



# Soil & Environmental Consultants, PA

11010 Raven Ridge Road • Raleigh, North Carolina 27614 • Phone: (919) 846-5900 • Fax: (919) 846-9467  
www.SandEC.com

8 December 2005  
S&EC Project # 9882.W1

Blair Company  
Attn: John Blair  
P.O. Box 995  
Pittsboro, NC 27312

Re: Scheduled U.S. Army Corps of Engineers (USACE) Site Meeting  
**Deaton Property (±10.7 acres)**  
**Chatham County, NC**

Dear Mr. Blair:

On Tuesday, 20 December 2005, I will accompany Mr. Todd Tugwell of the USACE on a review of potentially jurisdictional waters on the Deaton property. The site is approximately 10.7 acres in size, and is located in the southeast corner of the intersection of Mt. Gilead Church Road (SR 1700) and Hatley Road (SR 1714).

Though three features appear on the USGS quadrangle and the Chatham County Soil Survey **only one jurisdictional stream feature exists in the field**. Feature A appears on both maps, Feature B appears only on the USGS map, and Feature C appears only on the Soil Survey map. The USACE could view all three potential features as jurisdictional waters. However, given the absence of hydrologic, geomorphologic, and biological stream indicators, I expect Mr. Tugwell to concur with our assessment.

I will call and send another letter once I have conducted the site meeting. In the interim, please do not hesitate to contact me with any questions.

Sincerely,

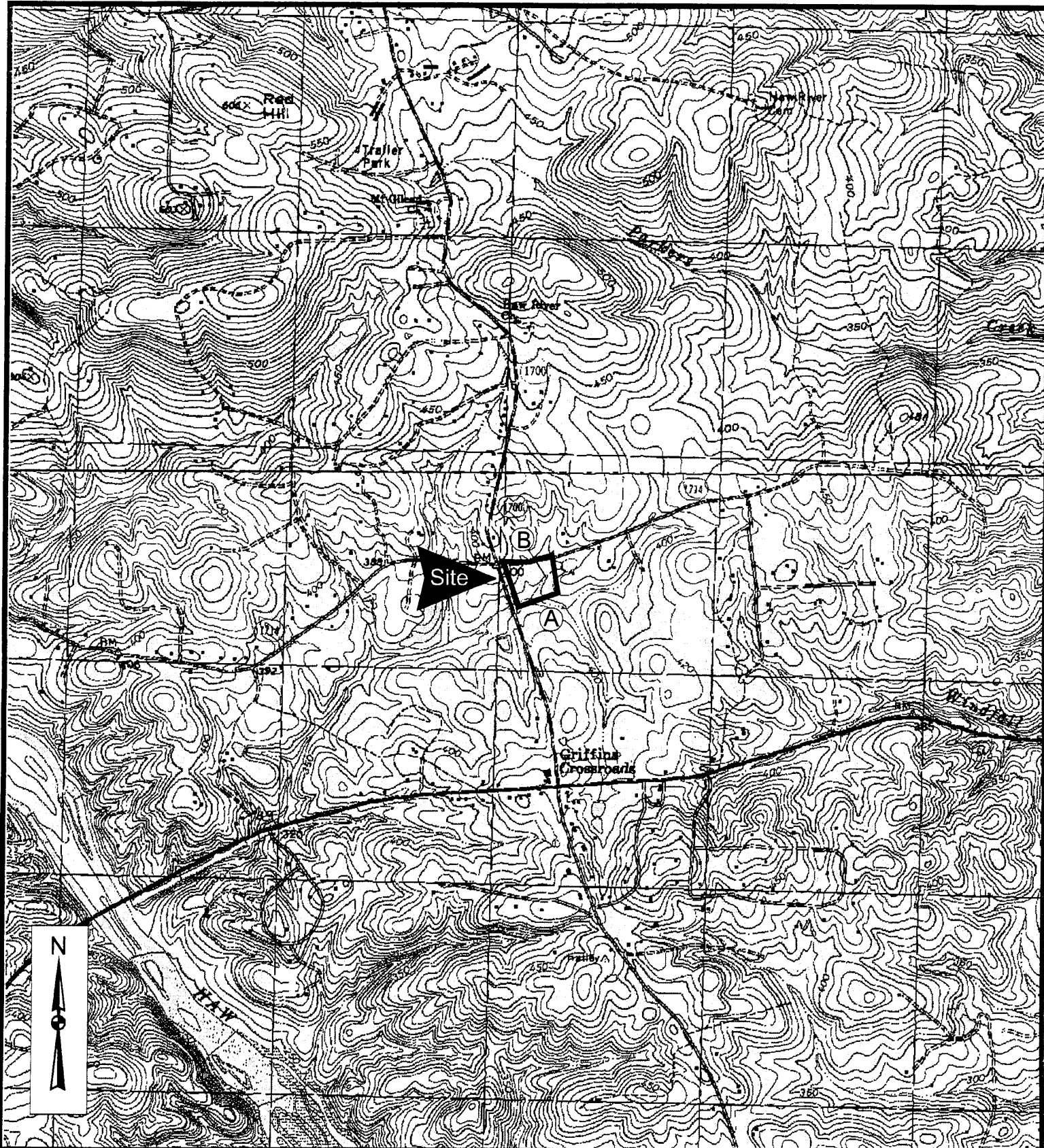
James Dasher  
Environmental Technician

Attachments: Merry Oaks, NC USGS Topographic Map  
Chatham County NRCS Soil Survey

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Charlotte Office:  
236 LePhillip Court, Suite C  
Concord, NC 28025  
Phone: (704) 720-9405  
Fax: (704) 720-9406

Greensboro Office:  
3817-E Lawndale Drive  
Greensboro, NC 27455  
Phone: (336) 540-8234  
Fax: (336) 540-8235



Project No.  
9882.W1

Project Mgr.:  
Jason Payne

Scale:  
1" = 2,000'

9/27/05

### Figure 1 - USGS Map

Deaton Tract  
Blair Company  
Chatham County, NC

Merry Oaks Quadrangle  
Dated 1993

**S&  
EC**

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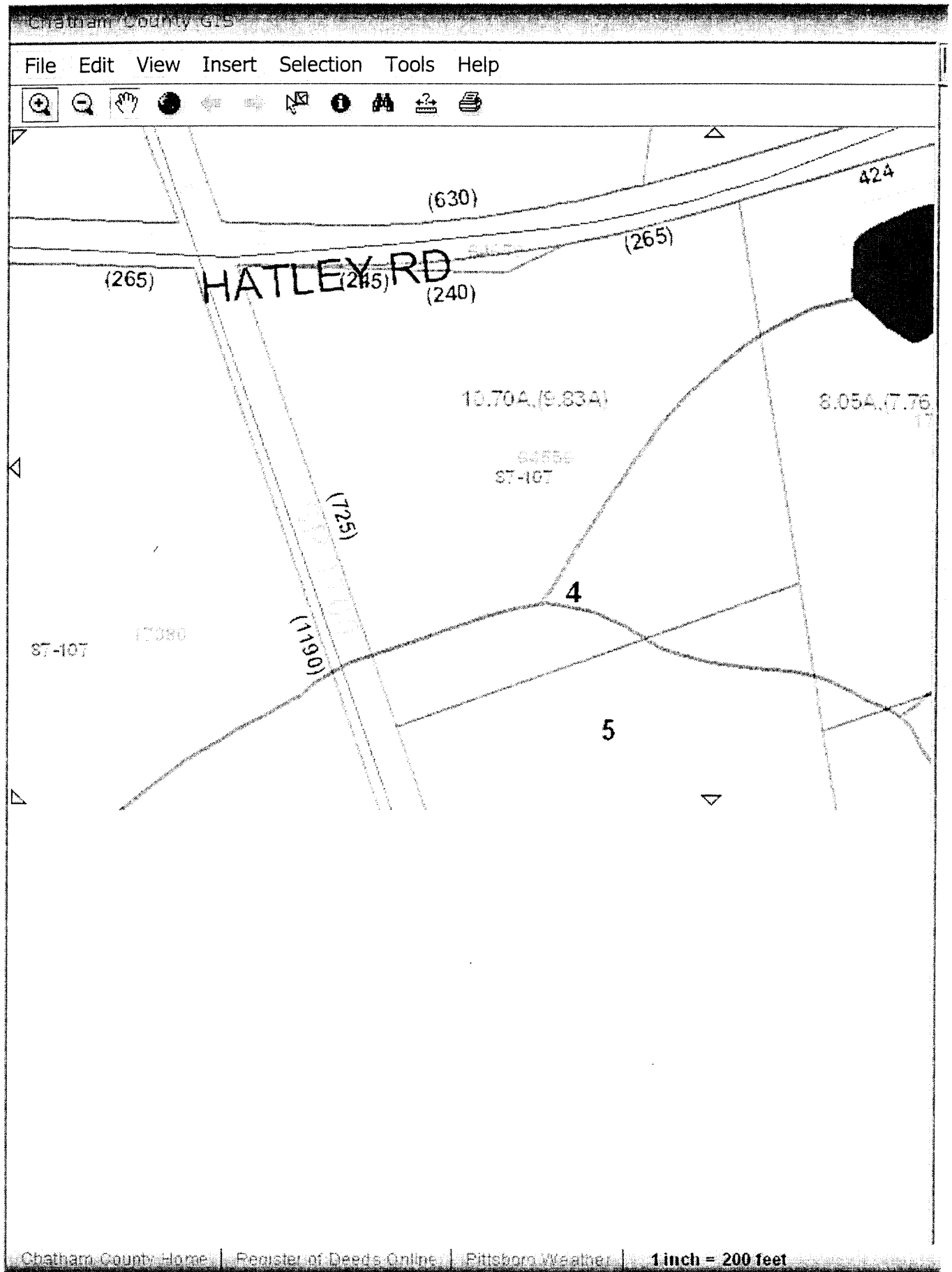
## Figure 2 - Soil Survey Map

Deaton Tract  
Blair Company  
Chatham County, NC



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Chatham County Soil Survey



# The Blair Company

6125 US 64 East  
Post Office Box 995  
Pittsboro, North Carolina 27312  
Phone/Fax: 919.542.5206

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12/09/05

We the undersigned attest to the fact that there is a large unmet demand for large storage space as used for boat, RV and self storage at Jordan Lake. Conversations and inquiries in our places of business over the years support this statement.

TOPS CONVENIENCE STORE ( U S 64 West of the lake )

Owner  
*Shela Sawyer*

WILSONVILLE GENERAL STORE ( US 64 East of the lake )

*Jessie Horton (owner)*

LAKEMART ( U S 64 East of the

*[Signature]*

OWNER.

Residential & Commercial Development

RV & Large Boat Enclosed Storage

# The Blair Company

6125 US 64 East  
Post Office Box 995  
Pittsboro, North Carolina 27312  
Phone/Fax: 919.542.5200

---

12/05

I now reside or have previously resided on property adjoining or across U.S. 64 East of The Blair Company Boat and R.V. Storage facilities. I have not experienced any negative effects from noise, lighting, traffic or other business related activities or conditions. I would not be worried to consider living beside a business of this type and design again.

SIGNED:

DATE:

3. William &/or Pamela Printice

COMMENTS:

*John*  
While I have not experienced any disruption from business traffic, I would not choose to be located next to any commercial property. We have five acres of trees blocking the sight line from my home to your business, and that is a 300' buffer that makes things more acceptable from an aesthetic point of view.

*W Printice*

*12/17/05*

**Residential & Commercial Development**

**RV & Large Boat Enclosed Storage**

# The Blair Company


6125 US 64 East  
Post Office Box 995  
Pittsboro, North Carolina 27312  
Phone/Fax: 919.542.5200

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12/05

I now reside or have previously resided on property adjoining or across U.S. 64 East of The Blair Company Boat and R.V. Storage facilities. I have not experienced any negative effects from noise, lighting, traffic or other business related activities or conditions. I would not be worried to consider living beside a business of this type and design again.

SIGNED:



DATE:

12-14-05

4. Jeff Thomas

COMMENTS:

I lived at 6155 Hwy 64 East (nearest home to Boat and RV facilities) for over 2 years from May '03 to November '05 and never had any issues with noise or any other disturbances. JBT

Residential & Commercial Development

RV & Large Boat Enclosed Storage

# The Blair Company

6125 US 64 East  
Post Office Box 995  
Pittsboro, North Carolina 27312  
Phone/Fax: 919.542.5200

---

12/05

I now reside or have previously resided on property adjoining or across U.S. 64 East of The Blair Company Boat and R.V. Storage facilities. I have not experienced any negative effects from noise, lighting, traffic or other business related activities or conditions. I would not be worried to consider living beside a business of this type and design again.

SIGNED:



6. Jay &/or Maureen Amberg

DATE:

12/15/05

COMMENTS:

**Residential & Commercial Development**

**RV & Large Boat Enclosed Storage**



# Chatham County Sheriff's Office



**Richard H. Webster**

*Sheriff of Chatham County*

Post Office Box 429  
Pittsboro, North Carolina 27312

**Office**

(919) 542-2811 Ext. 222  
(919) 542-2911

**Fax**

(919) 542-1215

12-13-2005

The Blair Company  
Mr. John W. Blair, President  
6125 US 64 East  
Pittsboro, NC 27312

Dear Sir,

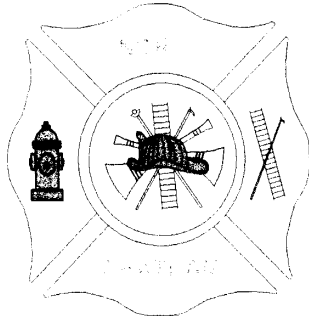
Our office has reviewed Mr. Blair's proposed storage facility site at the intersection of Hatley Road and Mt. Gilead Church Road. It appears that the site will be securely fenced, with a possible tenant/manager living on site. Mr. Blair presently has a similar storage facility on Hwy 64, which has required minimum law enforcement needs in the past. The current facility appears to be very similar and would appear to require minimum need from the Chatham County Sheriff's Office.

If I can be of further assistance please contact me at 919-542-2811 ext 222.

Sincerely,

A handwritten signature in cursive script that reads "Richard H. Webster".

Richard H. Webster, Sheriff



NORTH CHATHAM VOLUNTEER FIRE DEPARTMENT

45 MORRIS ROAD

PITTSBORO, NORTH CAROLINA 27312

PHONE: (919) 542-3380 FAX: (919) 542-6613

E-Mail: [pyro@nc.rr.com](mailto:pyro@nc.rr.com)

12-12-2005

To: The Blair Company  
Mr. John W. Blair, President  
6125 US 64 East  
Pittsboro, NC 27312

From: Mark Riggsbee, Deputy Chief  
North Chatham Fire Department  
45 Morris Road  
Pittsboro, NC 27312

Dear Sir,

We have reviewed the storage facility proposed near the intersection of Hatley Road and Mt. Gilead Church Road. We do not foresee a problem with providing fire protection to this facility. The facility would be located about 4 miles from North Chatham Fire Department Station #1. The response time to this facility would be relatively short and we have an existing water point located just behind this location on Hatley Road. If we can be of any other assistance, please call.

Sincerely,

*Mark Riggsbee*

Mark Riggsbee, Deputy Chief  
North Chatham Fire Department



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY,  
GOVERNOR

LYNDO TIPPETT  
SECRETARY

December 13, 2005

Chatham County

County Driveway Permit File Number 19-649

Subject: Commercial Driveway Permit Application with Entrance onto SR 1700 & SR 1714  
(RV and Boat Storage)

Mr. John W. Blair  
P. O. Box 995  
Pittsboro, N.C. 27312

Dear Mr. Blair:

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 1700 & SR 1714 is to be constructed in accordance with the attached detail sheet.
2. The entrance onto SR 1700 & SR 1714 shall be have a paved apron along the centerline of the entrance.
3. The entrance onto SR 1700 & SR 1714 shall require radii on each side of the driveway as shown on the attached drawing.
4. No parking or outdoor advertising (signs) shall be allowed inside the right of way of SR 1700 & SR 1714.
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,

A handwritten signature in cursive script, appearing to read "J. L. Picklesimer".

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

JLP/jek

Attachments

cc: Mr. Timothy Johnson  
Mr. B.F. Sloan  
File

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

Policy On Street And Driveway Access to North Carolina Highways

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	JOHN W. BLAIR	NAME	MICKLE WOFFORD
SIGNATURE	<i>John W. Blair</i>	SIGNATURE	<i>Mickle Wofford</i>
ADDRESS	6125 U.S. 64 E. PO BOX 995 PITTSBORO N.C. 27312	ADDRESS	123 GATHRIE RD PITTSBORO N.C. 27312
	Phone No. 919 542-5200		

AUTHORIZED AGENT		WITNESS	
COMPANY		NAME	
SIGNATURE	SAME AS ABOVE	SIGNATURE	
ADDRESS	<i>qub</i>	ADDRESS	
	Phone No.		

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

<i>J. P. Proffers</i>	<i>(10)</i>
SIGNATURE	DATE
	10-2-05

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE	TITLE	DATE
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APPLICATION APPROVED BY DISTRICT ENGINEER

<i>J. P. Proffers</i>	<i>(10)</i>
SIGNATURE	DATE
	12-13-05

INSPECTION BY NCDOT

SIGNATURE	TITLE	DATE
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COMMENTS:

Use Additional Pages as necessary.

**Policy On Street And Driveway Access to North Carolina Highways**

<b>APPLICATION IDENTIFICATION</b>		<b>N.C. DEPARTMENT OF TRANSPORTATION</b>
Driveway Permit No. <u>19-679</u>	Date of Application <u>10/21/05</u>	<b>STREET AND DRIVEWAY ACCESS</b>
Development Name: <u>BLAIR COMPANY BOAT RV &amp; SPECIALTY STORAGE</u>		<b>PERMIT APPLICATION</b>

**LOCATION OF PROPERTY:**

Exact Distance  Miles  Feet      N  S  E  W CORNER

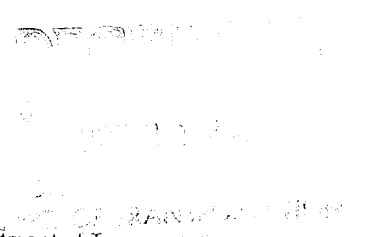
MT GILEAD CHURCH ROAD From the Intersection of Route No. SR 1700 and Route No. SR 1714 HATLEY RD. toward SE CORNER

Property Will Be Used For:  Residential /Subdivision  Commercial  Educational Facilities  TND  Emergency Services  Other

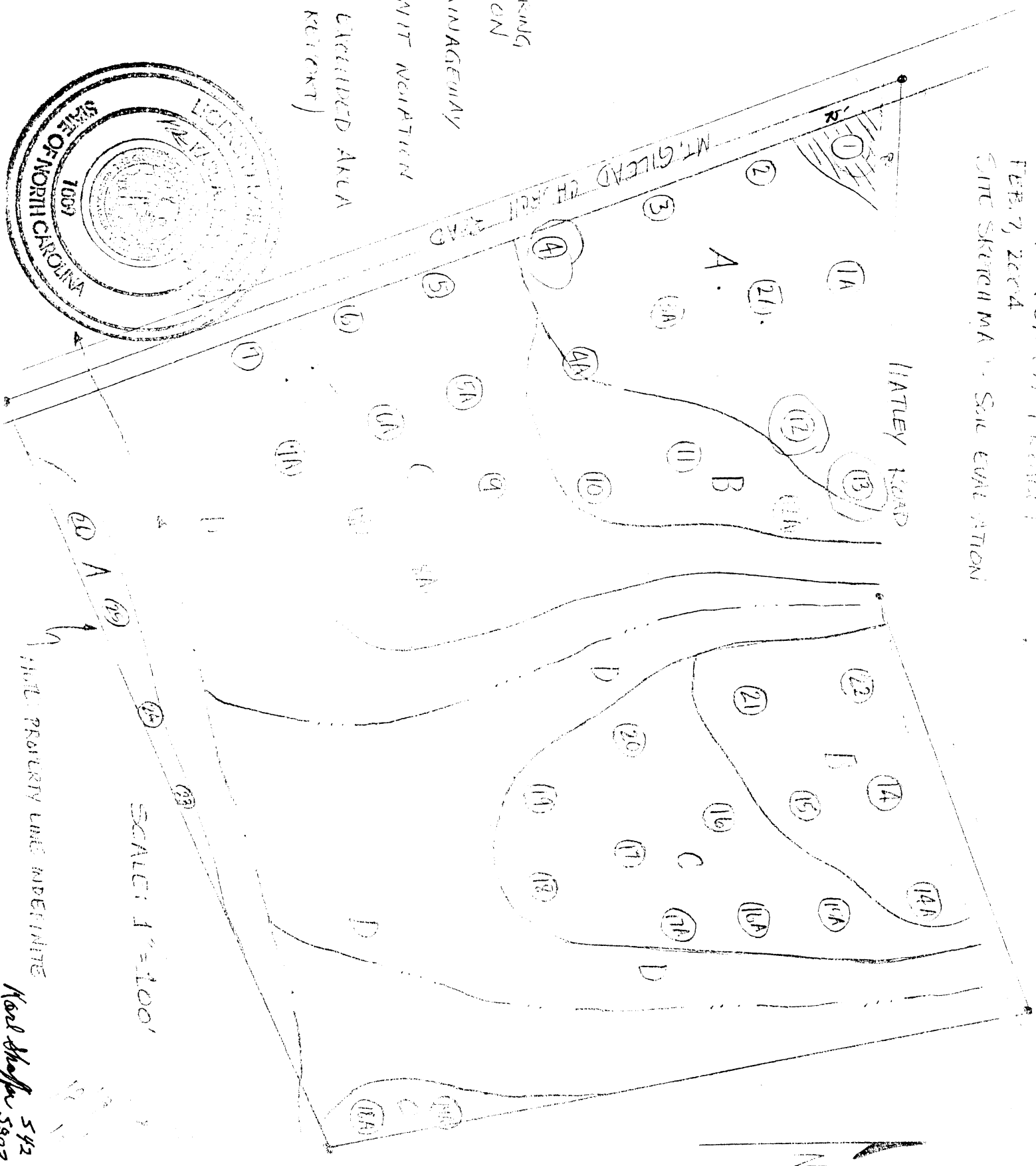
Property:  is  is not within ANY City Zoning Area

**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 other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on 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 a \$50 construction inspection fee. Make checks payable to NCDOT. This 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 from the District 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 and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**



LEAFMAN LEGAL PROJECT  
 FEB. 7, 2004  
 SITE SKETCH MAP - SOIL EVALUATION



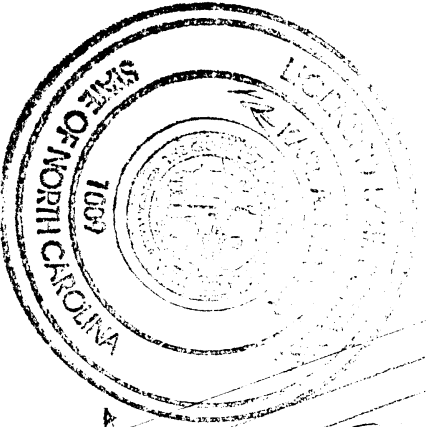
LEGEND:

① = SOIL BORING LOCATION

--- = DRAINAGEWAY

A = MAP UNIT NOTATION

/// = SMALL UPLIFTED AREA (SEE REPORT)



SCALE: 1" = 100'

PROPERTY LINE INDEFINITE

542  
 Noel Shaffer  
 5803