

**CHATHAM COUNTY  
MAJOR SUBDIVISION  
REVIEW CHECKLIST**

Subdivision Name Hickory Ridge Subdivision  
 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 checked="" type="checkbox"/> 30 Copies of Plat with topo along with one (1) 8-1/2 x 11 copy	_____
<input checked="" type="checkbox"/> Application w/Complete Adjacent Owner Addresses	_____
<input checked="" type="checkbox"/> Preliminary Soils Map and Letter from Soil Scientist	_____
PRELIMINARY PLAT REVIEW	
<input type="checkbox"/> 30 Copies of Plat along with one (1) 8-1/2 x 11 copy	_____
<input type="checkbox"/> Application w/ Complete Adjacent Owner Addresses	_____
<input type="checkbox"/> Detailed Soils Map and Letter of explanation or D.E.M. approval	___/___/___
<input type="checkbox"/> NCDOT Approval (if public roads)	___/___/___
<input type="checkbox"/> DOT Comm. Driveway Permit (if private roads)	___/___/___
<input type="checkbox"/> Erosion Control Plan Approval (if new roads)	___/___/___
<input type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl)	___/___/___
<input type="checkbox"/> Road Name Request Form	___/___/___
<input type="checkbox"/> County Public Water Approval (if applicable)	___/___/___
<input type="checkbox"/> State Public Water Approval (if applicable)	___/___/___
<input type="checkbox"/> Chatham Co. Schools' Road Comments (if new roads)	___/___/___
<input type="checkbox"/> Stormwater Management Plan Approval (if appl)	___/___/___
<input type="checkbox"/> Economic & Environmental Impact Study (if appl)	___/___/___
<input type="checkbox"/> Water / Sewer Impact Statement (if appl)	___/___/___
FINAL PLAT REVIEW	
<input type="checkbox"/> 30 Copies of Plat	_____
<input type="checkbox"/> Application	_____
<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	___/___/___

Comment \_\_\_\_\_

**FOR OFFICE USE ONLY**

Date Complete Application Rec'd: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ By: \_\_\_\_\_

Chatham County Planning Department  
P.O. Box 54  
Pittsboro, NC 27312  
Tel: (919) 542-8204  
Fax: (919) 542-2698

Type of Review  
 Sketch  
 Preliminary  
 Final

### MAJOR SUBDIVISION APPLICATION

Name of Subdivision: Hickory Downs

Subdivision Applicant:

Subdivision Owner:

Name: Richard Fox  
Address: P.O. Box 563  
Siler City, NC 27344

Name: Richard Fox  
Address: P.O. Box 563  
Siler City, NC 27344

Phone: 919.548.2067

Fax: 919.663.3384

Phone: 919.548.2067

E-Mail rfoxco@centernet.net

E-Mail rfoxco@centernet.net

Township: Hickory Mountain Zoning: unzoned

P. I. N. # 9702-00-04-9863,

8792-00-92-4725, 8792-00-92-4914

Flood Map # 3710970200J & 3710878200J Zone: X Parcels # 78519, 78520 & 11946

Watershed: local Existing Access Road: S.R. 1506 Bowers Store Road

Total Acreage: 167 AC Total # of Lots: 41 Min. Lot Size: 1.5 AC

Max. Lot Size: 11.2 AC

Avg. Lot Size: 3.9 AC

Type of new road:  Private/ Length

Public/ Length 5,965

Road Surface:

Water System:

Sewer System:

paved

individual wells

septic systems

gravel

community wells

community system

public system

public system

name \_\_\_\_\_

name \_\_\_\_\_

List other facilities: commercial, recreation, etc., and the approximate acreage or square footage:

  
Signature of Applicant

Date 1-10-06

  
Signature of Owner

Date 1-10-06

For Office Use Only:

Notes: \_\_\_\_\_

Approved by County Commissioners: Sketch \_\_\_\_\_  
Preliminary \_\_\_\_\_  
Final \_\_\_\_\_

Payment: Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Amount: \$ \_\_\_\_\_

Hickory Downs (Richard Fox)

Adjoining Owners:

- 1) Chatham Farms, LLC  
5041 Six Forks Road  
Suite 200  
Raleigh, N. C. 27609
- 2) Lois Williams Heirs  
107 Alabama Avenue  
Carrboro, NC 27510
- 3) Dell Thomas Johnson  
Gywmn Johnson  
774 Bowers Store Road  
Siler City, NC 27344
- 4) Jack T. Johnson  
Tempie Johnson  
810 Bowers Store Road  
Siler City, NC 27344
- 5) Denise F. Hancock  
71 Mountain Ridge Lane  
Siler City, NC 27344
- 6) Jane Johnson Fogleman  
Johnny C. Fogleman  
624 Bowers Store Road  
Siler City, NC 27344
- 7) Yvonne Andrew Hadley  
73 Mountain Ridge Lane  
P. O. Box 743  
Siler City, NC 27344
- 8) David Mize and Dale Mize  
76 Mountain Ridge Lane  
Siler City, NC 27344
- 9) Christopher M. Parker  
Audrey J. Parker  
220 Bowers Store Road  
Siler City, NC 27344

- 10) Mark A. King  
1953 River Road  
Pittsboro, NC 27312
- 11) James A. Bowers  
Frances S. Bowers  
2512 Calumet Court  
High Point, NC 27265
- 12) Claude J. Heard Trustee  
Dorothy E. Heard Trustee  
8835 U. S. Highway 64 West  
Siler City, NC 27344
- 13) Thomas & Linda Crowson  
9210 U. S. Highway 64 West  
Siler City, NC 27344
- 14) Lizzie Mae Bowers  
9240 Bowers Store Road  
Siler City, NC 27344
- 15) Joy Baptist Church  
61 Bowers Store Road  
Siler City, NC 27344
- 16) Jack M. Johnson  
Faye F. Johnson  
731 Bowers Store Road  
Siler City, N. C. 27344
- 17) Mary Jo Craig  
9128 U. S. Highway 64 West  
Siler City, N. C. 27312

FOR OFFICE USE ONLY

Date's Adjacent Owner Letters were mailed out

Sketch	/ /	/ /
Preliminary	/ /	/ /

Dates and Actions of Planning Board Meetings

Sketch	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Preliminary	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Final	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled

Dates and Actions of Board of Commissioners Meetings

Sketch	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Preliminary	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Final	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled

Conditions stipulated by Planning Board or Board of Commissioners (label as sketch, preliminary or final):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Financial Guarantee (if applicable):

Submitted by: \_\_\_\_\_

Guarantee Type: \_\_\_\_\_

Amount: \$ \_\_\_\_\_

Acceptance Date: \_\_\_/\_\_\_/\_\_\_

Expiration Date: \_\_\_/\_\_\_/\_\_\_

Release Date: \_\_\_/\_\_\_/\_\_\_

Release Payable to: \_\_\_\_\_

\_\_\_\_\_ / /  
*Planning Department*

*Date*

# Southeastern Soil & Environmental Associates, Inc.

P.O. Box 9321  
Fayetteville, NC 28311  
Phone/Fax (910) 822-4540

November 28, 2005

Mr. Richard Fox  
PO Box 563  
Siler City, N.C. 27344

Re: Preliminary soil evaluation for subsurface waste disposal, Bowers Store Road & US Hwy. 64 tract, Chatham County, North Carolina

Dear Mr. Fox,

A preliminary soils investigation has been completed for the above referenced tract. The property is located at the northeast side of an intersection of NCSR 1506 (Bowers Store Road) and US Hwy. 64 as illustrated on the accompanying map. The purpose of the investigation was to determine the extent of soil areas that may have the ability to support subsurface waste disposal systems for a proposed residential subdivision. All ratings and determinations were made in accordance with "Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal, 15A NCAC 18A .1900".

Southeastern Soil and Environmental Associates, Inc. (SSEA) performed these soil evaluations in November, 2005. SSEA traversed the property and observed landforms (slope, drainage patterns, etc.) as well as soil conditions through the use of hand auger borings and/or soil probes. From these observations and GPS location (accuracy may vary; **not based on a current survey**) the boundaries between usable and unusable soils has been **estimated** on the accompanying map (scale as shown).

Two distinct soil patterns were observed in the field evaluations. They are described as follow:

Area "A": This area is dominated by soils that are provisionally suitable for subsurface waste disposal systems (**with the exception of minor drainageways that are too small to delineate at this scale**). Typically, these soils exhibited 4 or more inches of sandy loam underlain by clay loams and/or clays/silty clays to depths of 28 or more inches.

Soil wetness, depth, and mineralogy were typically suitable to depths of at least 24 inches. A 3 bedroom home would require approximately 13,000 sq. ft. of this soil area for drainfields and repair areas (exclusive of setbacks from lot lines, houses, etc.). A 4 bedroom home would require approximately 15,000 sq. ft. of this soil area. **(Note: These square footage recommendations assume appropriate topography for a practical septic system layout on topographical contour.)** System types in these soil areas could include (conventional, innovative, low pressure pipe, pump to conventional, .1957b fill, pretreatment, etc.).

**Note: The enclosed map is not based on a current survey [once lots are surveyed, estimations of soil lines may change. All points were GPS located in the field. Due to GPS accuracy, estimations of unsuitable soil lines could vary from originally flagged locations after further evaluation].**

Area "B": Soils in these areas are dominantly unsuitable for subsurface waste disposal due to poor topography, shallow soil depths to unsuitable saprolite or parent material, soil wetness [colors of chroma 2 (or less) and/or redox mottles that are less than 12 inches from the soil surface] and/or expansive clay mineralogy. These soils are not capable of modification under current regulatory criteria (for subsurface waste disposal).

**Note: Any site grading or soil removal in these suitable or provisionally suitable areas may alter the findings of this report and render sites unusable. Areas for septic disposal must remain undisturbed (no mechanical clearing, stripping, excavation or heavy traffic).**

Because individual lots were not surveyed at the time of evaluation, this report does not address lot(s). This report is to be used as a guide for likely subdivision/lot design based on useable soils.

**Additional soil borings/testing will be required at the time that proposed individual lots are staked on the ground to determine whether each lot contains adequate soils that have the ability to assimilate waste under current rules and the type system required. Based on these individual lot evaluations, additional requirements for lot density, lot size and/or configuration would be made to meet current regulatory criteria.**

**It is imperative that these individual lot evaluations be completed so that necessary changes can be made to lot lines (if necessary) before map recordation.**

This report, of course, does not guarantee, constitute or imply any approval, or issuance of permit, as needed by the client from the local health department. Such approval is dependent on individual lot evaluations made after individual lots are staked in the field by the local health department. This report only represents my opinion as a licensed soil scientist. Because of the extreme variability of these soils, SSEA does not guarantee that permitting agencies will agree with these findings (nor permit the intended use).

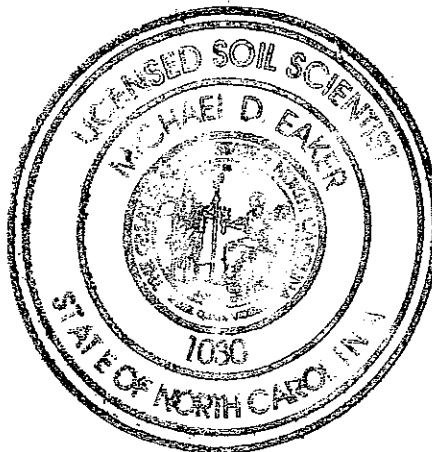
**As with any property, a buyer of any proposed lot should obtain an appropriate septic improvement permit from the local County Health Department prior to making or completing financial obligations or commitments. (A permit from this agency is the only "guarantee" of a site's suitability).**

Southeastern Soil and Environmental Associates, Inc. is pleased to be of service in this matter. We look forward to assisting in additional site analysis needs you may have in the future. Please feel free to call with any questions.

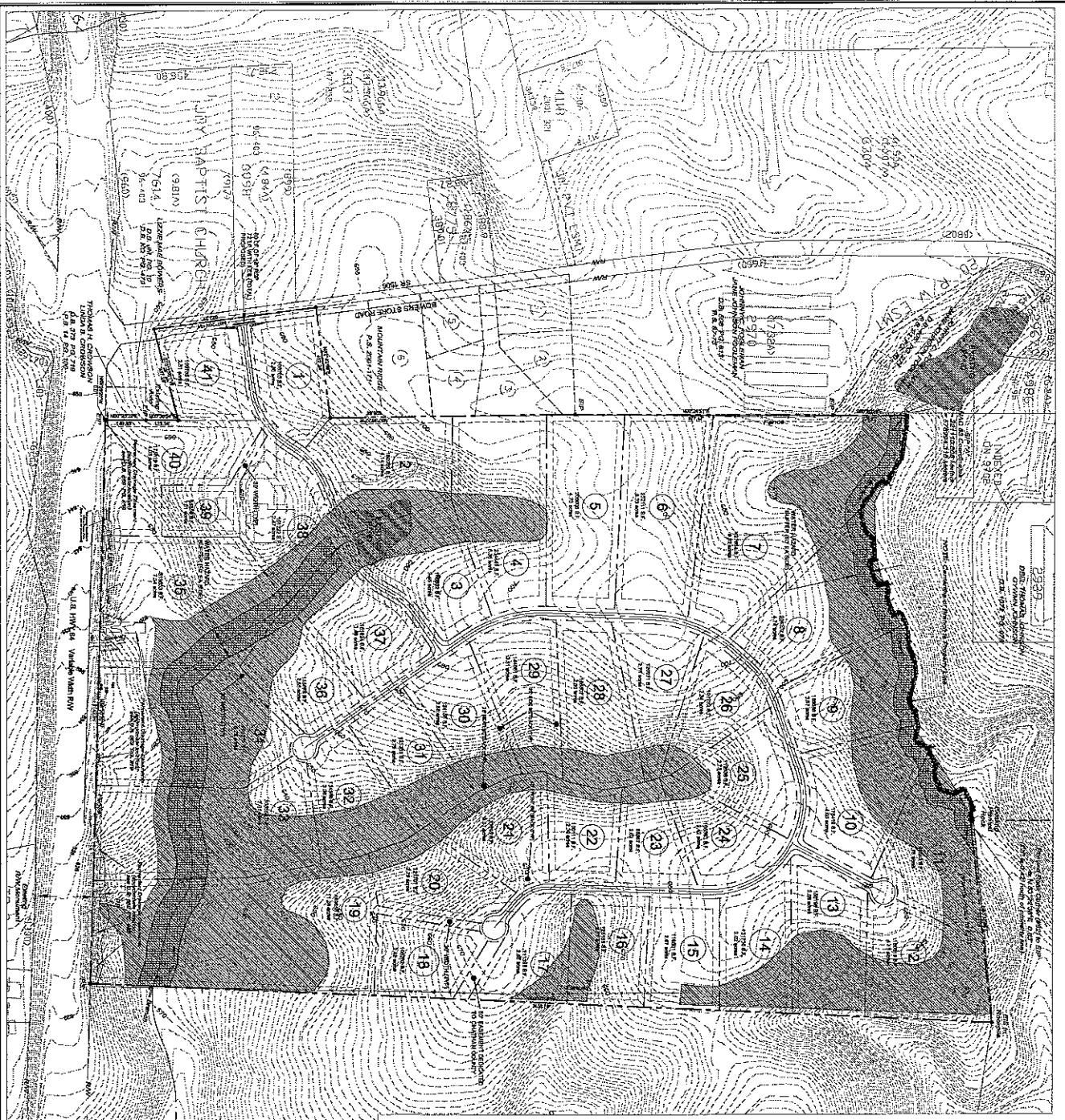
Sincerely,



Mike Eaker  
President







**Site Data:**

Site Average	± 187 AC
Zoning	UNZONED
70% Impervious	± 5.965
Length of Road	± 7.7 AC
Average in R-C-W (Private)	± 1.5 AC
Minimum Lot Size	± 1.2 AC
Maximum Lot Size	± 5.0 AC
Average Lot Size	± 3.0 AC

**Setbacks:**

- 40' Front Yard
- 25' Side Yard
- 25' Rear Yard

**CURRENT OWNERS:**

Round Fork  
 PO Box 593  
 Blue Gap, NC 27514  
 Site: 015-044-044  
 Plat No.: 9722-00-044-044 N/F  
 Dead Book: 774 Page 812 N/F  
 Plat No.: 8785-00-044-044 N/F  
 Dead Book: 1112 Page 455 N/F  
 Plat No.: 7815-01 N/F  
 Dead Book: 1112 Page 455 N/F

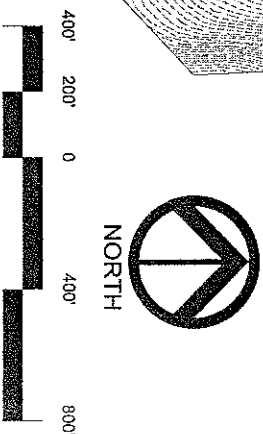
**SURVEYOR:**

Wm. R. Fritch Linn Survey, PA  
 158 Hickson Street  
 Princeton, NC 27574

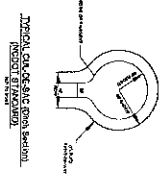
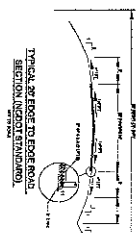
**NOTES:**

- 1) TOPOGRAPHY TAKEN FROM NCOTD GIS DEPARTMENT.
- 2) BOUNDARY INFORMATION PROVIDED BY WAM RANCH LAND SERVICES, LPA
- 3) THE SITE IS NOT WITHIN THE 100-YEAR FLOOD PLAIN AS PER FEMA PANELS 8 27109122003 & 87109122004 DATED JULY 13, 2005
- 4) WATER TO BE PROVIDED BY PRIVATE WELLS.
- 5) ALL SEWER TO BE PRIVATE SEPTIC SYSTEMS.
- 6) ALL ROADS TO BE PUBLIC AND BUILT TO NCOTD STANDARDS AND SPECIFICATIONS.
- 7) THERE ARE NO CEMETERIES LOCATED WITHIN PROJECT BOUNDARY.
- 8) THESE PARCELS ARE LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR AGRICULTURAL PURPOSES. NORMAL AGRICULTURAL OPERATIONS MAY OCCUR WITH RESIDENTIAL LAND USE. NO CRAWL (GENERAL) STATUTES APPLY 198 - 191 PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL.
- 9) NO LOTS WILL HAVE ACCESS TO US 64.

**SOILS LEGEND**



**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT RELEASABLE  
 FOR CONSTRUCTION



Sheet No.	1
Date	January 9, 2008
Drawn by	CEL
Checked by	CEL
Project No.	127-05
Project Name	Hickory Downs
Client	CE Group, Inc.

Hickory Downs  
 Sketch Plan Submittal  
 Major Subdivision  
 Chatham County  
 North Carolina




**CE Group, Inc.**  
 LAND PLANNING  
 CIVIL ENGINEERING  
 CONSTRUCTION MANAGEMENT  
 11000 Regency Parkway, Suite 410, Cary, N.C. 27513  
 Phone: 919-252-2700 Fax: 919-252-2701

NO.	REVISIONS	DATE
1	REVISED PER CHATHAM COUNTY COMMENTS	1/11/08

DELUXE RFB

PAY TO THE ORDER OF


*William County Planning*  
*Two thousand three hundred*

 CAPITAL BANK  
Siler City, North Carolina

FOXCO ENTERPRISES  
P.O. BOX 563 • PH. (919) 742-2966  
SILER CITY, NC 27344

DATE *1-10-66*

\$ *2300*<sup>00</sup>

DOLLARS  Member Federal Reserve Bank of Charlotte

*Richard S. ...*

FOR *000004590* *0531121361080201004*

4590

66-1213-531