



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: Seaforth Landing

Property Owner <u>Applicant</u> :	Representative (e.g., Surveyor, Engineer)
Name: <u>Sklar Land & Timber LLC</u>	Name: <u>Mark P. Address</u>
Address: <u>117 Edinburgh South Drive, Suite 101, Cary, NC 27511</u>	Company: <u>CE GROUP</u>
Phone: (W) <u>919 469-8674</u>	Address: <u>301 Glenwood Ave Suite 220, Ral. NC 27603</u>
(C) _____	Phone: (W) <u>919 367-8790 x101</u>
Fax: _____	(C) _____
Email: <u>darden@sklar.com</u>	Fax: <u>919 322-0032</u>
	Email: <u>mark@cegroupinc.com</u>

Parcel #: (AKPAR): 17487
Property address: 9771 Seaforth Rd, Pittsboro, NC
Total acreage: 107.85 ac

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.

Existing timber managed property
 Proposed residential subdivision with up to 45 lots (2.2 ac avg). Public Road with shoulder and ditch section (1/2 5,000 LF)
 Given the average lot size is over 2 ac we anticipate impervious coverage of less than 10%
 We do not anticipate this project having a negative impact on property or surrounding parcels

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

North R-1 South R-5 and (Unzoned ACDE)
 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 # _____ 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. 37109-9771 & 37110-9780

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).

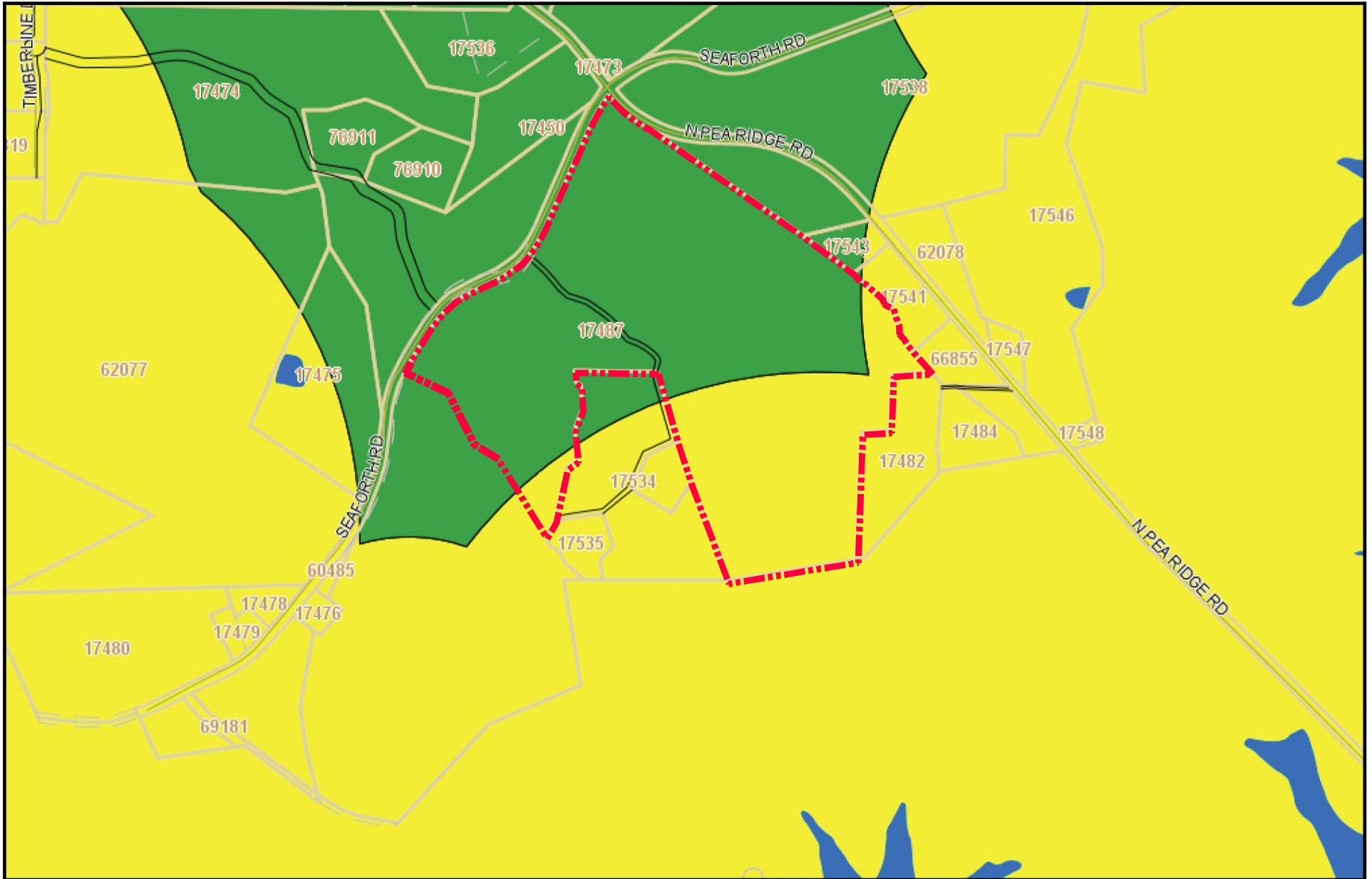
WS II Balance of Watershed	WS III Critical Area	WS III Balance of Watershed	<input checked="" type="checkbox"/> WS IV-Critical Area
<input checked="" type="checkbox"/> WS IV Protected Area	River Corridor	River Corridor Special Area	Local Watershed Area

An Exhibit is attached showing limits of each

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). *No planned crossings of streams*

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.



CHATHAM COUNTY, NC

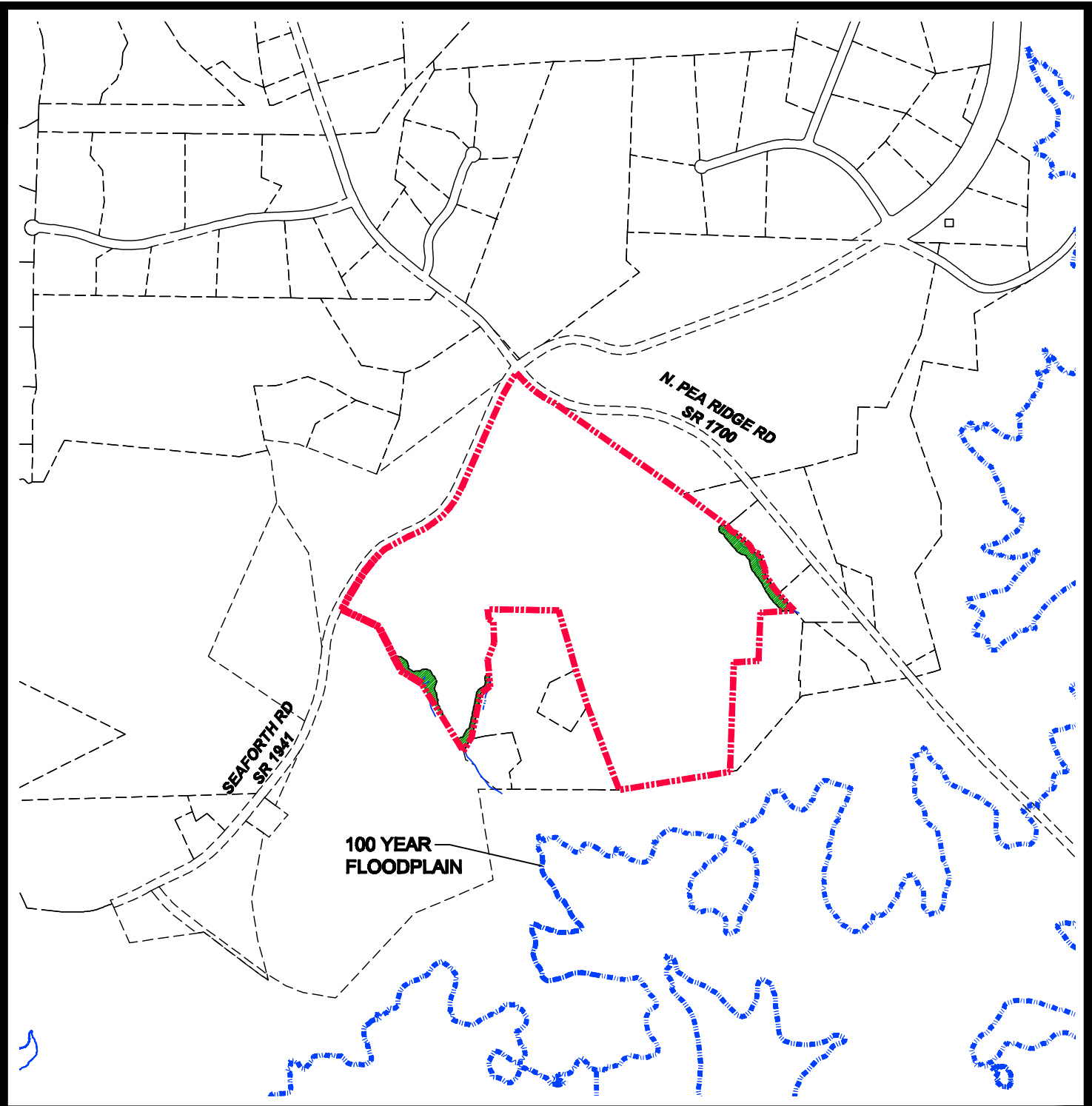


Critical Areas

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



CE GROUP
 301 GLENWOOD AVE. SUITE 220
 RALEIGH, NC 27603
 PHONE: 919-367-8700
 www.cegroupinc.com

SEAFORTH LANDING
CHATHAM COUNTY, NC

FEMA OVERLAY EXHIBIT
FEBRUARY 2015

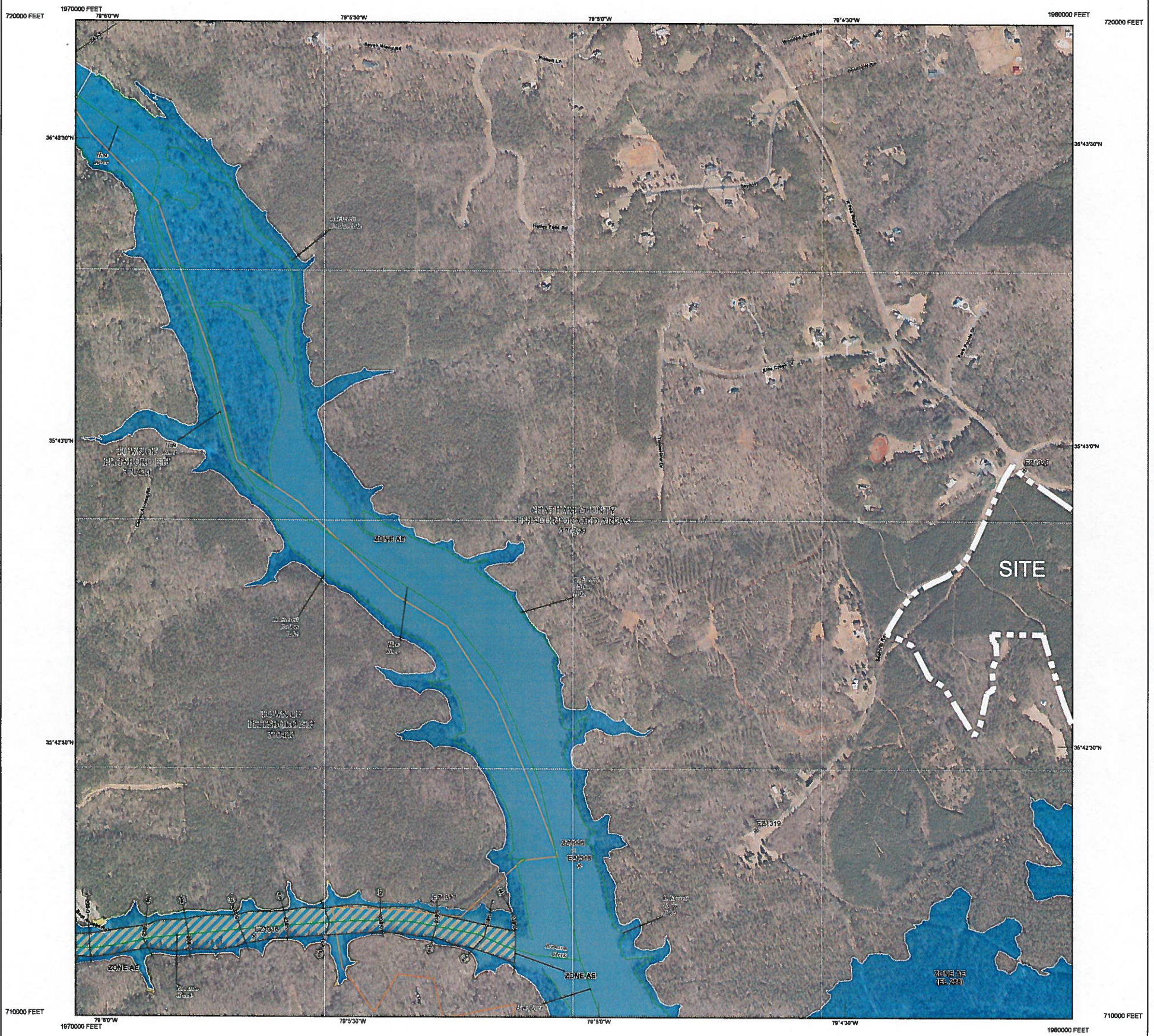


NORTH

1,000' 500' 0 1,000'



SCALE: 1" = 1,000'



This digital Flood Insurance Rate Map (FIRM) was produced through a unique cooperative partnership between the State of North Carolina and the Federal Emergency Management Agency (FEMA). The State of North Carolina has implemented a long term approach to floodplain management to decrease the costs associated with flooding. This is demonstrated by the State's commitment to map flood hazard areas at the local level. As a part of this effort, the State of North Carolina has joined in a Cooperating Technical State agreement with FEMA to produce and maintain this digital FIRM.

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://FRIS.NC.GOV/FRIS](http://FRIS.NC.GOV/FRIS)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A.V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with Average Depth Less Than One Foot or With Drainage Areas of Less Than One Square Mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee See Notes Zone X
- OTHER AREAS OF FLOOD HAZARD**
 - Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X
- OTHER AREAS**
 - Channel, Culvert, or Storm Sewer Accredited or Provisionally Accredited Levee, Dike, or Floodwall
- GENERAL STRUCTURES**
 - North Carolina Geodetic Survey bench mark BM5510
 - National Geodetic Survey bench mark Contractor Est. NCFMP Survey bench mark BM5510
 - Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
 - Coastal Transect
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - Limit of Study
 - Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including National versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at <http://fms.fema.gov>. An accompanying Flood Insurance Study report, Letter of Map Revision (LOMR) or Letter of Map Amendment (LOMA) revising portions of the panel, and digital versions of this FIRM may be available. Visit the North Carolina Floodplain Mapping Program website at <http://www.ncfloodmaps.com> or contact the FEMA Map Service Center.

Communities amending land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map details refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-435-8620.

Base map information shown on this FIRM was provided in digital format by the North Carolina Floodplain Mapping Program (NCFMP). The source of this information can be determined from the metadata available in the digital FLOOD database and in the Technical Support Data Notebook (TSND).

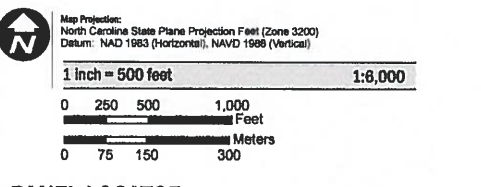
ACCREDITED LEVEE NOTES TO USERS: If an accredited levee note appears on this panel check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system(s) shown as providing protection. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at <http://www.fema.gov/business/infoplaces.htm>.

PROVISIONALLY ACCREDITED LEVEE NOTES TO USERS: If a Provisionally Accredited Levee (PAL) note appears on this panel, check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system(s) shown as providing protection. To maintain accreditation, the levee owner or community is required to submit the data and documentation necessary to comply with Section 85.10 of the NFIP regulations. If the community or owner does not provide the necessary data and documentation or if the data and documentation provided indicates the levee system does not comply with Section 85.10 requirements, FEMA will revise the flood hazard and risk information for this area to reflect de-accreditation of the levee system. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at <http://www.fema.gov/business/infoplaces.htm>.

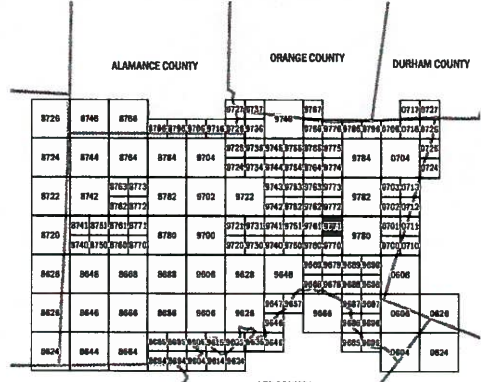
LIMIT OF MODERATE WAVE ACTION NOTES TO USERS: For some coastal flooding zones the AE Zone category has been divided by a Limit of Moderate Wave Action (LIMWA). The LIMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LIMWA (or between the shoreline and the LIMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) NOTE
 CBRS Area Otherwise Protected Area

SCALE



PANEL LOCATOR



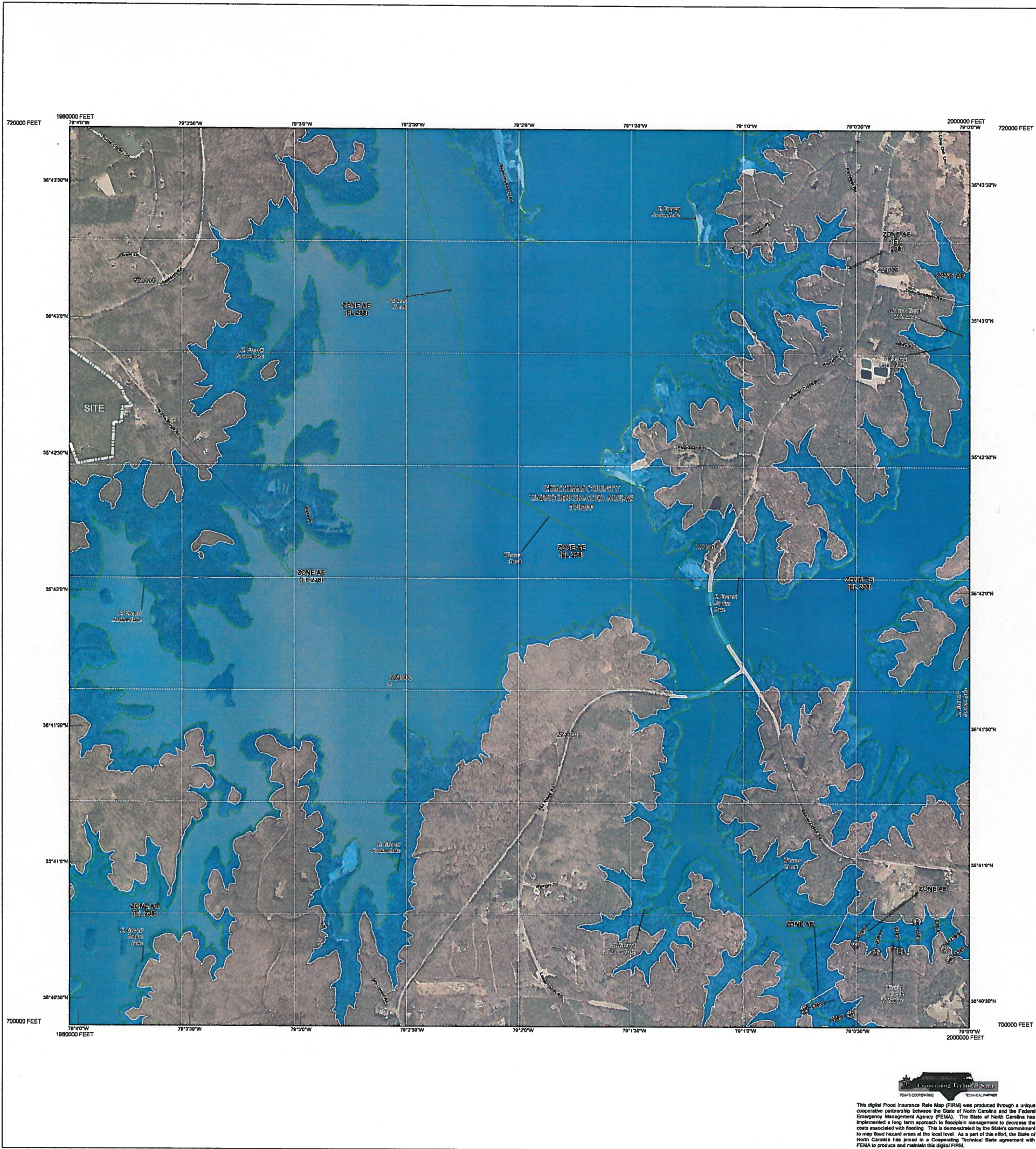
FEMA NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM
NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
NORTH CAROLINA
 PANEL 9771

Panel Contains:
 COMMUNITY CHATHAM COUNTY
 PITTSBORO, TOWN OF

CID PANEL SUFFIX
 370299 9771 J
 370420 9771 J

National Flood Insurance Program

MAP NUMBER 3710977100J
 MAP REVISED 02/02/07



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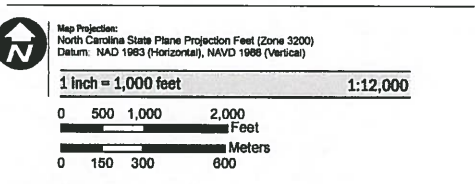
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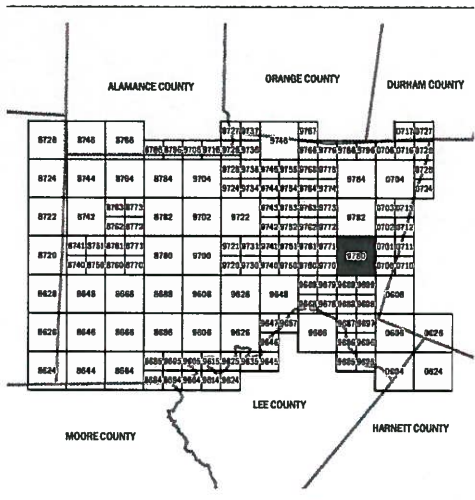
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COASTAL BARRIER RESOURCES SYSTEM (CBRS) NOTE
This map may include approximate boundaries of the CBRS for informational purposes only. Flood insurance is not available within CBRS areas for structures that are newly built or substantially improved on or after the date(s) indicated on the map. For more information see http://www.fhv.gov/habitatconservation/coastal_barrier.html, the FIS Report, or call the U.S. Fish and Wildlife Service Customer Service Center at 1-800-344-WILD.

SCALE



PANEL LOCATOR



FEDERAL EMERGENCY MANAGEMENT AGENCY

NATIONAL FLOOD INSURANCE PROGRAM

NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM

NATIONAL FLOOD INSURANCE PROGRAM

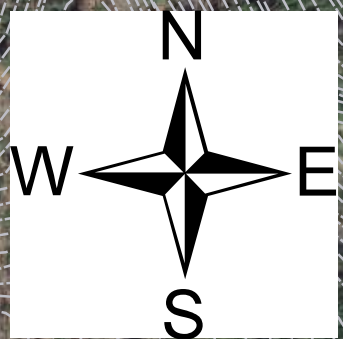
FLOOD INSURANCE RATE MAP

NORTH CAROLINA

PANEL 9780

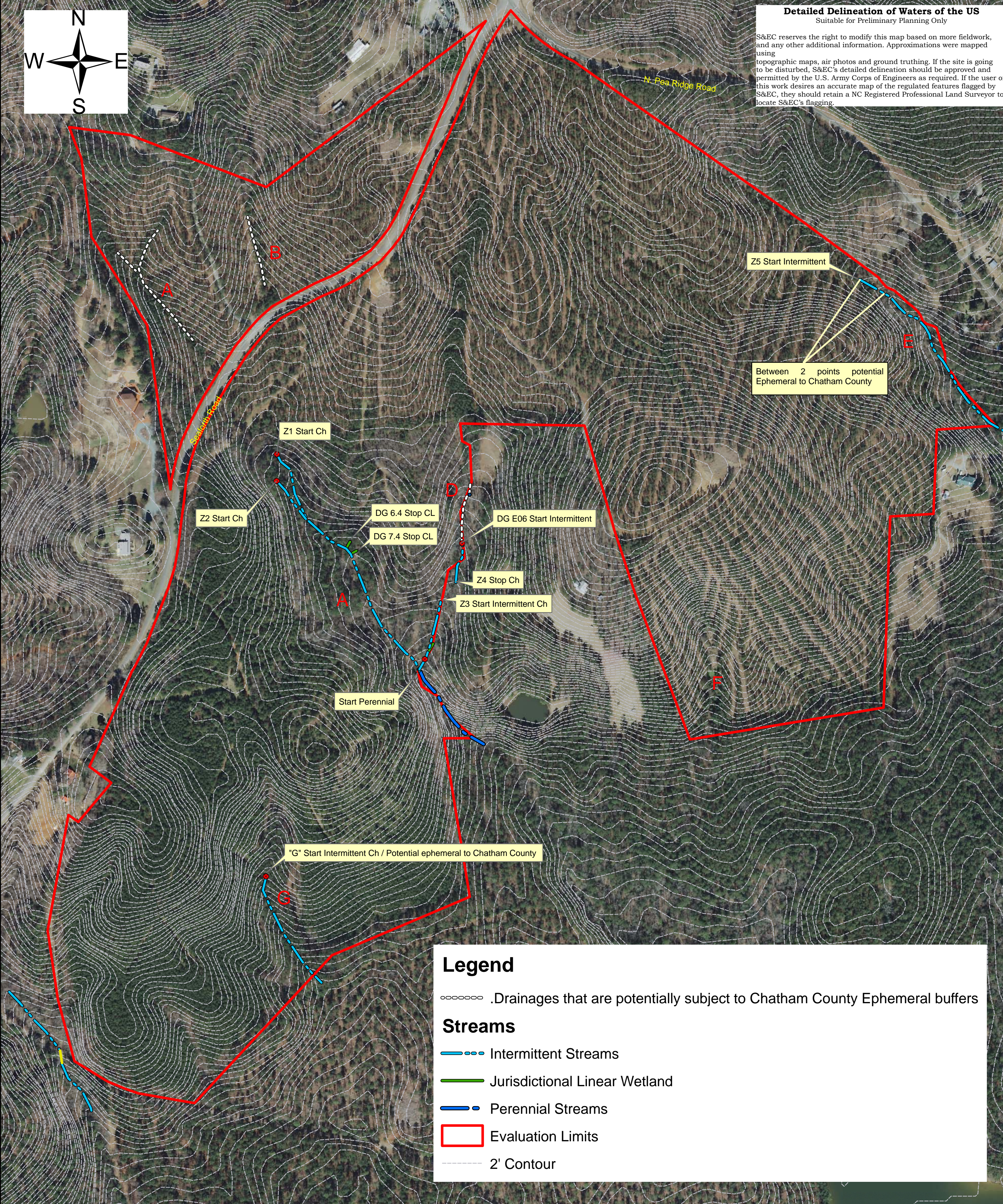
Panel Contains:
COMMUNITY CHATHAM COUNTY
CID 370299
PANEL 9780
SUFFIX J

MAP NUMBER 3710978000J
MAP REVISED 02/02/07



Detailed Delineation of Waters of the US
Suitable for Preliminary Planning Only

S&EC reserves the right to modify this map based on more fieldwork, and any other additional information. Approximations were mapped using topographic maps, air photos and ground truthing. If the site is going to be disturbed, S&EC's detailed delineation should be approved and permitted by the U.S. Army Corps of Engineers as required. If the user of this work desires an accurate map of the regulated features flagged by S&EC, they should retain a NC Registered Professional Land Surveyor to locate S&EC's flagging.

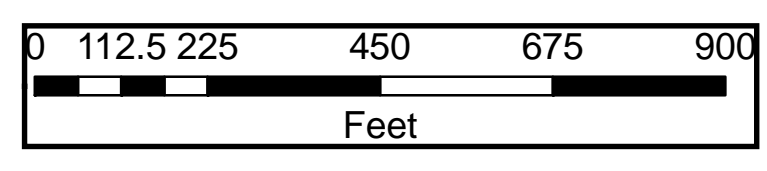


Legend

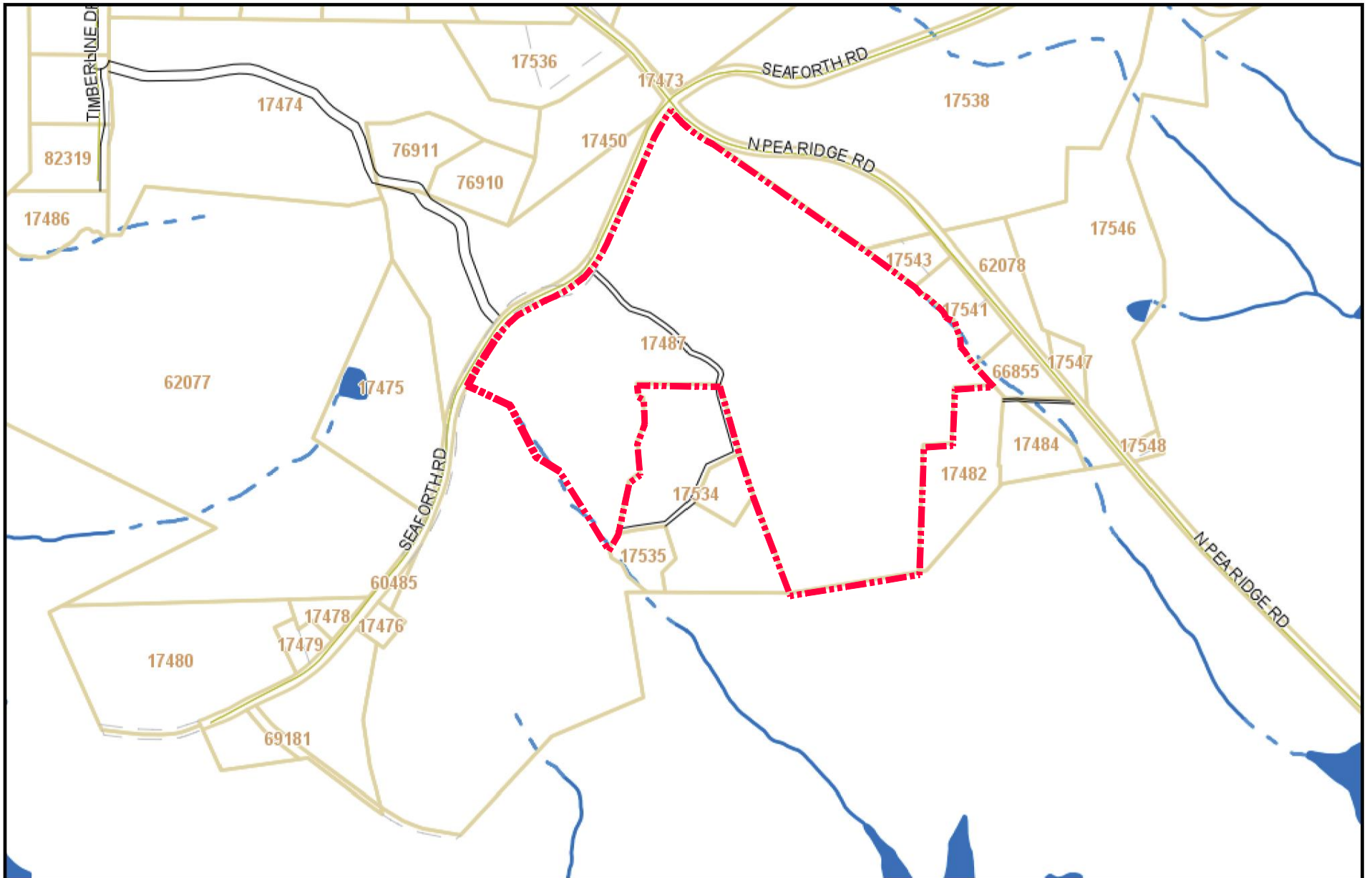
- ○ ○ ○ ○ ○ .Drainages that are potentially subject to Chatham County Ephemeral buffers
- Streams**
- — — — Intermittent Streams
- — — — Jurisdictional Linear Wetland
- — — — Perennial Streams
- Evaluation Limits
- - - - 2' Contour

Project Number: 10719.W1
 Project Manager: SB
 Scale: 1" = 250'
 Date: 4/9/15

Wetland Sketch Map (Post USACE)
Seaforth Site
Chatham County, NC
 Source:
 Chatham County GIS & nconemap.com



S&EC
Soil & Environmental Consultants, PA
 8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-9467
 sandec.com



CHATHAM COUNTY, NC

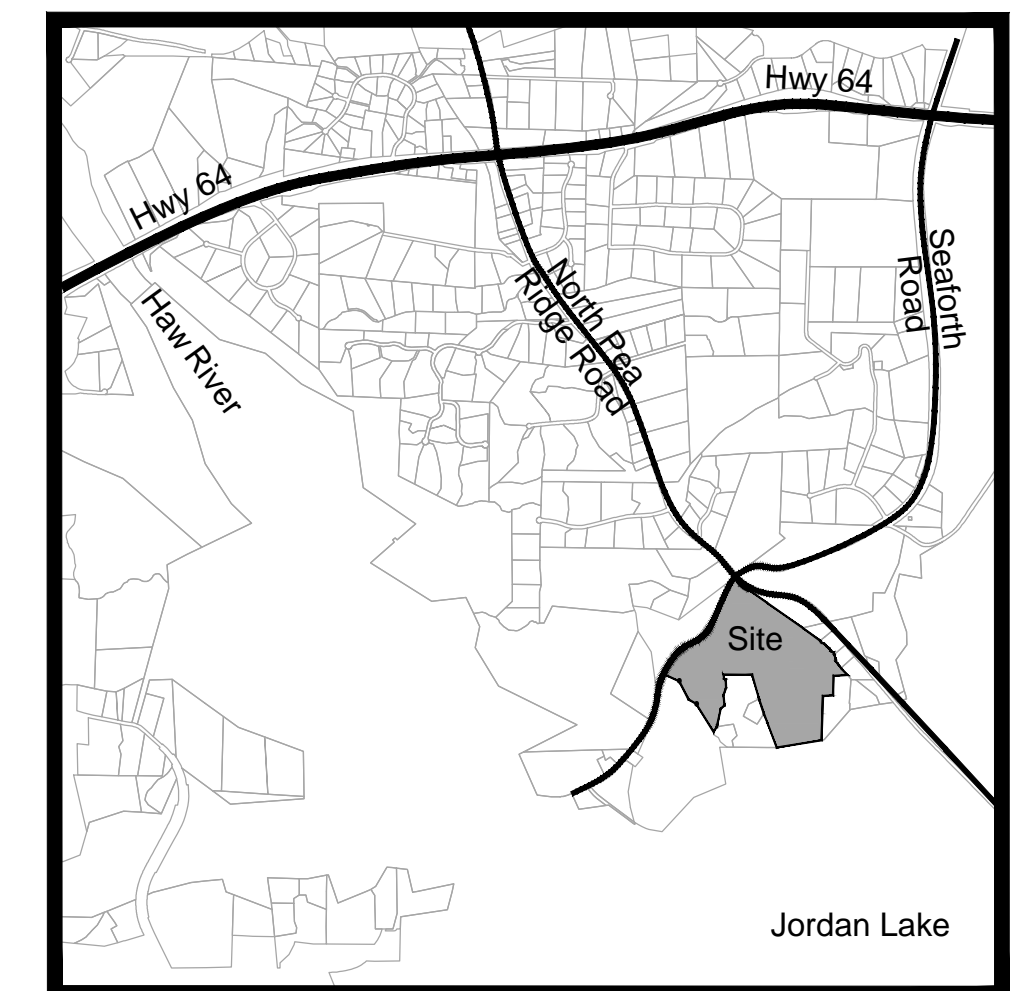
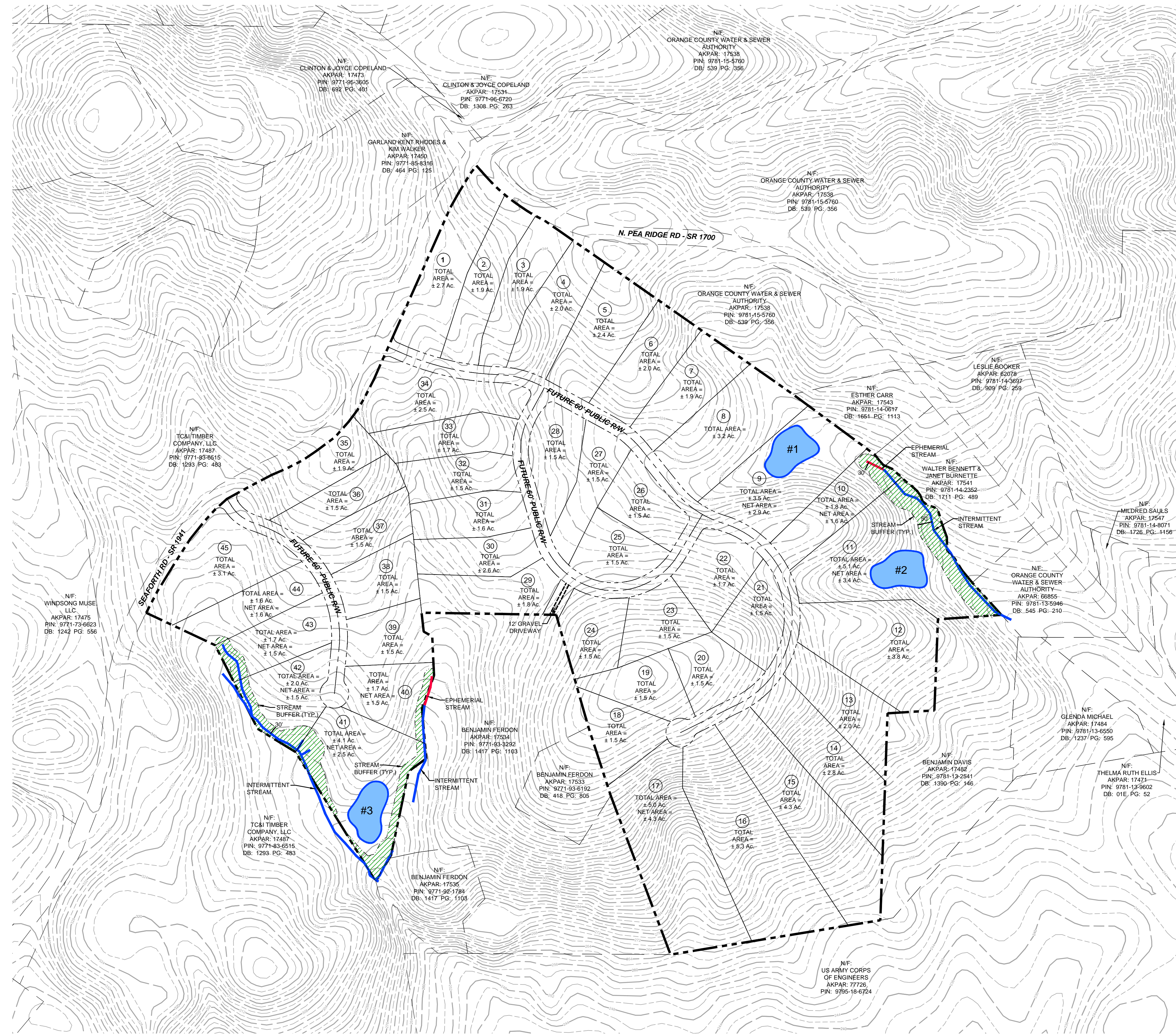


Property Map

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One Inch = 800 Feet



Vicinity Map
Not To Scale

SEAFORTH LANDING SURFACE WATER EXHIBIT

CHATHAM COUNTY, NC
APRIL 14, 2015
AKPAR: 17487

SITE DATA:	
PIN:	9771-83-6515
SITE AREA:	± 107.85 Ac.
TOTAL LOTS:	± 45 LOTS
AVERAGE LOT SIZE:	± 2.2 Ac.
LENGTH OF ROADS:	± 4,989 LF

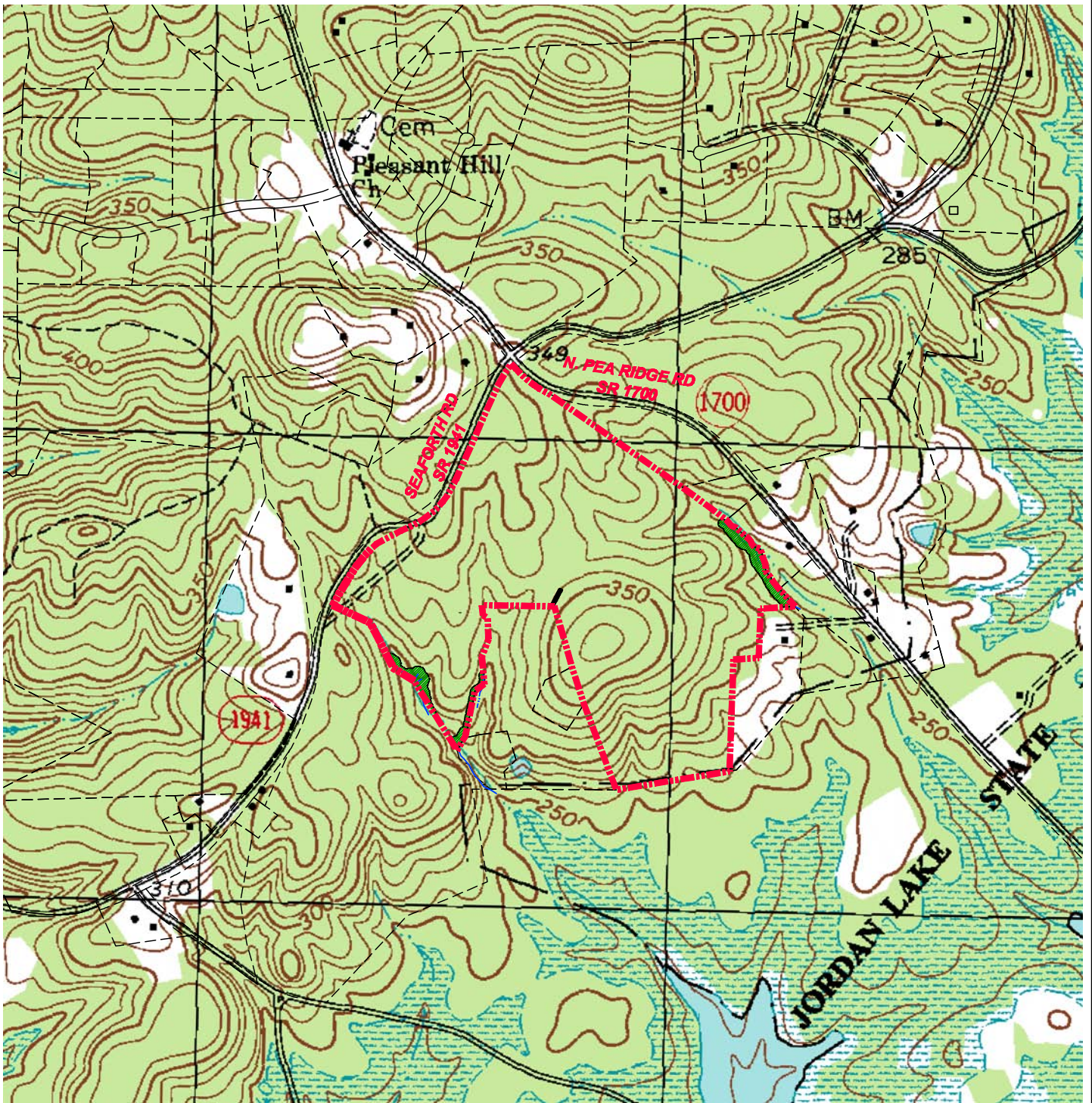
- APPROXIMATE STREAM BUFFERS
- PROPOSED WATER QUALITY POND

NORTH

1" = 200'

CE GROUP
 301 GLENWOOD AVE. SUITE 220
 RALEIGH, NC 27603
 PHONE: 919-367-8790
www.cgroupinc.com

- NOTES:**
1. INFORMATION PROVIDED BY S&EC
 2. STREAM CALLS BASED UPON ACOE FIELD MEETING
 3. EPHEMERIAL CALLS PENDING



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SEAFORTH LANDING
CHATHAM COUNTY, NC

USGS OVERLAY EXHIBIT
FEBRUARY 2015



NORTH

1,000' 500' 0 1,000'



SCALE: 1" = 1,000'