**From:** Lynn Richardson
**To:** Jason Sullivan;
**Subject:** FW: 2.94 Acre Subdivision Plat - Water Tank Site
**Date:** Wednesday, December 31, 2008 10:12:18 AM

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Jason, please post to Briar Chapel--Map 24. Thanks. Lynn

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**From:** Jeff A Scouten [mailto:jscouten@newlandcommunities.com]
**Sent:** Tuesday, December 30, 2008 3:06 PM
**To:** Lynn Richardson
**Cc:** Grady, Joe
**Subject:** RE: 2.94 Acre Subdivision Plat - Water Tank Site
**Importance:** High

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**From:** Jeff A Scouten
**Sent:** Tuesday, December 30, 2008 11:23 AM
**To:** Lynn Richardson
**Cc:** 'Grady, Joe'
**Subject:** 2.94 Acre Subdivision Plat - Water Tank Site
**Importance:** High

Lynn, Joe asked me to respond to your questions in the attached e-mail you sent him yesterday. As I understand it you need Items 3.a-e. addressed. See below for my responses:

a. The attached site plan for the water tank site shows an all-weather access road that was constructed per this plan. The location of the entrance was reviewed and approved by NCDOT and is located far enough away from the intersection of Manns Chapel Road so as not affect traffic along this portion of Great Ridge Parkway.

b. The attached site plan for the water tank provides an all-weather access road to the water tank and has sufficient area for off-road parking of the County water service vehicles

c. The water tank site was located at the time of the rezoning approval for Briar Chapel and is shown on the overall master plan and was determined to be in a location that will be surrounded by 1 100' site perimeter buffer. This buffer is the required 100' perimeter buffer which is located along the Lindley's property line and Manns Chapel Road and is heavily wooded and will remain that way.

d. The location and configuration of the parcel (2.94 acres) was determined at the time of rezoning of Briar Chapel and is shown on the overall master plan and was intended to be a combined site that would accommodate not only the water tank but a fire station and EMS station (both to be built by the County). Based on 2 different sketch plans we prepared following a joint meeting we had with you and fire/rescue services last February it appears that this tract may only accommodate the water tank and the fire station. Briar Chapel is committed to convey additional acreage in the future to accommodate

the future EMS station.

e. The site plan for the water tank (attached) was approved by Chatham County and their consultants and land disturbing permits were issued prior to the construction of the water tank. The existing cemetery on the site has been (and will remain) preserved in accordance with our historical/ archeological survey that was done at the time of the rezoning. Although we are not required to do so, access to the grave would be via the all-weather access road leading to the tank. Jim and Beverly Wiggins have a copy of the survey and understand that our only obligation for any of the cemeteries is to preserve them.

The impervious surface area (ISA) for this parcel has not been calculated but by the approved Conditional Use Permit the ***overall*** project ISA shall not exceed 24%. We oversee this and monitor it and there are allowances for some uses to go over this providing the net does not exceed 24%.

Lastly, I want to remind you that what we are trying to accomplish is subdividing out the parcel so that we may convey it to the County for the tank site use as well as for a possible future EMS/Sheriff substation by the County in the future. There is no obligation on the part of Briar Chapel to construct the EMS/Sheriff facility only just convey the land.

I hope this provides the information that you were looking for but if not let me know and we can discuss further.

Can you get back to me to confirm that we will be on the agenda for the 1/6/09 (TUESDAY) Planning Board and the 1/20/09 (TUESDAY) BOC?

Thanks.

**Jeff Scouten, Sr. Project Manager**
**Briar Chapel - Newland Communities**
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