



LAND & WATER RESOURCES DIVISION
Environmental Quality Department

P.O. Box 548
Pittsboro, NC 27312
PHONE: (919) 542-0945

Website: www.chathamnc.org

General Environmental Documentation
Submittal Form

This form shall be completed by applicants building a
Residential Development that includes 49 new lots or less.

Proposed Subdivision/Project Name: Creekside Manors

Property Owner/Applicant:	Representative (e.g., Surveyor, Engineer)
Name: <u>KC 2 Enterprises LLC</u> <u>1-3, LLC</u> <u>Brad Zadell</u>	Name: <u>Mark Ashness</u>
Address: <u>341 Kilmayne Drive</u> <u>suite 204</u> <u>Cary NC 27511</u>	Company: <u>CE Group</u> Address: <u>301 Glenwood Ave</u> <u>suite 220</u> <u>R21, NC 27603</u>
Phone: (W) <u>919 362-0211</u> (C) _____	Phone: (W) <u>919 367-8790 x101</u> (C) <u>919 322-0032</u>
Fax: _____	Fax: <u>↓</u>
Email: <u>brad.zadell@gmail.com</u>	Email: <u>mark@cegropinc.com</u>

Parcel #: (AKPAR): 60710
Property address: 3848 HC HWY 751
Total acreage: 73.23

For Office Use Only	
Date Received: _____	Reviewed By: _____
Summary/comments:	

1. Project Description. Provide a narrative describing existing site conditions, land use, natural and cultural resources and how the proposed project may potentially impact the existing conditions and resources. Include proposed uses of the property. Please describe your development plans.

The property is +/- 73.23 AC. Previous use timber mgmt. It has (1) single family homesite which will be removed in favor 20 single family lots ranging from 1.0 AC to 7.23 AC. The road will be public with shoulder and ditch section. The road length is +/- 4100 LF. Given the large lot sizes the overall anticipated impervious coverage is less than 8% for the site. We do not anticipate this project having any negative affect on the property or surrounding parcels.

2. Describe the Zoning and Uses of adjacent properties below.

North R-1 South R-1
 East R-1 West R-1

3. Surface Waters (streams, ponds, lakes, wetlands). Are there any surface waters on the property? Attach a list of surface waters and a map showing the location of the water resources in relation to the proposed development. Include riparian buffers, if applicable. Visit our website for information regarding protected riparian buffers: <http://www.chathamnc.org/Index.aspx?page=883> and for a list of consultants to assist you with identification of streams and delineation of wetlands.

4. Is the project located in the Regulatory Floodplain/Floodway? Yes ___ No
 FIRM Panel # 0704 Flood Zone X If yes, please provide a map showing the Floodplain/Floodway on a site map.
 Use <http://www.ncfloodmaps.com> to view flood zones.

5. Is there a Significant Natural Heritage Area on the project site? Yes ___ No
 If yes, please provide a map showing the Significant Natural Heritage Area on the site.
 Use this website and select Natural Heritage dropdown menu. <http://www.chathamgis.com>.

6. Are there federally listed or federal aquatic species of concern in the designated 14 Digit Hydrologic Unit drainage basin of the project? Yes ___ No
 Use this website and select Wildlife Resources Commission dropdown menu.
<http://www.chathamgis.com>.

7. Please circle the appropriate Watershed District (see the Watershed Protection Ordinance for descriptions).

WS II Balance of Watershed

WS III Critical Area

WS III Balance of Watershed

WS IV-Critical Area

WS IV Protected Area

River Corridor

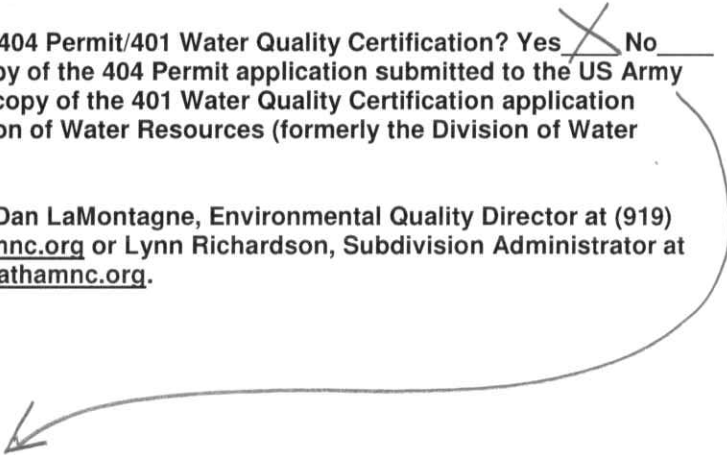
River Corridor Special Area

Local Watershed Area

8. Does the project site contain element occurrences of natural diversity, including rare species, as determined by the NC Natural Heritage Program, NC Wildlife Resources Commission and US Fish and Wildlife Service? Yes ___ No If yes, please provide a narrative. Use this website to determine EO: www.ncnhp.org/web/nhp/element-occurrences.

9. Does the project require a 404 Permit/401 Water Quality Certification? Yes ___ No
If yes, please provide a copy of the 404 Permit application submitted to the US Army Corps of Engineers and a copy of the 401 Water Quality Certification application submitted to the NC Division of Water Resources (formerly the Division of Water Quality).

For more information, please contact Dan LaMontagne, Environmental Quality Director at (919) 542-8268 or dan.lamontagne@chathamnc.org or Lynn Richardson, Subdivision Administrator at (919) 542-8207 or lynn.richardson@chathamnc.org.



We anticipate (2) roadway crossings of perennial streams (see attached map). The expected impact will be less than 150 LF of stream in total. Permits for these two crossings will be obtained prior to construction plan submission.



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March 10, 2014

Jeff Harbour
Senior Manager
Environmental Services, Inc.
524 S. New Hope Road
Raleigh, NC 27610

Project Name: Creekside Manors

Location: Located on Highway 751, Chatham County

Subject Streams: Refer to Figure 4 on Environmental Services, Inc. Chatham County Buffer Results Creekside Manors

Date of Determination: 3/6/2014

Explanation: The features listed on the enclosed Exhibit *Environmental Services, Inc. Chatham County Buffer Results Creekside Manors Figure 4* have been located in accordance with Chatham County Watershed Protection Ordinance Section 304(B) Field Delineations. Each feature located on the Exhibit possesses characteristics that qualify it to be a stream, pond or wetland.

This on-site determination shall expire five (5) years from the date of this letter. Landowners or affected parties that dispute a determination made by Chatham County may appeal. An appeal request must be made within sixty (60) days of date of this letter. A request for a determination by the Watershed Review Board shall be made in accordance with Section 304 of the Chatham County Watershed Protection Ordinance.

This project may require a Section 404/401 Permit for the proposed activity. Any inquiries should be directed to the Division of Water Resources (Central Office) at (919)-807-6364 and the US Army Corp of Engineers (Raleigh Regulatory Field Office) at (919)-554-4884.

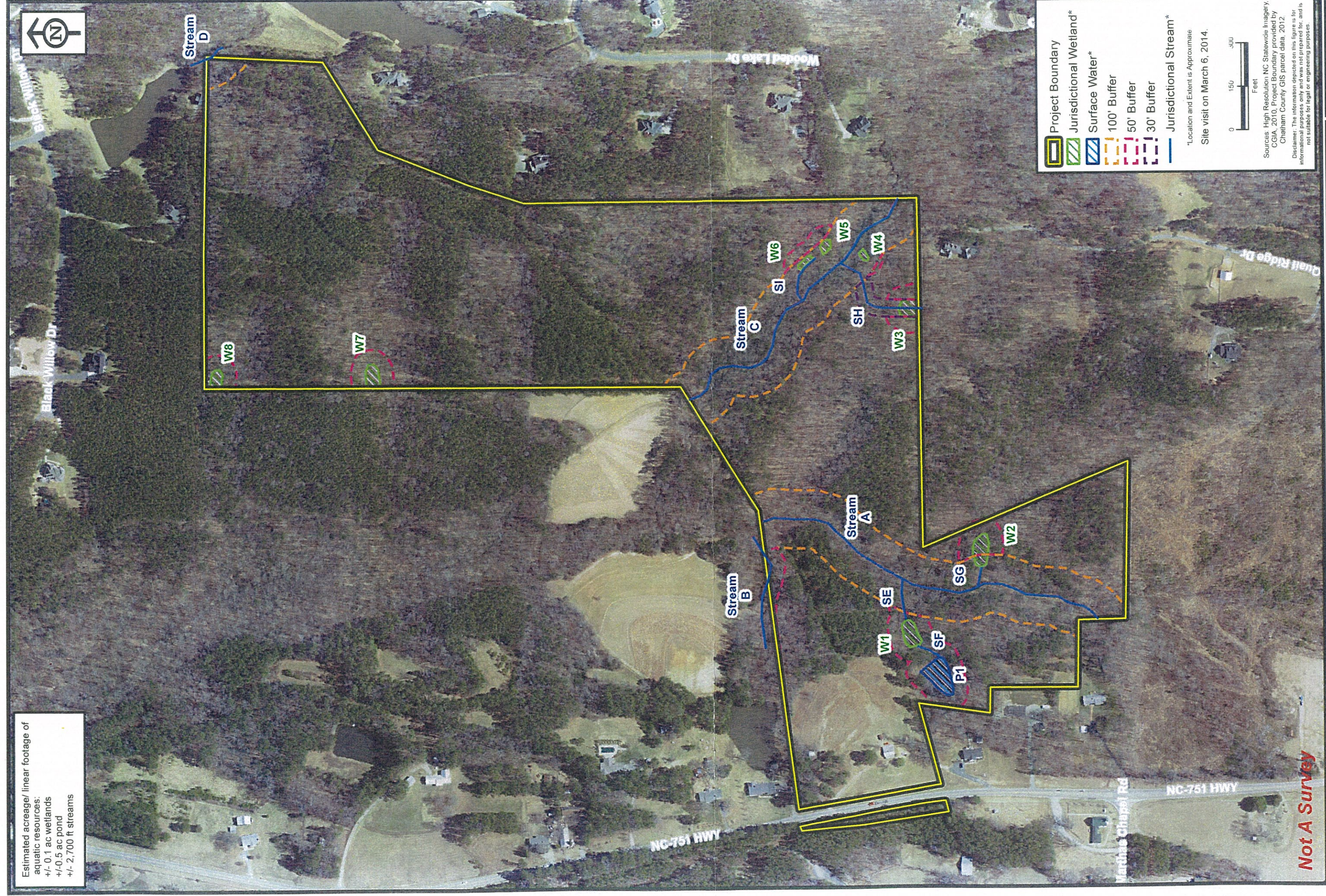
Respectfully,


Natalie Landry
Environmental Inspector

Enclosures: **Environmental Services, Inc. Chatham County Buffer Results Creekside Manors Figure 4**

cc: Jason Sullivan, Chatham County Director of Planning
Dan LaMontagne, Chatham County Director of Public Works

Estimated acreage/ linear footage of aquatic resources:
 +/- 0.1 ac wetlands
 +/- 0.5 ac pond
 +/- 2,700 ft streams



- Project Boundary
- Jurisdictional Wetland*
- Surface Water*
- 100' Buffer
- 50' Buffer
- 30' Buffer
- Jurisdictional Stream*

*Location and Extent is Approximate
 Site visit on March 6, 2014.



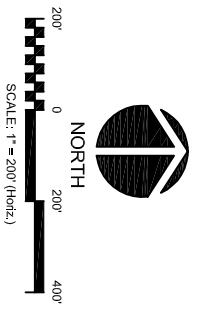
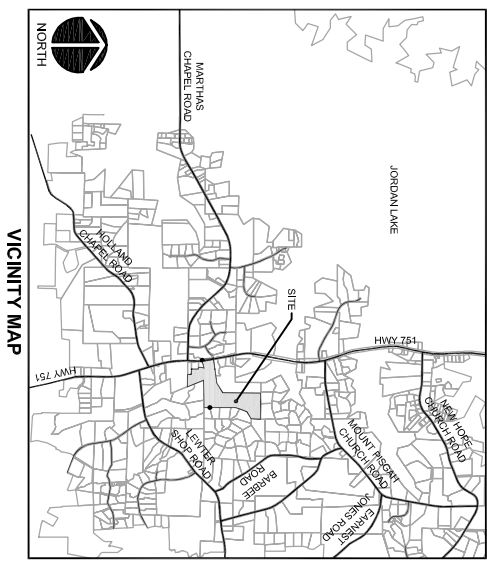
Sources: High Resolution NC Statewide Imagery, CGIA, 2010, Project Boundary provided by Chatham County GIS parcel data, 2012
 Disclaimer: The information depicted on this figure is for informational purposes only and was not prepared for, and is not suitable for legal or engineering purposes.

Not A Survey

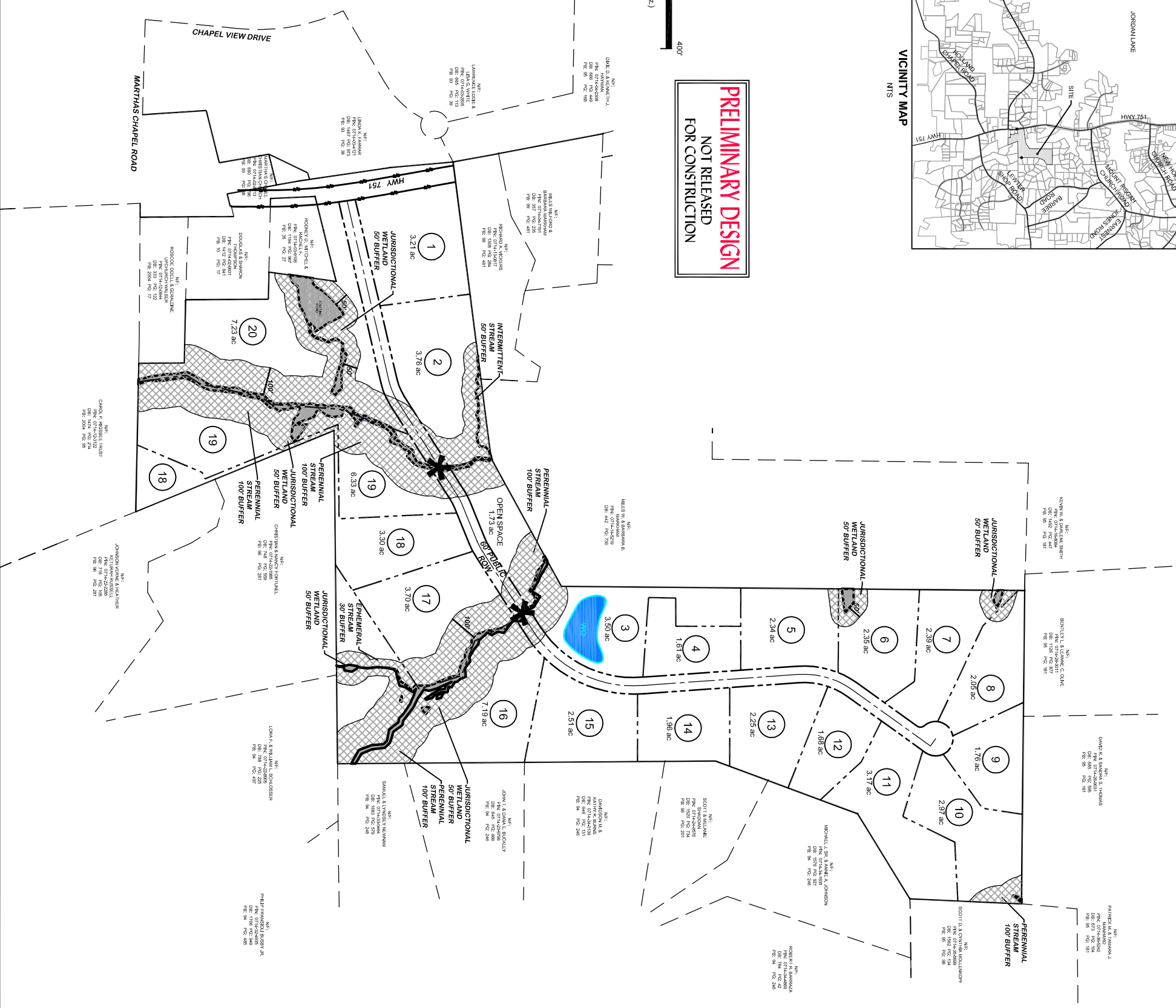
ENVIRONMENTAL SERVICES, INC.
 524 S. New Hope Road
 Raleigh, North Carolina 27610
 (919) 212-1760
 (919) 212-1707 Fax
 www.environmentalservicesinc.com

Chatham County Buffer Results
Creekside Manors
 Chatham County, North Carolina

Project:	ER13163.00
Date:	Mar 2014
Dwn/Chkd:	KT/JH
Figure:	4

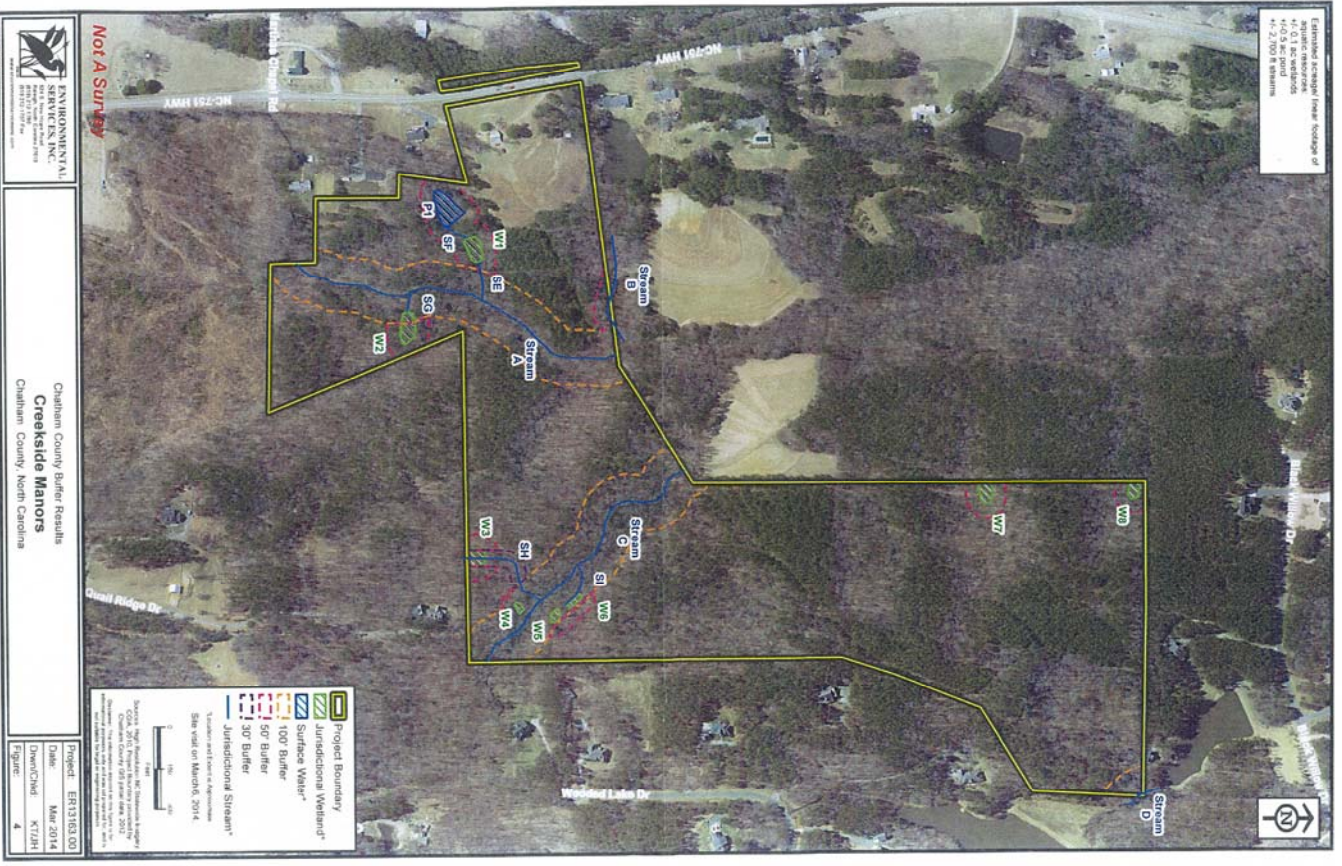


PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION



SITE SUMMARY
PIN = 0714-23-0860
AKPAR = 60710
TOTAL TRACT AREA = ± 73.23 ACRES
LENGTH OF PROPOSED ROAD = ± 4,100 LF
AVERAGE LOT SIZE = ± 3.4 ACRES

*** PROPOSED STREAM
IMPACT (ROAD CROSSING)**



NO.	REVISIONS	DATE

CE GROUP
307 GLENWOOD AVE. 200
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

SURFACE WATER EXHIBIT
CREEKSIDE MANORS
CHATHAM COUNTY, NC

Date: April 1, 2014
Scale: 1" = 200'
Drawn: CPM
Checked: MPA
Project No: 127-170
Computer Dwg Name: Drainage.dwg
Sheet No: 1
Of: 1

Not A Survey
ENVIRONMENTAL SERVICES, INC.
Chatham County Water Reutilization
Creekside Manors
Chatham County, North Carolina
Project: ER131833.03
Date: MAR 2014
Drawn/Checked: KTL/JH
Figure: 4