

January 19, 2024

MacConnell & Associates, P.C.
501 Cascade Pointe Lane, Suite 103
Cary, NC 27513

Re: Development Input Meeting for Green Level Subdivision located at 151 & 153 Green Level Road on Tuesday, February 20, 2024, at 6:30 PM.

Dear Adjacent Property Owner:

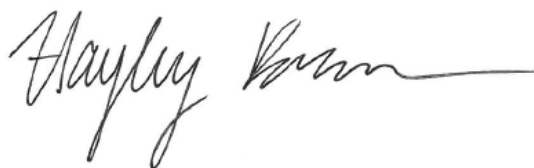
This letter is to invite you to a community meeting regarding a fifteen (15) lot residential subdivision on 35.88 acres we are proposing on Green Level Road near your property, on Parcel Numbers 67226 and 18031.

An informal community meeting will be held on Tuesday, February 20, 2024, beginning at 6:30 PM at B & B's Country Garden Inn and lasting approximately 1 hour. Detailed directions are attached. The proposed lots will be served by a community water well and individual on-site surface systems, with an average lot size of 1.22 acres. Plans of our proposed development will be shown, and you will have the opportunity to voice your concerns and ask questions of people knowledgeable about the details of our project. Our plans may be revised based on your input before we submit to the County.

This meeting is required as part of the County subdivision process; however, County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting, you may contact the person noted below. A copy of the map showing our proposed subdivision is attached and can also be viewed on the Chatham County web site at www.chathamnc.org/planning under the Planning Links & News, Concept Plans.

Sincerely,

A handwritten signature in black ink that reads "Hayley Braun". The signature is written in a cursive style with a long horizontal flourish extending to the right.

For More Information, Please Contact:

Hayley Braun, PE
919-467-1239
hayley@macconnellandassoc.com

Attachment A – Directions to Neighborhood Meeting:

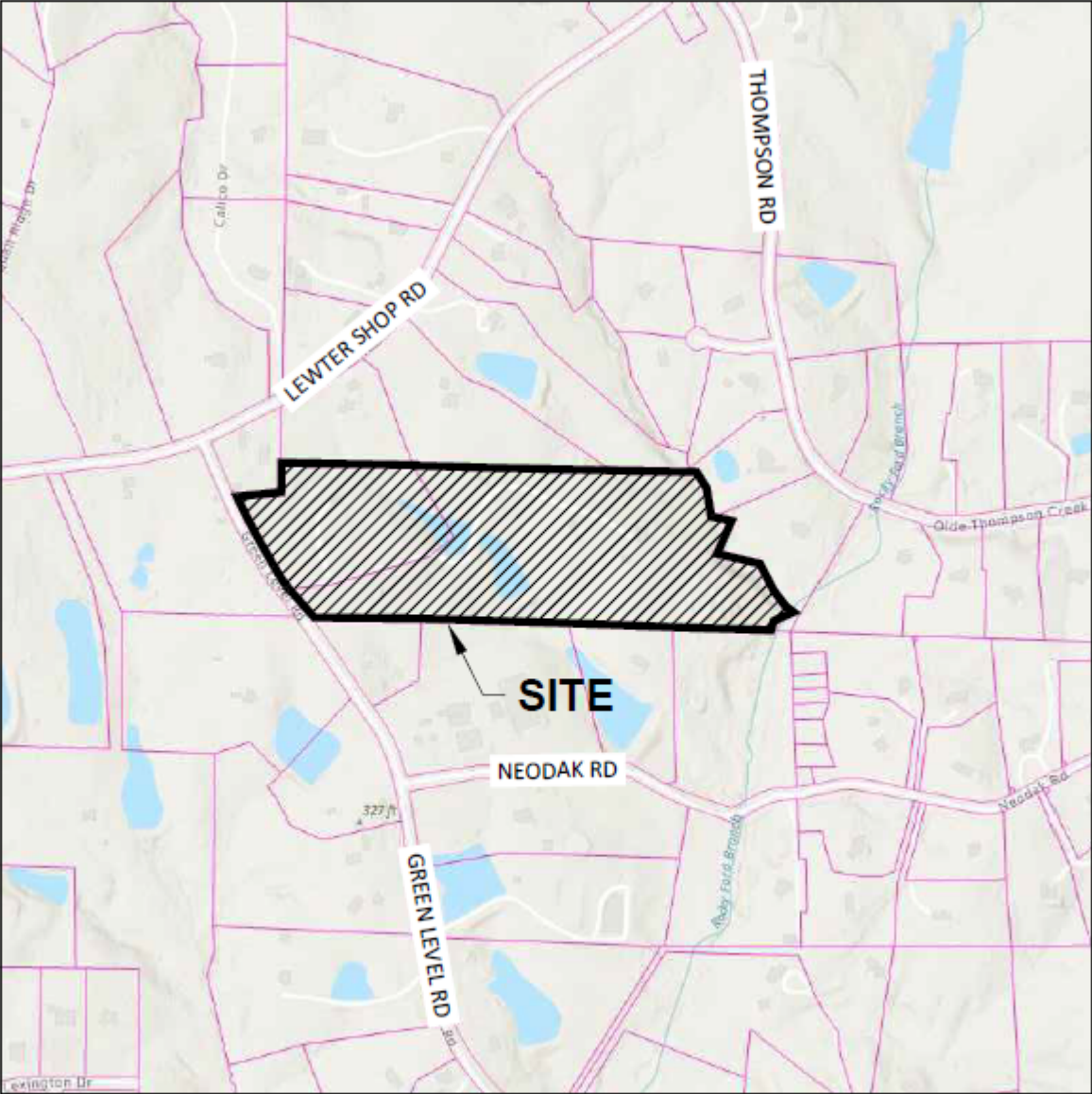
Meeting Date: Tuesday, February 20, 2024
Meeting Time: 6:30 PM
Meeting Location: B & B's Country Garden Inn
1041 Kelly Rd, Apex, NC 27523

Directions to Meeting:

Head southwest on Green Level Road toward Neodak Road. Continue on Green Level Road for 3.3 miles until the intersection of Green Level Road & Green Level Church Road. Make a right-turn onto Green Level Church Road to head south. Continue for 2 miles. Continue straight onto Kelly Road. Destination will be 0.2 miles ahead on the left.

The meeting will take place in the sunroom at B & B's Country Garden Inn.

Attachment B – Proposed Subdivision Vicinity Map:



V I C I N I T Y M A P

NOTES

- LEGEND**
- PROPERTY CONTOUR
 - INTERIMEDIATE CONTOUR
 - PROPERTY LINE
 - ADJACENT PROPERTIES
 - FENCE
 - RIGHT-OF-WAY
 - DRIVE
 - EX. WATER LINE
 - NEW WATER LINE
 - EX. SANITARY SEWER
 - NEW SANITARY SEWER
 - NEW WATER LINE



NO.	DATE	REVISIONS	DESCRIPTION

PROJECT MANAGER: PROJECT ENGINEER:
 DRAWN BY: CC B
 CHECKED BY: HBB
 DATE: NUMBER 6, 2023

MacCONNELL & Associates, P.C.
 30 CAROLINA DRIVE, SUITE 100
 CARY, NORTH CAROLINA 27513
 LICENSE: MORRISVILLE, NORTH CAROLINA 27660
 NO. C-1039 TEL: (919) 467-1238 FAX: (919) 338-6510

MJM GROUP
151 & 153
GREEN LEVEL ROAD
SITE EVALUATION
CHATHAM COUNTY, NC

CONCEPT SKETCH

PROJECT NUMBER: **C-17401.00**
 DRAWING NUMBER: **EX-02**

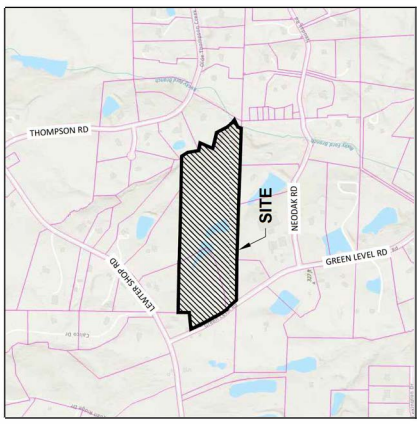


SITE DATA SUMMARY

PROJECT NAME: GREEN LEVEL SUBDIVISION
 OWNER: FLORESTA LLC
 P/N/S/D: 67226 & 1863 1, 1 (03.88 AC TOTAL)
 ZONING: R-3
 PROPOSED USE: RESIDENTIAL SINGLE-FAMILY
 PROPOSED LOTS: 15 LOTS
 AVG. LOT SIZE: 1.22 AC
 PROPOSED ACRES: 60' PUBLIC R/W
 WASTEWATER TYPE: INDIVIDUAL ON-SITE SURFACE SYSTEMS
 WATER SOURCE: COMMUNITY WELL
 REG. ZONING DIMENSIONAL STANDARDS:
 MINIMUM REQUIRED LOT WIDTH: 100 FT
 MINIMUM REQUIRED FRONT SETBACK: 40 FT
 MINIMUM REQUIRED SIDE SETBACK: 25 FT
 MINIMUM REQUIRED REAR SETBACK: 25 FT
 MINIMUM BUILDING HEIGHT: 8 FT

LOT NO.	PARCEL AREA (AC)	AVAILABLE SOILS (SF)
1	1.10	11,601
2	1.02	14,445
3	1.03	14,383
4	1.02	11,115
5	1.08	19,557
6	1.01	15,650
7	1.00	13,056
8	1.08	22,587
9	1.10	14,003
10	1.18	15,083
11	1.28	27,180
12	1.38	18,224
13	1.23	21,514
14	1.49	25,157
15	2.25	23,492
SCM LOT A	1.16	n/a
SCM LOT B	1.14	n/a
SCM LOT C	0.93	n/a

FOR REVIEW ONLY
 NOT TO BE USED FOR CONSTRUCTION



VICINITY MAP

2023-05-15 10:00 AM (GMT-4) 151 & 153 GREEN LEVEL ROAD