

APPLICATION FOR  
CONDITIONAL USE PERMITS

Chatham County Planning Department  
P.O. Box 54  
Pittsboro, NC 27312

Tel: 919/542-8204  
Fax: 919/542-2698  
Email: [angela.birchett@chathamnc.org](mailto:angela.birchett@chathamnc.org)

**(1) Applicant Information:**

Name: Christopher M. Fortunes  
Address: 475 Bear Tree Creek  
Chapel Hill, NC 27517  
Phone No: (h) 919-533-3058  
(w) 919-469-9900  
(m) 919-730-8676  
Email: \_\_\_\_\_

**(2) Landowner Information (as shown on deed)**

Name: same  
Address: \_\_\_\_\_  
Phone No: (h) \_\_\_\_\_  
(w) \_\_\_\_\_  
(m) \_\_\_\_\_  
Email: \_\_\_\_\_

**(3) Property Identification:**

911 Address: 11115 US 64 E  
Apex, NC 27502  
S.R. Name: US 64 E  
S.R. Number: N/A  
Township: New Hope  
Acreage: 4.06  
Flood map #: 37200702005 (2-7-2007)  
Flood Zone: X

PARCEL#: 71030  
P.I.N #: 0702-00-32-0639  
Deed Book: 1192 Page: 549 Yr: 2005  
Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Current Zoning District: CU-B1  
Watershed District: WSIV-PA

**(4) Requested Zoning District, Conditional Use District, OR Conditional Use Permit:**

Reapplication for Conditional Use Permit for Landscape/Nursery  
& Contractor's Office.

**(5) Directions to property:**

From Pittsboro take Hwy 64 E through Wilsonville Crossroads.  
Property is located 1/3 mile from Wilsonville on North side of  
road.

**(6) Attach the following, if requesting a zoning map amendment:**

- List of names and addresses or current adjoining property owners (see Adjacent Landowners form)  
 Written legal description

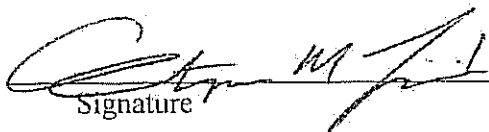
- Map of the property at a scale of not less than 1 inch equals 200 feet
- Explanation of request addressing applicable portions of Section 17.3B of the Chatham County Zoning Ordinance

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**(7) Attach Submission Materials Checklist Information (see Submission Materials Checklist form)**

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I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.

  
Signature

2-26-08  
Date

The owner must sign the following if someone other than the owner is making the application.

I hereby certify that \_\_\_\_\_ is an authorized agent for said property and is permitted by me to file this application.

---

Signature

Date

Adjacent Landowners (property owners across a public or private road, easement, or waterway are considered adjacent landowners)

Legal notices are mailed to these owners, please type or write neatly.

- |   |   |
|---|---|
| (1) <u>Hindes - Bennett Development Co.</u><br><u>c/o Tom Bennett</u><br><u>6240 Ever After Lane Apex, NC 27523</u> | (2) <u>Royce &amp; Faye Webster</u><br><u>1270 Roque Webster Rd</u><br><u>Apex, UNC 27523</u> |
| (3) <u>Carl &amp; Carol Wright</u><br><u>1673 Tuna Dr. U</u><br><u>Shalotte, NC 28470</u>                           | (4) <u>Ms &amp; Mrs Thomas Manyik</u><br><u>413 Griffis St</u><br><u>Cary NC 27511</u>        |
| (5) <u>Jordan 64 Partners</u><br><u>2301 Richardson Rd</u><br><u>Apex NC 27502</u>                                  | (6) _____   |
| (7) _____   | (8) _____   |
| (9) _____   | (10) _____  |
| (11) _____  | (12) _____  |
| (13) _____  | (14) _____  |
| (15) _____  | (16) _____  |
| (17) _____  | (18) _____  |
| (19) _____  | (20) _____  |
| (21) _____  | (22) _____  |
| (23) _____  | (24) _____  |
| (25) _____  | (26) _____  |

## Request for Zoning Change

This request is to keep in effect a conditional use permit for a landscape and garden center granted to Christopher and April Fortunes by the Chatham County Commissioners April 18, 2005. This re-application became necessary after the building permit obtained for the construction of the facility did not have an inspection for 12 months. This lack of inspections occurred during a switch of septic systems from a county approved system to a state approved re-use system. Mr. and Mrs. Fortunes have been waiting for over a year for the necessary soil testing and engineering to be done before calling for final inspections and planning board approval. The septic system is currently in Chatham County's hands for submission to the state if required. The building, roads, utilities, signage, lighting and most of the landscaping that was not lost this past summer due to the drought is in place. Once the septic system is approved and installed we will be able to call for final inspections.

### THE FOLLOWING IS THE ORIGINAL REQUEST FOR ZONING CHANGE

Any changes from the original request are noted in red!

### **Request for Zoning Change**

**This proposed amendment to the Chatham County Zoning Ordinance has become necessary due to the installation of highway 64 and the increased traffic it continues to handle. Small parcels of land have been alienated due to its construction. These parcels zoned RA-5 has become unsuitable for residences due to their proximity to highway 64 and its 16,000 vehicle per day traffic count, which continues to escalate. This particular parcel, described as 3.854 acres zoned RA-40 in the New Hope Township. The property is located 3000 feet east of the the Wilsonville Crossroads (P.I.N.# 0702-32-2821 Parcel# 71030 Deed Book 357 Page 495). This property has a very narrow width of 216' at its widest point. A residential home would have to be placed within one hundred feet of this major thoroughfare. As residential property values continue to escalate to upwards of \$20,000.00 per acre, so will the traffic count on Highway 64. This property will become even more undesirable for its current zoning designation thus the need for its change. Eastern Chatham County will see tremendous growth over the next ten years due to the installation of I-540. This new highway will allow Chatham County residents quick access to all parts of Wake County including the RTP. As this growth develops, there will be a need for economic development centers and neighborhood activity centers to provide goods and services for these new residents. The proposed project will help meet some of these needs by providing Chatham County residents a place to shop for their landscape needs. It will also set a standard for the way these centers should be introduced to the rural landscape of Chatham County. This project's goal is to introduce a retail-shopping environment that preserves the rural character of the**

county. We will selectively clear the property to ensure that the current hardwoods on the property are kept, do minimal grading to preserve the natural topography, and install hardscapes and plant material to create a natural scenic environment for people to shop.

**General Application Requirements for Conditional Use Permit:**

A detailed description of the project, a requirement that is common to all applications, is discussed in this section.

- 1) Location <Required>. The location of the site in Chatham County. Including:**
- a. public highway(s) servicing this site; Hwy 64**
  - b. private road(s) servicing the site; None**
  - c. the current zoning of the site; RA40 Residential/Agricultural**
  - d. watershed designation, the site classification and % impervious surface allowed; WS-IV-PA, 36%**
  - e. is the site in or border the "Major Wildlife Areas" identified in the "Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina", 1992, starting on page 181; (a copy of this inventory is located in the Planning Department) No**
  - f. the size (in acres) of the site; 3.854 Acres**
  - g. current utility or other easements assigned to this site; None**
  - h. the current use of the site; Vacant**
  - i. description of current contents of the site (e.g. buildings, utilities, etc.) None**
    - ii.**
  - j. other Conditional Use Permits that have been granted for this site. None**

**Property Location** – 3.854 Acres owned by Royce Webster along HWY 64 West approximately 3000 feet east of the Wilsonville Crossroads. This property is currently zoned Residential/Agricultural.

**2) Description of Use <Required>. Provide a description of the requested use**

We wish to construct a Landscaping Business, Lawn and Garden Shop, and Florist Shop at this location. Selling indoor and outdoor plant material, fresh flowers, garden supplies/tools, landscape lighting, landscape materials, and concrete pavers and wall systems. We will have landscape crews which will leave each morning to work on landscape projects and return at night.

**3) Site Plan and Drawing <Required>. Describe the plans for the site in detail. Provide drawing(s) at an appropriate of the completed project. This Information should be of adequate detail (a drawing done by a licensed**

land surveyor and design details from a licensed architect are strongly recommended) to address the following:

- a. existing buildings on site, construction description and size.
- b. proposed new buildings, location on site, size, construction description in adequate detail to determine the general appearance of the building and to establish the architectural design.
- c. landscape plan with materials used.
- d. screening/buffering plan, setbacks.
- e. natural preserved areas that will remain in this condition.
- f. site boundaries with adjacent properties.
- g. parking design.
- h. sign location, type, size.
- i. areas reserved for future development or improvements under this permit.
- j. lighting plan.
- k. percentage of impervious surface, include storm drainage management plan.
- l. topographical description/drawing of current site and after improvements have been made to the site.
- m. designate streams and wetlands and any required water hazard setback areas.
- n. vicinity map showing property location.
- o. county tax map with location of property identified

See Attached

**4) Start and Completion Projections <Required>.** Provide a project plan. Provide the approximate start time for the project development. Provide the approximate completion time for the project; when it will be ready for operation.

Start Construction in April 2005 and Complete by August 2005

**5) Reference to Existing County Plans <Required>.** Is this site specifically mentioned in any County plan (such as the highway plan, watershed plan, etc.?). (If the requested use for the site is specifically counter to existing plan,

the application must provide a compelling argument as to why the provisions in the plan should be set aside and the permit granted.)

None

### Findings

**Finding #1 – *The use requested is among those listed as an eligible conditional use in***

***the district in which the subject property is located or is to be located.***

**1) Validation of Use in Zoning Ordinance (Zoning Ordinance information: <Required>.** Simply confirm that the requested use is eligible for the requested site.

**2) Land Development Plan Reference <Required> (Land Development Plan:** Landscaping Business, Lawn and Garden Shop, and Florist Shop are specified as a conditional uses of the B-1 zoning designation. The proposed use supports the Chatham County Land Development Plan by preserving the form and function of the rural character of Chatham County. In developing this site we will preserve the current hardwood trees located on the property. By selective clearing we can locate a business on this piece of property and preserve it's rural character.

**Finding #2 – *The requested conditional use permit is either essential or desirable for the public convenience or welfare.***

**1) Need and Desirability <Required>.** The application should describe why there is a need for the proposed use in this area. Describe how this was determined (for example, an analysis of present or projected demands on existing similar uses). This is an opportunity for the applicant to establish the benefit to the county that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning?

The proposed use fulfills the counties need for a high-end retail garden center location to support the growing number of upper income residential developments locating in eastern Chatham County. In recent years the additions of neighborhoods such as Governors Club, The Preserve, Heritage Point, Colvard Farms, and the newly proposed subdivisions such as Booth Mountain and Homestead have created a need for more options when it comes to landscape products. The proposed use is a more desirable use than a residential use due to the narrow width of the property and it's proximity to the highway. A residential home would have to sit less than 100ft away from Hwy 64.

**2) Survey of Similar Uses <Required>.** How many other instances of this use are currently in Chatham or within an adjacent county? Are there similar uses already approved for the requested use on adjacent properties? Provide summary of existing similar uses. If there are already a number of such uses allowed in the County or another similar use in reasonably close proximity to the new requested site, Why is this new instance of this use essential? Are these other instances currently in operation and successful?

Currently there are four vendors of plant material in eastern Chatham County, John Deere Landscapes, Apex Nurseries, For Gardens Sake and Mich Gardens. John Deere Landscapes sells to landscape contractors and is not set up to handle retail sales. Apex Nurseries is a wholesale nursery that grows and sells to landscapers also. They do not carry anything but plants. For Gardens Sake is probably the closest comparison to the proposed use. They sell retail and also can install the product. They do not carry the mix of landscape supplies and tools that we will be offering. Mich Gardens sells plant material but does not carry the volume or product mix that we will be offering. Their landscape supplies and

materials are very limited and they do not carry any hardscape, irrigation, drainage, or landscape lighting supplies.

**3) Public Provided Improvements <Required>. Identify any public improvements, services, etc., that the county would be required to provide in support of this site if the use is approved. If no additional public improvements are needed, then state this as the case.**

The addition of this type of business to Chatham County will not require any publicly provided improvements.

**4) Tax considerations <Optional>. If appropriate, or of advantage to the application, provide an estimate of the tax revenue (direct and indirect) to the County**

**that this use would provide over the next five years. Describe how this estimate was determined. What is the net result of expenditure of County services and facilities required VS the tax revenue generated?**

The county's tax base will increase from \$200.75 to \$2119.20 per year with no additional need or strain on county services. Over ten years that is a gain of \$19184.50 of tax revenue.

**5) Employment <Optional>. Discuss the number of jobs that would be created by this use. Designate these positions as full time or part time. If possible, describe the salary ranges of the employees.**

The proposed business shall increase employment available to Chatham County residents.

***Finding #3 – The requested permit will not impair the integrity of character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community.***

**1) Emergency Services <Optional>.**

**a. Fire Protection. Document the impact on respective volunteer fire department's ability to service the site with the requested use. This should come from the Chatham County Fire Marshal as a letter.**

**b. Police Protection. Document the impact to the Chatham County Sheriff Department's ability to provide protection for the site with the requested use. This should come from the Sheriff in the form of a supporting letter.**

**c. Rescue 911. Document the impact to the Chatham County Rescue Squad's ability to provide support to the site; provide approximate arrival time to site after 911 call is placed.**

The proposed use creates no additional strain to Chatham County's Emergency Services

**2) Traffic <Required>.**

**Document projected traffic generated by the use (this**



is available for many/most uses from DOT). Document current capacity for the road that serves this site (available for all/most roads from DOT). What kind of traffic will this be (that is car, bus, truck, etc.,) and what will be the peak time of day for the traffic? Do you anticipate changes to the speed limit on the principal service road for this site? Are modifications to the road system needed (e.g. a turning lane)? How will these road improvements be financed? A letter of opinion from DOT would be required if introduction of significant new traffic loads was expected or there is already a high accident rate at this location. Will the road(s) included in the County Thoroughfare Plan accommodate these anticipated requirements? Traffic to and from this sight will be mostly on weekends with retail customers shopping. Weekday traffic will only involve three crews leaving in the morning and returning in the evening. Once or twice a month we will have a tractor trailer delivering materials and supplies. Daily traffic count on Hwy 64 is 16,000/ day. The current driveway access to this property is located at the east end. We have been working on relocating this access with Jessie Knight of NCDOT. The proposed location provides better line of sight to oncoming traffic and is ultimately a safer location for access to and from this property. Currently our application is being reviewed by the NCDOT in Raleigh.

**3) Impact to surrounding Land Values <Optional>. What will be the impact to surrounding land values as a result of the proposed use? Is this impact anticipated to change with time and the possible changes in use of the surrounding properties? Note that if the applicant does choose to provide this information to support the application, then the basis for the information must be provided. For example, if a real estate appraiser's opinion is presented, then the opinion is expected to be derived from an analysis of comparison sites with requested use, some other real estate study or survey.**

The proposed business will be designed to showcase the integration of plant material, hardscapes, and landscape lighting in order to display and sell landscape product and services to our customers. The site has been designed with the preservation of existing trees in order to make the property an attractive place for people to shop. Natural wooded areas border the proposed site on both sides. The proposed use is one that should not impact surrounding landowner values negatively. There are two surrounding landowners the Bennett's who operate a commercial horse facility and the Manyik's who own a sliver of property left over from the construction of HWY 64. Mr. Webster the current owner of the property lives across the street. Horse pasture surrounds the property with the closest residence several hundred yards away.

**4) Visual Impact & Screening <Required>.**

**Describe the visual presentation of the completed project, in context of the adjoining properties. How will fencing and/or plantings alter the future visual presentation?**

This project was designed to be attractive from all views. Landscaping with

shrubs, trees and grass decorate the front of the building. Our display area with trees, plants and a water feature with three waterfalls decorate the west side of the building. The rear of the building where storage of trucks will be parked is completely opaquely screened from all sides. A hedge of cypress provide additional screening from views from the horse facility behind. We have located the building in the middle of the property in order to provide the greatest buffer of natural wooded areas on both sides. A pond with fountain is proposed nestled in the woods on the left as you approach the building. The building will be similar in color and material as the horse facility behind. Fencing will be used around plant material to keep deer out. This fencing will be wooden rail with wire similar to that used behind in the horse pastures.

**5) Lighting <Required>. Will there be lights associated with the use? If so, describe the wattage, type, method of support (if on poles, give height of pole), and times of night the lights would be in use. What considerations and methods have been considered to the shielding of the light from adjacent properties? Are similar lights in use elsewhere that can be evaluated?**

Lighting will be installed around the building and parking areas only. Lights will be shielded to reduce spillover and installed at a height of eighteen feet above grade. All lighting will meet Chatham Counties Draft Lighting Ordinance. Low Voltage Landscape lighting (15Watts) will be installed around building to highlight hardsapes and plant material. See attached.

**6) Noise <Required>. Will there be noise generated by the use? If so, what will the source of this noise. Provide an estimate of the level of noise in decibels at the property lines of the site. Provide the basis for this estimate. If the noise generated is anticipated to exceed the County Noise Ordinance, has a permit been requested or approved to exceed this ordinance?**

Noise generated from the proposed use should be minimal. The occasional use of a skid steer to move product around will be utilized and the occasional tractor trailer delivering product will be the main sources of noise. The adjacent horse farm receives occasional deliveries by tractor trailer and utilizes a skid steer around their facility so there should be little impact.

**7) Chemicals, Biological and Radioactive Agents <Required>. Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What is the estimated amounts of these agents that will be generated as waste; how will they be disposed? Identify the possible biochemical or radioactive hazards that may be associated with this use; how will these be handled? Identify the potential for emissions into the air. Identify the potential for discharges or runoff of liquids that would pollute the surface and/or groundwater sources.**

Fertilizer will be stored indoors in granular bags.

**8) Signs <Required>. Will the use include the display of a sign advertisement or identification)? If so, describe the method of display, color, size and location on the site.**

A monument sign is requested at the drive location to be an illuminated 6x4 sign with low voltage lighting illuminating it (15Watts). See attached.

***Finding #4 – The requested permit will be consistent with the objectives of the Land Conservation and Development Plan.***

The proposed business will preserve the rural character of Chatham County by preserving on site trees and disturbing as little of the natural terrain as possible. It will also assist in the counties plans to create economic development centers. These centers will grow employment opportunities and the availability of goods and services for the counties residents.

The proposed business will not exceed the 36% impervious surface allowable area restriction.

***Finding #5 – Adequate utilities, access roads, drainage, sanitation, and / or other necessary facilities have been or are being provided.***

**1. Water Source and Requirements >. <Required>. How much water will the use require? What is the source of the water (public or private supply)? If supply is public then (with the help of the Public Works Dept./ 542-8254) identify how the water connections are to be provided.**

County water is available to the site and will be used to supply the structure with water. Well water will be used for irrigation use only.

**2) Wastewater Management >. <Required>. What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. If individual septic, provide septic improvements permit letter from the Chatham County Health Department. If other than individual septic systems are to be used, submit a plan for wastewater management. If system requires approval from NCDENR, state progress towards getting approval from NCDENR.**

An approved conventional septic system has been designed and approved on this site location. See Attached. Re-use system submitted to Chatham County for Approval.

**Water/Sewer Impact Statement >. <Required>. All applications where a public utility is to be utilized, (water or sewer) must state clearly the amount of usage that is anticipated. The usage estimate must be validated by the County Public Works Director, along with an updated usage vs. Capacity statement. The impact statement should provide a projection of the demand after the site is fully developed.**

NA

**3) Access Roads >. <Required>. Describe the access from the site to public**

highways. If the requested use will require a new driveway or enhancement to existing highway(s) address the following questions. If a new driveway access is part of the proposal, has NC DOT approved this access (include copy of the commercial driveway permit)? If the Site is located on a road designated as a "major collector", is the site accessed by an existing or proposed service road. Describe any upgrades of public or private roads necessary to serve the property.

Relocation of the current driveway access has been applied for with the NC DOT. We are proposing moving the existing drive to a safer location with better line of sight to oncoming traffic.

**4) Storm Water Runoff >. <Required>. Detail the methods and various structures that will be used to control storm water runoff. This information will detail all points of off site discharge with design techniques used and projected impact on neighboring properties.**

A runoff pond will be established to collect all storm water. This pond will be located in an existing streambed and all runoff will be recycled for irrigation purposes. Currently this runoff is running into the right of way of Hwy 64.

**Name of Applicant:**

**Signature:**

ITROL  
MER  
2M  
5482

557.55'  
S 87°05'19"W

EIP

854.46'  
S 86°49'28"W

130'±

ROYCE WEBSTER  
D.B. 357 PG. 495

216'±

870.00'

S 82°42'38"W  
101.59'

766.52'  
S 80°11'46"W

THOMAS R. MANYIK  
D.B. 320 PG. 85

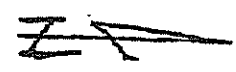
3.7 ACRES ±  
TO R/W OF US 64

US HWY 64

N 00°18'19"E  
664.22'

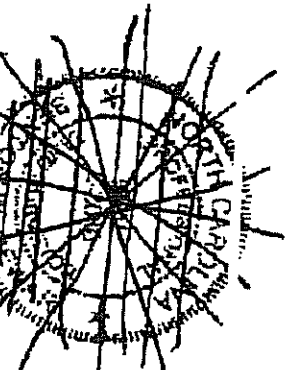
HOLLY M. GOODWIN  
WILL BK. 92E-298

U.S. HWY. # 64  
R/W VARIES



EIP 112.55' (DENY)  
N 89°30'39"W

WAS DRAWN UNDER  
UNDER MY  
AS BROKEN LINES  
IN ACCORDANCE  
ORIGINAL SIGNATURE  
PAGE



VOID

NOT FOR RECORDATION  
CONVEYANCE OR SALE

PRELIMINARY

COLIN  
For 363-1760

Critical Area

290.000

295.000

300.000

Building

WS-IV PA

275.000  
280.000

285.000  
280.000



APPLICATION FOR  
ZONING DISTRICTS  
CONDITIONAL USE DISTRICTS  
CONDITIONAL USE PERMITS

Chatham County Planning Department  
P.O. Box 54  
Pittsboro, NC 27312

Tel: 919-542-8204  
Fax: 919-542-0527  
Email: [lynn.richardson@ncmail.net](mailto:lynn.richardson@ncmail.net)

(1) Applicant Information:

Name: Christopher M. Fortinos  
Address: 475 Bear Tree Creek  
Chapel Hill NC 27517

Phone No. (h) 542-7124  
(w) 469-9900

email: mail.EVERGREEN@NC.RR.com

(2) Landowner Information (as shown on deed)

Name: Royce + Faye Webster  
Address: 11196 US 64 East  
Apex NC 27502

Phone No: (h) 919 362-6704  
(w) \_\_\_\_\_

email: \_\_\_\_\_

(3) Property Identification:

911 Address: 11196 Hwy 64 East  
(Across from)

S.R. Name: \_\_\_\_\_  
S.R. Number: \_\_\_\_\_

Township: New Hope

Acreage: 3.854

Flood map # 3702990150 <sup>-B</sup> date: 7/16/91

Zone X

P.I.N # 0702-32-2821  
Parcel # 71030

Deed book: 357 Page: 495  
Plat Book: - Page: -

Zoning District: RA-40

Watershed District: WS-IV-PA

(4) Requested Zoning District, Conditional Use District and/or Conditional Use Permit:

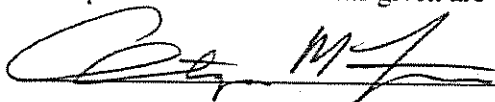
B-1 Conditional Use District with conditional use permit for landscape bus:  
florist business, lawn + garden business

(5) Directions to property: 3000 Feet east of the Wilsonville Crossroads  
on left

(6) Attach the following, if requesting a zoning map amendment: Attached

(7) Attach Submission Materials Checklist information. (see attached)  
Attached

I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.



Signature

8/1/04

Date

The owner must sign the following if person other than the owner is making the application.

I hereby certify that Christopher M. Fortune is an authorized agent for said property and is permitted by me to file this application.

Royce Webster  
Owner's Signature

8-16-04  
Date



Landowners (property owners across a public or private road, easement, or waterway are adjacent landowners)

ces are mailed to these owners, please type or write neatly.

Thomas Manjik  
913 Cliffis St.  
Cary NC 27511

Mr & Mrs Bennett  
240 Ever After Ln.  
Apex NC 27502

Royce Webster  
11196 Hwy 64 East  
Apex NC 27502

(4)

(6)

(8)

(10)

(12)

(14)

(16)

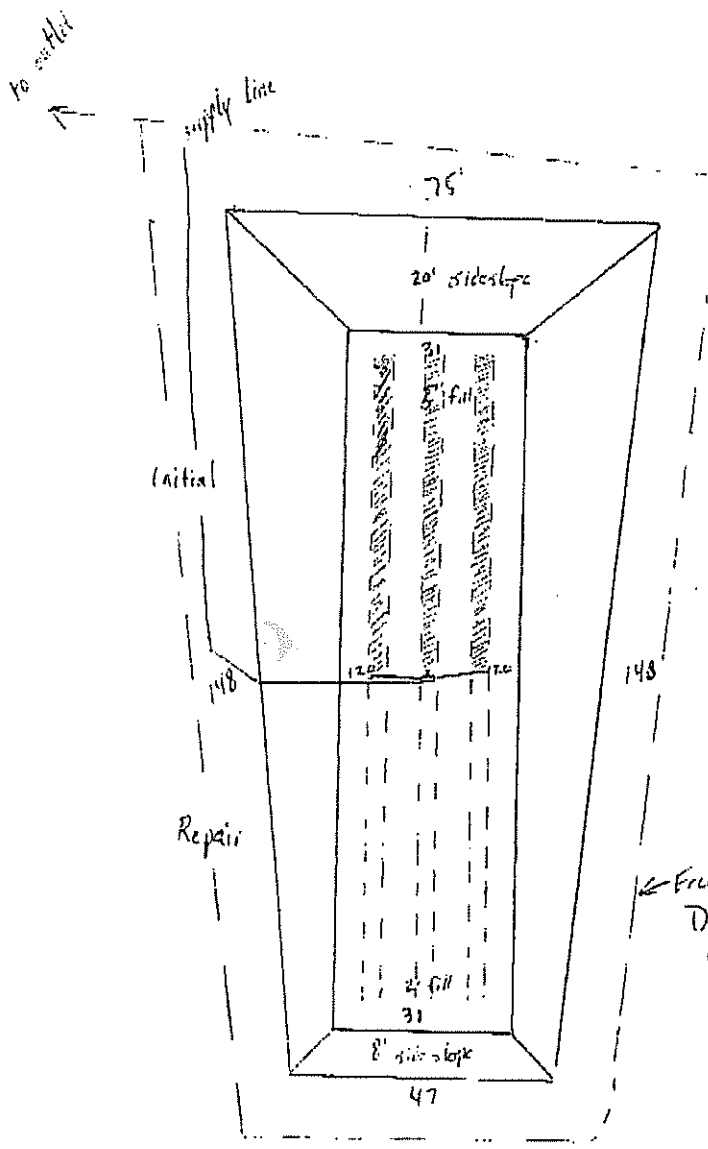
(18)

(20)

(22)

(24)

(26)



Width of top = 31'  
 Length of top = 120'  
 Width of bottom = 47' to 75'  
 Length of bottom = 148'

1" = 30'

← French Drain  
 Drain  
 (30" deep, gravel to surface)

Contractor to meet on site prior to installing, All fill must be approved prior to placing on area  
 \* See design for full system \*



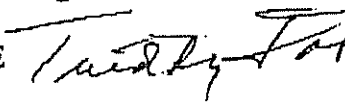
## DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY  
GOVERNOR

P.O. BOX 22201, RALEIGH, NC 27622-0201

SECRETARY

**MEMORANDUM TO:** Art McMillan, PE  
State Highway Design Engineer

**FROM:** Timothy Johnson, PE   
Division Engineer

**SUBJECT:** Request for Relocation of Existing Access Point  
Within Controlled Access Right of Way,  
US 64, Chatham County

Attached is a request from Christopher M. Fortunes for relocation of an existing access within controlled access right of way along US 64 West in Chatham County. Royce Webster is the current property owner and purchase by Mr. Fortunes is pending. The proposed relocation is to better accommodate access for a proposed landscape contractor shop on the property adjacent to US 64. The District Engineer's Office has reviewed this request and feels that it should be granted.

The Division recommends that this revision request be granted with the stipulation that the property owner be responsible for any required drainage modifications at the new access location. Any needed modifications should be determined and required of the property owner as part of the driveway permit process. If you have questions or require additional information please advise.

cc: J. L. Picklesimer, PE, PLS  
L. D. Caddell

RECEIVED  
FEB 01 2005  
DIVISION 8 DISTRICT 1  
DEPT. OF TRANSPORTATION

# CHATHAM COUNTY HEALTH DEPARTMENT ENVIRONMENTAL HEALTH DIVISION

80 East Street  
P. O. Box 130  
Pittsboro, NC 27312-0130  
Phone (919) 542-8208 Fax (919) 542-8305

1000 S. 10th Avenue  
Silo City, NC 27344  
Phone (919) 742-4911 Fax (919) 742-1442

### OFFICE USE ONLY

TPN \_\_\_\_\_  
Permit No. \_\_\_\_\_  
Date \_\_\_\_\_  
EHS \_\_\_\_\_  
System Type \_\_\_\_\_

## Improvement Permit for Wastewater Systems ARTICLE II-CHAPTER 130A OF THE NC GENERAL STATUTES

NEW  REPAIR  EXPANSION

An Improvement Permit is issued to Royce Webster for  
a 4.060 acre site located \_\_\_\_\_

in Chatham County. It is specifically issued for the following facility:

Facility: Residential ( ) Non-Residential (x)

No. Bedrooms \_\_\_\_\_ No. Residents/Employees 6 employees

Type Wastewater: Residential (x) Commercial ( )

Initial System Type: I ( ) II ( ) III (x) IV ( ) V ( ) VI ( )

Description \_\_\_\_\_

Type System: Shallow Conventional ( ) LPP ( )

Other pump to fill system

Design Flow 1.2 EGD Application Rate .3 GPD/ft<sup>2</sup>

Size Tank(s) w/Risers and Effluent Filter ST 1000 Gal PT 1000 Gal

Nitrification Line (Length/Width/Max Depth) 145' x 3' x 18" into fill

see design for fill system

(On contour in approved septic area; sch. 40 PVC required over step-downs)

Repair System Type: I ( ) II ( ) III (x) IV ( ) V ( ) VI ( )

Description pump to fill system

Special Conditions Contractor to meet on site prior to installing, All fill must

be approved prior to placing on area

A plat with site plan showing specific location of the facility, the site for the proposed wastewater system, existing buildings, property lines, water supplies, surface waters, the conditions for any site modifications; and any other information required by the department must be attached to be valid.

This permit is valid [ ] without expiration [x] for five years but is subject to revocation if the site is altered, soil disturbed, set-backs violated, or the plans of intended use are changed.

The Improvement Permit shall not be affected by change in ownership.

**THIS IS NOT AUTHORIZATION TO INSTALL.** An authorization for Wastewater Construction must be obtained from this department before installation.

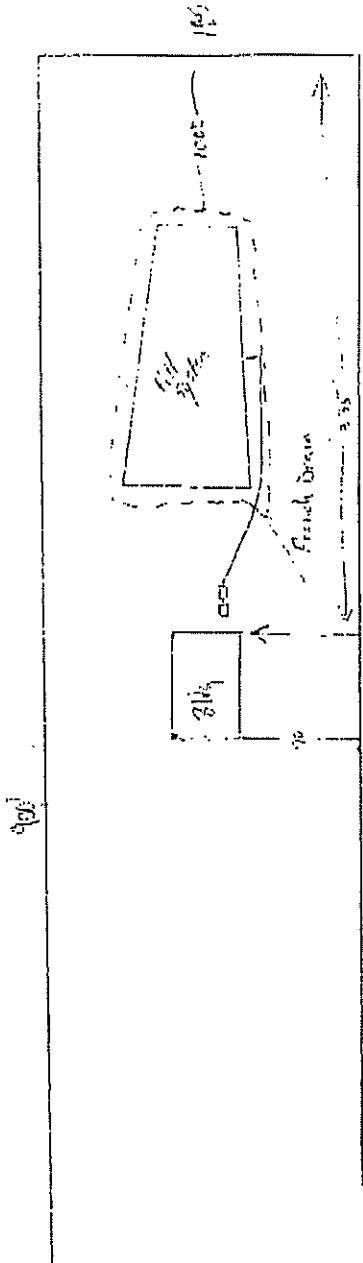
Issued by Thomas J. Boyer R.S.  
Environmental Health Specialist

Permit Number 1353

Date 2-10-03

911 Address

Name Webster, Royce



Pittsboro ← HWY 64

Reyo Webster  
2-10-03  
Theresa J. Dejeu R.S.

Contractor to deal on site  
prior to installing  
\* See design for bid system \*