

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: Knoll Ridge Estates
Subdivision Applicant: _____ Subdivision Owner: _____

Name: Wrenn Brothers Inc. Name: Wrenn Brothers Inc

Address: 902 S. Chatham Ave. Address: 902 S Chatham Ave.

Siler City N.C. 27344 Siler City N.C. 27344

Phone:(W) 742-3329 Phone:(W) 742-3329

Phone:(H) 742-3329 Fax: 742-3717 Phone:(H) 742-3329 Fax: 742-3717

E-Mail WRENNB71@Hotmail.com E-Mail WRENNB71@Hotmail.com

Township: Matthews Zoning: _____ P. I. N. # see attached list

* Flood Map # 3702990100b Zone: X Parcel # see attached list

Watershed: Local Watershed Area Existing Access Road: S.R. 1130

Total Acreage: 77.583 Total # of Lots: 15 Min. Lot Size: 3 AC

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 3550' Public/ Length _____

Road Surface: <input type="checkbox"/> paved <input checked="" type="checkbox"/> gravel	Water System: <input checked="" type="checkbox"/> individual wells <input type="checkbox"/> community wells <input type="checkbox"/> public system name _____	Sewer System: <input checked="" type="checkbox"/> septic systems <input type="checkbox"/> community system <input type="checkbox"/> public system name _____
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List other facilities: commercial, recreation, etc., and the approximate acreage or square footage:
NONE

Wrenn Brothers, Inc. Wrenn Brothers, Inc.
By: Willy Wrenn, Chmn Date 1-9-06 By: Willy Wrenn, Chmn Date 9-28-06
Signature of Applicant Signature of Owner
Timothy M. Hall 9-28-06
Date Date
Timothy M. Hall (owner of Lot 11 - Knoll Ridge Estates)

For Office Use Only:
Notes: _____
Approved by County Commissioners: Sketch _____
Preliminary _____
Final _____

Payment: Date _____ Amount: \$ _____

* 3710864800J Proposed July 13, 05



Agri-Waste Technology, Inc.
5400 Etta Burke Court
Raleigh, NC 27606
Ph: 919-859-0669
Fax: 919-233-1970
www.agriwaste.com

Proposed Drain Areas

Wrenn Brothers
Vicinity

Chatham Co., NC



Legend

- Property Boundary
- Drain Areas
- Unsuitable Area

Drawn By:
Enrique Cachafeiro
Revised By:
Jeff Vaughan
Date:
01/03/2006



400 0 400 800 1200 Feet

Scale: 1:5000

Knoll Ridge Estates

Subdivision

- Legend**
- Streets
 - Watershed Districts
 - Critical Area
 - Local Watershed
 - RCSA
 - River Corridor
 - WS-II BW
 - WS-III BW
 - WS-IV PA
 - mipwtrn
 - Floodplain Cross Section
 - Flood Hazard Boundary
 - FLOODZONE
 - AE
 - AEFV
 - SHADED X
 - Nonconformities
 - Conditional Use Permits
 - hydro_line
 - Marmette Shoreline
 - Apparent Limit
 - Dam/Wall
 - Stream/River
 - Intermittent Stream
 - Shoreline
 - Closure Line
 - Right Bank
 - Stream/River
 - Stream/River
 - Wellhead
 - Dam
 - Stream/River
 - Lake/Pond
- Zoning Jurisdictions**
- NAME
- CARY ZONING
 - PITTSBORO ZONING
 - SILER CITY ZONING

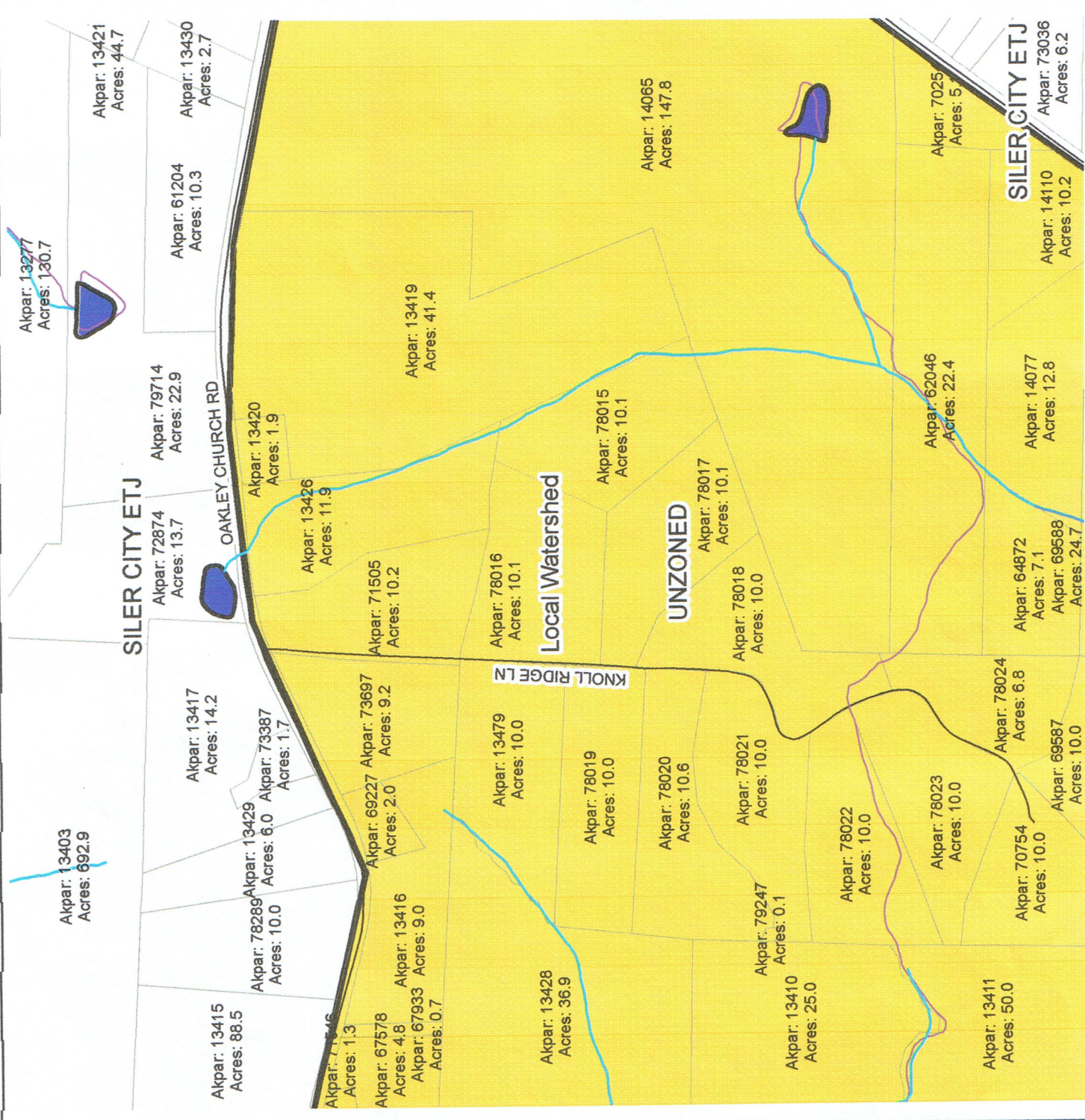


Prepared by the
Chatham County
 Planning Department
 November 2005



05 DATA COLLECTOR
 FOR CHATHAM COUNTY NC

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**CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST**

Subdivision Name Knull Ridge Estates
 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 * <i>previously submitted</i>	_____
<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	<u>1 14 106</u>
(see Requirements for soil scientist report)	
<input checked="" type="checkbox"/> NCDOT Approval (if public roads)	_____
<input checked="" type="checkbox"/> DOT Comm. Driveway Permit	<u>12 16 105</u>
<input checked="" type="checkbox"/> Erosion Control Plan Approval (if new roads)	<u>9 16 106</u>
<input checked="" type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl)	_____
<input checked="" type="checkbox"/> Road Name Request Form <i>Previously submitted and approved</i>	_____
<input checked="" type="checkbox"/> County Public Water Approval (if applicable)	_____
<input checked="" type="checkbox"/> State Public Water Approval (if applicable)	_____
<input checked="" type="checkbox"/> Chatham Co. Schools' Road Comments (if new roads)	_____
<input checked="" type="checkbox"/> Stormwater Management Plan Approval (if appl)	_____
<input checked="" type="checkbox"/> Economic & Environmental Impact Study (if appl)	_____
<input checked="" type="checkbox"/> Water / Sewer Impact Statement (if appl)	_____
<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 Improvemnt 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 Road names approved by Janet Scott, FDC several years ago.
Copy of Approval faxed to Lynn Richardson by FDC.

FOR OFFICE USE ONLY

Date Complete Application Rec'd: 1 / 1 By: _____

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. Jeffrey Edmister 1505 Oakley Church Rd Bear Creek NC 27207	11. Jimmy Estridge 1267 Oakley Church Rd Bear Creek N.C. 27207
2. William Edmiston 1575 Oakley Church Rd Bear Creek NC 27207	12. Timothy Hall 301 S 3rd Ave Siler City, N.C. 27344-3526
3. Joseph Robertson 1675 Oakley Church Rd Bear Creek NC 27207	13.
4. Hilliard Brothers Lumber Co PO Box 148 Randleman NC 27317	14.
5. William Powell 3479 Benson Rd Angier NC 27501	15.
6. Chad Johnson 940 Joe Brown Rd Bear Creek N.C. 27207	16.
7. James Brown 932 Joe Brown Rd Bear Creek N.C. 27207	17.
8. Dean Hoan 160 Tarp Lane Uass NC 28394	18.
9. Richard D. Peter (2 Parcels) 256 Joe Brown Rd Bear Creek NC 27207	19.
10. Hazel Estridge 1101 Oakley Church Rd Bear Creek NC 27207	20.

Pin #'s	Parcel #'s
8659 00 39 1314	00 78016 (Tim Hall)
8760 00 20 9197	00 71505
8659 00 29 1068	00 78019
8659 00 18 7761	00 78020
8659 00 28 1318	00 78021
8659 00 17 9924	00 78022
8659 00 27 1604	00 78023
8659 00 27 5218	00 78024
8659 00 18 4370	00 79247
8659 00 29 2571	00 134 79



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY.
GOVERNOR

LYNDO TIPPETT
SECRETARY

December 6, 2005

Chatham County

County Driveway Permit File Number 19-646
(Knoll Ridge Estates Private Subdivision)

Subject: Commercial Driveway Permit Application with Entrance on SR 1130

Mr. Robert Wrenn
902 S. Chatham Ave.
Siler City, N.C. 27344


Dear Mr. Wrenn:

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 1130 is to be constructed in accordance with the attached detail sheet.
2. The entrance onto SR 1130 shall be paved for at least 50' along the centerline of the entrance.
3. The entrance onto SR 1130 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 1130.
5. Any areas inside the right of way disturbed during construction shall be seeded and mulched immediately upon completion of construction.

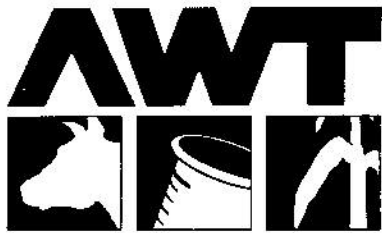
Attached to this correspondence please find an approved copy of TEB Form 65-04 (Driveway Permit Application - N. C. Department of Transportation). Upon completion of the driveway entrance construction please notify the Chatham County Maintenance Department (Phone 919-742-3431) so a final inspection of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

Yours very truly,


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

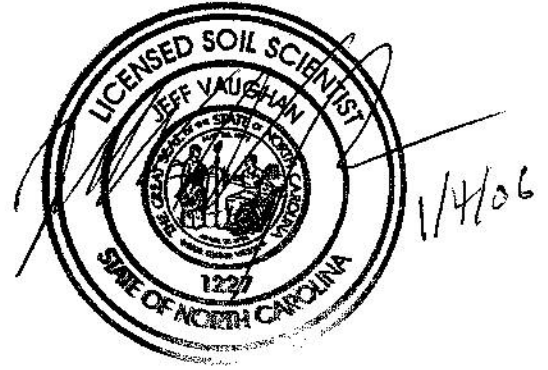
JLP/jek
Attachments

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



Agri-Waste Technology, Inc.

5400 Etta Burke Court
Raleigh, North Carolina 27606
Phone: (919) 859-0669
Fax: (919) 233-1970
Email: awt@agriwaste.com



**Soil Suitability for Domestic Sewage Treatment and Disposal Systems
Knoll Ridge Estates, Oakley Church Road, Bear Creek, NC 27207
AMENDMENT**

PREPARED FOR: Mr. Willis Wrenn, Owner

XCOPY: Mr. Ed Pryor, Realtor

PREPARED BY: Jeff Vaughan

DATE: January 4, 2006

This report is an amendment to the original report of the same title dated April 18, 2005, and amended report of the same title dated November 2, 2005. The purpose of this amendment is to present the updated soils map that details the lot layouts, proposed drainfield locations for each lot, and proposed septic system types for each lot on Knoll Ridge Estates. This map is similar to the one presented in the November 2, 2005, report since no changes were recommended from the Sketch Design Review by Chatham County Planning Department.

We appreciate the opportunity to assist you in this matter. Please contact us with any questions, concerns, or comments.

wrenn2



CHATHAM COUNTY PUBLIC HEALTH DEPARTMENT
Division of Environmental Health
Soil Erosion and Sedimentation Control

September 6, 2006

LETTER OF APPROVAL

Mr. Robert Wrenn
902 South Chatham Avenue
Siler City, NC 27344

RE: Project Name: Knoll Ridge Estates Subdivision
Acres approved: 6.65
Total Acres: 6.65
Permit Number: 2006-046
Submitted By: CE Group – Clay Lowder
Date Received: 7-25-06

Dear Sir or Madam:

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. The enclosed Certificate of Approval must be posted at the job site. This plan approval shall expire two (2) years following the date of approval, if no land-disturbing activity has been undertaken.

Section 6 (l) of the Chatham County Sedimentation and Erosion Control Ordinance requires that a copy of the approved erosion control plan be on file at the job site. Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to insure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Chatham County Sedimentation and Erosion Control Ordinance, this office may require revisions to the plan and implementation of the revisions to insure compliance with the Act.

Tim Green, MPA
Interim Public Health Director
80 East Street, PO Box 130, Pittsboro, NC 27312 Phone: 919-542-8208 Fax: 919-542-8288

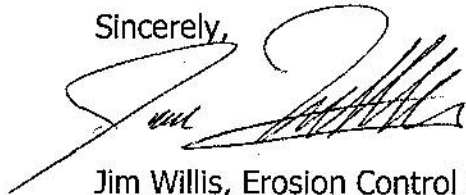
Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please be aware that your project will be covered by the enclosed NPDES General Stormwater Permit NCGO1000 (Construction Activities). You should first become familiar with all of the requirements for compliance with the enclosed general permit.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form, which you provided. You are requested to file an amended form if there is any change in the information included on the form. Please notify us when you would like to schedule a preconstruction conference. Notification shall be given at least 7 days prior to initiation of activity.

Your cooperation is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Willis", is written over a horizontal line.

Jim Willis, Erosion Control Officer
Environmental Health - SESC

Enclosures: Certificate of Approval
NPDES Permit



Chatham County, North Carolina
Certificate of Sedimentation and Erosion Control Plan Approval and
Land-Disturbing Permit
For

KNOLL RIDGE ESTATES SUBDIVISION

Project Name and Location

2006-046

Permit Number

The posting of this certificate certifies that an erosion and sedimentation control plan has been approved for this project by Chatham County, North Carolina in accordance with North Carolina General Statute 113A-57 (4) and 113A-54 (d)(4), the North Carolina Administrative Code, Title 15A, Chapter 4B.0007 (c) and as per applicable sections of the Chatham County Soil Erosion and Sedimentation Control Ordinance. This certificate must be posted at the primary entrance of the job site before construction begins and until establishment of permanent ground cover as required by North Carolina Administrative Code, Title 15A, Chapter 4B.0027 (b) and as per Chatham County's Erosion and Sediment Control Ordinance, Section 5 (d).

Responsible Person: ROBERT WRENN Phone: 919-742-3329

This plan was approved with "modifications" Yes No and / or
"performance reservations" Yes No.

Reviewer: [Signature]

Date: 9-6-06

THE ORDINANCE REQUIRES THAT A COPY OF
THE EROSION CONTROL PLAN
MUST BE KEPT AVAILABLE AT THE JOB SITE
AT ALL TIMES FOR INSPECTION