

**CHATHAM COUNTY  
MAJOR SUBDIVISION  
REVIEW CHECKLIST**

Subdivision Name Hickory Downs 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 type="checkbox"/> 30 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"/> Preliminary Soils Map and Letter from Soil Scientist	_____
PRELIMINARY PLAT REVIEW	
<input checked="" type="checkbox"/> 30 Copies of Plat along with one (1) 8-1/2 x 11 copy	_____
<input checked="" type="checkbox"/> Application w/ Complete Adjacent Owner Addresses	_____
<input type="checkbox"/> Detailed Soils Map and Letter of explanation or D.E.M. approval	___/___/___
<input checked="" type="checkbox"/> NCDOT Approval (if public roads)	___/___/___
<input checked="" type="checkbox"/> DOT Comm. Driveway Permit (if private roads)	___/___/___
<input checked="" type="checkbox"/> Erosion Control Plan Approval (if new roads)	___/___/___
<input checked="" type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl)	___/___/___
<input checked="" 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:

paved

gravel

Water System:

individual wells

community wells

public system

name \_\_\_\_\_

Sewer System:

septic systems

community system

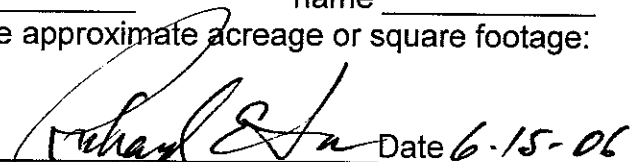
public system

name \_\_\_\_\_

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

  
Signature of Applicant

Date 6-15-06

  
Signature of Owner

Date 6-15-06

For Office Use Only:

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

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

Preliminary \_\_\_\_\_

Final \_\_\_\_\_

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

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):

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Financial Guarantee (if applicable):

Submitted by: \_\_\_\_\_  
 Guarantee Type: \_\_\_\_\_  
 Amount: \$ \_\_\_\_\_  
 Acceptance Date: \_\_\_/\_\_\_/\_\_\_  
 Expiration Date: \_\_\_/\_\_\_/\_\_\_  
 Release Date: \_\_\_/\_\_\_/\_\_\_  
 Release Payable to: \_\_\_\_\_

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

Date

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.

<b>1. Chatham Farms, LLC</b>	<b>11. MARK A KING</b>
219 W. MILLBROOK RD.	1953 RIVER ROAD
RALEIGH, NC 27609-4396 (parcel # 11944)	PITTSBORO, NC 27312 (parcel # 78517)
<b>2. LOIS WILLIAMS HEIRS</b>	<b>12. LIZZIE MAE BOWERS</b>
107 ALABAMA AVE	9240 US 64 WEST
CARBORO NC 27510 (parcel # 11986)	SILER CITY, NC 27344 (parcel # 75161)
<b>3. DELL &amp; GYWMN JOHNSON</b>	<b>13. LINDA &amp; THOMAS CROWSON</b>
774 BOWERS STORE ROAD	9210 US 64 WEST
SILER CITY, NC 27344 (parcel # 80954)	SILER CITY, NC 27344 (parcel # 11948)
<b>4. JOHNNY &amp; JANE FOGLEMAN</b>	<b>14. JOY BAPTIST CHURCH</b>
624 BOWERS STORE ROAD	61 BOWERS STORE ROAD
SILER CITY, NC 27344 (parcel # 11966)	SILER CITY, NC 27344 (parcel # 74454)
<b>5. JACK T JOHNSON</b>	<b>15.</b>
810 BOWERS STORE ROAD	
SILER CITY, NC 27344 (parcel # 63956)	
<b>6. DENISE F HAMRICK</b>	<b>16.</b>
71 MOUNTAIN RIDGE LANE	
SILER CITY, NC 27344 (parcel # 78513)	
<b>7. YVONNE ANDREW HADLEY</b>	<b>17.</b>
73 MOUNTAIN RIDGE LANE	
SILER CITY, NC 27344 (parcel # 78514)	
<b>8. DAVID &amp; DALE MIZE</b>	<b>18.</b>
76 MOUNTAIN RIDGE LANE	
SILER CITY, NC 27344 (parcel # 78515)	
<b>9. CHRISTOPHER &amp; AUDREY PARKER</b>	<b>19.</b>
220 BOWERS STORE ROAD	
SILER CITY, NC 27344 (parcel # 78516)	
<b>10. MARK A KING</b>	<b>20.</b>
1953 RIVER ROAD	
PITTSBORO, NC 27312 (parcel # 78518)	



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY,  
GOVERNOR

LYNDO TIPPETT  
SECRETARY

April 12, 2006

**Chatham County**

**Subject: Subdivision - Plan Review - Hickory Downs off of SR 1506**

CE Group  
Mark Ashness  
11000 Regency Parkway, Suite 410  
Cary, NC 27511

Dear Mr. Mark Ashness:

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:

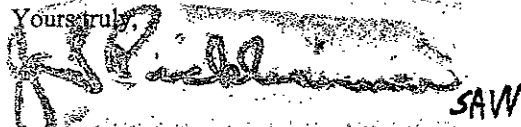
1. All Construction is to be in accordance with the details and changes in red as shown on the plans. Please note the change in asphalt type. Any asphalt pavement construction after March 1, 2003 shall be of the Superpave type (See Attached).
2. Also note that for Road C to meet the density requirement lot 10 must have their driveway on Road C.
3. The entire 50' right of way is to be cleared and grubbed throughout the whole phase of the project. Please be aware that the areas 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. There is crossline drainage proposed on the construction plans. If field conditions dictate any changes these shall be made. 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 shall 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. There is no typical shown for the headwall for the 42" Pipe at station 19+75.

P.O. Box 1164, Asheboro, North Carolina 27204  
Phone (336) 629-1423 Fax (336) 629-7228

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 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 Department of Natural Resources and Community Development. The developer should forward this plan to Mr. John Holley, P.E., Department of Natural Resources and Community Development, 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. The developer shall comply with all applicable local, state, and federal environmental regulations, and shall obtain all necessary local, state, and federal environmental permits, including, but not limited to, those related to sediment control, stormwater, wetlands, streams, endangered species, and historical sites.
11. 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 truly,

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

JLP/saw  
Attachments

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

P.O. Box 1164, Asheboro, North Carolina 27204  
Phone (336) 629-1423 Fax (336) 629-7228



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY,  
GOVERNOR

LYNDO TIPPETT  
SECRETARY

January 31, 2006

Chatham County

County Driveway Permit File Number 19-653

Subject: Commercial Driveway Permit Application with Entrance onto SR 1506  
( Hickory Ridge Subdivision )

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

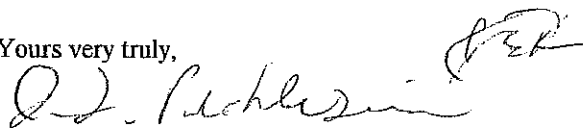
Dear Mr. Fox:

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 1506 is to be constructed in accordance with the attached detail sheet.
2. The entrance onto SR 1506 shall be paved for at least 50' along the centerline of the entrance..
3. The entrance onto SR 1506 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 1506.
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  
Mr. B.F. Sloan  
Mr. Mark Ashness  
File

**APPLICATION IDENTIFICATION**

**N.C. DEPARTMENT OF TRANSPORTATION**

**STREET AND DRIVEWAY ACCESS  
PERMIT APPLICATION**

Application No. 19-653 Date of Application 10/21/2005 1-31-06 821

County: Chatham

Development Name: Hickory Ridge

**LOCATION OF PROPERTY**

Route/Road: SR 1506 / Bowers Store Road

Exact Distance 555  Miles  Feet  
 Direction:  N  S  E  W

From the Intersection of Route No. US 64 and Route No. SR 1506 Toward Graham

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.**

JAN 06 2006



SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)

COMPANY Richard Fox  
SIGNATURE *Richard Fox*  
ADDRESS PO Box 563, Siler City, NC 27344  
Phone No. 919-5482067

WITNESS

NAME CLAY S. LOWDON  
SIGNATURE *Clay S. Lowdon*  
ADDRESS 11000 REGENCY PARKWAY SUITE 410  
CARY N.C. 27511

AUTHORIZED AGENT

COMPANY QE Group, Inc - Mark P. Ashness, P.E.  
SIGNATURE *Mark P. Ashness*  
ADDRESS 1051 Pemberton Hill Road, Apex, NC 27502  
Phone No. 919367-8791

WITNESS

NAME CLAY S. LOWDON  
SIGNATURE *Clay S. Lowdon*  
ADDRESS 11000 REGENCY PARKWAY SUITE 410  
CARY N.C. 27511

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

*J. J. Reckles* <sup>RED</sup>  
SIGNATURE DATE 1-26-06

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE TITLE DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

*J. J. Reckles* <sup>RED</sup>  
SIGNATURE DATE 1-31-06

INSPECTION BY NCDOT

SIGNATURE TITLE DATE

COMMENTS:

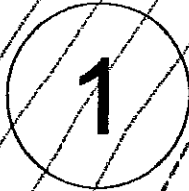
Driveway for 49 Lot Single Family Subdivision



**BOWERS STORE ROAD**  
**60' RIGHT-OF-WAY**

**SR 1506**

690



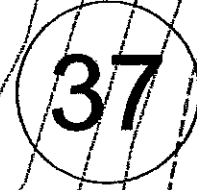
20' EDGE TO EDGE

60 LF OF 18" RCP  
72 LF WITH FES (TOTAL)  
PROPOSED)

50' R/W

10' x 70' SIGHT  
TRIANGLE (TYP)

680



CHURCH

670

Existing  
Axle

MAE BOWERS 660

P. JM PG. 10  
KQ PG. 479

EIP

N00°39'41"E  
123.34'

N00°33'21"E  
148.85'

N88°20'W  
0.00'

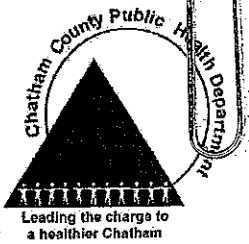
EIP

**US 64**

THOMAS H. CROWSON



0



Chatham County Environmental Health, Erosion Control Section

April 17, 2006

**LETTER OF APPROVAL**

Richard E. Fox  
P.O. Box 563  
Siler City, NC 27344

RE: Project Name: Hickory Downs Acres approved: 5.9  
Total Acres: 166.82  
Permit Number: 2006-04-002  
Submitted By: CE Group, Inc.  
Date Received: 3-24-06

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.

**U.S. ARMY CORPS OF ENGINEERS  
WILMINGTON DISTRICT**

Action ID: 200620594

County: Chatham

**NOTIFICATION OF JURISDICTIONAL DETERMINATION**

Property Owner: **Richard Fox**

Mailing Address: **Post Office Box 563  
Siler City, NC 27344**

Telephone No.: **(919) 742-2966**

Authorized Agent: **Soil & Environmental Consultants, P.A.  
Attn: David Gainey**

Mailing Address: **11010 Raven Ridge Road  
Raleigh, NC 27614**

Telephone No.: **(919) 846-5900**

**Property / Project Area Description:**

Size (acres): 171

Nearest Town: **Siler City**

USGS Quad: **NE Siler City**

Site Coordinates: **35.7384 °N 79.3352 °W**

River Basin: **Cape Fear**

HUC: **03030003**

Nearest Waterway: **Landrum Creek**

Location (road name/number, intersection, etc.): **The property is located on the north side of US Highway 64, approximately 1000 feet east of SR 1506, east of Siler City, North Carolina.**

**Indicate Which of the Following Apply:**

**A. Preliminary Determination**

- Based on preliminary information, there may be waters of the U.S., to include wetlands, on the above described property. We strongly suggest you have this property inspected to determine the extent of Department of the Army (DA) jurisdiction. To be considered final, a jurisdictional determination must be verified by the Corps. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process ( Reference 33 CFR Part 331).

**B. Approved Determination**

- There are Navigable Waters of the United States within the above described property subject to the permit requirements of Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

- There are waters of the U.S., to include wetlands, on the above described property subject to the permit requirements of Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

We strongly suggest you have the waters of the U.S., to include wetlands, on your property delineated. Due to the size of your property and/or our present workload, the Corps may not be able to accomplish this wetland delineation in a timely manner. For a more timely delineation, you may wish to obtain a consultant. To be considered final, any delineation must be verified by the Corps.

The waters of the U.S., to include wetlands, on your property have been delineated and the delineation has been verified by the Corps. We strongly suggest you have this delineation surveyed. Upon completion, this survey should be reviewed and verified by the Corps. Once verified, this survey will provide an accurate depiction of all areas subject to CWA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.

The waters of the U.S., to include wetlands, have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on 04/27/2006. Unless there is a change in the law or our

published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

- There are no waters of the U.S., to include wetlands, present on the above described property which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Washington, NC, at (252) 946-6481 to determine their requirements.

Placement of dredged or fill material within waters of the US and/or wetlands without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). If you have any questions regarding this determination and/or the Corps regulatory program, please contact **Todd Tugwell** at telephone **(919) 876-8441 ext. 26**.

**C. Basis of Jurisdictional Determination:** The site contains an UT to Landrum Creek, a stream channel with ordinary high water marks, defined bed and bank, and adjacent wetlands. The stream channel is a tributary to the Deep River in the Cape Fear River Basin.

**D. Remarks:**

**E. Appeals Information:**

(This information applies only to approved jurisdictional determinations as indicated in B. above)

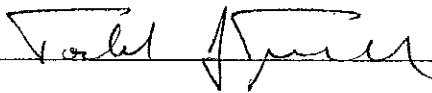
This correspondence constitutes an approved jurisdictional determination for the above described site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the South Atlantic Division, Division Office at the Following address:

Mr. Michael F. Bell, Administrative Appeal Review Officer  
CESAD-ET-CO-R  
U.S. Army Corps of Engineers, South Atlantic Division  
60 Forsyth Street, Room 9M15  
Atlanta, Georgia 30303-8801

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **June 26, 2006**.

**\*\*It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.\*\***

Corps Regulatory Official



Date: **April 27, 2006**

Expiration Date: **April 27, 2011**

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL**

Applicant: **Richard Fox** File Number: **200620594** Date: **April 27, 2006**

Attached is: See Section below

<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
<input checked="" type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

**SECTION I** - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://www.usace.army.mil/met/functions/cw/ceewo/reg> or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

**REASONS FOR APPEAL OR OBJECTIONS:** (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

**ADDITIONAL INFORMATION:** The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact:

**Todd Tugwell**

Raleigh Regulatory Field Office

US Army Corps of Engineers

6508 Falls of the Neuse Road, Suite 120

Raleigh, North Carolina 27615

If you only have questions regarding the appeal process you may also contact:

Mr. Michael Bell, Administrative Appeal Review Officer  
CESAD-ET-CO-R

U.S. Army Corps of Engineers, South Atlantic Division

60 Forsyth Street, Room 9M15

Atlanta, Georgia 30303-8801

**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

\_\_\_\_\_  
Signature of appellant or agent.

Date:

Telephone number:

**DIVISION ENGINEER:**

**Commander**

**U.S. Army Engineer Division, South Atlantic**

**60 Forsyth Street, Room 9M15**

**Atlanta, Georgia 30303-3490**

SUBDIVISION: Hickory Downs  
 DIRECTIONS: Hwy 64 west - Right on Powers  
STORE RD. Property Corner 64 - Powers Stone RD  
 DEVELOPER: Richard E. Fox PHONE NUMBER: 919 742 2966  
919 663 3384 FAX  
 Major Development:  Minor Development:   
 Development with acreage of 10 acreage of 10 acres or more:

Proposed road names      OK to submit      DUPLICATED  
 Do not Submit

<u>Hickory Downs Drive</u>	<input checked="" type="checkbox"/>	<u>Entrance Road</u>
<u>Hunter Glen Lane</u>	<input checked="" type="checkbox"/>	<u>Main Road</u>
<u>SADDLE RIDGE RD.<sup>Dr.</sup></u>	<input checked="" type="checkbox"/>	<u>lots 10-11-12-13</u>
<u>WINDRUSH DRIVE</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Need 3  
 +25-06  
 Updated

DATE SUBMITTED TO EOC: 8-29-05  
 SUBMITTED BY: Richard Fox  
 EOC OFFICER: Denise Suits  
 DATE ROADS APPROVED: 8-29-05  
 DATE FINAL PLAT RECEIVED: \_\_\_\_\_  
 DATE GIVEN TO 911: \_\_\_\_\_  
 DATE CONTACT MADE WITH NUMBERS: \_\_\_\_\_  
 SURROUNDING COUNTY CONTACTED: \_\_\_\_\_  
 PERSON SPOKEN WITH: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

8-29-05



FAX TO: Denise Suits  
 542. 2498

RG FAXED  
 Lynn 4-25-06

FAXED  
 Lynn 8-29-05



NO.	REVISIONS	DATE

**CE Group, Inc.**  
**LAND PLANNING**  
**CIVIL ENGINEERING**  
**CONSTRUCTION MANAGEMENT**  
 1000 N. 10th Street, Suite 100  
 Raleigh, NC 27601  
 Phone: (919) 872-4200 Fax: (919) 872-4275

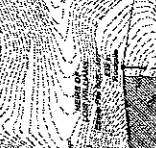


**Hickory Downs**  
**Preliminary Plat Submittal**  
**Major Subdivision**  
**Chatham County**  
**North Carolina**

Date: June 15, 2006  
 Scale: 1" = 200'  
 Drawn: CBL  
 Checked: MFA  
 Project No.: 07-23  
 Copyright: © 2006  
 1000 N. 10th Street, Suite 100, Raleigh, NC 27601

Sheet No: **1** of **1**

**Site Data:**  
 Site Acreage: ± 167 AC  
 Zoning: UNZONED  
 Total Homesites: 41  
 Acres in R.O.C.W. (Private): ± 7.7 AC  
 Minimum Lot Size: ± 1.5 AC  
 Maximum Lot Size: ± 11.2 AC  
 Average Lot Size: ± 3.9 AC



**CURRENT OWNER:**  
 Robert Fox  
 PO Box 583  
 Raleigh, NC 27604  
 Parcel No. - 11048 NF  
 Pin No. - 9702-00-04-8883 NF  
 Deed Book - 774 Page 812 NF  
 Parcel No. - 7650 NF  
 Pin No. - 9702-00-04-8883 NF  
 Deed Book - 1112 Page 485 NF  
 Parcel No. - 7818 NF  
 Pin No. - 9792-00-02-4914 NF  
 Deed Book - 1112 Page 485 NF

**SURVEYOR:**  
 Vice S. Finch, L.L.M.  
 109 Hickory Street  
 Philabrook, N.C. 27312

**NOTES:**

- 1) TOPOGRAPHY TAKEN FROM NCDOT GIS DEPARTMENT.
- 2) BOUNDARY INFORMATION PROVIDED BY VAN R FINCHLAND SURVEYS, PA
- 3) THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA PANELS 8718912003 & 871087200J DATED JULY 13, 2005
- 4) WATER TO BE PROVIDED BY PRIVATE WELLS
- 5) ALL SEWERS TO BE INDIVIDUAL LOT SEPTIC SYSTEMS.
- 6) ALL ROADS TO BE PUBLIC AND BUILT TO NCDOT STANDARDS AND SPECIFICATIONS.
- 7) THERE ARE NO CEMETERIES LOCATED WITHIN PROJECT BOUNDARY.
- 8) THESE PARCELS ARE LOCATED NEAR AN AREA THAT IS PRESIDENTLY USED FOR AGRICULTURE. LOCAL REGULATIONS MAY CONFLICT WITH RESIDENTIAL LAND USE. LOCAL ZONING SECTION 106 - 701 PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL.
- 9) NO LOTS WILL HAVE ACCESS TO US 84.

**SOILS LEGEND**  
 UNSATURABLE SOILS FOR CONVENTIONAL SEPTIC SYSTEMS



**PRELIMINARY**  
**FOR REVIEW ONLY**  
**NOT RELEASED**  
**FOR CONSTRUCTION**

