 5) The buffers for the project are intended to be 100' for all perennial streams and intermittent streams that are in fact present on-site. The stream reach at the proposed entrance of the property off of Pea Ridge Road is subject to further evaluations given the Chatham County GIS, the USGS and field reconnaissance do not reveal consistent conditions. We are in the process of addressing this issue implementing proper process in accordance with state stream verification procedures. We are aware of the setback and buffer requirements in relationship to streams and road ROW's and thus will ensure that these are properly implemented as deemed necessary.
- 6) The wetlands that have been delineated on the property are not located in areas subject to any

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construction related disturbances however we have still opted to impose buffers on those areas as per sketch design submittal.

7) The project will define baseline green design standards and goals for the built environment on the property.

If I have forgotten any other key points from our discussion please let me know.

Regards,

Anita Bahe
Harvest Community, LLC
Project Manager

Lynx Group International, LLC

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