

Chatham County, North Carolina

August 24, 2009

Environmental Resources Division
Sustainable Communities Development Department

General Environmental Documentation
Submittal Form

This form shall be completed by applicants meeting the following criteria:

1. Residential development that includes
24 new lots or less;
or
2. Non-residential development that disturbs less than 2 acres in extent,

Project Name: Heard Cell Tower

Applicant Name: Claude and Dorothy Heard, Trustees

Applicant Address: 8835 US Hwy. 64 West, Siler City, NC 27344

Phone: 919-742-2918

Owner (if not applicant)
N/A

Address (if not applicant address)
N/A

Property Address: 8835 US Hwy. 64 West, Siler City, NC 27344

Acreage: 40,000 sq. ft.

Parcel AKPAR No. 11929

Zoning District R-1

For Division Use Only

Date received _____ Reviewed by _____

Summary/Comments:

I. General Site Information and Full Narrative

(to be completed by applicant with assistance from Planning Department as needed.)

A. Full Narrative (create Attachment A) – Provide a full narrative (attach to this document) describing existing site and area conditions, land use, natural, cultural and historic resources and how the proposed project may potentially impact the existing conditions and resources. Also describe how the impacts to resources (listed in Section II) will be avoided, minimized and/or mitigated, describe what alternatives were considered and the basis for your proposed alternative selected.

This narrative must also include detailed information concerning any resource impacts as identified in Section II below.

B. Zoning and uses of adjacent property (ies).

North Residential/Agricultural South Residential/Agricultural
East Residential West Residential

C. Topography:

Are Steep Slopes (>25%) present on your property Yes ___ No x

Please see Chatham GIS website: <http://www.chathamgis.com/> to determine steep slopes presence and extent on your parcel.

D. Project Description

1. Generally describe proposed uses of property improvements-- (streets, lots, access, utilities, easements, buffers, zoning, etc.) Provide complete narrative in Attachment A.

2. Number of lots /parcels 1 Units per acre N/A
3. Number and type of proposed structures N/A
4. Estimated total land disturbance (square feet) of area to be disturbed/graded for development of residential units (including house sites, yards, roads, driveways, parking areas, etc.) N/A
5. Estimated total land disturbance (square feet) of area to be graded for non-residential use N/A
6. Road type: Public Existing Private X Width of Road _____
 Width of ROW _____ Curb and Gutter _____ Vegetated Swale _____
 Road Material (ABC, asphalt, etc.) _____ Total road length (feet) _____
7. Hours of operation for commercial or industrial use: N/A

II. Resources Impacted (Use www.chathamgis.com or the provided url links indicated) to assess potential resources present on your parcel:

Completed by applicant only for the following items that apply. For those that apply, describe in narrative form in Attachment A how each resource below will be avoided, minimized or mitigated and what alternatives were examined and selected to avoid, mitigate or minimize impacts to the resource:

A. Is any part of the site located within or contain any of the following:

1. Surface Waters (streams, wetlands, streams and seeps) None (see attached site visit report by Fred Royal. Are there any streams or drainage easements located on the property? See Buffer Service Pack requirements for surface water classifications. Submit Riparian Buffer Review required information. Please see the Environmental Resources Division website at <http://www.chathamnc.org/>.)
2. Regulatory Floodplain/Floodway Yes ___ No X
 FIRM Panel # _____ Flood Zone _____
 (Use <http://www.ncfloodmaps.com/> to view flood zones)
3. State Designated Well Head Protection Area Yes ___ No X
 (Use <http://204.211.239.202/pws/> to view well head protection areas)
4. Significant Natural Heritage Area (SNHA) Yes ___ No X
 (Use <http://www.chathamgis.com/mapguide/ChathamGISWeb/> Then select Natural Heritage drop down menu).
5. Designated 14 Digit Hydrologic Unit drainage basin that supports aquatic species considered to be federally listed or federal species of concern? Yes ___ No X

(Use <http://www.chathamgis.com/mapguide/ChathamGISWeb/>
Then select Wildlife Resources Commission drop down menu).

6. Watershed District (please circle one): (WS II Balance of Watershed, WS III Critical Area, WS III Balance of Watershed, WS IV – Critical Area, WS IV Protected Area, River Corridor, River Corridor Special Area, Local Watershed Area)

B. Does the property contain any of the following Natural or Cultural Resources?

1. Cemeteries Yes _____ No X
(Use www.chathamgis.com) Then select Real Properties drop down menu).
2. Historic Sites Yes _____ No X (Please contact The Chatham County Historical Association, www.chathamhistory.org , or see the enclosed brochure for contact information).
3. Archaeological sites Yes _____ No X
(Please Contact Office of State Archaeology, 4619 Mail Service Center, Raleigh, N.C. 27699-4619, 919-807-6553 or archaeology@ncdcr.gov

- C. Does the project site contain element occurrences (EO's) of natural diversity, including rare species, as determined by and tracked by the NC Natural Heritage Program (NHP), NC Wildlife Resources Commission (WRC), and US Fish and Wildlife Service(FWS)? Yes X No (Please contact the Planning Division, Lynn Richardson, 919-542-8207 or NC Natural Heritage Program, www.ncnhp.org). See Loggerhead Shrike map attached to Attachment A.

Note: If "yes" to any resources in Sections A-C above, describe in Attachment A and include all associated maps or other documentation necessary for a full review.
If you have questions or otherwise need assistance with any of the above items, please contact the Environmental Resources or Planning Divisions.

D. Water Usage and Supply

1. Estimated daily peak demand (in gpd)? 0 -- as a result of subdivision only
continued residential use
2. County or well water? Well

E. Local, State and Federal Permits Required

1. Will the project involve a land application system for treatment and disposal of sanitary wastewater? Yes _____ No X
If yes, please describe in Attachment A. Include system type, location, on-site vs. off-site, etc. Include certified soils report and map.

2. Is a septic tank system proposed which has a design capacity of more than 3000 gallons per day? Yes _____ No X
If yes, please describe in more detail in Attachment A.

Note: If yes to E1 or E2 above, an application for a non-discharge permit must be submitted to the NC Department of Environmental Management or Chatham County Public Health Department, Division of Environmental Health. The permit must be submitted with the Construction Plan submittal phase.

3. Does the project require a 404 permit/401 water quality certification?
Yes ___ No X
If yes, please describe in Attachment A and provide copy of applications and correspondence with federal or state agencies.
4. Does this project require Environmental Documentation (such as an EA or EIS) by a State or Federal agency? Yes ___ No X
If yes, please briefly describe Attachment A.

For more information, please contact Fred Royal, PE, Chatham County Environmental Resources Division Director. (919) 542-8268. email: fred.royal@chathamnc.org or Lynn Richardson, Sustainable Communities Development Department, Planning Division, Subdivision Administrator, (919) 542-8207, email: lynn.richardson@chathamnc.org.

General Environmental Documentation Submittal
Heard Cell Tower Subdivision
Attachment A

The Heard Cell Tower subdivision is an effort on the part of the property owners to set aside one acre of the existing 43.27 acres of farmland (parcel #11929). The purpose is to provide lease property exclusively for the existing cell tower built in 1999 requiring less than one acre. Under the current zoning regulations, this will allow the remaining 42 acres to continue under a Residential Agricultural zoning while the cell tower property will be zoned as Light Industrial.

The Heard property has a single family dwelling, a barn and an additional out building on the property near highway 64 along side the designated cell tower property. The remainder of the property is fenced pastureland. Adjoining properties are either residential, pasture, or wooded sites. Since the cell tower is already in place and will not constitute any additional structure or changes other than surveyed, deeded, separation of the aforementioned property, there should be NO environmental impact as a result of this subdivision.

Property owners are elderly and want to continue to lease the one acre cell tower property to SBA Towers , inc. in order to provide income for said property owners. In addition, the cell tower provides cell phone access in a critical location along the highway 64 corridor between Siler City and Pittsboro.

