

BLANCHARD, MILLER, LEWIS & STYERS, P. A.

L A W Y E R S

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*CERTIFIED SUPERIOR COURT MEDIATORS

April 30, 2008

VIA HAND DELIVERY

Ms. Lynn Richardson
Chatham County Planning Department
80-A East Street
Pittsboro, North Carolina 27312

**Re: *Preliminary Plat Application for
Parker Springs Subdivision***

Dear Ms. Richardson:

To follow-up and confirm our conversation yesterday, Parker Springs, LLC, is willing to modify its subdivision preliminary plat in light of discussion at last week's meetings of the Chatham County Environmental Review Board and ERB Subcommittee. Specifically, Parker Springs proposes relocating lot 37 from the north side of Parkers Creek to a location between proposed lots 45 and 46 that had originally been designated for the off-site septic field for lot 37. In addition, the lot lines between lots 33 and 34, between lots 34 and 35, and between lots 35 and 36 have been rotated approximately 25 feet counter-clockwise around the cul-de-sac at the end of Parker Springs Way. These changes are reflected on the maps provided with this letter.

This change will address several issues raised at the ERB meeting. Specifically, it

1. Eliminates a lot that borders the Parker Creek buffer and that had some of the steepest slopes in the subdivision. Accordingly, there will be one less house and driveway in proximity to Parkers Creek (and two fewer than indicated in the Sketch Design).
2. Allows for an additional 25-foot (for a total of 75-foot) buffer on the west (steeper) side of the intermittent stream north of Parkers Creek (which has been a primary concern expressed by the Monterrane HOA).
3. Reduces the impervious-surface percentage on the north side of Parkers Creek, and allows for more room for stormwater dispersal on the west (steeper) side of the intermittent stream.

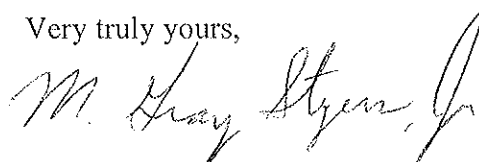
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4. Reduces the number of projected off-site septic fields from 16 to 15
(during Sketch Plan approval, we had anticipated the likelihood of 19)
5. Reduces the number of projected off-site septic fields next Monterrane, behind the Flynn's
property from 2 to 1
(during Sketch Plan approval, we had anticipated the likelihood of at least 5)

These changes have been reviewed by Licensed Soil Scientist and Professional Engineer, Scott Mitchell, at Mitchell Environmental, P.A., who has confirmed that this revised lot configuration allows sufficient space for on-site septic fields for lots 33, 34, 35, expanded lot 36, and lot 37, and provides sufficient space with sufficient quality of soils for an off-site field for lot 38 near where originally proposed and such other repair fields as may be required by local and state regulatory authorities.

From the very beginning of this project, Mr. Ammons has been committed to working with Chatham County to make this subdivision an extremely high quality, environmentally-sensitive neighborhood, consistent with and in compliance with the zoning and subdivision ordinance requirements applicable to the property. Along with other improvements that have been made since the County Commissioners approved the Sketch Design in January 2007, he is glad to propose this modification to further these goals. Mr. Ammons, along with his design and environmental professionals, will be present at Monday morning's Commissioners' meeting to answer questions and to discuss further this proposed change. We appreciate, in advance, your consideration of the preliminary plat.

Very truly yours,



M. Gray Styers, Jr.

Enclosures

Cc: Mr. Russell Ammons
Mr. Scott Mitchell, PE, LSS
Mr. Fred Royal, Chatham County Director of Environmental Resources
Mr. Richard J. (Jep) Rose, Esq.