



**BALLENTINE
ASSOCIATES, P.A.**

7 Oct 08
Revised 14 Oct 08

Chatham County Planning Board

221 Providence Road
Eastowne Office Park
Chapel Hill, NC 27514

Subject: Fieldstone Subdivision
Time Extension for Preliminary Plat Approval
BA Project #102002.00 Vol. Ia "M"

919/929-0481 Chapel Hill
919/489-4789 Durham
919/489-2803 Fax

Dear Planning Board Members:

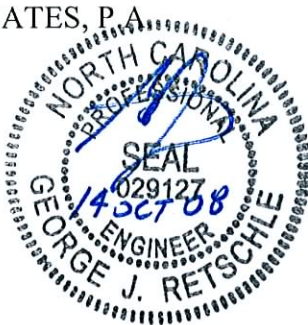
A recent geological evaluation performed by the referenced project's owner and his construction advisors indicates that extensive blasting may be required in order to remove the rock outcroppings located near the ends of proposed Clarence Lane and Linda Lee Circle cul-de-sac roads. However, the extent of blasting - or whether *any* blasting will ultimately be required to achieve the design grades - cannot be determined with certainty until the construction work has progressed enough to fully expose the rock. If, during construction, it is determined that extensive blasting would be required to achieve the design grades, we believe that the best course of action would be to revise the design of the two aforementioned roads to avoid the liability of blasting and the inconvenience that it may cause the project's neighbors. As mentioned in a letter you have received from James Dixon, the re-design would include shortening these two roads and making some minor adjustments to the adjacent lot lines.

I am writing you this letter in support of Mr. Dixon's request for a 12-month extension of the project's Preliminary Plat approval. To avoid blasting if it is found to be necessary, this time extension would give the project Team enough time to redesign the two roadways and to obtain the necessary permit modifications (NCDOT, NCDENR, County Utilities, County Erosion Control, County Environmental Health).

Thank you for considering Mr. Dixon's request and I hope that you will support it.

Respectfully submitted,
BALLENTINE ASSOCIATES, P.A.


George J. Retschle, P.E.
Vice President



Enclosures: None

Distribution: Planning Board
James Dixon
Patrick Byker, K&L Gates

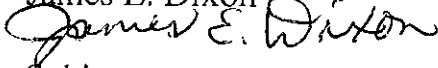
■ PLANNING ■ CIVIL ENGINEERING ■ SURVEYING

To:
Chatham County Planning Board

10/06/08

From:

James E. Dixon



Subject:

Extension of Time of Preliminary Plat Approval
Fieldstone Subdivision

After several months of reviewing the approved Fieldstone Subdivision site and obtaining professional advice from (3) three independent sources it has become apparent the possibility of extensive blasting may be necessary for the subdivision to be constructed as approved. The possibility of blasting creates a liability concern since the blast areas are near neighboring homes and private wells. It has been estimated the areas of concern may consist of 10,000 c/yds. (+/-) of rock out cropping. The area of the out cropping is located in the Public R/W of Clarence Lane and Linda Lee Circle. It is important that blasting be avoided if possible, and or kept to a minimum to reduce the impact on our neighbors. The advisors have suggested to begin the construction as approved and if it is determined the only way to construct the streets and install utilities requires blasting the following is recommended: Submit "Plan Revision" to shorting Linda Lee Circle (estimated shorting street 150 ft +/-) and Clarence Lane (estimated shorting street 250 ft +/-). It is believed by shorting these streets it would place the public R/W outside the heavy rock concentration therefore avoiding blasting. This arrangement will require the realignment of the property lines for lots 5 and 24.

Based on the current information and advice from the advisors I am requesting a (12) twelve month extension for the Fieldstone Subdivision Preliminary Plat, due to performing construction during the winter months, the possibility of Plan Revisions and the time required for approval by the various agencies. (DOT, Environmental Health-lots lines realignment, County Water Dept- Water line revision)

Thanking you in advance for your support of this project.

LINDA LEE CIRCLE
(50' PUBLIC R/W)

LOT 3
5,290-SF

LOT 4
51,330 SF

LOT 7
59,050 SF

350 - 27/4
400 - 27/4

LOT 6
40,000

LOT 5
50,940 SF

LOT 8
48,096 SF

FIELDSTONE LANE
(50' PUBLIC R/W)

DIVERSION DITCH (TRP.)
THE DIVERSION DITCH WILL
BE CONVERTED TO THE
PERMANENT DITCH.

SELECTIVE TRIMMING
ALONG LOT FRONTTAGES
(TRP.)

HACKNEY PROPERTY



