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January 21, 2010

Commissioner George Lucier
Vice Chair, Chatham County Board of Commissioners
P.O. Box 1809
Pittsboro North Carolina 27312

Re: Fearrington – The Knolls

Dear Commissioner Lucier:

We wish to share this information with you in case the history of the change to the Knolls Preliminary Plan was not fully explained.

After Preliminary Approval when the road centerlines and clearing and sediment basins were flagged, R.B. Fitch walked the site and due to the topo in some areas and the amount of clearing for the dwellings and the sediment basins, he proposed making adjustments including eliminating the center islands in the road, making the homes single-family (in lieu of townhouses), pulling the homes closer to the road, clearing only for the roads and utilities for now and in the future clearing only for each individual home when it is sold. Mr. Fitch was able to reduce the clearing and grading disturbance by 50%. The plan was also reduced to 28 dwellings. All utilities could remain as permitted.

We took the plan to Planning and went over it with Keith and Lynn. They reviewed it and said it met the intent of the existing Preliminary Plat Approval since the homes were basically in the same locations but on individual lots. We were told that it would not be necessary to re-apply, just to meet with Jim Willis for a review and to then submit a new erosion control plan to him. That's what we did. A new permit was issued and construction proceeded.

The project required only half the clearing and grading of the original plan and the size and quantity of sediment basins was reduced, per the new approved sediment plan. The Knolls plan is now much more environmentally sensitive than the original plan. Attached find .pdfs of the plans. Plan 1 is original Approved Preliminary Plat, Plan 2 is the Revised Plat, Plan 3 is the Final Plat.

We ask that you support approval of the Final Plat. Thank you.

SEARS DESIGN GROUP, P.A.

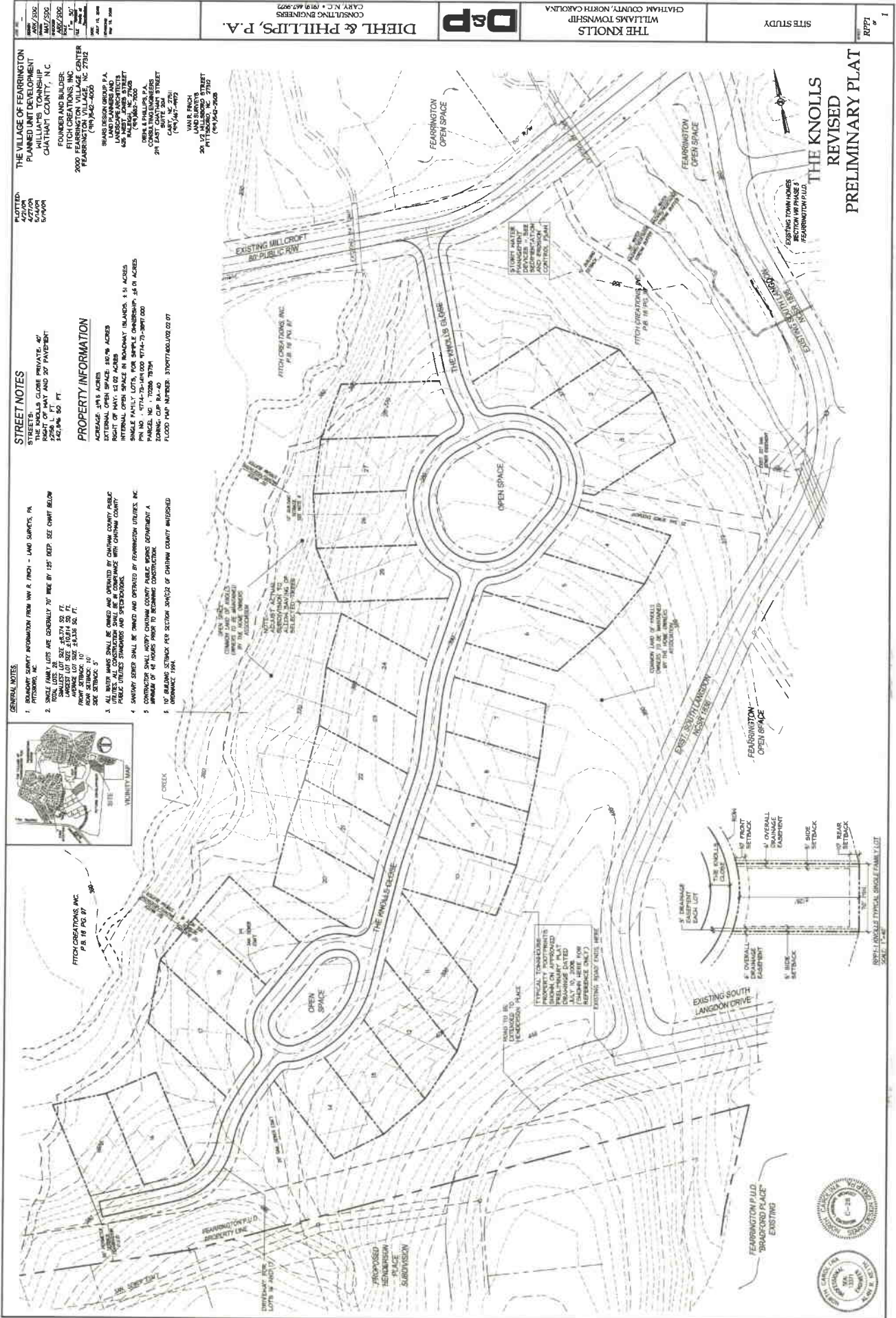
A handwritten signature in black ink that reads "Dan Sears".

Dan C.L. Sears, ASLA

Cc: Jason Sullivan
Lynn Richardson
R.B. Fitch

Commissioner Sally Kost, Chair
Commissioner Mike Cross
Commissioner Carl Thompson

Commissioner Tom Vanderbeck
Jim Hinkley, Planning Board



PLOTTED:
 4/2/06
 5/10/06
 5/10/06

DATE:
 4/2/06
 5/10/06
 5/10/06

BY:
 [Signature]

SCALE:
 1" = 40'

PROJECT:
 THE VILLAGE OF FEARRINGTON
 PLANNED UNIT DEVELOPMENT
 HILLIARY'S TOWNSHIP
 CHATHAM COUNTY, N.C.

OWNER:
 FITCH CREATIONS, INC.
 2000 FEARRINGTON VILLAGE CENTER
 FARMINGTON, N.C. 27521
 (919) 742-4000

DESIGNER:
 LAND DESIGN GROUP, P.A.
 LAND PLANNERS AND ARCHITECTS
 400 WEST JONES STREET
 RALEIGH, N.C. 27603
 (919) 867-7000

ENGINEER:
 DEHL & PHILLIPS, P.A.
 210 EAST CHATHAM STREET
 CHATHAM COUNTY, N.C. 27511
 (919) 587-4979

DATE:
 05/10/06

STREET NOTES

THE KNOLLS DRIVE PRIVATE, 40' RIGHT OF WAY AND 20' PAVEMENT 142.74x 50 FT.

PROPERTY INFORMATION

ACRES: 204.4 ACRES
 EXTERNAL OPEN SPACE: 40.0 ACRES
 RIGHT OF WAY: 52.02 ACRES
 INTERNAL OPEN SPACE IN ROADWAY ISLANDS: 1.51 ACRES
 SINGLE FAMILY LOTS, FOR SIMPLE OWNERSHIP, 48.0 ACRES
 PAVED: 100,000 SQ. FT. (2,273 SQ. YD.)
 ZONING: CUP R-40
 FLOOD MAP NUMBER: 31071740010002.07

GENERAL NOTES

- BOUNDARY SURVEY INFORMATION FROM W.M. FINCH - LAND SURVEYOR, P.A. FARMINGTON, N.C.
- SINGLE FAMILY LOTS ARE GENERALLY 70' WIDE BY 125' DEEP. SEE CHART BELOW.
- LARGEST LOT SIZE: 45,174 SQ. FT.
 SMALLEST LOT SIZE: 2,438 SQ. FT.
 FRONT SETBACK: 10'
 SIDE SETBACK: 10'
 REAR SETBACK: 10'
- ALL SURVEY POINTS SHALL BE MARKED AND OPERATED BY CHATHAM COUNTY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY CHATHAM COUNTY PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 10' GRADING STRUCK PER SECTION 454(2) OF CHATHAM COUNTY UNIFIED ORDINANCE 1994.

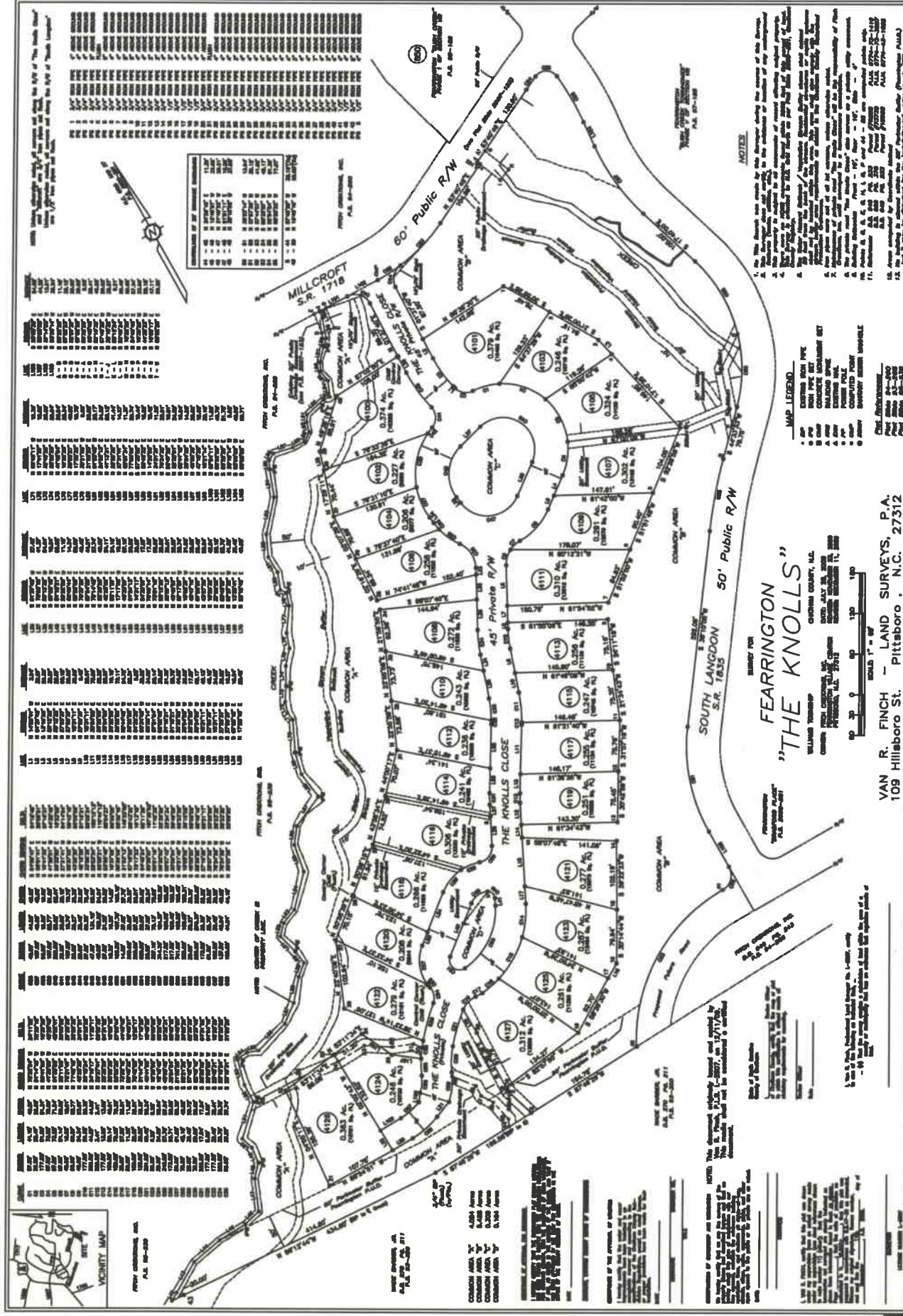
THE KNOLLS
 WILLIAMS TOWNSHIP
 CHATHAM COUNTY, NORTH CAROLINA

THE KNOLLS
 REVISED
 PRELIMINARY PLAN

SCALE: 1" = 40'

DATE: 05/10/06

PROJECT: THE VILLAGE OF FEARRINGTON



VICINITY MAP
P.L. 20-2023

PROPERTY OF CHESAPEAKE COUNTY, VA. P.L. 20-2023

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NOTES

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MAP LEGEND

- 1. 1/2" = 1' EXISTING ROAD P.V.E.
- 2. 1/2" = 1' EXISTING ROAD P.V.E.
- 3. 1/2" = 1' EXISTING ROAD P.V.E.
- 4. 1/2" = 1' EXISTING ROAD P.V.E.
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- 9. 1/2" = 1' EXISTING ROAD P.V.E.
- 10. 1/2" = 1' EXISTING ROAD P.V.E.
- 11. 1/2" = 1' EXISTING ROAD P.V.E.
- 12. 1/2" = 1' EXISTING ROAD P.V.E.
- 13. 1/2" = 1' EXISTING ROAD P.V.E.
- 14. 1/2" = 1' EXISTING ROAD P.V.E.
- 15. 1/2" = 1' EXISTING ROAD P.V.E.

"THE KNOLLS"

FARRINGTON
CHESAPEAKE COUNTY, VA.
SULLY TOWNSHIP
FROM LOT 1011 TO CORNER
SECTION 11, 1000
SCALE: 1" = 40'

VAN R. FINCH - LAND SURVEYS, P.A.
109 Hillboro St. Pittsboro, N.C. 27312