



**Monterrane POA, Inc**  
**586 Valley Lane**

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March 3, 2008

Ms. Sally Kost, Chair  
Chatham County Planning Board  
1101 New Hope Church Road  
Apex, North Carolina 27523

Re: Preliminary Plat Approval of Parker Springs Subdivision

Dear Ms. Kost:

The Monterrane POA, Inc (MPOA) would like to express strong concerns and misgivings regarding the Preliminary Plat Approval submitted by Parker Springs, LLC for their subdivision. The MPOA was initially apprised of the proposed Parker Springs subdivision during a meeting on November 1, 2006, attended by Monterrane property owners and the subdivision developer, Rusty Ammons, along with a number of his colleagues. The Monterrane property owners at this meeting and the subsequent Planning Board meeting in which Sketch Design approval for the subdivision was considered raised a number of issues concerning the impact this new subdivision would have on the surrounding area. At that point in time the developer agreed to address a number of our concerns including stream buffers, tree buffers, building buffers, location of septic fields, and the inclusion of an environmental impact assessment to be evaluated prior to Preliminary Plat approval.

Upon review, it is our opinion that the Environmental Impact Assessment document offered by Parker Springs is seriously deficient in its consideration of the issues that we feel to be of prime importance in specifically assessing the impact of the proposed development on the unique and environmentally sensitive area that includes Parker's Creek and nearby Jordan Lake. The protected watershed status of this area, the impaired quality of both Parkers Creek and Jordan Lake, and the lower density and maintained buffers of the surrounding developments all support the need for a thorough and complete environmental assessment in this area. Thus, we ask the Environmental Review Board and the Planning Board to protect our interests and the interests of all those who rely on Jordan Lake for drinking water and recreation and demand a full picture of what this development will mean before making any final decision in this matter. In a letter to the Environmental Review Board dated 18 February 2008, we outlined our concerns regarding the northeast section of the proposed subdivision in the area of the intermittent / perennial stream

(alias “Jacob’s Creek”) originating in the Monterrane Phase II subdivision and flowing south into Parker’s Creek. We submitted evidence indicating that while Jacob’s Creek may appear as an intermittent stream through Monterrane Phase II, it emerges as a perennial stream before entering the Parker Springs Subdivision. The MPOA would like to submit in the current letter additional concerns, and strongly recommend disapproval of the preliminary plat.

The preliminary plat for the “Parker Springs” subdivision and its presentation by Parker Springs, LLC is deeply flawed, and this subdivision would have a negative impact on the Monterrane Subdivision and this environmentally sensitive region. The following list details numerous shortcomings in the preliminary plat and the documentation offered by the developer:

- In the document entitled “Site Evaluation for Use of On-Site Sewage Disposal Systems for Parker Springs Subdivision” submitted 9 January 2008: Note detail for lot # 32 (see attached Appendix 1) – The dwelling location is against the 25-foot undisturbed tree protection buffer on the northern property line adjacent to Monterrane Phase II & III, totally ignoring the additional 25-foot structure setback mandated previously. In order to satisfy this setback restriction and relocation of the utility easement (see below), the dwelling would have to be moved into the septic field.
- The lot # 32 detail also shows a 20-foot utility easement running within the buffer for an intermittent stream (which should be reclassified as a perennial stream). This placement would necessitate total clearing of a 20-foot wide path through and along the stream buffer to accommodate the placement of a new water line that will connect to the pipe recently installed along the Monterrane Phase III border.
- Parkers Creek’s 100-foot riparian buffer at lots # 28 & 40 is improperly drawn. At this point the creek separates into two parts, which should significantly increase the width of the area covered by the buffer. The developers ignore this fact. For lot # 40, the steep slope perpendicular to Parkers Creek further complicates the configuration of this narrow lot.
- The extent of the stream buffer drawn on the subdivision map is not accurately represented on the individual drawings of lots #23 and #24. The stream buffer is completely omitted from these lot evaluations. Inclusion of the buffer would severely restrict the placement of structures on these lots.
- Excessive surface water runoff from the road and cul-de-sac from the steep slope (associated with lots # 33 & 37) at the end of Newcastle Court will threaten the major stream below. This is a short distance from Newcastle Court’s crossing of both Parkers Creek and this stream.
- The septic fields for lots #32-35, #40-42, and #44-45, as drawn, extend into the 25-foot undisturbed tree buffer that borders the Monterrane trail easement and park areas.
- The 25-foot undisturbed tree buffer along the Monterrane border is not shown for the off-site septic area. Indeed, clearing has already occurred in this area.
- A Declaration of Covenants and Restrictions or other documentation (guarantees) were not offered to evaluate the following: erosion control measures, clearing limits, structure locations, and damage from septic field installation.

In closing, the Monterrane POA feels very strongly about maintaining the integrity of the natural environment of the surrounding Lake Jordan watershed area. Toward that end, Monterrane's current Declaration of Covenants and Restrictions specify strict erosion control measures, substantial setback distances, undisturbed vegetative buffers and stream buffers, and a botanical registry of protected tree sizes and species. Due diligence is maintained through the operation of our Board of Directors and an Architectural Review Board. Thus, we would greatly appreciate your consideration of our concerns delineated above. The MPOA supports the Planning Board's efforts to minimize any negative effects of subdivision development on our watershed area, and request that approval not be granted to the Parker Springs preliminary plat as submitted.

Respectfully,

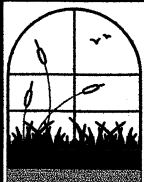
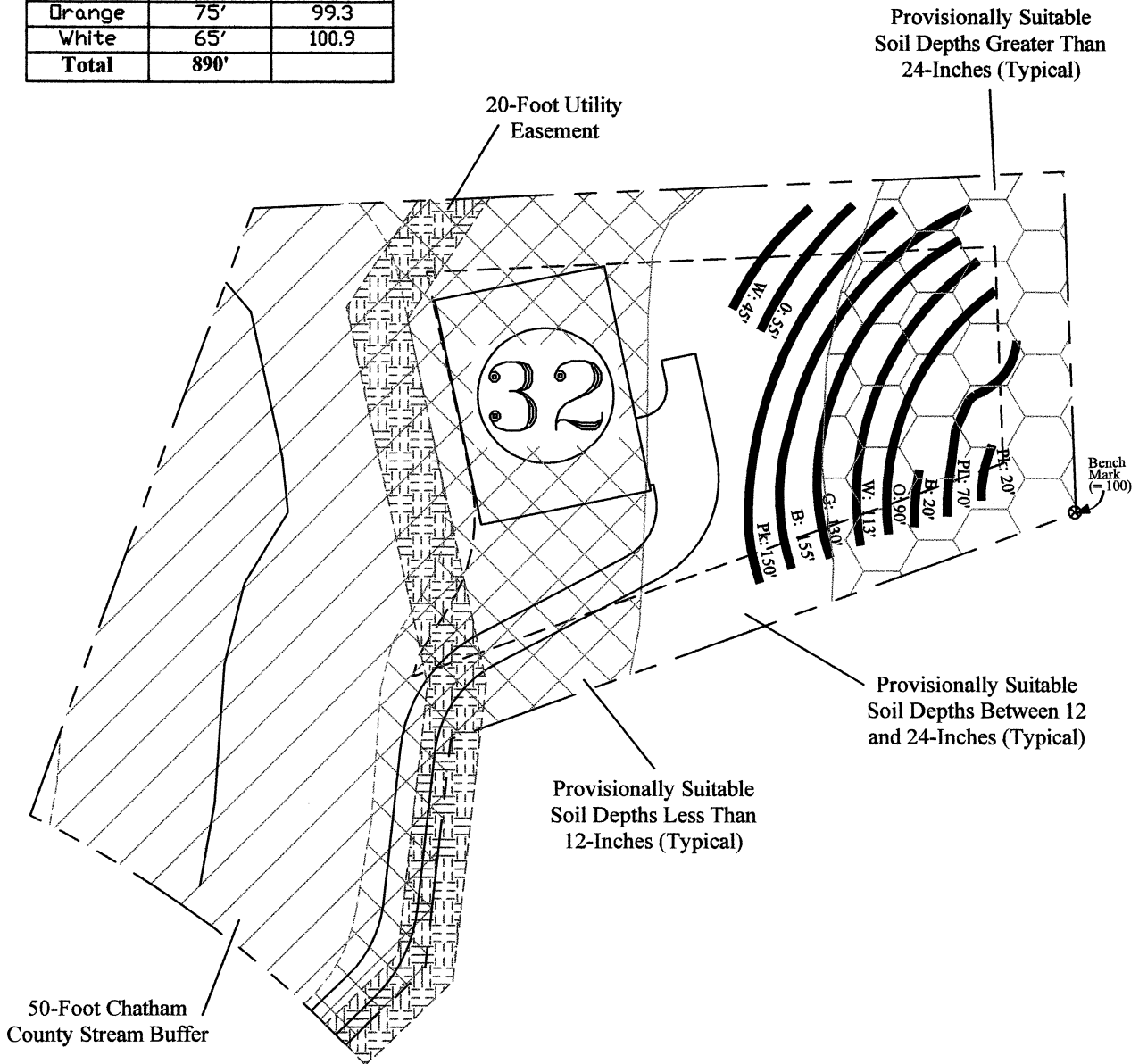
Emanuel Diliberto  
President, MPOA, Inc.

Cc: B.J. Copeland  
Karl Earnst  
Barbara Ford  
Warren Glick  
Randall Sartwell  
Jim Hinkley  
David Klarmann  
Judy S. Harrelson  
Delcenia S. Turner  
Peter Theye

# Appendix 1

Lot 32		
Flag Color	Line Length	Relative Elevation
Pink	20'	93.2
Purple	70'	94.8
Blue	20'	95.2
Orange	90'	95.9
White	115'	96.1
Green	130'	97.6
Blue	155'	97.8
Pink	150'	99.3
Orange	75'	99.3
White	65'	100.9
<b>Total</b>	<b>890'</b>	

Note: Nitrification Lines Flagged on 10-Foot Centers



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PREPARED FOR: **Parker Springs, LLC**  
 c/o Rusty Ammons

DATE: January 8, 2008      SCALE: 1" = 60'

SOIL SCIENTIST CONTACT:  
 SCOTT MITCHELL, PE, LSS

**PARKER SPRINGS**  
 CHATHAM COUNTY, NC

**LOT 32**  
**INITIAL & REPAIR SYSTEM**