

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: CEDAR MOUNTAIN SUBDIVISION  
Subdivision Applicant: \_\_\_\_\_ Subdivision Owner: \_\_\_\_\_

Name: Lewis Metty Development Co. LLC

Name: Lewis Metty Development Company, LLC

e-mail: tuscangroup@bellsouth.net

Address: 9308 Foxburrow Court

Address: 9308 Foxburrow Ct.

Raleigh, NC 27613

Raleigh, NC 27613

Phone:(W) 730-8732

Phone:(W) 730-8732

Phone:(H) 841-0398 Fax: 847-3914

Phone:(H) 841-0398 Fax: 847-3914

E-Mail tuscangroup@bellsouth.net

E-Mail 9756-26-2681

Township: Baldwin Zoning: R-40

P. I. N. # 9756-15-6332, 9746-85-2551

Flood Map # 3710974600J Zone: X

Parcel # 1611, 84839, 1721

Watershed: WS IV PA

Existing Access Road: S.R. 1540 & Cedar Grov  
Road

Total Acreage: 163.1 acres

Total # of Lots: 65

Min. Lot Size: 1.50 ac.

Ph. I Acreage \_\_\_\_\_

Ph. I # of lots \_\_\_\_\_

Max. Lot Size: 8.40 ac.

Ph. II Acreage \_\_\_\_\_

Ph. II # of lots \_\_\_\_\_

Avg. Lot Size: 2.3 ac.

Ph. III Acreage \_\_\_\_\_

Ph. III # of lots \_\_\_\_\_

Type of new road:  Private/ Length \_\_\_\_\_

Public/ Length 7730 ft.

Road Surface:

paved

gravel

Water System:

individual wells

community wells

public system

name \_\_\_\_\_

Sewer System:


septic systems

community system

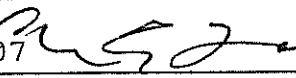
public system

name \_\_\_\_\_

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

  
Signature of Applicant

Date June 13, 2007

  
Signature of Owner

Date June 13, 2007

For Office Use Only:

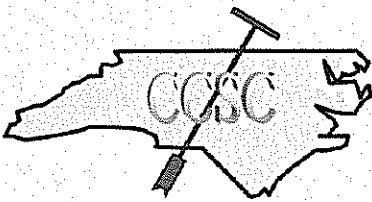
Notes: \_\_\_\_\_

Approved by County Commissioners: Sketch

Preliminary

Final

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



## Central Carolina Soil Consulting, PLLC

4024 Barrett Drive, Suite 201

Raleigh, NC 27609

919-784-9449

June 13, 2007

Project #52

Lewis-Metty Development Company, LLC.

Attention: Kirk Metty

9308 Foxburrow Court

Raleigh, NC 27613

Dear Mr. Metty:

This letter is in reference to the plan review of the proposed Cedar Mountain Subdivision in Chatham County. The proposed subdivision is adjacent (east) to Cedar Grove subdivision and Bingham Ridge subdivision (west) and has a total of 65 lots. Each lot will require individual wells and subsurface septic systems. Most of the proposed lots will use off-site septic easements and the attached map illustrates the location of the septic easements from each lot to the assigned off-site septic area, which includes the supply line easements.

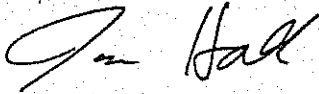
From the preliminary review of the Cedar Mountain subdivision plan it appears that all 65 lots and/or septic easements have enough suitable soils (~10,000 ft<sup>2</sup> or more) to potentially support 3-bedroom septic system and repair areas. This plan provides enough information to proceed on to the next step of evaluating each individual lot in the field. Each lot or septic easement area will require a detailed soils evaluation to determine system type, soil LTAR and a septic system layout (flagging of proposed drain lines in the field) before an evaluation by the Chatham County Health Department. The detailed evaluation of each lot and field layout of the septic system and repair areas is the only way to determine the actual suitability of each the proposed lots due to soil variability and topographic irregularities. Once the field layouts are started there may slight changes to property lines on some lots to fit the required drain fields in the suitable soil areas. Some lots may also require subsurface drip repair fields due to space limitations. The soil types for subsurface drip systems were not mapped in the initial evaluation due to the cost of these systems. Please note that the attached map illustrates a line between a detailed soils evaluation completed on a separate 25-acre tract from the original preliminary evaluation of the 100-acre Bingham tract. The detailed evaluation was a more thorough evaluation where CCSC personnel flagged and GPS field located the soil delineation line. That is why there is an abrupt change in the soils line between lots 28 and 22 on the soils map.

This letter discusses the location of suitable soils for subsurface wastewater disposal systems and does not guarantee any permits or approval required by the Chatham County Health Department for the aforementioned lots in Cedar Mountain Subdivision.

Central Carolina Soil Consulting, PLLC is a professional consulting firm specializing in soil delineations and design for on-site wastewater disposal systems. The rules governing on-site wastewater disposal systems are complex and the interpretation of the rules are based upon the opinions of regulators (state and county level). Due to the subjective nature of the permitting process and the variability of naturally occurring soils, CCSC cannot guarantee that areas delineated as suitable for on-site wastewater disposal systems will be permitted by the governing agencies.

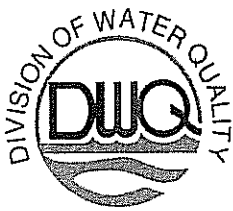
Please give me a call if you have any questions regarding this letter.

Sincerely,



Jason Hall  
NC Licensed Soil Scientist #1248





Michael F. Easley, Governor

William G. Ross Jr., Secretary  
North Carolina Department of Environment and Natural Resources

Coleen H. Sullins, Director  
Division of Water Quality

June 7, 2007

DWQ Project # 06-1838, Ver. 2  
Chatham County

Mr. Charles E. Lewis  
9308 Foxburrow Court  
Raleigh, NC 27613

Subject Property: **Cedar Mountain Subdivision**  
Ut to Meadow Branch [030604, 16-32-1, WSIV, NSW]

**Approval of 401 Water Quality Certification with Additional Conditions**

Dear Mr. Lewis:

You have our approval, in accordance with the attached conditions and those listed below, to place fill within or otherwise impact 85 linear feet of perennial stream to construct the proposed residential subdivision, as described within your application dated April 5, 2007, and received by the N.C. Division of Water Quality (DWQ) on April 9, 2007, with additional information received on May 17, 2006, and June 6, 2007. After reviewing your application, we have decided that the impacts are covered by General Water Quality Certification Number(s) 3631 (GC3631). The Certification(s) allows you to use Nationwide Permit(s) 29 (NW29), when issued by the US Army Corps of Engineers (USACE). In addition, you should obtain or otherwise comply with any other required federal, state or local permits before you go ahead with your project including (but not limited to) Erosion and Sediment Control, Non-discharge, and other regulations. **Also, this approval to proceed with your proposed impacts or to conduct impacts to waters as depicted in your application shall expire upon expiration of the 404 or CAMA Permit.**

This approval is for the purpose and design that you described in your application. If you change your project, you must notify us and you may be required to send us a new application. If the property is sold, the new owner must be given a copy of this Certification and approval letter and is thereby responsible for complying with all conditions. If total fills for this project (now or in the future) exceed one acre of wetland or 150 linear feet of stream, compensatory mitigation may be required as described in 15A NCAC 2H .0506 (h). **This approval requires you to follow the conditions listed in the attached certification and any additional conditions listed below.**

**The Additional Conditions of the Certification are:**

**Conditions of Certification:**

1. Impacts Approved

The following impacts are hereby approved as long as all of the other specific and general conditions of this Certification (or Isolated Wetland Permit) are met. No other impacts are approved including incidental impacts:

Type of Impact	Amount Approved (Units)	Plan Location or Reference
Stream - perennial	85 (linear feet)	PCN page 8 of 12, Plan dated April 18, 2007

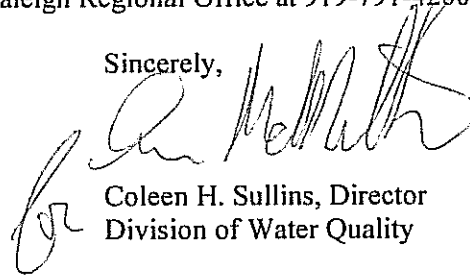
1650 Mail Service Center, Raleigh, NC, 27699-1650.

Violations of any condition herein set forth may result in revocation of this Certification and may result in criminal and/or civil penalties. The authorization to proceed with your proposed impacts or to conduct impacts to waters as depicted in your application and as authorized by this Certification shall expire upon expiration of the 404 or CAMA Permit.

If you do not accept any of the conditions of this Certification (associated with the approved wetland or stream impacts), you may ask for an adjudicatory hearing. You must act within 60 days of the date that you receive this letter. To ask for a hearing, send a written petition, which conforms to Chapter 150B of the North Carolina General Statutes to the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, N.C. 27699-6714. This certification and its conditions are final and binding unless you ask for a hearing.

This letter completes the review of the Division of Water Quality under Section 401 of the Clean Water Act. If you have any questions, please telephone Cyndi Karoly or Ian McMillan in the Central Office in Raleigh at 919-733-1786 or Lauren Cobb in the DWQ Raleigh Regional Office at 919-791-4200.

Sincerely,



Coleen H. Sullins, Director  
Division of Water Quality

CHS/ijm

Enclosures: GC3631  
Certificate of Completion

cc: Lauren Cobb, DWQ Raleigh Regional Office  
USACE Raleigh Regulatory Field Office  
File Copy  
Central Files  
Scott Mitchell, Mitchell Environmental, P.A., P.O. Box 341, Fuquay-Varina, NC 27526



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY  
GOVERNOR

LYNDO TIPPETT  
SECRETARY

June 5, 2007

Chatham County

Subject: Subdivision – Final Plan Review – Cedar Mountain Subdivision Phase I

John Harris, P.E.  
Consulting Engineer  
7909 Ocoee Ct.  
Raleigh, N.C. 27612

Dear Mr. Harris:

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.
2. A driveway permit was not necessary with this package.
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. The crossline drainage is approved as proposed on the construction plans. If, however field conditions dictate any changes these shall be made. If any of the property owners desire to pipe their ditches within the proposed NCDOT right of way, please advise them that this work should conform to NCDOT specifications for this type of work (see attached). If any ditches are piped and not satisfactorily completed to NCDOT 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.

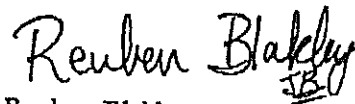
P.O. BOX 1164, ASHEBORO, NORTH CAROLINA 27204  
PHONE (336) 629-1423 FAX (336) 629-7228

6. The typicals as shown in the plans, are approved.
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 deemed 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 Chatham County. The developer should forward this plan to Mr. Jim Willis, Erosion and Sediment Control Officer, 80 East, P.O. Box 130, Pittsboro, N.C. 27312, phone (919) 545-8343 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. A properly completed Verification of Compliance with the Department of Environment and Natural Resources (DENR)(page 35, attached) must be submitted prior to the road(s) being considered for addition to the NCDOT System.
12. 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 a public easement or as the property line.
  - B. Public easements for drainage throughout the development.
  - C. All roads shall be shown as public and the right of way width shown.

13. If the plans of this subdivision change in a way that would cause a change in the classification of these roads from Local Residential to Residential Collector the developer will be responsible for upgrading roads to meet Residential Collector standards prior to addition the state maintenance system.
14. This approval does not approve the utilities within this subdivision. Any utilities shall be submitted for approval to this office via a properly executed Encroachment Agreement to be approved at the time the roads within the subdivision are petitioned to be added to the state system for maintenance. Please note that water valves should be located a minimum of 6' from edge of pavement, fire hydrants should be behind the right of way line and all service taps should be installed prior to paving.

If you have any further questions regarding this matter, please do not hesitate to call this office at (336) 629-1423.

Yours truly,

  
Reuben Blakley, P.E.  
District Engineer

REB/jeb

Attachments.

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



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

Action ID: SAW-2006-41842-219 County: Chatham USGS Quad: Hynum

**GENERAL PERMIT (REGIONAL AND NATIONWIDE) VERIFICATION**

Property Owner / Authorized Agent: Charles E. Lewis  
Address: 9308 Foxburrow Court  
Raleigh, NC 27613

Telephone No.: 919-847-3914

Size and location of property (water body, road name/number, town, etc.): The project site is located off Jones Ferry Road in the existing Cedar Grove Subdivision near Pittsboro, Chatham County, North Carolina. Aquatic features on site drain to Meadow Branch, in the Cape Fear River Basin.

Description of projects area and activity: This verification allows for 85 linear feet of permanent stream impact to Meadow Branch during the construction of a residential subdivision. Mitigation will be via NCEEP. See Permit Conditions below for more information.

Applicable Law:  Section 404 (Clean Water Act, 33 USC 1344)  
 Section 10 (Rivers and Harbors Act, 33 USC 403)  
Authorization: Regional General Permit Number:  
Nationalwide Permit Number: 29

Your work is authorized by the above referenced permit provided it is accomplished in strict accordance with the attached conditions and your submitted plans. Any violation of the attached conditions or deviation from your submitted plans may subject the permittee to a stop work order, a restoration order and/or appropriate legal action.

This verification is valid until the NWP is modified, reissued, or revoked. All of the existing NWPs are scheduled to be modified, reissued, or revoked prior to March 18, 2007. It is incumbent upon you to remain informed of changes to the NWPs. We will issue a public notice when the NWPs are reissued. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant nationwide permit is modified or revoked, you will have twelve (12) months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this nationwide permit. If, prior to the expiration date identified below, the nationwide permit authorization is reissued and/or modified, this verification will remain valid until the expiration date identified below, provided it complies with all new and/or modified terms and conditions. The District Engineer may, at any time, exercise his discretionary authority to modify, suspend, or revoke a case specific activity's authorization under any NWP.

Activities subject to Section 404 (as indicated above) may also require an individual Section 401 Water Quality Certification. You should contact the NC Division of Water Quality (telephone (919) 733-1786) to determine Section 401 requirements.

For activities occurring within the twenty coastal counties subject to regulation under the Coastal Area Management Act (CAMA), prior to beginning work you must contact the N.C. Division of Coastal Management.

This Department of the Army verification does not relieve the permittee of the responsibility to obtain any other required Federal, State or local approvals/permits.

If there are any questions regarding this verification, any of the conditions of the Permit, or the Corps of Engineers regulatory program, please contact Monte Matthews.

**Permit Conditions:**

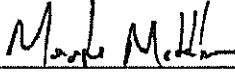
1. In order to compensate for impacts to 85 linear feet of warm water stream the permittee shall make payment to the North Carolina Ecosystem Enhancement Program (NC EEP) in the amount determined by the NC EEP, sufficient to perform the restoration of 156 linear feet of warm water stream in the Cape Fear River Basin, Cataloging Unit 03030002.

Construction within jurisdictional areas on the property shall begin only after the permittee has made full payment to the NC EEP and provided a copy of the payment documentation to the Corps, and the NC EEP has provided written confirmation to the Corps that it agrees to accept responsibility for the mitigation work required, in compliance with the MOU between the North Carolina Department of Environment and Natural Resources and the United States Army Corps of Engineers, Wilmington District, dated November 4, 1998.

-2-

**\*\*Note: Habitat type may be described as found in Schafale and Weakley, Classification of the Natural Communities of North Carolina, Third Approximation, 1990; or in accordance with Cowardin, et al (1979), Classification of Wetlands and Deepwater Habitats of the of the United States\*\***

Corps Regulatory Official: Monte Matthews



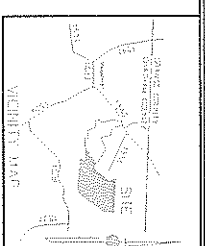
Date: June 5, 2007

Expiration Date of Verification: June 5, 2009

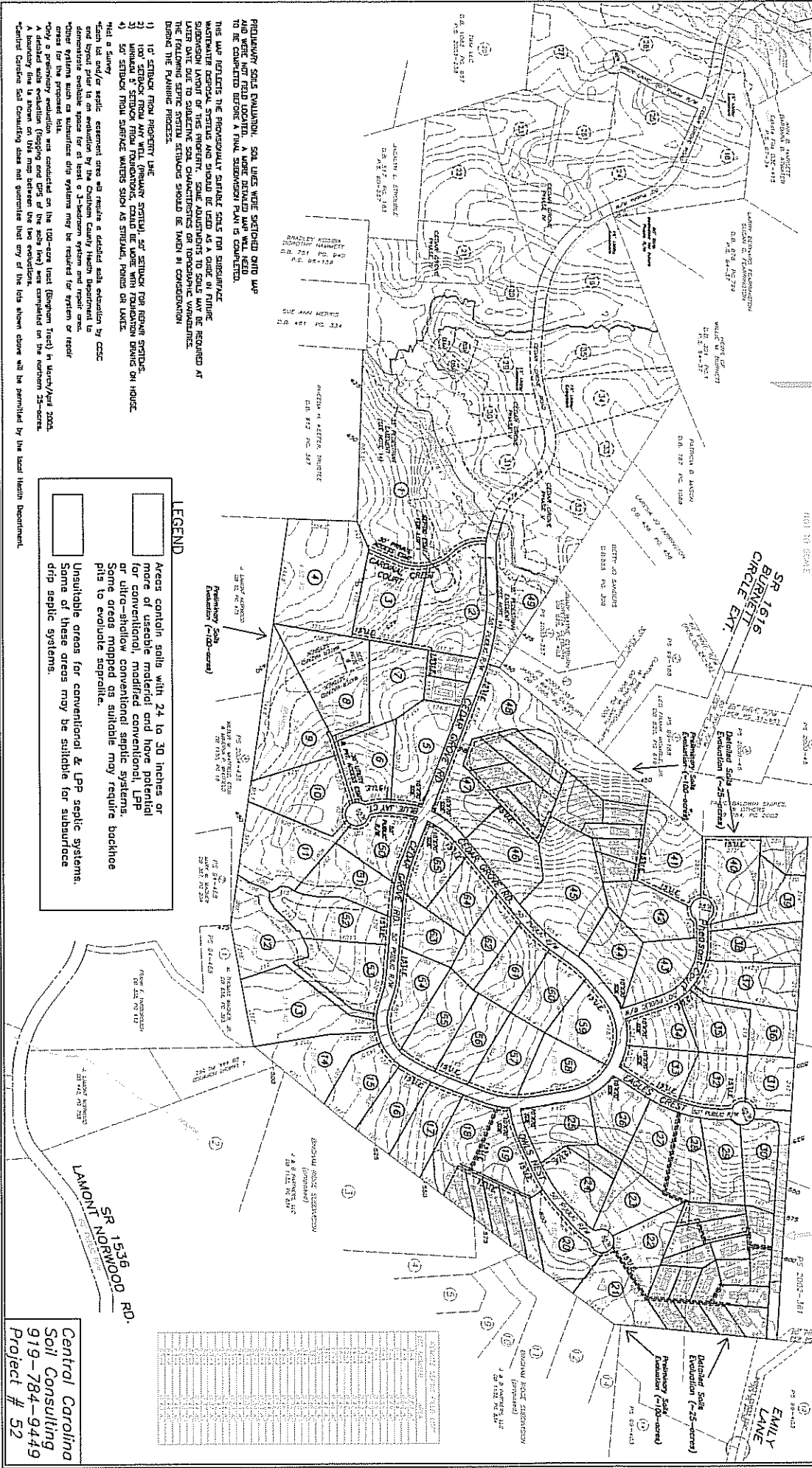
SURVEY PLATS, FIELD SKETCH, WETLAND DELINEATION FORMS, PROJECT PLANS, ETC.,  
MUST BE ATTACHED TO THE FILE COPY OF THIS FORM, IF REQUIRED OR AVAILABLE.

Copy Furnished:

**Mitchell Environmental**  
**ATTN: Scott Mitchell**  
**PO Box 341**  
**Fuquay-Varina, North Carolina 27526**



PRELIMINARY PLAN  
**CEDAR MOUNTAIN**  
 OHLER LEWIS WETLY DEVELOPMENT COMPANY, LLC  
 BALDWIN TOWNSHIP, CHARITAH COUNTY, N. C.  
 SCALE: 1" = 200'  
 DATE: JUNE 16, 2008  
 REVISION: NONE  
 SHEET: 52 OF 52



**PRELIMINARY SOIL EVALUATION. SOIL LINES WERE SKETCHED ON THIS MAP AND WERE NOT FIELD LOCATED. A MORE DETAILED MAP WILL NEED TO BE COMPLETED BEFORE A FINAL SUBDIVISION PLAN IS COMPLETED.**

THIS MAP INDICATES THE PROPOSEDLY SUITABLE SOILS FOR SUBSURFACE WASTEWATER DISPOSAL SYSTEMS AND SHOULD BE USED AS A GUIDE IN FUTURE LATER DATE DUE TO SUBSEQUENT SOIL CHARACTERISTICS OR TOPOGRAPHIC VARIATIONS. THE FOLLOWING SEPTIC SYSTEMS SHOULD BE INSTALLED IN CONFORMANCE WITH THE FOLLOWING PROVISIONS:

- 1) 10' SETBACK FROM PROPERTY LINE
- 2) 10' SETBACK FROM ANY WELL (PROPOSED SYSTEM), 20' SETBACK FROM EXISTING SYSTEMS.
- 3) 5' SETBACK FROM FOUNDATION WALLS.
- 4) 5' SETBACK FROM SURFACE WATERS SUCH AS STREAMS, PONDS OR LAKE.

Field soil sampling for specific assessment areas will require a detailed site evaluation by CSEC and approval prior to an evaluation by the Durham County Health Department to demonstrate suitable areas for at least a 3-bed/room system and repair area. Other systems such as subsurface drip systems may be required for system or repair areas for the proposed lots.

Only a preliminary evaluation was conducted on the 100-acre tract (Baldwin Tract) in March/April 2008. A boundary line is shown on this map between the two evaluations.

\*Certain Certain Soil Consulting data not guarantee that any of the lots shown above will be permitted by the local Health Department.

**LEGEND**

- Areas contain soils with 24 to 30 inches or more of useable modified and have potential for conventional, modified conventional, LPP or ultra-shallow conventional septic systems. Some areas mapped as suitable may require backhoe pits to evaluate septicite.
- Unsuitable areas for conventional & LPP septic systems. Some of these areas may be suitable for subsurface drip septic systems.

Central Carolina  
 Soil Consulting  
 919-784-9449  
 Project # 52