

BURDETTE LAND CONSULTING, INC.

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March 20, 2009

Ms. Lynn Richardson
Chatham County Planning Department
P. O. Box 54
Pittsboro, North Carolina 27312

RE: Environmental Assessment Modifications Summary
Cooper Subdivision
Hatley Road, Chatham County, NC
BLC Project #: 60009

Dear Ms. Richardson:

As requested, below is a comprehensive list of the modifications that have occurred to the Cooper Subdivision project during the environmental assessment process to date.

- Postponed construction of the approved Phase I plans in order to incorporate findings of the environmental assessment
- Eliminated 17 lots increasing the average lot size from 2+ acres to 3+ acres and reducing the total amount of impervious surface area anticipated from the project
- Eliminated five road crossings
- Voluntarily implemented Chatham County's new buffer ordinance by placing a 30-foot buffer on all ephemeral stream channels, 50-foot buffer on all intermittent stream channels and a few sections of perennial stream channel, and a 100-foot wide buffer on Parkers Creek and lower sections of the other perennial stream channels on site
- Conducted surveys to ensure project would not impact rare species
- Adjusted lots and house placements to avoid steep slopes to the maximum extent practicable
- Reconfigured lots to avoid temporary stream impacts from septic supply line crossings to the maximum extent practicable
- Forest impacts were limited to only what was necessary for roadway construction and house placement
 - Clearing for yards limited to approximately 30 feet around the house

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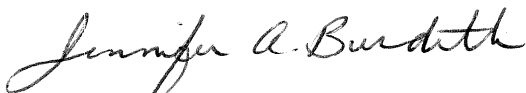
- Project engineer reworked vertical grades of the roadway design to eliminate long runs of roadway ditches, which reduces the volume and rate of stormwater discharge, and also reduced the width of earth cuts and fills.
- Used significantly larger drainage culverts to reduce the length of stream impacts
- Designed scour holes in lieu of rip rap outlet pads to shorten the stream impacts
- Designed the project to incorporate shorter roads to reduce the projected impervious area to less than 10% (including homes and drives)
- Used natural, existing swales and draws to assist in the stormwater management concept
- Minimized impact to Parkers Creek by removing the projected road crossing of Parkers Creek connecting to the northern property boundary and utilizing a shared driveway instead
 - Further minimize this permanent impact 7 linear feet by reducing the driveway to a single lane at Parkers Creek at the suggestion of the of environmental consultant for the County during the EA process
- Identified rock features to be avoided during the construction process
- Removed temporary road crossings from outside the permanent footprint of roadway to avoid 22 linear feet of temporary impacts to stream channels
- Developer to remove two failing culverts across two stream channels on existing farm path and stabilize stream banks restoring approximately 32 feet of perennial stream channel at the suggestion of the of environmental consultant for the County during the EA process

It is important to note that we have not yet completed the review process with the Environmental Review Board (ERB). We are working on our response to the peer review comments and comments received from the board during their February meeting prior to the ERB's April meeting.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Burdette Land Consulting, Inc.



Jennifer A. Burdette
Environmental Specialist