

From: Joel R. McSwain <joel@wetland-consultants.com>
Sent: Thursday, January 30, 2014 11:26 AM
To: 'history@chathamhistory.org'
Subject: Search for Historical Resources
Attachments: 2177_Aerial.pdf; 2177_TaxParcel.pdf

Dear CCHA Representative,

I would like to inquire about a parcel of land in Chatham County for an Environmental Impact Assessment report. It would be greatly appreciated if you could check for any known areas of archaeological or historical value within the project boundary. Some information has been included below, and an aerial photo and tax parcel map have been attached. Please let me know if any other maps or documentation would be helpful.

Thank you for your time,
Joel McSwain

Parcel ID: 0002177

131.384 acres

Located approximately 6 miles south of Chapel Hill in northern Chatham County, just west of Hwy 15/501 and south of Manns Chapel Road

Adjoining properties include the Twin Lakes Golf Course to the north, and Briar Chapel subdivision to the south.

Parcel is completely wooded but has been logged most likely in the last +/- 30 years.

The NC NHP online mapping tool was used and found no known historic structure on site.

No remnants or structures have been seen during site visits.

Joel R. McSwain
Senior Environmental Specialist

Mobile: (828) 712-3977

joel@wetland-consultants.com

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Lee Bowman

From: Lee Bowman
Sent: Wednesday, March 19, 2014 8:13 AM
To: 'Dan LaMontagne'
Cc: Nick Robinson; 'Lynn Richardson'
Subject: RE: Parcel No. 2177 EIA
Attachments: SHPO_Response.pdf; Parcel2177_References.pdf; Parcel2177_Slopes.pdf; Parcel2177_SteepSlopes.pdf; CCHA_correspondence1.pdf; Parcel_2177_EIA_AddInfoText.pdf

Dan,

Since our last correspondence, I understand you have a new title. Congrats on the promotion. Looking forward to working with you in that capacity.

Regarding the EIA for Parcel 2177, I am responding to the items highlighted as you requested. Attached are the following documents:

- 1) "Parcel_2177_EIA_AddInfoText" – this memo follows-up in detail regarding the peer review comments;
- 2) "SHPO Response" – letter from the State Historic Preservation Office indicating no historic resources on the project (Section 3.6);
- 3) "CCHA correspondence" – email to Chatham County Historical Association inquiring as to historical comments on the project; as of today, no reply has been made (Section 3.6);
- 4) "Parcel2177 References" – requested list of references for supporting documentation in the EIA (References).

*Please note that at the end of each item in parenthesis is the reference for the section in the EIA that the attachments support.

Furthermore, our consultant has performed a site slope analysis using the Chatham County GIS website data. Steep slopes are all confined to the stream banks of channels on site. These areas are depicted on the attached Chatham County GIS maps. There are no impacts associated with lots, roads and infrastructure to these areas. These areas will be identified on the erosion control plans and particular care will be taken to stabilize and monitor these areas in an effort to minimize erosion. Due to past forestry practices, the steep slopes are comprised of the same plant communities as the surrounding land.

- "Parcel2177 Slopes" and "Parcel2177 SteepSlopes" are the attached pdfs supporting the aforementioned text regarding the slope conditions for Parcel 2177.

I think the above should complete the follow-up from the EIA report. Thanks for your help with this process.

Regards,

Lee Bowman
Project Manager
Newland Communities
16 Windy Knoll Circle
Chapel Hill, NC 27516
T. 919.951.0712
C. 919.697.1323
F. 919-951-0701
lbowman@newlandco.com
www.newlandco.com
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From: Dan LaMontagne [mailto:dan.lamontagne@chathamnc.org]
Sent: Thursday, February 27, 2014 2:12 PM
To: Lee Bowman
Cc: Nick Robinson
Subject: RE: Parcel No. 2177 EIA

Lee,
The consultant has completed the review of the subject EIA. See the attached report. Please address the highlighted items and we will be done with the review.
Thanks.

Dan J. LaMontagne, P.E.
Environmental Quality Director
Chatham County
919-542-0945

In keeping with the NC Public Records Law, e-mails, including attachments, may be released to others upon request for inspection and copying.

From: Lee Bowman [mailto:lbowman@newlandco.com]
Sent: Tuesday, February 04, 2014 4:06 PM
To: Dan LaMontagne
Subject: RE: Parcel No. 2177 EIA

Got it. Will do. Thanks a bunch for your help with the quick turnaround.

From: Dan LaMontagne [mailto:dan.lamontagne@chathamnc.org]
Sent: Tuesday, February 04, 2014 4:05 PM
To: Lee Bowman
Subject: RE: Parcel No. 2177 EIA

Lee,
Please only bring 2 hard copies. We don't need 4.

Dan J. LaMontagne, P.E.
Environmental Quality Director
Chatham County
919-542-0945

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From: Lee Bowman [mailto:lbowman@newlandco.com]
Sent: Tuesday, February 04, 2014 3:28 PM
To: Dan LaMontagne
Cc: Jason Sullivan; Lynn Richardson; Nick Robinson

1.0 PROPOSED PROJECT DESCRIPTION AND NEED:

1. *The Regulations Proposed Project Description and Need Part 1 and 6 require a description of all phases of the project, including land acreage to be disturbed during each Phase. The EIA refers to connectivity to and through the existing and proposed phases but does not describe each Phase of list acreage to be disturbed.*

Parcel 2177 is 131.384 acres in total size. 29.95 acres are protected with floodplain and riparian buffers and will not be disturbed. The remaining net land area available is 101.4 which acres will be developed in accordance with the Conservation Subdivision guidelines. This net area available was divided by 0.918 acre lot size and multiplied by 1.15 to determine 127.0 total lots as the allowable limit. The 1.15 multiplier is derived from the 10% Conservation Subdivision Bonus and the 5% Agricultural Preservation Bonus as described in Section 7.7 of the Chatham County Subdivision Ordinance.

The proposed development will include the following disturbance: Roads will total 7.47 acres of disturbance, Lots will account for 26.8 acres, Impervious Surface Area of lots will amount to 11.25, Stormwater devices and conveyance will total 1.47, and Conservation Area will include 53.4 acres.

4. *The Regulations Proposed Project Description and Need – Part 9 requests the number of parking spaces. The EIA states “the site plan will meet all County ordinances related to parking”, but does not indicate a number of estimated parking spaces.*

The estimated number of parking spaces for the proposed plan will be 15-25 spaces.

3.4 WETLANDS

2. *The acronym OHWM should be spelled out.*

OHWM stands for “Ordinary High Water Mark” and is the point on the bank up to which the presence and action of the water is so continuous as to leave a distinct mark either by erosion, destruction of terrestrial vegetation, or other easily recognized characteristic.

3. *The number of acres of on-site wetlands should be listed. Adding the linear feet of jurisdictional streams would also add value.*

There are 2.38 acres of on-site wetlands and 6471 linear feet of jurisdictional channel on site.

REFERENCES

- 1. The regulations require a list of references for supporting documentation mentioned in the EIA. The regulations do not state specific references to include; however, the location of where the interested reader can find any document mentioned in the EIA specifically information published by various county, state, and federal government departments as discussed in the executive summary as well as public records, GIS data and online resources should be included on a separate page in the appendix in front of the exhibits. At a minimum the following should have references, (this is not an all-inclusive list):*

References are attached as a separate sheet.

APPENDIX D SITE PLAN DETAILS

- 1. The exhibits are not labeled D1, D2 etc. nor do all of them have titles or have titles that match the titles listed in the Table of Contents. Please rectify the titles.*

Labels and titles have been corrected.



**North Carolina Department of Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

March 4, 2014

Perry Isner
Wetland and Natural Resource Consultants
170 Dew Drop Road
Sparta, NC 28675

Re: US Steel Property, Half Dollar Road, Chatham County, ER 14-0139

Dear Mr. Isner:

Thank you for your letter of January 22, 2014, concerning the above project.

We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we have no comment on the project as proposed.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or renee.gledhill-earley@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

A handwritten signature in blue ink that reads "Renee Gledhill-Earley".

for Ramona M. Bartos

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USDA, NRCS. 2014. The PLANTS Database (<http://plants.usda.gov>, 11/26/2013). National Plant Data Team, Greensboro, NC 27401-4901 USA.

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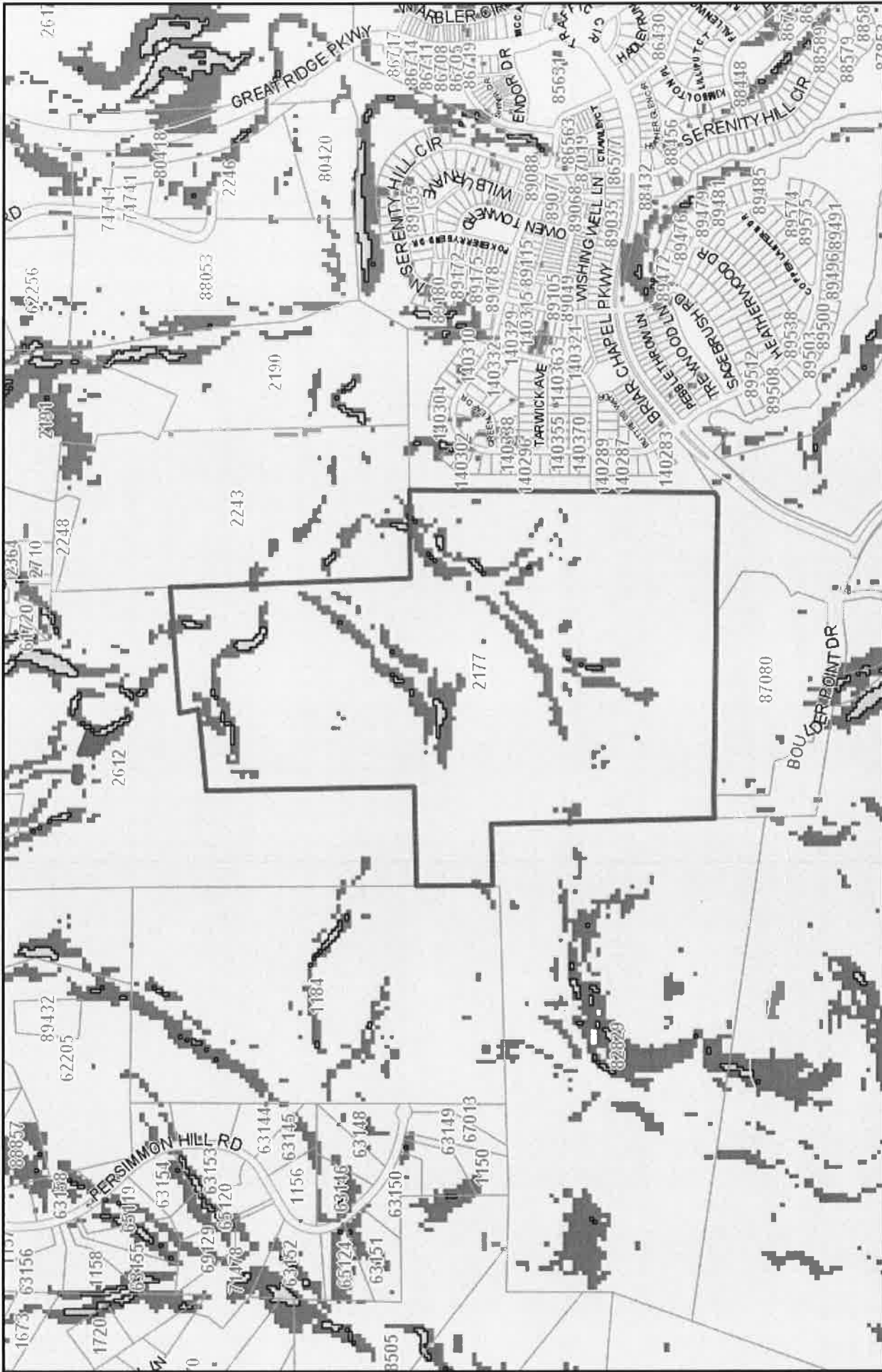
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Federal Emergency Management Agency. FEMA Map Service Center. [website] Available at: <https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>



Parcel Number: 2177
 Map Number: 9765-47-2252.000
 Owner Name: TC&I TIMBER COMPANY LLC
 Owner Address: ONE SW COLUMBIA STE 1700
 Owner City: PORTLAND
 Owner State: OR
 Owner Zip: 97258
 Tax Year: 2014
 Description: M1-109

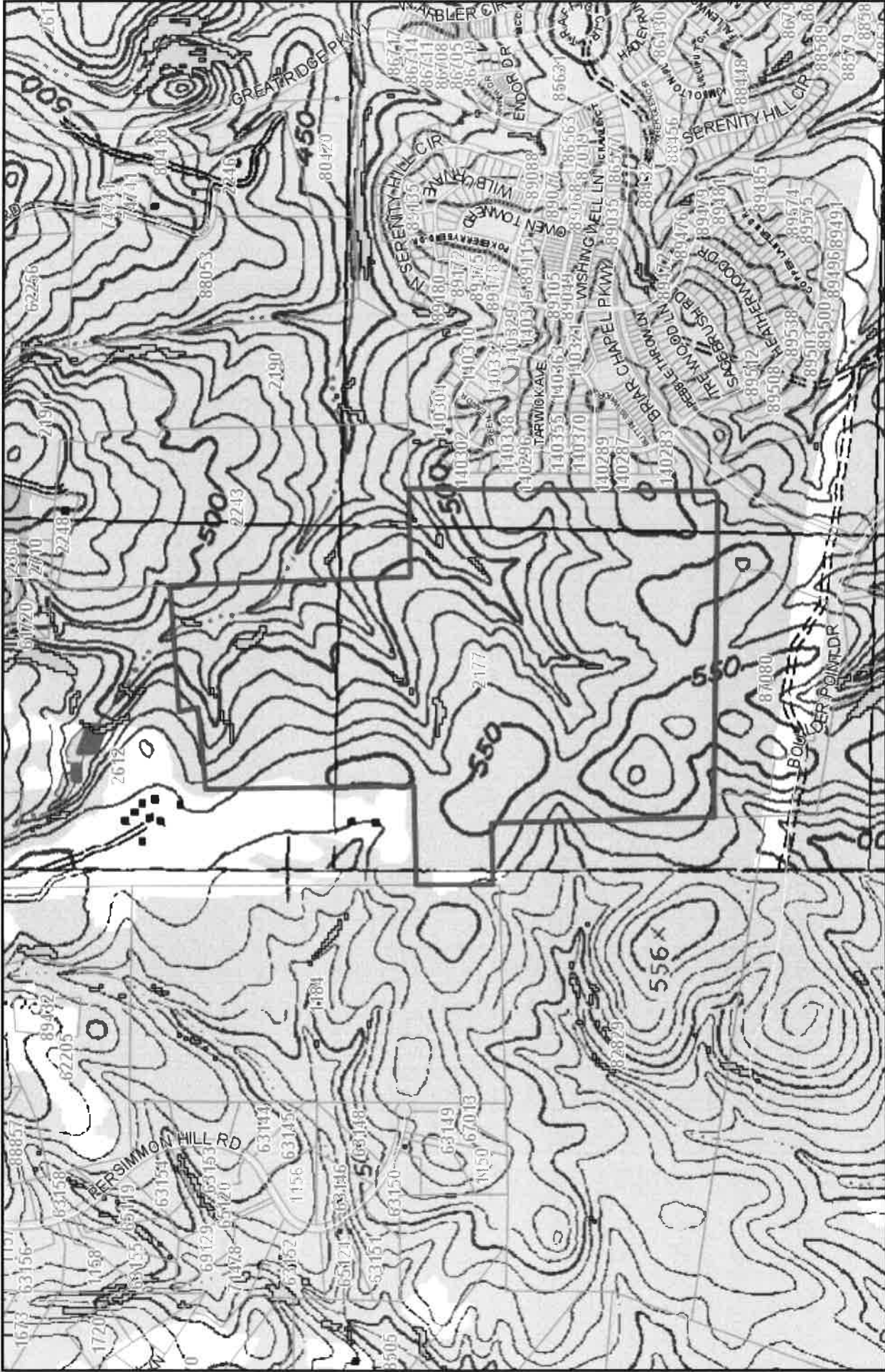
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 Deed Page: 0483
 Plat Book:
 Plat Page:
 Deed Acres: 132
 Physical Address: HALF DOLLAR RD
 Improvement Value: 0
 Land Value: 968500
 Fire District: 107
 Township Code: 2

CHATHAM COUNTY, NC
 Parcel2177_Slopes



Disclaimer:
 The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

One Inch = 800 Feet



CHATHAM COUNTY, NC

Steep Slopes / Kf Soils



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The estimated number of parking spaces for the proposed plan will be 15-25 spaces.

3.4 WETLANDS

2. *The acronym OHWM should be spelled out.*

OHWM stands for “Ordinary High Water Mark” and is the point on the bank up to which the presence and action of the water is so continuous as to leave a distinct mark either by erosion, destruction of terrestrial vegetation, or other easily recognized characteristic.

3. *The number of acres of on-site wetlands should be listed. Adding the linear feet of jurisdictional streams would also add value.*

There are 2.38 acres of on-site wetlands and 6471 linear feet of jurisdictional channel on site.

3.6 PROPOSED PROJECT DESCRIPTION AND NEED:

1. *The EIA states, "A written request has also been submitted to NCSHPO, but no response has been received yet". The Regulations require relevant correspondence with the Chatham County Historical Association and NC SHPO to be included. Please include a copy of the correspondence.*

A response was received from the North Carolina Department of Cultural Resources, State Historic Preservation Office. Their response read: "We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we have no comment on the project as proposed."

There has been no response from the Chatham County Historical Association.

A copy of the correspondence has been included.

2. *The acronym ALTA should be spelled out.*

ALTA stands for American Land Title Association. An ALTA survey is a boundary survey prepared to a set of minimum standards that have been jointly prepared and adopted by the American Land Title Association. Additionally, an ALTA survey shows improvements, easements, rights-of-way, and other elements impacting the ownership of land.

3.10.1 SURFACE WATER

1. *The regulations require classifications and use support ratings for surface waters, please add them.*

All streams on site are classified as WS-IV; NSW. WS-IV stands for Water Supply IV. NSW stands for Nutrient Sensitive Waters.

3.12.3 WILDLIFE

2. *The regulations require discussion of any limitations of adjacent areas to support wildlife if it will be displaced.*

At least 40% of Parcel 2177 will be maintained as Conservation Space, including all riparian corridors. This will minimize displacement of wildlife, but if displacement does occur, there are adjacent areas that can support wildlife. There are forested and partially forested areas to the north that can provide habitat similar to what is currently on Parcel 2177. To the west and southwest are large tracts of land that is currently forested that could support displaced wildlife. A golf course that abuts the northern border could provide some habitat for displaced wildlife. Directly east of the project site is an existing compact community that would not be able to support displaced wildlife.

REFERENCES

1. *The regulations require a list of references for supporting documentation mentioned in the EIA. The regulations do not state specific references to include; however, the location of where the interested reader can find any document mentioned in the EIA specifically information published by various county, state, and federal government departments as discussed in the executive summary as well as public records, GIS data and online resources should be included on a separate page in the appendix in front of the exhibits. At a minimum the following should have references, (this is not an all-inclusive list):*

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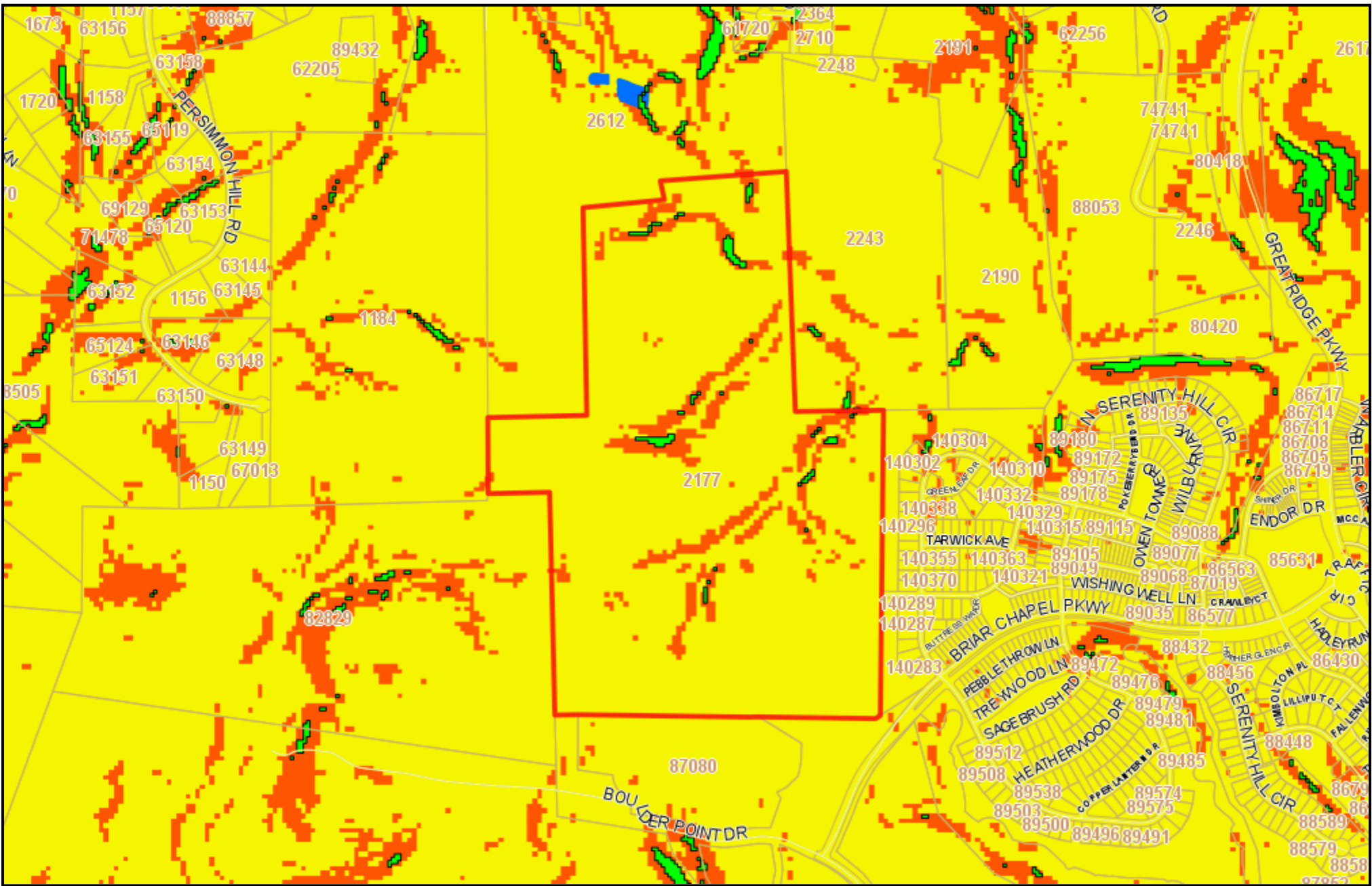
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CHATHAM COUNTY, NC



Parcel2177_Slopes

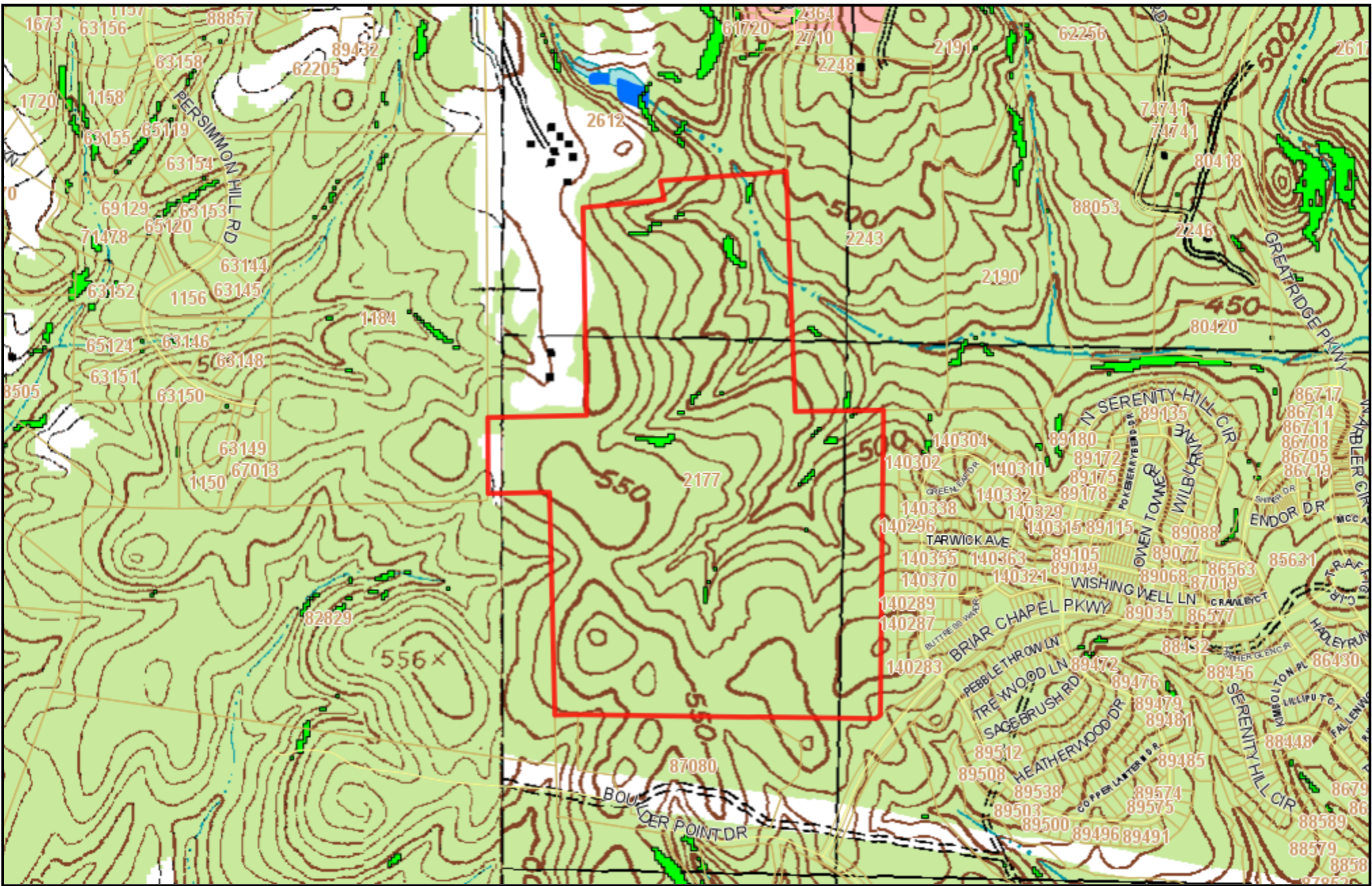
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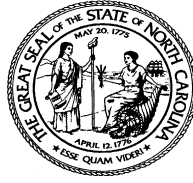
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March 4, 2014

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170 Dew Drop Road
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