

CHATHAM COUNTY MAJOR SUBDIVISION REVIEW CHECKLIST

Subdivision Name SCARLET OAK
Review For: ☐ Sketch ☒ Prelim ☐ Final

Attach all supporting documentation regarding these approvals. If approvals are still pending, attach applications for approval.

SKETCH DESIGN REVIEW	APPROVAL DATE
<input type="checkbox"/> 25 Copies of Plat with topo along with one (1) 8-1/2 x 11 copy *	-----
<input type="checkbox"/> Application w/Complete Adjacent Owner Addresses	-----
<input type="checkbox"/> Soil Scientist Report and soil map	-----
<input type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	
PRELIMINARY PLAT REVIEW	
<input checked="" type="checkbox"/> 25 Copies of Plat along with one (1) 8-1/2 x 11 copy *	-----
<input checked="" type="checkbox"/> Application w/ Complete Adjacent Owner Addresses	-----
<input checked="" type="checkbox"/> Detailed Soils Map and Letter of explanation or D.E.M. approval (see Requirements for soil scientist report)	____/____/____
<input checked="" type="checkbox"/> NCDOT Approval (if public roads)	____/____/____
<input checked="" type="checkbox"/> DOT Comm. Driveway Permit	____/____/____
<input type="checkbox"/> Erosion Control Plan Approval (if new roads) <i>NA</i>	____/____/____
<input type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl) <i>NA</i>	____/____/____
<input checked="" type="checkbox"/> Road Name Request Form	____/____/____
<input type="checkbox"/> County Public Water Approval (if applicable) <i>NA</i>	____/____/____
<input type="checkbox"/> State Public Water Approval (if applicable) <i>NA</i>	____/____/____
<input type="checkbox"/> Chatham Co. Schools' Road Comments (if new roads) <i>NA</i>	____/____/____
<input type="checkbox"/> Stormwater Management Plan Approval (if appl) <i>NA</i>	____/____/____
<input type="checkbox"/> Economic & Environmental Impact Study (if appl) <i>NA</i>	____/____/____
<input type="checkbox"/> Water / Sewer Impact Statement (if appl) <i>NA</i>	____/____/____
<input checked="" type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	
FINAL PLAT REVIEW	
<input type="checkbox"/> 25 Copies of Plat *	-----
<input type="checkbox"/> Application	-----
<input type="checkbox"/> 1 electronic copy of plat and application (see Digital Document Requirements)	
<input type="checkbox"/> Final Health Department Approval (Septic Improvemt Permit Numbers)	____/____/____
<input type="checkbox"/> Road Completion Certificate or Financial Guarantee	____/____/____
<input type="checkbox"/> Utilities Completion Cert. or Financial Guarantee	____/____/____

***Please provide staff with one (1) copy of the above on the day of submittal. Staff will contact the developer / surveyor with necessary changes / additions and date to submit additional copies and electronic copy.**

Comment _____

FOR OFFICE USE ONLY

Date Complete Application Rec'd: ____/____/____ By: _____

CHRISTOPHER HOMES INC.
1000 Sturbridge Drive
Durham, NC 27713
Phone (919) 544-8980
Fax (919) 544-9644

Date: October 7, 2005

To: Lynn Richardson, Chatham County Land Use
Administrator

From: Steve Christopher

Re: Scarlet Oak Subdivision

Lynn,

Please consider and submit our application for Preliminary Plat Review of our
subdivision, Scarlet Oak, at the November 1, 2005 Planning Department meeting.

Thank you.

Regards,

Steve Christopher

Steve Christopher

Chatham County Planning Department

P.O. Box 54

Pittsboro, NC 27312

Tel: (919) 542-8204

Fax: (919) 542-0527

Type of Review☐ Sketch☒ Preliminary☐ Final**MAJOR SUBDIVISION APPLICATION****Name of Subdivision:** SCARLET OAK**Subdivision Applicant:****Subdivision Owner:****Name:** STEVEN CHRISTOPHER**Name:** CHRISTOPHER HOMES INC.**Address:** 1000 STURBRIDGE DRIVE
DURHAM NC 27713**Address:** 1000 STURBRIDGE DRIVE
DURHAM NC 27713**Phone:(W)** 544-8980**Phone:(W)** 544-8980**Phone:(H)** 544-3594 **Fax:** 544-9644**Phone:(H)** 544-3594 **Fax:** 544-9644**E-Mail** CHRISHOMES@EARTHLINK.NET**E-Mail** CHRISHOMES@EARTHLINK.NET**Township:** _____**Zoning:** _____**P. I. N. #** 9775-08-7852.000**Flood Map #** _____**Zone:** _____**Parcel #** 2380**Watershed:** _____**Existing Access Road: S.R.** 1530**Total Acreage:** 11.79 AC**Total # of Lots:** 7**Min. Lot Size:** 1 1/2 ACRE**Ph. I Acreage** _____**Ph. I # of lots** _____**Max. Lot Size:** _____**Ph. II Acreage.** _____**Ph. II # of lots** _____**Avg. Lot Size:** _____**Ph. III Acreage** _____**Ph. III # of lots** _____**Type of new road:** ☐ Private/ Length _____☒ Public/ Length 665 FT**Road Surface:**☒ paved☐ gravel**Water System:**☒ individual wells☐ community wells☐ public system

name _____

Sewer System:☒ septic systems☐ community system☐ public system

name _____

List other facilities: commercial, recreation, etc., and the approximate acreage or square footage: _____Steven A. ChristopherDate 10/6/05Steven A. ChristopherDate 10/6/05

Signature of Applicant

Signature of Owner

For Office Use Only:

Notes: _____

Approved by County Commissioners: _____

Sketch

Preliminary

Final

Payment: Date ____/____/____

Amount: \$ _____

ADJACENT LAND OWNERS (Property owners across a road, easement, or waterway are considered adjacent land owners):

Legal notices are mailed to these owners, please type or write neatly, and include zip codes.

1. HUBERT + MARJORIE OAKLEY 256 OAKLEYS PEAK ROAD CHAPEL HILL NC 27516	11. JANE SALM 111 SHALESTONE CHAPEL HILL NC 27516
2. GEORGE + STELLA COLE 506 POLKS LANDING ROAD CHAPEL HILL NC 27516	12. MICHAEL JACOBS 265 HOLLY RIDGE ROAD CHAPEL HILL NC 27516
3. WANNIE WOMBLE 1135 SMITH LEVEL ROAD CHAPEL HILL NC 27516	13. LINDA + CRAIG FRAZIER 115 SHALESTONE CHAPEL HILL NC 27516
4. POLKS LANDING HOMEOWNERS DOUG FULLER Box 70 Polk's Landing CHAPEL HILL, NC 27516	14. WILLA DEANE + DONALD HORTON 117 SHALESTONE CHAPEL HILL NC 27516
5. JOSEPHINE + STEVEN FORREST 120 CREEKS EDGE CHAPEL HILL NC 27516	15. NANCY FRONCZAK 1251 FALMOUTH COURT CHAPEL HILL NC 27514
6. VIRT3 WARD + CORO MALAYECHEV C-ALBUERA 13 3-B ESCALERA 2 SEVILLE SPAIN 41001	16. STEVEN + DEBORAH SMITH 111 POLKS TRAIL CHAPEL HILL NC 27516
7. STEPHEN + KATHY WHALEY 103 SHALESTONE CHAPEL HILL NC 27516	17. WALTER MCADAMS 1020 TROLLINGWOOD-HAWFIEL MEBANE NC 27302
8. DONALD LEDFORD 105 SHALESTONE CHAPEL HILL NC 27516	18. POLKS + TRAIL HOMEOWNERS Kathy Sturdevant 109 Polks trail Chapel Hill, NC 27516
9. JOHN HINDERLITER 107 SHALESTONE CHAPEL HILL NC 27516	19.
10. HUGHES STAPLES STILLWELL 109 SHALESTONE CHAPEL HILL NC 27516	20.

Shaffer Soil Services
685 Sanford Road
Pittsboro, NC 27312

June 8, 2005

Mr. Steve Christopher
Christopher Homes, Inc.
1000 Sturbridge Drive
Durham, NC 27713

Subject: Soils report for development proposal
Parcel No. 2380
Scarlet Oak Subdivision
Polks Landing Road Road (SR 1530)
Chatham County, NC

Dear Steve:

This letter serves to supply the site evaluation information I have obtained on the subject tract for purposes of pursuing preliminary project approval through the Chatham County Planning Department.

The purpose of the site evaluation was to evaluate the soils for potential for subsurface wastewater treatment systems (septic systems) for each of the proposed lots. The evaluation was performed by examining the soils with soil auger borings, and the site with respect to slope, topography, and landscape features to determine the potential of the site to meet county and state rules and guidelines for subsurface wastewater treatment systems.

This report is based on the most recent site sketch plan that was provided to me by your company. This site plan is dated March 3, 2005 and is at a scale of 1 inch equals 60 feet. I have superimposed the location of each proposed septic system onto this site plan and it is attached with this letter.

Each of the 7 proposed lots possesses soils that are suitable or provisionally suitable for a septic system. The typical soil types encountered are in the Appling and Wedowee soil series, with some minor variants of these types. These soils are well drained, deep to moderately deep to weathered bedrock (saprolite), and have a clay subsoil that is moderately permeable. These areas will accommodate a conventional or shallow conventional septic system, or should the home be located lower in elevation than the suitable soils, a pump to conventional or shallow conventional system. In all cases, innovative trench technologies may be employed to reduce the area of the septic drainfield needed. Typically, these technologies allow a 25% space reduction. Typical loading rates given to these soils is 0.25 to 0.30 gallons per day per square foot (this rate is referred to as the LTAR by the county health department). Sufficient area exists on each septic site to accommodate

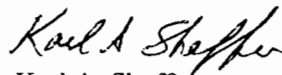
a 4-bedroom home on the lot. In some cases, the innovative trench technology referred to above may be needed to fit the septic system within the defined space.

The corner of each septic system is flagged on the site with blue-white striped flagging. All sites are such that they meet required setbacks from any proposed wells and all proposed property lines. No jurisdictional wetlands will be impacted with the siting of these septic systems.

This report represents my professional opinion. The recommendations given in this report will not insure that permits would be either issued or denied for any particular part of the tract or any given number of lots, and likewise will not insure that a specific type and size of wastewater system will be allowed. These decisions will be made by the staff of the local health department. Also, this report does not indicate any guarantee that an installed system will function properly for a specified amount of time. Proper function of wastewater systems is dependent on installation procedures as well as owner maintenance. In a clayey soil such as exists on this property, installation should take place under relatively dry conditions to minimize the effect of soil clogging and smearing which would reduce the soil permeability.

If you have any questions concerning this report or require further assistance, please do not hesitate to contact me. Thank you for the opportunity to perform this service for you.

Sincerely,



Karl A. Shaffer
NC Licensed Soil Scientist
Certificate No. 1009

Attachment: Site plan with proposed septic systems



FAX TRACKS

JOHN W. HARRIS, P.E.
CONSULTING ENGINEER

7909 Ocoee Court
Raleigh, N.C. 27612
(919) 789-0744 (voice & fax)
(919) 264-6251 (C)

DATE: 9-21-5

For Steve
Christopher

TO: Lynn Richardson

COMPANY: Chatham Co.

RE: Scarlet Oaks

No. of Pages 2
(including cover page)

REMARKS: NCDOT Approval letter; I will send the
D/W Permit later; There will be no need for an
Erosion Control Approval - The Project is less than 1 A
of Disturbance. Call me if you have any questions.

Thanks

FROM: John

9/21/05 some forms and letters calling it Scarlet Oaks
(versus scarlet Oak) is not a problem at this stage,
(Per John Harris) As long as the final recorded
plat says Scarlet Oak.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY,
GOVERNOR

LYNDO TIPPETT
SECRETARY

September 14, 2005

Chatham County

Subject: Final Plan Review - Scarlet Oaks Subdivision off of SR 1530

Mr. John W. Harris, P.E.
Consulting Engineer
7909 Ocoee Court
Raleigh, NC 27612

Dear Mr. Harris:

The N. C. Department of Transportation, Division of Highways has reviewed the construction plans as submitted to this office and approval is granted subject to the following stipulations and recommendations:

1. All Construction is to be in accordance with the changes in red on the attached approved plans.
2. A properly executed driveway permit will be required for the connection to SR 1530.
3. The entire 60' right of way is to be cleared and grubbed throughout the whole phase of the project. Please be aware that the area within the sight distance quadrants are to be treated as right of way.
4. All soil areas within the proposed right of way and any other soil areas disturbed during construction shall be seeded and mulched immediately upon completion of roadway construction. The seeding shall be done as outlined in the seeding specification attachment.
5. The crossline drainage as proposed has been reviewed and appears to be adequate and is therefore approved. If, however field conditions dictate any changes these shall be made. Please note that pipes and culverts 48" and greater shall be buried one foot below the stream bed, culverts less than 48" shall be buried a depth equal to 20% of the pipe/culvert diameter below the stream bed. The hydraulic conveyance of the culvert however should not be compromised. If any of the property owners desire to pipe their ditches within the proposed N C DOT right of way, please advise them that this work should conform to NC DOT specifications for this type of work (see attached). If any ditches are piped and not done to the NC DOT specifications, this could result in the road not being accepted for addition to the state maintained system of roads. Any ditches piped prior to addition to the state maintained system are subject to an encroachment agreement, as are utility companies, when the road is added.
6. The typicals as shown in the plans, are approved.
7. The Division of Highways will only allow mailboxes, with non-rigid type post, such as 4" x 4" wooden or small diameter metal type on new additions. Brick columns or mailboxes on rigid stands such as block, stone or any other type felt to be a traffic hazard will not be allowed.

P.O. BOX 1164, ASHEBORO, NORTH CAROLINA 27204
PHONE (336) 629-1423 FAX (336) 629-7228

within the right of way. This policy applies to all roads being considered for addition to the State Maintained System.

8. An erosion control plan shall require approval from the North Carolina Department of Environment and Natural Resources. The developer should forward this plan to Mr. John Holley, P.E., Department of Environment and Natural Resources, P.O. Box 27687, Raleigh, N.C. 27611, phone (919) 571-4718 for his review and approval.
9. As this subdivision is proposed to be public and is likely to be requested to be added to the state maintained system of roads, the developer will be responsible for providing a PE Certification, (See Attached) and testing results for base and asphalt density stating that the streets have been built in accordance with the most current "Subdivision Roads: Minimum Construction Standards" manual and with the attached approved plans. Please be advised that this PE Certification does not approve the road for addition to the State Highway System for maintenance. When the proper home density is achieved and roads have been satisfactorily maintained, the developer or property owners must submit Form SR-1, Petition for Road Addition (copy attached to this correspondence), and four (4) copies of the recorded plat to request that the road or roads be added to the State Highway system. Any maintenance problems found when the road is requested to be added must be repaired by the developer prior to the road becoming state maintained. As stated in GS 136-102.6, final acceptance by the Division of Highways of the public streets and placing them on the State highway system for maintenance shall be conclusive proof that the streets have been constructed according to the minimum standards of the Board of Transportation.
10. In preparing the final plat for certification by this office and subsequent recording, the following information will be incorporated
 - A. The sight distance quadrants at the intersections shall be shown either as an easement or as the property line.
 - B. Easements for drainage throughout the development.
 - C. All roads shall be shown as public and the right of way width shown.

If you have any further questions regarding this matter, please do not hesitate to call this office at (336) 629-1423.

Yours very truly,



J.L. Picklesimer, P.E., P.L.S.
District Engineer

JLP/dcw
Attachments

cc: Mr. Timothy Johnson, P.E., Division Engineer
File



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY.
GOVERNOR

DIVISION OF HIGHWAYS

LYNDO TIPPETT
SECRETARY

September 29, 2005

Chatham County

County Driveway Permit File Number 19-635

Subject: Commercial Driveway Permit Application with Entrance onto SR 1530
(Scarlet Oak Subdivision)

Mr. Steven A. Christopher
1000 Sturbridge Drive
Durham, NC. 27713

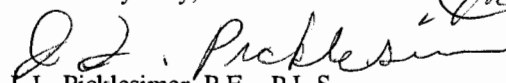
Dear Mr. Christopher:

Personnel assigned to this office have conducted a review of the permit Application and approval is granted subject to the following stipulations:

1. The entrance onto SR 1530 is to be constructed in accordance with the attached detail sheet.
2. The entrance onto SR 1530 shall be paved for at least 50' along the centerline of the entrance.
3. The entrance onto SR 1530 shall require radii on each side of the driveways as shown on the attached drawing.
4. No parking or outdoor advertising (signs) shall be allowed inside the right of way of SR 1530.
5. Any areas inside the right of way disturbed during construction shall be seeded and mulched immediately upon completion of construction.

Attached to this correspondence please find an approved copy of TEB Form 65-04 (Driveway Permit Application - N. C. Department of Transportation). Upon completion of the driveway entrance construction please notify the Chatham County Maintenance Department (Phone 919-742-3431) so a final inspection of the entrance can be made.

Yours very truly,

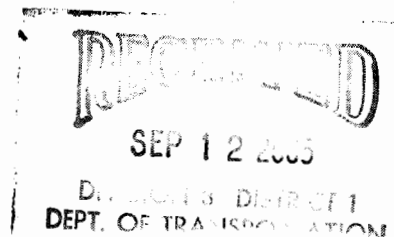

J. L. Picklesimer, P.E., P.L.S.
District Engineer

JLP/jek
Attachments

cc: Mr. Timothy Johnson P.E., Division Engineer
Mr. B.F. Sloan, County Maintenance Engineer

19-635

LOCATION OF PROPERTY: County <u>Chatham</u> Access to Route No. <u>1530</u>		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION	
Exact Distance <u>1.04</u>		<input checked="" type="checkbox"/> Miles N S E W <input type="checkbox"/> Feet <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
From the Intersection of Route No. <u>1530</u>		and Route No. <u>15-501</u> Toward <u>WEST</u>	
PROPERTY WILL BE USED FOR: <input type="checkbox"/> Special Commercial <input type="checkbox"/> Regular Commercial <input checked="" type="checkbox"/> Residential /Subdivision <input type="checkbox"/> Other _____ PROPERTY <input type="checkbox"/> is <input checked="" type="checkbox"/> is not within _____ City Zoning Area. PROPERTY IS LOCATED IN: <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Urban Development Classification			
AGREEMENT			
I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location. I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation. I agree that no signs or objects will be placed on or over the public right-of-way. I agree that the driveway(s) or street(s) will be constructed as shown on the sketch on (the reverse side) (the attached plans). I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary. I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction. I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways". I agree to pay an installation fee for pipe installed by the Division of Highways or pay a \$50 inspection fee for installation by others. Make checks payable to NCDOT. The inspection fee will be reimbursed if application is denied. I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel. I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained for the Division Engineer. I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction. I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction. I agree to provide a Performance Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system. I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.			
Entrance Width(s) Pipe Size Length Pipe installation Costs Inspection Satisfactory (Yes/No) AMOUNT RECEIVED INSTALLATION BY: <input type="checkbox"/> NCDOT <input checked="" type="checkbox"/> OTHERS		_____ Dollars \$	
1. _____		_____ SIGNATURE (TITLE) _____ DATE	
2. _____		INSPECTION BY NCDOT	
3. _____		_____ SIGNATURE (TITLE) _____ DATE	
PROPERTY OWNER NAME <u>Steven A. Christopher</u> SIGNATURE <u>Steven A. Christopher</u> ADDRESS <u>1000 Sturbridge Drive, Durham, NC 27713</u> Phone No. <u>919-544-8980</u>		WITNESS NAME <u>John W. Harris</u> SIGNATURE <u>John W. Harris</u> ADDRESS <u>7909 Oscar Ct. Raleigh, NC 27612</u>	
APPLICANT NAME <u>Steven A. Christopher</u> SIGNATURE <u>Steven A. Christopher</u> ADDRESS <u>1000 Sturbridge Drive, Durham, NC 27713</u> Phone No. <u>919-544-8980</u>		WITNESS NAME <u>John W. Harris</u> SIGNATURE <u>John W. Harris</u> ADDRESS <u>7909 Oscar Ct. Raleigh, NC 27612</u>	



APPROVALS

APPROVAL BY: Local Governmental Authority (when required)

SIGNATURE

J. L. Pickleson

TITLE

DATE

9-12-05

APPLICATION RECEIVED BY DISTRICT ENGINEER

APPLICATION APPROVED BY DISTRICT ENGINEER

J. L. Pickleson 9-12-05

SIGNATURE

DATE

J. L. Pickleson 9-29-05

SIGNATURE

DATE

COMMENTS:

SHOW:

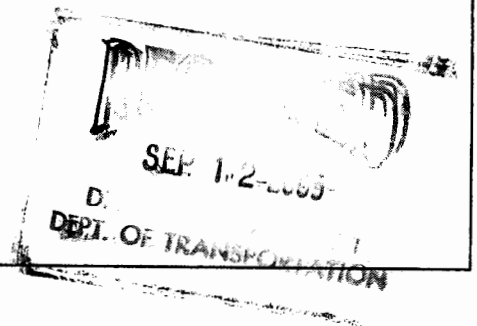
1. LOCATION OF DRIVEWAYS
2. DETAILS OF WORK, INCLUDING PIPES
3. EXISTING BUILDING, WALL, ETC. OR DRIVEWAYS
4. PROPOSED BUILDING, WALL, ETC.
5. HIGHWAY FEATURES

PROPOSED PLANS

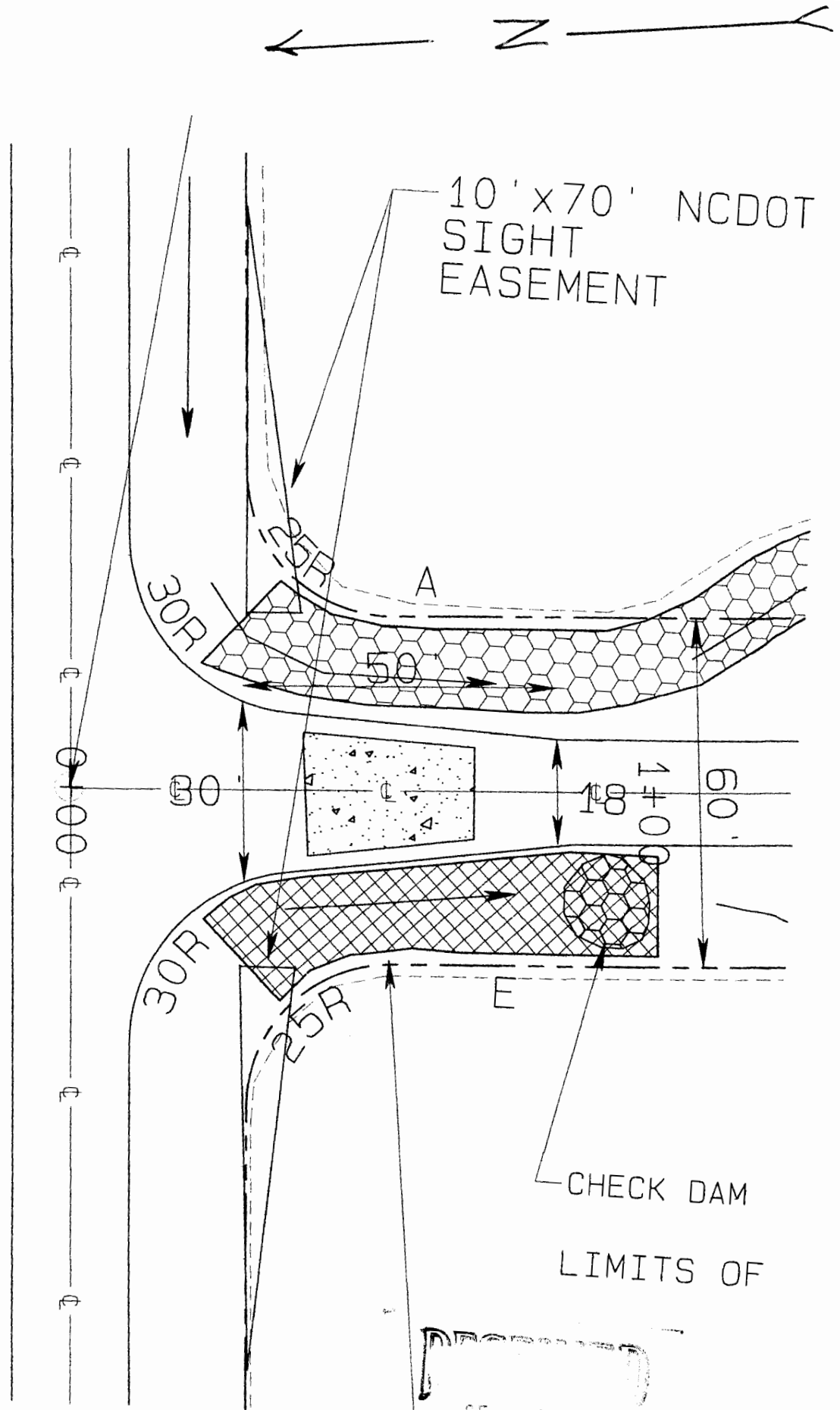
DRAW OR SKETCH BELOW, OR ATTACH
CONSTRUCTION PLANS FOR STREETS



INDICATE
NORTH



POLKS LANDING ROAD N.C.S.R. No. 1530



SEP 6

DEPT. OF TRANSPORTATION

SUBDIVISION: Scarlet Oak
From Pittsburg Take I-501 toward Chapel Hill. Turn left
DIRECTIONS: on Polks Landing Road, Scarlet Oak is
on left just past Polks Landing subdivision.
DEVELOPER: Christopher Homes Inc PHONE NUMBER: 919-544-8980

Major Development: X Minor Development: _____
Development with acreage of 10 acreage of 10 acres or more: X

Proposed road names	OK to submit	DUPLICATED Do not Submit
<u>Scarlet Oak Lane</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

DATE SUBMITTED TO EOC: 5-16-05

SUBMITTED BY: Steve Christman

EOC OFFICER: Steve Suits

DATE ROADS APPROVED: 5-16-05

DATE FINAL PLAT RECEIVED: _____

DATE GIVEN TO 911: _____

DATE CONTACT MADE WITH NUMBERS: _____

SURROUNDING COUNTY CONTACTED: _____

PERSON SPOKEN WITH: _____

COMMENTS: _____

_____02
