

# CE GROUP

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May 16, 2014

Mr. Dan Lamontagne, PE  
Chatham County Environmental Quality  
P.O. Box 87  
Pittsboro, NC 27312

RE: **The Retreat at Haw River**  
**Response to Peer Review Comments (dated 5/9/14)**  
**Chatham County, NC**

Dear Mr. LaMontagne:

Please find attached our follow-up response to comments provided by your peer review consultant (Froehling & Robertson, Inc.)

### **Proposed Project Description and Need**

6) Discuss the land acreage to be disturbed during each phase.

- The specific the land acreage to be disturbed during each phase is not discussed.

**We anticipate 98 AC of disturbance in Phase1 and 109 AC of disturbance in Phase 2. Exhibit attached.**

7) List square footage and height (in stories) of new buildings.

- The specific square footage and height (in stories) of new buildings is not discussed.

**We anticipate that all residential dwellings will not to exceed 2.5 stories (from first floor). The amenity will have both conditioned and unconditioned space. The square footage is yet to be determined for residences and amenity. Restrictive Covenants will address this in the future.**

9) Show number of parking spaces in parking lots and decks.

- The number of parking spaces for the amenity space and garden parking lots is not shown on a map.

**No decks are planned. On Page 7 of the EIA submission we referenced +/- 35 spaces at the amenity and +/- 12 spaces near the community garden. We do anticipate some other small parking areas (5-6 spaces near trail access points.**

### **Existing Environment and Project Impacts**

1) Geography

- Provide a topographic map of the property and surrounding area, use the county GIS website topography (2' contour interval) data at a scale appropriate for the project size, i.e., 1" = 100', etc.).

- The provided Topographic map (Figure 4) references NCDOT's GIS topography (2' contour interval) and not the county's GIS topography. The scale is 1":1,200' scale.

**A topographic map at same size as plat map is attached. The contour info (NCDOT) is the same as County info (same source).**

- Show areas that will be graded or filled, and provide estimated cut/fill volumes.

- Estimated cut/fill volumes are not provided.

**The Geography exhibit is attached reflecting preliminary earthwork and areas requiring grading.**

## 2) Soils and Prime Farmlands

- Discuss any soil constraints (fill, wetland soils, septic suitability, slopes, etc.), and indicate those areas on a map.

- Soil constraints (fill, wetland soils, septic suitability, slopes, etc.), are not discussed or indicated on a map.

- If soil will be relocated, specify the number of square yards/feet to be moved, and its relocation site.

- The number of square yards/feet of soil to be moved is not specified nor is the relocation site.

**Areas of soil constraint have been identified in the previous submission (steep slopes, wetlands, floodplain, etc.). The attached Geography exhibit addresses the soil relocation. No off-site spoil or borrow is anticipated.**

- Describe runoff management plans for the project.

- Runoff management plans are not discussed.

**On page 12 of the EIA submittal we reference applicable Chatham County permits that address runoff during construction and post construction water quality. These regulations have great specificity already.**

## 6) Areas of Archaeological or Historical Value

- A period should be added to the last sentence in the first paragraph.

- Provide photographs of any significant resources, including all structures older than 50-years.

- Photographs of the Bynum-Lambeth House located on-site are not included.

- Provide relevant correspondence with the Chatham County Historical Association and NC SHPO.

- Relevant correspondence is not included (the determination made by the Chatham County Planning Department that the conditional use permit requirement for an archeological survey has been met, as well as, the correspondence with Bev Wiggins of the Chatham County Historical Society).

**Correspondence with Chatham Historical Association and SHPO is attached along with photos**

8) Noise Levels

- Specify the distance at which the increased noise will be heard.
- The distance at which the increased noise will be heard is not specified.
- Discuss whether surrounding properties will be affected by noise levels.
- Whether or not surrounding properties will be affected by noise levels is not discussed.

**Page 7 of EIA submission addresses Noise levels. The distance noise levels may be heard depends upon forestation and topography. The level of noise at the property line (surrounding properties) will be no greater than the current decibel associated with roadway traffic on adjoining public roads.**

10) Surface and Groundwater Resources (discuss separately)

- Discuss any known groundwater quality issues.
- Known groundwater quality issues, or the lack thereof, are not discussed.

**There are no known groundwater issues in the immediate project vicinity.**

11) Fish and Aquatic Habitats

- River is misspelled in the first sentence of the first paragraph.

**So noted.**

12) Wildlife and Natural Vegetation

- If forests will be cleared, discuss the extent of planned deforestation and specify the forestry methods to be used, including BMPs.

- The forestry methods to be used, including BMPs, is not discussed.

**Any proposed land disturbance will be regulated by the Chatham County Erosion Control Ordinance as identified on Page 12 of the EIA submission.**

13) Hazardous Materials

- List all hazardous materials to be stored or introduced during construction or operation.

- Different size fonts are used within the same paragraph in this section.

**We anticipate fuel to be stored on site during construction and will be stored in storage containers conforming to applicable State and Federal regulations.**

**Font size is so noted.**

References

- Please include references and or supporting documentation for the following:
  - Chatham County Subdivision Regulations and Ordinance;
  - Sources for:
    - Job Growth Statistics; **Forbes (Feb 2014) Here and Now (Jan 2014)**

- Current and Projected Population;
- Annual Growth Rate;
- Chatham County Stormwater Regulations;
- Chatham County Sediment and Erosion Control regulations;
- Chatham county Zoning Regulations;
- Publicly Available Records Used in Section 3;
- USGS Topographic Map;
- 1985 Detailed Geologic Map of North Carolina;
- Chatham Co GIS;
- NC Flood Mapping Program;
- FEMA FIRM Map;
- Previous 401 and 404 permits;
- NOV-2008-PC-0714;
- Repair and Stabilization Plans;
- Monitoring Reports;
- Close Out Letter;
- Regional Supplement to the Corps of Engineers Wetland Delineation Manual;
- A field Guide to North Carolina Wetlands;
- State Historic Preservation Office
- County Ordinances Related to Parking, Lighting and Signage;
- NC-DWR's Classification and Water Quality Standards Aplicable to Surface Waters and Wetlands of North Carolina.
- Hydrologic Maps; and
- Sources of Aerial Photography.

**So Noted**

Please contact us if you have any questions for need any additional information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark P. Ashness', with a long horizontal line extending to the right.

Mark P. Ashness, PE  
CE Group, Inc.

cc: Scott Munday, Crescent Resources



**FROEHLING & ROBERTSON, INC.**  
*Engineering Stability Since 1881*

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Raleigh, North Carolina 27603-2302  
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May 9, 2014

Dan J. LaMontagne, P.E.  
Chatham County  
Environmental Quality Director  
12 East Street  
Pittsboro, NC 27312

Re: **EIA Peer Review**  
**Retreat at the Haw**  
Chatham County, North Carolina  
F&R Project No. 66S-0031

Dear Mr. LaMontagne:

Froehling & Robertson, Inc. (F&R) is pleased to present Chatham County with our comments related to reviewing the above EIA with respect to the requirements listed in the Chatham County Subdivision Regulations (Regulations) as amended September 16, 2013. At this time minor discussions, additions, and corrections are suggested for the EIA to be considered in general compliance with the Regulations. Please see below for F&R's list of comments.

**PROJECT INFORMATION**

F&R understands the EIA was prepared by Soil and Environmental Consultants (S&EC) under S&EC Project No. 6748.D5. The EIA states, "The Retreat at Haw River consists of +/- 646 AC. The property is currently entitled for the development of up to 185 single family residential lots with County Water and Individual Septic Systems. The project is bordered by State Park property and the Haw River to the south. The community of Bynum is located to the west. Two existing large lot subdivisions (Redbud and Bynum Ridge) are located to the east. Baldwin Peak Subdivision is located to the north across Bynum Ridge Road. There are already 67 platted lots within the project. The project as proposed will provide for 393 single family residential lots along with a community amenity. The conservation subdivision ordinance requires at least 40% of the land mass be preserved with 80% of that to be left as natural space. We anticipate this project having at least 66% open space versus the required 40%. The conservation space (which will account for up to 260 acres) will primarily be left as natural space other than introduction of trails and minimal utility crossings. We expect that closer to 95% of the conservation area to be left undisturbed as open space versus 80% (permitted by ordinance)".



## SCOPE OF WORK

F&R has reviewed the EIA as well as Section 6.2 Additional First Plat Information of the Regulations and compared the required information/documentation with what is provided in the EIA. F&R has listed the specific regulation requirements with associated comments below. F&R has commented on items needed to bring the EIA into accordance with the Regulations, as well as items needed for clarity or that would be beneficial to the EIA.

## COMMENTS

### Proposed Project Description and Need

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## References

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  - FEMA FIRM Map;
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  - NOV-2008-PC-0714;
  - Repair and Stabilization Plans;
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  - Close Out Letter;
  - Regional Supplement to the Corps of Engineers Wetland Delineation Manual;
  - A field Guide to North Carolina Wetlands;
  - State Historic Preservation Office
  - County Ordinances Related to Parking, Lighting and Signage;
  - NC-DWR's Classification and Water Quality Standards Applicable to Surface Waters and Wetlands of North Carolina.
  - Hydrologic Maps; and
  - Sources of Aerial Photography.





## LIMITATIONS

Comments do not include additional assessment of any of the environmental categories listed in the EIA or verification of the information that was presented as accurate. Additional assessment services typically include, but are not limited to: detailed surveys for traffic, air quality, noise, archaeological and cultural resources, threatened and endangered species; determinations of National Register eligibility; wetland delineations; and/or floodplain analysis, including the 8 step process.

Please do not hesitate to contact F&R if you have any questions regarding our comments.

Respectfully Submitted,

**FROEHLING & ROBERTSON, INC.**

Christopher J. Burkhardt  
Senior Environmental Professional

**From:** Jim and Bev Wiggins <[jimerly@embarqmail.com](mailto:jimerly@embarqmail.com)>  
**Date:** March 15, 2014 at 7:14:43 PM EDT  
**To:** David Gainey <[dgainey@sandec.com](mailto:dgainey@sandec.com)>  
**Subject:** Lambeth house

Hi David--

What have you learned about the Lambeth house? I would like to get a chance to see and document it before anything happens to it. There is a Lambeth descendent who is also interested in seeing it.

Thanks,  
Beverly Wiggins  
CCHA

**From:** Jim and Bev Wiggins <[jimerly@embarqmail.com](mailto:jimerly@embarqmail.com)>  
**Date:** March 5, 2014 at 3:33:41 PM EST  
**To:** David Gainey <[dgainey@sandec.com](mailto:dgainey@sandec.com)>  
**Subject:** Bynum slave cemetery

Hi David-- Not much additional info in the file. The person who looked for the cemetery in 1994 thought a pile of rocks around trees in a field north of the pond might have been removed from a cemetery.

Of more interest is a title trail showing the property moving from the Bynum family to B.G. Lambeth to the Williams family. I'm eager to hear what you learn about the Lambeth house.

Thanks,  
Bev Wiggins  
CCHA Cemetery Project

--  
Jim and Beverly Wiggins  
[jimerly@embarqmail.com](mailto:jimerly@embarqmail.com)



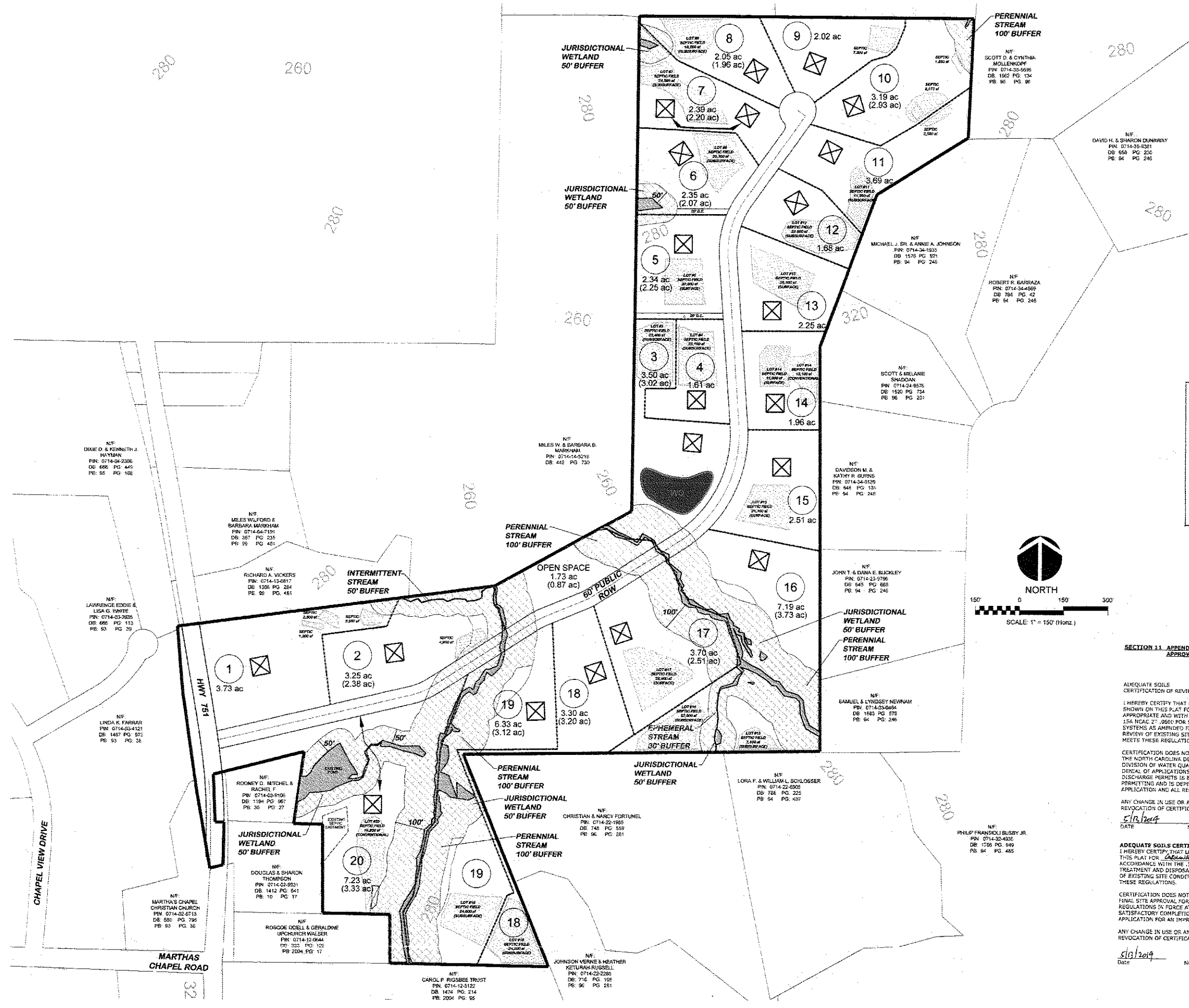
Bynum-Lambeth House CH 0320



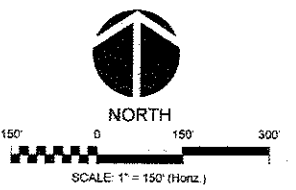
Bynum-Lambeth House CH 0320



Barn along Bynum Ridge Road



**FIGURE 1:**  
 SOIL/SEPTIC SUITABILITY MAP  
 CAROLINA CROSSINGS  
 HIGHWAY 751  
 CHATHAM CO., NORTH CAROLINA



**SECTION 11. APPENDIX A: CERTIFICATION FORMS FOR INITIAL AND FINAL APPROVALS**

**Form 1**  
 ADEQUATE SOILS CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOTS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 SHOWN ON THIS PLAT FOR CAROLINA CROSSINGS HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO THE REQUIREMENTS SET FORTH IN 15A NCAC 2C .0600 FOR SINGLE-FAMILY RESIDENCE WASTEWATER IRRIGATION SYSTEMS AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW, OF EXISTING SITE CONDITIONS THE LOT(S) NUMBERED ABOVE ON THIS PLAT MEETS THESE REGULATIONS.

CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK. THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DIVISION OF WATER QUALITY HAS THE AUTHORITY FOR THE REVIEW, APPROVAL, OR DENIAL OF APPLICATIONS FOR NON-DISCHARGE PERMITS. THE ISSUANCE OF NON-DISCHARGE PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON THE SATISFACTORY COMPLETION OF PERMIT APPLICATION AND ALL REQUIRED SUPPORTING INFORMATION.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.  
 Date: 5/13/2019  
 NC LICENSED SOIL SCIENTIST (SEAL)

**Form 2**  
 ADEQUATE SOILS CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOTS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 SHOWN ON THIS PLAT FOR CAROLINA CROSSINGS HAVE BEEN REVIEWED IN ACCORDANCE WITH THE 1999 NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT MEETS THESE REGULATIONS.

CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.  
 Date: 5/13/2019  
 NC LICENSED SOIL SCIENTIST (SEAL)

