

DICKENS RV PARK EXPANSION
GENERAL ENVIRONMENTAL DOCUMENTATION
SUBMITTAL FORM
ATTACHMENT A

I. General Site Information and Full Narrative

The proposed project involves of the addition of 6.5 acres of property to the existing privately owned campground known as Dickens RV Park for 98 additional camp sites and structural additions to the common area of the existing facility. Structural additions include a water spray park and picnic shelter. The applicant requests a revision to the conditional use permit of an R-1 Residential-Agricultural District Privately Owned Campground. The proposed revision would increase the size of the project from 29 acres to 35 acres and the capacity of the facility from 105 campsites to 203 campsites.

A fallow tobacco field located immediately adjacent to the existing facility would be utilized for the expansion. Three new gravel lanes would be constructed and one of the existing lanes would be extended to provide access to the individual campsites. These lanes would be connected to the existing RV park access from Corinth Road (SR 1916). A 50-foot vegetated buffer would be established between the adjacent property to the west and the proposed campsites. A CP & L transmission line easement borders the project to the north.

The proposed project site is located on the north side of Corinth Road approximately 300 northwest of Dickens Farm Road's intersection with Corinth Road southeast of Moncure, Chatham County, North Carolina. Figure 1 depicts the location of the project site on US Geological Survey (USGS) Moncure, NC 7.5-minute quadrangle topographic map. Soils on the site consists primarily of Peawick fine sandy loam, 2 to 8 percent slopes with a small area of Creedmoor-Green Level complex, 6 to 10 percent slopes in the northwestern corner of the project site. Figure 2 depicts the project site on the Chatham County Soil Survey. Figure 3 is a 2010 Aerial Site Map showing the current land uses on and adjacent to the property.

II. Resources Impacted

On June 8, 2011, Jennifer Burdette of Burdette Land Consulting, Inc. conducted a surface water and wetland evaluation on the project site in general accordance with *1987 Corps of Engineers Wetland Delineation Manual, Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region*, and *NC Division of Water Quality (NCDWQ) Methodology for Identification of Intermittent and Perennial Streams and Their Origins*. One small jurisdictional wetland area was observed in the northwestern corner of the project site within the 50-foot vegetative

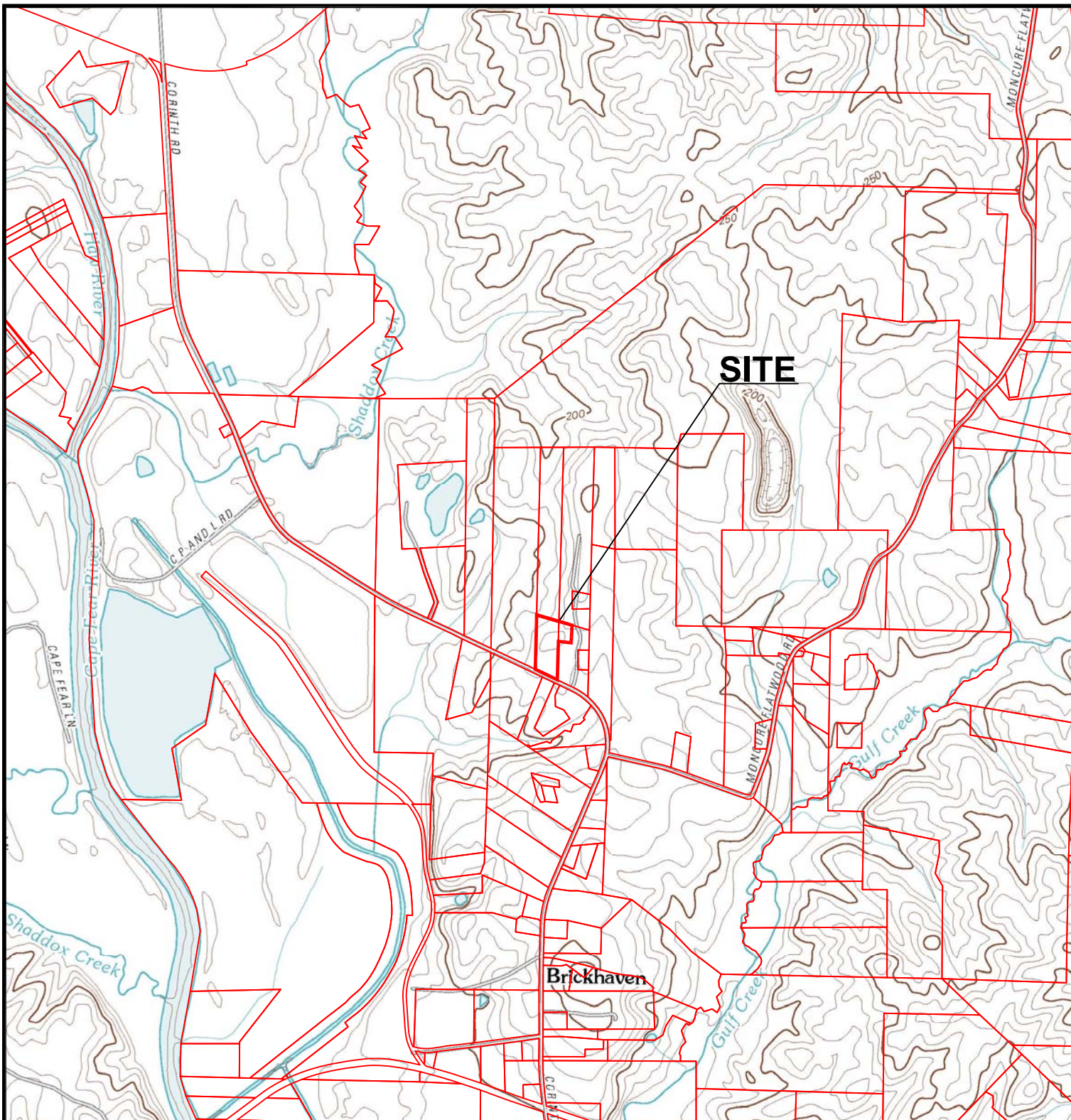
setback. This jurisdictional wetland and its associated buffer would be avoided through reconfiguring the preliminary plan. Figure 4 shows the existing conditions of project site and adjacent areas including the jurisdictional wetland and buffer. The attached Preliminary Site Plan shows the existing and proposed campsites and facilities.

The proposed site is located in the water supply watershed of the Cape Fear River of Jordan Dam with a classification of WS-IV-PA, watershed IV protected area. This watershed designation allows non-residential uses with impervious surface areas up to 36 percent. The property is located outside of the 100-year flood plain. Please see the attached impervious calculations showing the facility with the expansion does not exceed 31 percent.

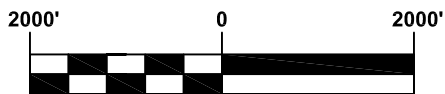
The project site does not contain cemeteries, historic sites, or archaeological sites. Please see the attached email from representatives of the NC State Historic Preservation Office. An Element Occurrence of Bachman's sparrow overlaps the project site. This bird species nests in abandoned fields with scattered saplings and tall grasses. It is fairly common in longleaf pine habitats; elsewhere it is uncommon to rare¹. The former tobacco field is periodically mowed and does not allow the growth of scattered saplings and tall grasses suitable for Bachman's sparrow.

III. Reference

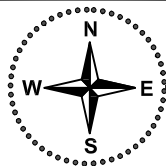
- 1 Potter, Eloise F., J. F. Parnell, and R. P. Teulings. 1980. Birds of the Carolinas. The University of North Carolina Press, Chapel Hill.



GRAPHIC SCALE
1" = 2000'



USGS LOCATION MAP
DICKEN'S RV PARK
MONCURE, CHATHAM COUNTY, NC



BURDETTE LAND CONSULTING, INC.

10212 Creedmoor Road - Raleigh, North Carolina 27615
Telephone (919) 841-9977 - Fax (919) 841-9909

DATE: 06-30-11

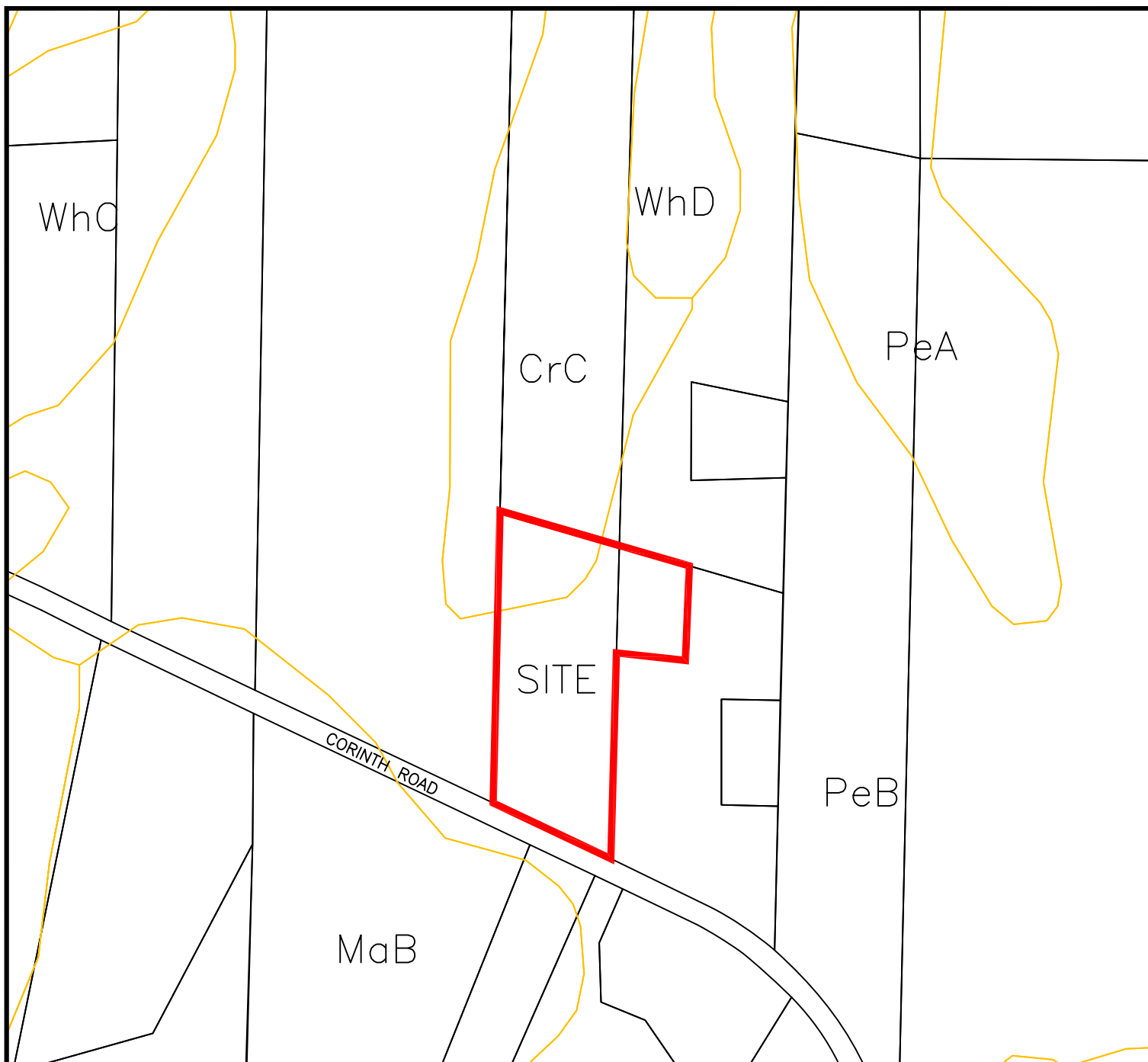
DRAWN BY: TMB

PROJECT #: 11357

USGS 7.5' TOPO QUAD:
MONCURE, NC 2010

CHK'D BY: JAB

FIGURE #: 1



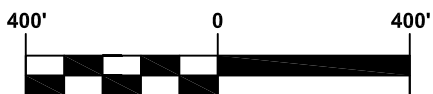
DATA OBTAINED FROM CHATHAM COUNTY GIS

ON SITE SOIL INFORMATION

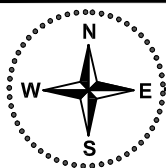
PeB Peawick fine sandy loam, 2 to 8% slopes

CrC Creedmoor - Green Level complex, 6 to 10% slopes

GRAPHIC SCALE
1" = 400'



CHATHAM COUNTY SOIL SURVEY MAP
DICKEN'S RV PARK
MONCURE, CHATHAM COUNTY, NC



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SHEET(S):NA

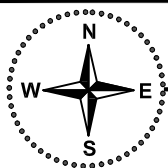
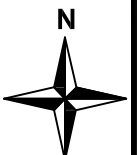
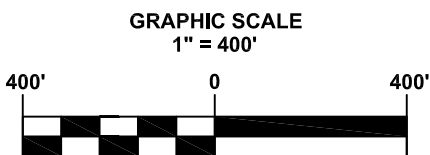
CHK'D BY: JAB

FIGURE #: 2



DATA OBTAINED FROM CHATHAM COUNTY GIS

2010 AERIAL SITE MAP
DICKEN'S RV PARK
MONCURE, CHATHAM COUNTY, NC



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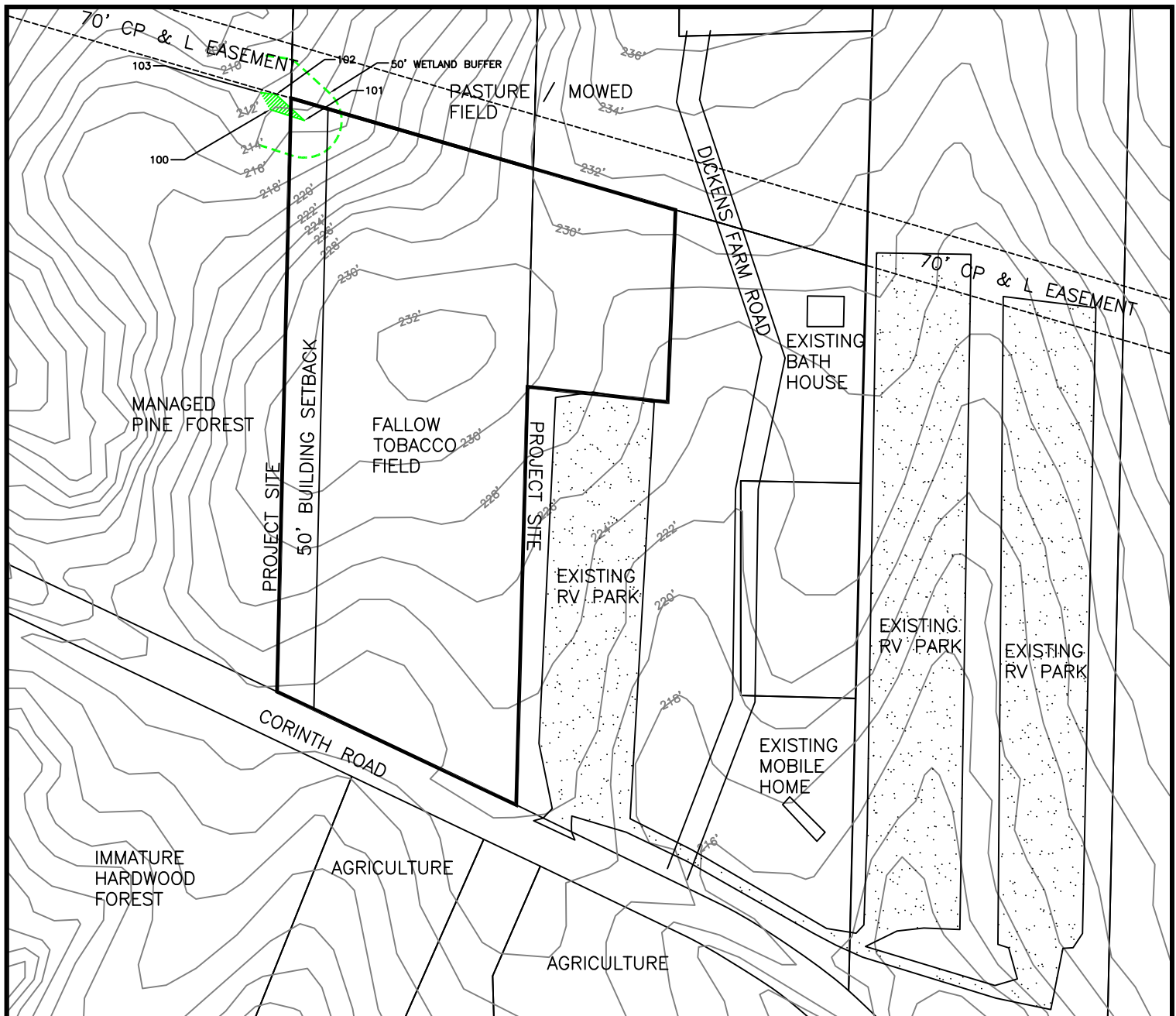
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SCALE: 1" = 400'

CHK'D BY: JAB

FIGURE #: 3



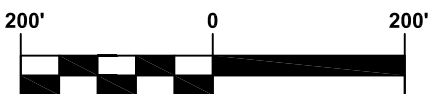
LEGEND

-  JURISDICTIONAL WETLANDS
-  50' WETLAND BUFFER

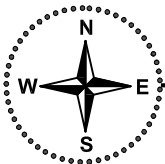
NOTES:

- 1.) THE DESIGNATION AND LIMITS OF THESE FEATURES MUST BE VERIFIED BY THE US ARMY CORPS OF ENGINEERS AND THE NORTH CAROLINA DIVISION OF WATER QUALITY.
- 2.) THE LOCATIONS OF THESE FEATURES ARE APPROXIMATE AND DEPICTED HERE TO FACILITATE SURVEYING. THIS MAP DOES **NOT** REPRESENT A SURVEY OF JURISDICTIONAL / ISOLATED WATERS OF THE US AND/OR WATERS OF THE STATE.
- 3.) SLOPES RANGE FROM 2 - 8% BASED ON DOT 2FT CONTOURS

GRAPHIC SCALE
1" = 200'



EXISTING CONDITIONS MAP DICKEN'S RV PARK MONCURE, CHATHAM COUNTY, NC



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SCALE: 1" = 200'



CHK'D BY: JAB

FIGURE #: 4

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BATH HOUSE = 1,920 Sq Ft.
 PICNIC SHELTER = 2,250 Sq.Ft.
 SPRAY PARK = 2,198 Sq. Ft.
 IMPERVIOUS AREA = 6,366 Sq. Ft.
 0.0042 %

PRELIMINARY

 - UTILITY POLE
 - LIGHT POLE

- SHRUB

- FENCE LINE

- EXISTING LOTS

(80 FEET)
1 inch = 50 ft.

0811.DWG
05-31-1

Jennifer Burdette

From: Myers, Susan [susan.myers@ncdcr.gov]
Sent: Friday, July 15, 2011 2:17 PM
To: Jennifer Burdette
Subject: RE: Dickens RV Park Review

Jennifer,

Thanks for the maps. Dolores Hall, whom I think you've spoken to in the past on other projects, took a quick look (since Chatham is one of her review counties). She said there are no sites recorded and we wouldn't recommend any archaeological work be done there. I'm assuming we'll see the project through our normal review process next week or so, so imagine you'll receive some sort of response letter from the HPO that will include our 'no comment.'

Susan

Susan Myers
Site Registrar and Staff Archaeologist
Office of State Archaeology
4619 Mail Service Center
Raleigh, NC 27699-4619
Phone: 919/807-6556
Fax: 919/715-2671

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Please note my new e-mail address: susan.myers@ncdcr.gov.

From: Jennifer Burdette [<mailto:jburdetteblc@bellsouth.net>]
Sent: Friday, July 15, 2011 1:29 PM
To: Myers, Susan
Subject: Dickens RV Park Review

Susan,

Thank you so much for taking a look at this for me.

Attached is a letter requesting the review with maps of the project.

Thanks again,
Jennifer

Jennifer A. Burdette
Burdette Land Consulting, Inc.
10212 Creedmoor Road
Raleigh, North Carolina 27615

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(919) 841-9909 (fax)
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JBurdetteBLC@bellsouth.net

IMPERVIOUS SURFACE

Existing Bath House	1,920 SF
Proposed Picnic Shelter	2,250 SF
Proposed Spray Park	2,196 SF
Proposed Gravel	209,750 SF
Existing Gravel	243,876 SF
Existing Mobile Home	906 SF
<hr/>	
Total Impervious Area	460,898 SF
Total RV Site	1,483,355

Impervious Surface 31%