



Chatham County Planning Department  
 80-A East Street  
 P.O. Box 54, Pittsboro, NC 27312-0054  
 Phone: 919-542-8204  
 First Plat Review Fee: \$250.00 + \$50.00 per Lot

**MAJOR SUBDIVISION – FIRST PLAT REVIEW APPLICATION**

Proposed Subdivision Name: Westview at Norwood Estates  
 Property Owner/Applicant: \_\_\_\_\_ Representative (Surveyor, Engineer, Etc.): \_\_\_\_\_

Name: Keith Brown, Sun Forest Systems  
 Address: 542 Finbar Drive  
Cary, NC 27519  
 Phone: (W) 919 401-8782  
 (H) \_\_\_\_\_  
 (C) \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: ktbl590@gmail.com

Name: Mark Ashness  
 Company Name: CE Group  
 Address: 301 Glenwood Avenue, Suite 200  
Raleigh NC 27603  
 Phone: (W) 919 367-8790 x101  
 (C) \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: mark@cegroupinc.com

Who should staff contact (circle one)? **Property Owner/Applicant** **Consultant**

**PROPOSAL**

Parcel # (AKPAR): 1693 P.I.N. # 9756-81-8208 Zoning District: R-1  
 Flood Map # 3710975500J, 3710974600J Zone: AE, X Watershed District: WSIV-PA  
 Existing Access Road (S. R. # and name): SR 1532 Manns Chapel Road

Total Acreage 107 AC Total # of Lots 49 Min. Lot Size (Acres) 0.92  
 Max. Lot Size 8.52 AC Avg. Lot Size 1.90 AC # Exempt Lots (over 10 ac.) Zero

Phased Development/Development Schedule? YES  NO  How Many Phases? 3

*If Subdivision will be Phased or Developed under a Development Schedule, Please attached a **DETAILED** Phasing Schedule or Development Schedule (for subdivisions consisting of 50 Lots or More).*

Mixed-Use YES  NO  Multi-Family (Townhomes, Apts., etc.) YES  NO

Proposed Number of Lots: Residential 49 Commercial \_\_\_\_\_ Other \_\_\_\_\_

If Other, Specify (i.e. recreation) \_\_\_\_\_

Wastewater Disposal: Individual Septic  Community Septic  Public System

Water System: Individual Well  Community Well(s)  Public System

Public Water System Name: North Chatham

Public Wastewater System Name (ex. Aqua NC): \_\_\_\_\_

Will New Road(s) be constructed? YES  NO  Internal  External/Access

Type of Road: Private  Length (mi.): \_\_\_\_\_ Public  Length (mi.): 0.9

Road Surface: Paved  Gravel  Width of Road Surface (feet) 20'

Will this be a Conservation Subdivision (See Section 7.7 of Subdivision Ordinance) YES  NO

Type and Acreage of Other Facilities (ex. Recreation, Mixed-Use, Commercial, etc.):

Community Open Space +/- 7.8 AC \_\_\_\_\_

Date of Community Meeting: 10/20/16 \_\_\_\_\_ Location: Mt Pleasant UMC Church \_\_\_\_\_

Provide At Least two (2) separate dates for County Staff and Board (Volunteer Advisory and Elected) site visits – Please provide at least one date when site will be available between 8am and 5pm, and one date when site will be available after 5pm

<u>DATE</u>	<u>TIME(S)</u>
_____	_____
_____	_____
_____	_____

**Please See Attached for Submittal Requirements**

  
 Signature of Property Owner/Applicant Applicant 12-17-16  
owner Date

<i>For Staff Use Only</i>	
Date Received _____	By _____
Date Fee Paid _____	Received By _____
Date Review Completed _____	Date Applicant Contacted _____

C. E. GROUP, INC.  
301 GLENWOOD AVE., STE 220  
RALEIGH, NC 27603  
PH. 919-367-8790

10019  
66-112/531

PAY TO THE ORDER OF

Chatham County

DATE 12/20/16

\$ 50,00

DOLLARS



BANK

BRANCH BANKING AND TRUST COMPANY  
1-800-BANK-BBT  
www.bbt.com

FOR Sun Forest 1st P.O.

Har P.O.

⑆00010019⑆ ⑆05310112⑆⑆0005202548204⑆

SUN FOREST SYSTEMS, INC.  
129 TIMBERHILL PLACE  
CHAPEL HILL, NC 27514

2186  
66-211/531

Date Dec 19, 16

Pay to the Order of

Chatham County

\$ 2050.00

Dollars



Cardinal State BANK  
A Division of Tuckah Valley Bank and Trust Company  
DURHAM, NC

FOR News 1st P.O. Sun Forest

⑆002186⑆ ⑆053102117⑆ 0000020339⑆





First Plat Submission Checklist

Subdivision Name: Westview at  
Natural Forest Estates

**Submit the following with this application:**

- 20 paper copies (folded) of the Plat showing proposed subdivision (minimum size 18" x 24") *See Section 6.1 of Subdivision Regulation for information required to be on Plat*
- 1 digital copy of all documents conforming to Digital Document Submission Guideline
- 1 Reduced copy of plat (8.5" x 11")
- List (1 copy) of adjoining property owners with mailing addresses. List must include all adjoining property owners within 400 feet of property boundaries. A Microsoft Excel spreadsheet listing the names and addresses shall be submitted with the digital submission.

**Submit two (2) paper copies and one (1) digital copy of the following:**

- Utility Plan (proposed layouts for sewer and water where applicable, showing feasible connections to the existing utility system, or any proposed utility system).

**Submit 20 bound packets of the following information:**

- Completed First Plat Review Application (2 Pages)
- Location Map (with Aerial Photo) from County GIS System (8.5" x 11")
- Topographic Map (contours at vertical intervals of not more than five [5] feet, at the same scale as the First Plat), if required by staff.
- Comments from Chatham County Historical Association from Concept Review (If any)
- Comments from Chatham County Schools from Concept Review (If any)
- Copy of Environmental Documentation or Environmental Impact Assessment and report from Environmental Quality Department.
- Community Meeting Report Form
- Recommendation(s) from Technical Review Committee Meeting at Concept (If any)
- Detailed Soil Scientist Report and Soils Map
- Road name submittal form from Chatham County Emergency Operations office
- Copy of Riparian Buffer Review
- Army Corps of Engineers Permit, if required
- NC Division of Water Quality Permit, if required

*If submitting a Conservation Subdivision, must also submit the following documentation along with 15 paper copies (bound in a 3 ring binder) and 1 digital copy:*

- Documentation (i.e. deed, easement document) of Ownership of Conservation Space
- Conservation Space Management Plan (See Section 7.7 [G])
- Legal Instrument for Permanent Protection (See Section 7.7 [H])





## Location Map

December 2016  
Norwood Subdivision  
Deed Book 1327, Page 0981  
Chatham County, NC



SCALE: 1" = 1000'





Sign In Sheet

Name	Address	Email
1. Kris Tilley	23 Tarheel Lane	Kris_tilley@unc.edu
2. Becky/Don Knowles	2390 Lanost Norwood Rd	beckdonknowles@yahoo.com
3. Margaret Howard	406 S. Main St., Lexington, VA 24450	
4. Cindy Menden	15426 CHURCH 27517	Cindy.menden@lydex.com
5. Yvonne Maxse	2316 Mendenhall Rd	
6. Fandy Cox	110 Mt Laurel Chapel Hill NC 27512	
7. Peter Hagarth	321 Jamestown Rd Pittsboro	phagarth@nc.rr.com
8. Steve McGarms	8016 Monitor Ct., Apex NC 27539	
9. Scott Franks	306 Tombeaux Pittsboro NC 27312	
10. Mary Ann Norwood	2603 Maxwells Chapel Rd Pittsboro, NC 27312	
11. Ed Kassmann	18 GREEN RIDGE LANE	Ed.KASSMANN@gha16.com
12. Brian & Courtney Plaster	2431 Briar Chapel Pkwy	plaster.brian@5.com
13. Jen Buckmire	41 Amity Ct PBO	gaganbuck@hotmail.com

~~COMMENTS~~

- 1) ~~SCHEDULE & PHASING?~~
- 2) ~~PRICE POINT & QUALITY (BUILDER)~~
- 3) ~~BUFFERS & SETBACKS?~~
- 4) ~~EROSION & IMPACT TO WILDLIFE HABITAT~~
19. \_\_\_\_\_
20. \_\_\_\_\_





# Piedmont ENVIRONMENTAL ASSOCIATES, PA

10/15/2016

Project # 680

Mr. Keith Brown  
Sun Forest Systems  
542 Finnbar Dr.  
Cary, NC 27519

Dear Mr. Brown,

This report gives the findings of a detailed site and soil evaluation performed on a tract of land off of Mann's Chapel Road in Chatham County, NC. The evaluation was conducted at your request in order to determine the site's suitability for the installation of sub-surface wastewater disposal systems to serve domestic strength wastewater. This report does not address systems receiving more than 3,000 gallons per day of flow.

The evaluation was conducted by G. Christopher Murray and James L. Beeson, NC Licensed Soil Scientists. The evaluation was conducted during moist soil conditions in Fall 2016 with the use of a hand auger. Characteristics that affect the suitability of sub-surface systems include soil depth to expansive clay, seasonal high water table, rock, and unusable saprolite. Topography and slope also affect the suitability of an area for septic systems. The evaluation of these components was conducted on the site. The level of the evaluation was detailed for the requested area.

Suitable soil areas are hatched in green and magenta on the attached map. The green hatched areas have usable topography and a minimum soil depth of 24 inches. Areas suitable for sub-surface drip septic systems are hatched in magenta. These areas have usable topography and a minimum soil depth of 14 inches. These areas were identified in the field, and located using a global position system. These areas were not surveyed and therefore may be lacking in accuracy.

Once the soils map is complete the size of area required for a septic system can be estimated. Systems are sized according to the number of bedrooms in the proposed dwelling. Systems are not sized based on the number of family members or the number of bathrooms in the dwelling. Each bedroom in the proposed dwelling is calculated to generate a daily flow of 120 gallons. A four-bedroom dwelling would therefore have a daily calculated flow of 480 gallons. The daily flow is divided by the loading rate based on the soil texture. This site has a clay texture so would have an estimated loading rate of .275 gallons per square foot of trench bottom per day. This loading rate will eventually be determined by the local health department! This division would result in the required trench bottom area of 1,745 square feet. The trenches are three feet wide, which means the total trench length for a gravel conventional system would be 581 linear feet. The common chamber type systems would require 25% less trench length or 435 linear feet of

8004 Linville Road • Oak Ridge, NC 27310 • 336-662-5487

trench. These trenches are spaced on nine foot minimum widths and must converge and diverge with contour. The conservative estimate of the area required for a gravel conventional type system on this tract is approximately 6,500 square feet. The approximate area required for a chamber type system is 4,500 square feet. The system area must be doubled in order to fulfill the required repair area requirement unless the tract was originally recorded prior to 1981.

It should be noted that this evaluation was conducted in extremely thick wooded vegetation. While every attempt was made to locate all unsuitable topographical features and unsuitable soils, there could be inclusions of unsuitable soils and or topography that were not identified due to the existing vegetation.

It should also be noted that large rock outcroppings are prevalent in this area of Chatham County. Whenever possible, we delineated these surface rock formations so they would not be considered as suitable area. As mentioned above however, there may be inclusions of surface rock that we missed due the thickness of vegetation.

In this instance there does appear to be soils for conventional and/or drip type septic systems. To proceed, you will need to make applications with Chatham County Environmental Health section for Improvements permits. The attached map, which shows the suitable soils should be included with these application. If you wish to subdivide the tract you should use a licensed surveyor or engineer to create the proposed lots in order to ensure that they meet all zoning and planning restrictions. This soil map will be beneficial to any subdivision activity. If you have any further questions please feel free to call (336-662-5487).

Sincerely,



G. Christopher Murray  
NC Licensed Soil Scientist #1284

## Attachment I

### .1950 Location of Sanitary Sewage Systems

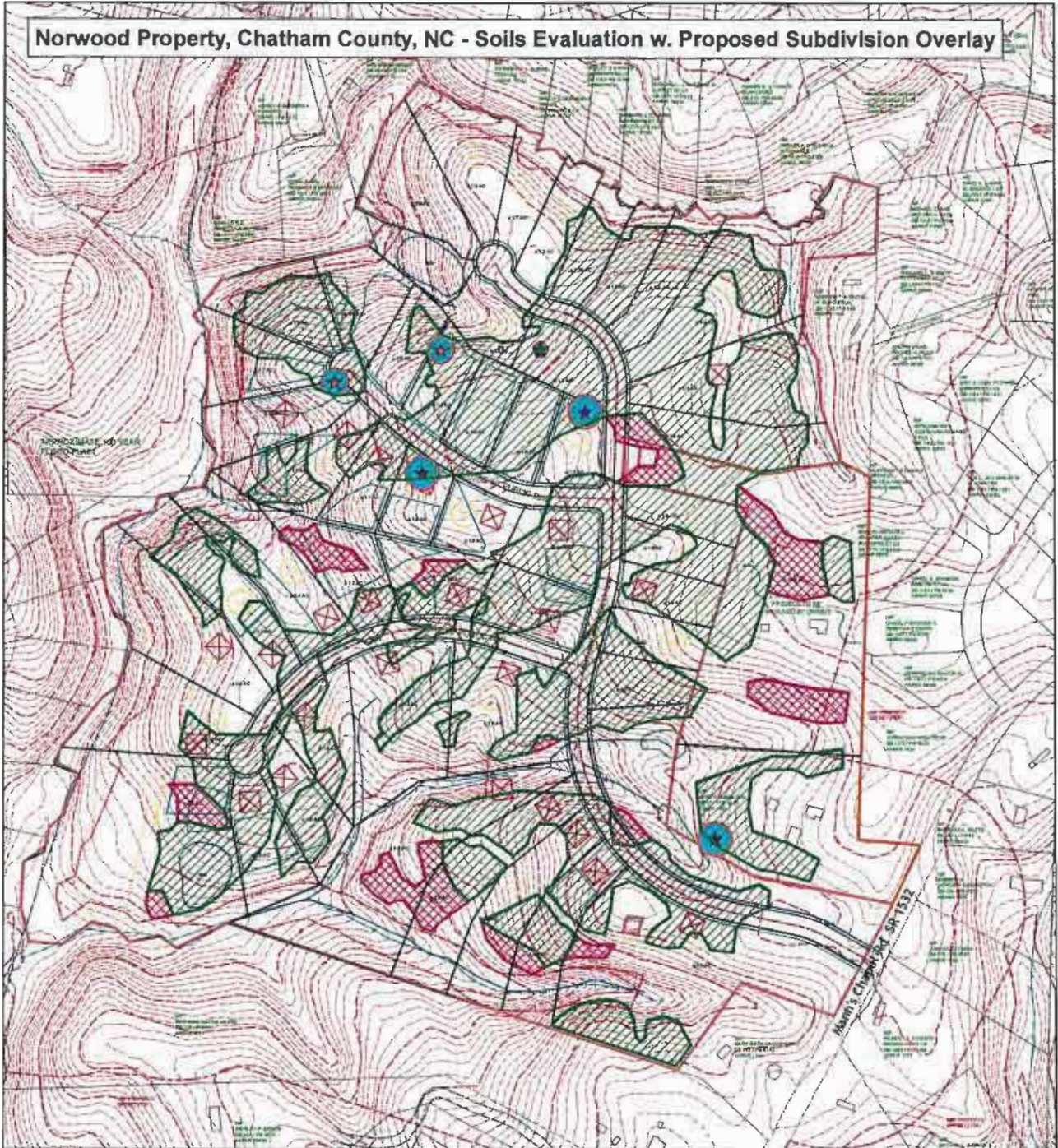
- (c) Every sanitary sewage treatment and disposal system shall be located at least the minimum horizontal distance from the following:
- |  |          |
|--|----------|
| (1) Any private water supply source including a well or spring   | 100 feet |
| (2) Any public water supply source   | 100 feet |
| (3) Streams classified as WS-I   | 100 feet |
| (4) Water classified as S.A.<br>from mean high water mark  | 100 feet |
| (5) Other coastal waters<br>from mean high water mark  | 50 feet  |
| (6) Any other stream, canal, marsh, or other surface waters  | 50 feet  |
| (7) Any Class I or Class II reservoir<br>from normal pool elevation  | 100 feet |
| (8) Any permanent storm water retention pond<br>from flood pool elevation  | 50 feet  |
| (9) Any other lake or pond<br>from normal pool elevation   | 50 feet  |
| (10) Any building foundation   | 5 feet   |
| (11) Any basement  | 15 feet  |
| (12) Any property line   | 10 feet  |
| (13) Top of slope of embankments or cuts of 2 feet or more<br>vertical height  | 15 feet  |
| (14) Any water line  | 10 feet  |
| (15) Drainage systems:   |          |
| (A) Interceptor drains, foundation drains and storm water diversions   |          |
| (i) upslope  | 10 feet  |
| (ii) sideslope   | 15 feet  |
| (iii) downslope  | 25 feet  |
| (B) Groundwater lowering ditched and devices   | 25 feet  |
| (16) any swimming pool   | 15 feet  |
| (17) any other nitrification field (except repair area)  | 20 feet  |
| (b) Ground absorption, sewage treatment and disposal systems may be located closer than 100 feet from a private well supply, except springs and uncased wells located downslope and used as a source of drinking water, repairs, space limitations and other site-planning considerations but shall be located the maximum feasible distance and, in no case, less than 50 feet. |          |
| (c) Nitrification fields and repair areas shall not be located under paved areas or areas subject to vehicular traffic. If effluent is to be conveyed under areas subject to vehicular traffic, ductile iron or its equivalent pipe shall be used. However, pipe specified in Rule .1955 (e) may be used if a minimum of 30 inches of compacted cover is provided over the pipe. |          |

**Note: Systems over 3000 GPD or an individual nitrification fields with a capacity of 1500 GPD or more have more restrictive setback requirements, see .1950 (a) (17) (d) for specifics.**





**Norwood Property, Chatham County, NC - Soils Evaluation w. Proposed Subdivision Overlay**



Legend	
	Conventional Depth Soils
	Sub-Surface Drip Soils
	Rock Outcrops 50'R
	Rock Outcrops 40'R
	Rock Outcrops 20'R
	Existing Cemeteries
	Norwood Original Evaluation Boundary
	Norwood Additional Acreage



1 in = 300 ft



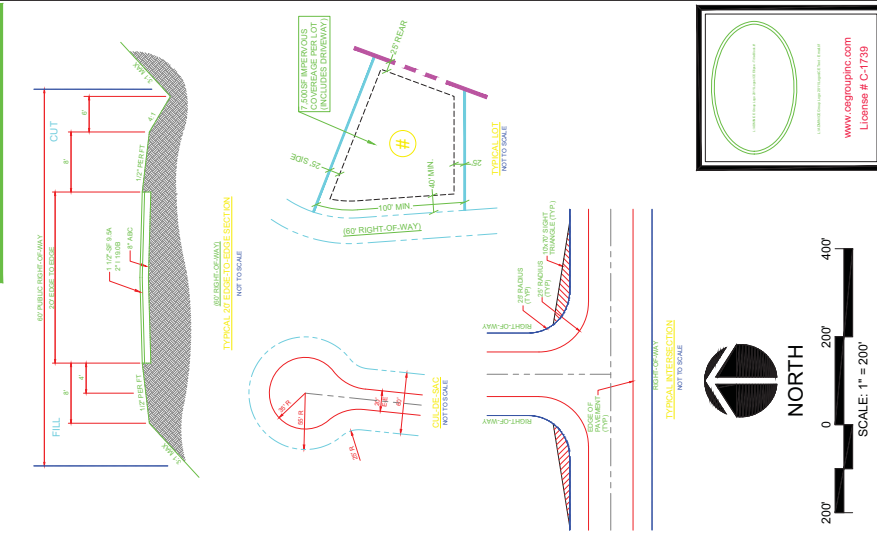
Suitable for preliminary planning purposes only. All lots will require approval by the county health department on a lot by lot basis. This map should be used as a general guide, some adjustments will be necessary in the field due to soil variability and topographic irregularities. This map only reflects existing soil suitability for on-site septic tank systems. Map not valid without accompanying report.



# Soils Exhibit

February, 2017

Westview at Norwood Estates  
Deed Book 1327, Page 0981  
Chatham County, NC



**Notes:**

1. Current density calculation indicates 49 lots.
2. Public water system is available and will be utilized to the subdivision.
3. Total impervious surface projected to be less than 10% of total site acreage.

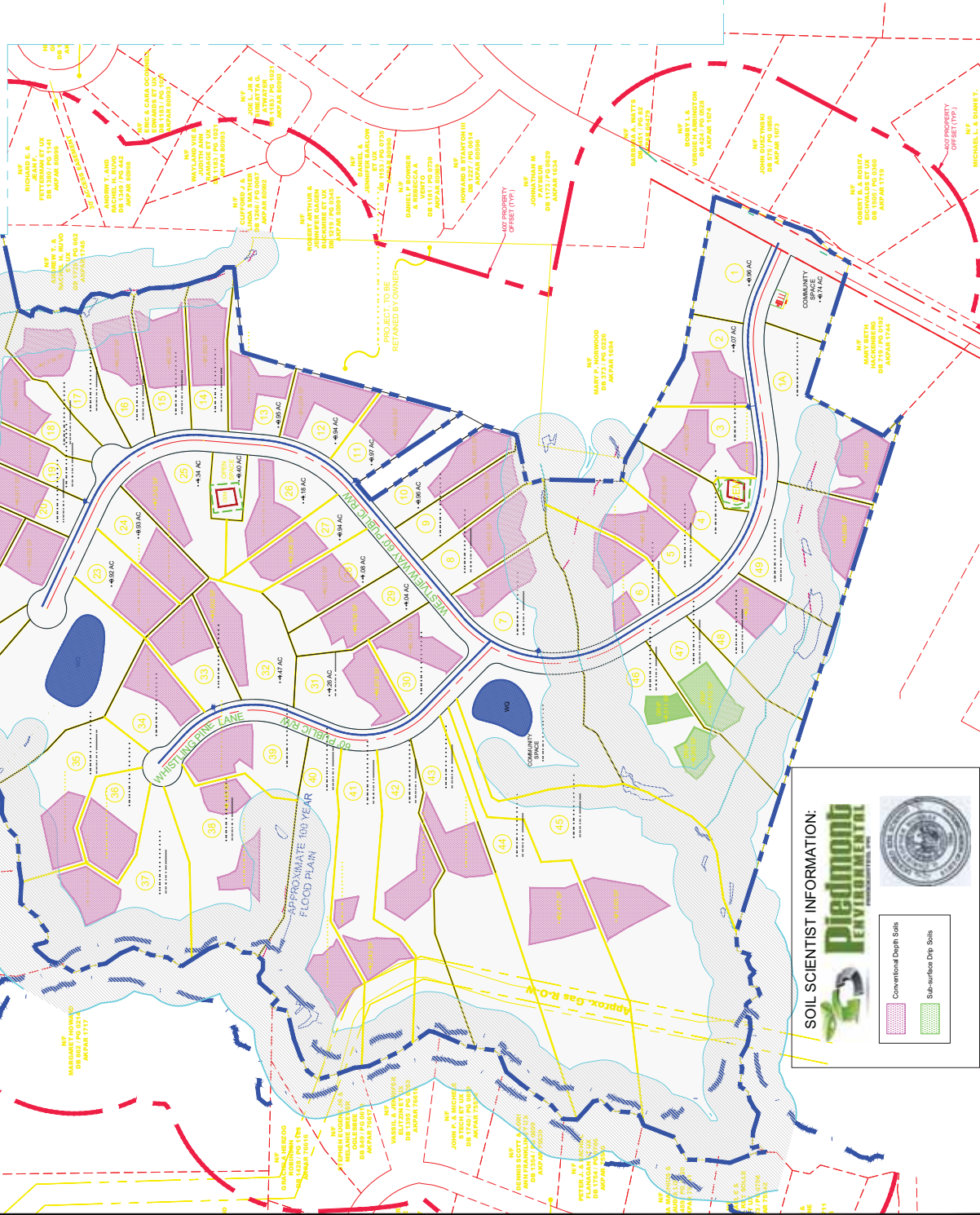
**Project Data:**  
 X  
 AKPAR: 1693  
 PIN: 9759-00-81-5524  
 WS-IV PA

**Owner:**  
 L... Norwood & Gail Felton  
 2803 Mannis Chapel Road  
 Pittsboro, NC 27312

**Developer:**  
 Kelly Brown  
 542 Finbar Drive  
 Cary, NC 27519  
 Phone 919.401.8782  
 Email: kelly@cegroupinc.com

**Engineer / Surveyor:**  
 CE Group, Inc.  
 301 Glenwood Avenue, Suite 220  
 Raleigh, NC 27603  
 Phone 919.401.8782  
 Contact: Mark Ashness, PE, ASLA, LEED AP  
 Email: mark@cegroupinc.com

**Legend:**  
 Buffer  
 Proposed Lot Line  
 Proposed Water  
 Quality Pond  
 Proposed Water Line



ood Parcel\images\OC6io\_37000\_109

202180304R0.sld

MARY P. NORWOOD & GAIL FELTON  
2603 MANNS CHAPEL RD  
PITTSBORO, NC 27312

BARNARD WAYNE MAYSE  
2316 MANNS CHAPEL RD  
PITTSBORO, NC 27312

SHIRLRY P. SIEBER  
2315 MANNS CHAPEL ROAD  
PITTSBORO, NC 27312

STANLEY E. II & PATRICIA A. STUTTS  
2267 MANNS CHAPEL RD  
PITTSBORO, NC 27312

MARY BETH HACKENBERG  
2431 MANNS CHAPEL RD  
PITTSBORO, NC 27312

TEDDY MILLIKEN & KRISTI MILLIKEN TILLEY  
& KIMBERLY MITCHEL  
2308 LINDMONT AVE  
DURHAM, NC 27704

MICHAEL L. & DIANE T. BEST  
2464 MANNS CHAPEL RD  
PITTSBORO, NC 27312

ROBERT B. & ROSITA EICHVALDS  
2488 MANNS CHAPEL RD  
PITTSBORO, NC 27312

JOHN DUSZYNSKI  
2536 MANNS CHAPEL RD.  
PITTSBORO, NC 27312

BOBBY L & VERGIE H ARRINGTON  
2564 MANNS CHAPEL RD  
PITTSBORO, NC 27312

BARBARA A WATTS  
2564 MANNS CHAPEL RD  
PITTSBORO, NC 27312

JONATHAN M PAYSEUR  
2633 MANNS CHAPEL RD.  
PITTSBORO, NC 27312

HOWARD B. STANTON III  
3350 MILHAVEN RD  
WINSTON SALEM, NC 27106

DANIEL P & REBECCA A VENTO BOWSER  
204 BROADVIEW CT  
CRANBERRY, PA 16066

DANIAL & JENNIFER BARLOW  
65 HEARTLAND DR  
PITTSBORO, NC 27312

ROBERT ARTHUR & JENNIFER GAGAN  
BUCKMIRE  
41 AMITY CT.  
PITTSBORO, NC 27312

CLIFFORD J & LINDA S MATHER  
38 AMITY CT.  
PITTSBORO, NC 27312

WAYLAND VIE & JUDITH ANN RAMAGE  
32 AMITY CT.  
PITTSBORO, NC 27312

JOE L JR & SIREATTA G ATWATER  
12 AMITY CT.  
PITTSBORO, NC 27312

ERIC & CARA OCONNELL EDWARDS  
99 GROVE PARK CIRCLE  
PITTSBORO, NC 27312

ANDREW T & RACHEL H RUVO  
113 GROVE PARK CIRCLE  
PITTSBORO, NC 27312

HEARTLAND GROVE HOMEOWNERS  
ASSOCIATION  
102 HIGHLAND TR.  
CHAPEL HILL, NC 27516

RICHARD E & JEAN F FETTERMAN  
123 GROVE PARK CIRCLE  
PITTSBORO, NC 27312

MICHAEL E & MELISSA H BECK  
120 GROVE PARK  
PITTSBORO, NC 27312

DAVID A & ANNE M GREEN  
110 GROVE PARK CIRCLE  
PITTSBORO, NC 27312

SCOTT M & KELLI HAMMOND  
53 SOURWOOD LN.  
PITTSBORO, NC 27312

JOHN W & PATRICIA M HURLMAN  
50 SOURWOOD LANE  
PITTSBORO, NC 27312

PARKER F & SUSAN M STOCKDALE  
73 ROCKWOOD LN.  
PITTSBORO, NC 27312

G ROGER & LYNN W BLANCHARD  
98 ROCKWOOD LANE  
PITTSBORO, NC 27312

JOSEPH M & KATHRYN E MADDUX  
30 ROCKWOOD LN.  
PITTSBORO, NC 27312



RICHARD W & ERIN H DAIL  
50 GREEN RIDGE LANE  
PITTSBORO, NC 27312

RICHARD L ETUX SUZANNE M LUKE  
30 GREEN RIDGE LN  
PITTSBORO, NC 27312

BARBARA & EDWARD KASSMANN  
18 GREEN RIDGE LN  
PITTSBORO, NC 27312

WESLEY S & ASHLEY GARRISON  
10 GREEN RIDGE LN  
PITTSBORO, NC 27312

ERIC P & DEBORAH R WALES  
2500 LAMONT NORWOOD RD.  
PITTSBORO, NC 27312

CATHERINE A BURNS  
2490 LAMONT NORWOOD RD  
PITTSBORO, NC 27312

DON & MARY VIRGINIA HOLLER BASNIGHT  
7002 KNOTTY PINE DR  
PITTSBORO, NC 27312

LLOYD C JR & MARGARETTE DANSBY  
2457 LAMONT NORWOOD RD.  
PITTSBORO, NC 27312

GOLDENBERG ASA  
2412 LAMONT NORWOOD RD  
PITTSBORO, NC 27312

MAE G. STATS  
11312 US 15-501 N STE 107  
CHAPEL HILL, NC 27517

JOHN N & BARBARA A HOWARTH  
2388 LAMONT NORWOOD RD  
PITTSBORO, NC 27312

DONALD R & REBECCA B KNOWLES  
2390 LAMONT NORWOOD RD  
PITTSBORO, NC 27312

MARGARET HOWARD  
406 SOUTH MAIN ST  
LEXINGTON, VA 24450

JAMES F NORWOOD  
35 NORWOOD RD  
CHAPEL HILL, NC 27516-8600

GRACIELA ROBINSON HERZOG TRUSTEE  
410 JAMESTOWN RD  
PITTSBORO, NC 27312

JOSEPH TAYLOR & PATRICIA SLOANE BUDD  
430 JAMESTOWN RD.  
PITTSBORO, NC 27312-6762

STEPHEN EUGENE JR & MELANIE  
OGLESBEE  
390 JAMESTOWN RD  
PITTSBORO, NC 27312

VASSIL & JENNIFER ELITZIN  
7843 AMELIA DR  
LINCOLN, NE 68516

JOHN P & MICHELE STECH  
342 JAMESTOWN RD  
PITTSBORO, NC 27312

DENNIS SCOTT & LORI ANN FRANKLIN  
306 JAMESTOWN RD  
PITTSBORO, NC 27312

PETER J & RACHEL FLANAGAN  
270 JAMESTOWN RD  
PITTSBORO, NC 27312

MISCHA & CLAUDIA LOW MACHIUS  
230 JAMESTOWN RD  
PITTSBORO, NC 27312

MICHAEL E & MIKELLE KEY SOLLE  
188 JAMESTOWN RD  
PITTSBORO, NC 27312

ERIC K & ELIZABETH ANNE DAVIS MABEE  
154 JAMESTOWN RD  
PITTSBORO, NC 27312

BRIAN & RHONDA JONES SNORTHEIM  
128 JAMESTOWN RD  
PITTSBORO, NC 27312

PHILLIP R & KATHLEEN A EDDY  
1610 LAKELAND PT  
HIGH POINT, NC 27265-9532

BETHEL FETTERMAN  
163 JAMESTOWN RD  
PITTSBORO, NC 27312-6756

KRISTA MARLO & KEVIN JOHN THOMAS  
193 JAMESTOWN RD  
PITTSBORO, NC 27312

WILLIAM H & BARBARA LODGE  
225 JAMESTOWN RD  
PITTSBORO, NC 27312

CHRISTA WILLIAMS  
139 W HATTERLEIGH AVE  
HILLSBORO, NC 27278-9842

LISA ANNE EMRICH  
102 HEARTLAND DR  
PITTSBORO, NC 27312

JONATHAN RANKIN ETUX TRACEY  
68 HEARTLAND DR  
PITTSBORO, NC 27312

RICKI LYNN ZAMECK  
155 HEARTLAND DR  
PITTSBORO, NC 27312

BOBBY L. & VERGIE H. ARRINGTON  
2650 MANNS CHAPEL RD  
PITTSBORO, NC 27312

PETER T HOGARTH  
321 JAMESTOWN RD  
PITTSBORO, NC 27312

JEFFERY K & KATHERINE FORDHAM NEER  
355 JAMESTOWN RD  
PITTSBORO, NC 27312

SUBDIVISION: Westview at Norwood Estates

DIRECTIONS: 1050 LF south of intersection of Heartland Drive & Manns Chapel

DEVELOPER: SUN Forest Systems PHONE NUMBER: 919 367-8790 x101

Major Development: X Minor Development: \_\_\_\_\_  
Development with acreage of 10 acreage of 10 acres or more: \_\_\_\_\_

Proposed road names	OK to submit	DUPLICATED Do not Submit
<u>Westview Way</u>	_____	_____
<u>Whistling Pine Lane</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

DATE SUBMITTED TO EOC: \_\_\_\_\_  
SUBMITTED BY: \_\_\_\_\_  
EOC OFFICER: \_\_\_\_\_  
DATE ROADS APPROVED: \_\_\_\_\_  
DATE FINAL PLAT RECEIVED: \_\_\_\_\_  
DATE GIVEN TO 911: \_\_\_\_\_  
DATE CONTACT MADE WITH NUMBERS: \_\_\_\_\_  
SURROUNDING COUNTY CONTACTED: \_\_\_\_\_  
PERSON SPOKEN WITH: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

revised 4/19/02





## Mark Ashness

---

**From:** Denise Suits <denise.suits@chathamnc.org>  
**Sent:** Thursday, December 22, 2016 10:51 AM  
**To:** Mark  
**Subject:** RE: Replacement Name for Norwood Subdivision

Mark,

These will be fine. Please submit on the subdivision form. I understand it is difficult but I have to follow what I am told also. I hope you have a Merry Christmas!!

Denise

---

**From:** Mark [mailto:mark@cegrouppinc.com]  
**Sent:** Wednesday, December 21, 2016 5:30 PM  
**To:** Denise Suits  
**Subject:** RE: Replacement Name for Norwood Subdivision

Denise: Its going to be very difficult to be able to come up with road names in the future if the 1<sup>st</sup> word can't be reused in combination with a different name.

How about :

Subdivision Name: Westview at Norwood Estates

Westview Way

Whistling Pine Lane

thx

**Mark Ashness**  
P.E, ASLA, LEED AP



**CE GROUP**

301 Glenwood Avenue, Suite 220  
Raleigh, NC 27603  
Phone: (919) 367-8790  
Cell: (919) 606-7704

## Notes on Westview at Norwood Estates

Parcel 1693, 116.77 acres

Deed trail

1327/981

28 Mar 2007

Feltons to Felton Trust

### 1<sup>st</sup> tract

References old road, SE corner of Strowd's Grove Church lot, JH Norwood's line, JH Norwood's Gin Lot  
25.5 acres

Being lot 5 in the subdivision of the estate of AW Norwood [Adonis W. Norwood]

Subdivided and platted by Thomas C. Anderson 28 Sep 1922

Being part of what was known as the Smith Place

Identical land described in 1118/40

Also references

G0/33 21 Oct 1932

WF Norwood, et al to JH Norwood

And

308/289

Same descriptions

Edwin A. Norwood to Edwin A. and wife Evelyn O. Norwood

29 Jul 1965

Plat 2002-7

### 2<sup>nd</sup> Tract

98.5 acres

References Wilkersons Creek at mouth of branch and up branch

AW Norwood's line, Charley Snipe's corner, down creek

Identical land described in 1118/40 and 308/289 see above

Also references

HH/89

23 Jan 1932

WS Roberson Trustee and IW Pritchard parties of 1<sup>st</sup> part to Ava Norwood

Same description as above 2<sup>nd</sup> tract

Also says adjoining AW Norwood, CH Snipes, and *Emeline Cotten*

Ref mortgage FS/502

Ref Same land conveyed to JH Norwood by AW Norwood and wife and AD Burnett and wife 8 Aug 1901

[FW/551]

AW Norwood appears to have acquired tract 2 as follows:

BP/79 15 July 1876

Commissioners to AD Burnett and AW Norwood

Land of Johnson Pearson, who died in debt

Same Wilkerson Creek description; Adjoining Henry Mann, Atlas Burnett, Martin Smith

98.5 acres

**Property notes:**

It would be interesting to know more about Stowd's Grove Church, which is reference in the Tract 1 deed descriptions. The only other reference I can find is in the [Chapel Hill Township Survey](#). That indicates that Stowd Grove Church, located on Jones Ferry Rd in Orange County [OR402] was early 20<sup>th</sup> century construction and, in 1992 when that report was produced, was being used by the Nevillé's Chapel United Church of Christ. The Norwood deeds suggest that the Stowd Grove Church previously was located adjacent to the Norwood property.

It would also be interesting to know more about how the Norwoods used the property during their long tenure. The deeds mention a gin lot. I wonder how much of the land was in cotton, and how long ago. Sharecropping was very common during the 1920s in Chatham and since the Norwoods owned the property during that time, I would speculate that one of the families of those buried in the cemetery on Tract 1 might have been sharecropping or renting from Norwood.

Tract 2 is described as adjoining Emeline Cotten. The Emeline Cotten parcel is probably the one described in BG/494 from Henry and Rachel Mann to Jackson Cotten, registered 17 May 1884, executed 3 Feb 1873. It is described as being on the waters of Wilkerson Creek and adjoining Robert Cotten's line. 18 acres for which Jackson Cotten paid \$75.

Census records for Jackson and Emeline Cotten's family show their long residence in Baldwin Township. I believe their grandson, Lester, is the husband of Martha J. Cotten, who is buried in the cemetery on Tract 2.

**1870 Baldwin, Chatham Co.**

Jackson, 54, carpenter  
*Emeline 29*  
Washington 18  
Stephen 15  
Thomas 6

**1880 Baldwin, Chatham Co.**

Jackson, 63  
*Emeline 35*  
Thomas 15  
Eliza 51, mother-in-law\*  
Sophonia Lee 6, granddaughter  
Della Lee 3, granddaughter  
Jasper Hamlet 30  
John Cotten 35, brother-in-law  
\*[Eliza Atwater according to Emeline's death certificate]

**1900 Baldwin, Chatham Co.**

Thomas 35  
Callie 26  
*Lester 5*  
Kepsie 2  
Callie 1  
Emeline 58  
Eliza Atwater 79

**1910 Baldwin, Chatham Co.**

James T. Cotten 49  
Callie 38  
*Lester F. 13*  
Alice K. 12  
Effie 8  
Nodie 6  
Augusta 3  
Mary E. 1  
*Emeline 69*

## Notes on Hattie Mae Fearrington and Martha Cotten

Buried in cemetery located on parcel 1693, which plat 2002-7 shows as part of Tract 1 from above deeds. Cemetery is coded as D29.1 in Chatham County Historical Association records and on CemeteryCensus.com.

### Hattie Mae Fearrington



Grave marker reads "Hattie Mae, dau of R. L. and Carrie Fearrington. Born 8 July 1920, Died 7 Dec 1926. At rest."

The death certificate indicates that Hattie Mae died in Lincoln Hospital in Durham of extensive burns. Her parents are listed as Ross and Carrie Fearrington—both born in Chatham County. Burial location "Chatham County."

PERSONAL AND HISTORICAL DATA		MEDICAL HISTORY OF DEATH	
NORTH CAROLINA STATE BOARD OF HEALTH BUREAU OF VITAL STATISTICS <b>STANDARD CERTIFICATE OF DEATH</b> 72			
1 PLACE OF BIRTH County <u>Chatham</u> State <u>N.C.</u> Register Number <u>726</u>		2 SEX <u>Female</u>	
3 PILE NAME <u>Hattie Mae Fearrington</u>		4 DATE OF BIRTH (Month, Day, and Year) <u>7 8 1920</u>	
5 PLACE OF DEATH <u>Lincoln Hospital</u>		6 SEX OF DEATH (Males and Females) <u>726</u>	
7 OCCUPATION <u>Trainer</u>		8 CAUSE OF DEATH <u>Extensive burns</u>	
9 MARRIAGE (Date and Place) <u>1918</u>		10 MARRIAGE (Date and Place) <u>1918</u>	
11 NAME OF FATHER <u>Ross Fearrington</u>		12 NAME OF MOTHER <u>Carrie Fearrington</u>	
13 BIRTHPLACE OF FATHER <u>Chatham County</u>		14 BIRTHPLACE OF MOTHER <u>Chatham County</u>	
15 BIRTHPLACE OF DECEASED <u>Chatham County</u>		16 PLACE OF BIRTH (Date and Place) <u>Chatham Co N.C.</u>	
17 SIGNATURE OF DECEASED <u>Hattie Mae Fearrington</u>		18 SIGNATURE OF PHYSICIAN <u>Dr. J. P. ...</u>	
19 SIGNATURE OF REGISTRAR <u>J. P. ...</u>		20 SIGNATURE OF WITNESSES <u>J. P. ...</u>	

According to his death certificate, Ross [Rossie] Lee Fearrington (sometimes spelled Farrington) was born 9 Mar 1899. His parents were Sted [Nathan S.] Fearrington and Anna Gattis. He died at age 36, 9 Jan 1936, in Chapel Hill of TB and pneumonia. He is listed as a trainer at UNC on his death certificate.

Carrie Fearrington was born about 1903 to Luther Fearrington and Lula Mae Strowd.

Ross and Carrie were married 19 Mar 1918 in Center Township, Chatham County. Their son Rossie born 5 Jun 1923 died about a month later. His death certificate indicates he was buried in Chatham, but that is written over something that looks like "[illegible] Grove."

Carrie Fearrington may have remarried 1 Oct 1942 to Luther Burnett in Durham. She is listed as Mrs. Carrie Fearrington on the death certificate of her son, Eric Rulack Fearrington, who died 25 Sept 1973. She died 24 Sep 1981 and is buried in Chapel Hill Memorial Cemetery.

*Martha J. Cotten*



The gravemarker for Martha J. Cotten, wife of Lesler [Lester] Cotten indicates that she was born 15 August 1900 and died 18 May 1923. A death certificate has not been located. [Not unusual for this time period in NC—especially if she did not die under a doctor's care.]

I believe that Lester Cotten, Martha's husband, was the grandson of Jackson and Emeline Cotten (Emeline's property being described as adjacent to Tract 2 in the deed to the parcel being developed as Westview at Norwood Estates.)

I think Martha is Martha J. Fearington, sister to Carrie Fearington, Hattie Mae's mother. Census records indicate that both are the daughters of Luther Fearington and Lula Strowd.

The Luther Fearington and Emeline Cotten families are shown in the 1919 Census for Baldwin Township as living just a few households apart.

**1910 Census, Baldwin Township**

Nathan S. Fearington 56  
Anna 45  
Cara 22  
Nellie 18  
Nina 16  
*Rossie* 11  
Lillia 8  
Leone 6

**1910 Census, Baldwin Township**

Luther Fearington 37  
Lula 32  
Arthur 11  
*Martha J* 9  
*Carrie* 7  
Mary 2  
Edna 1

**1920 Census, Baldwin Township**

Luther 47, farmer rents  
Mary 12  
Leonor 8  
Calvin 6  
M?? 4  
Estell 2

**1930 Census, Chapel Hill**

*Ross Fearington* 35  
*Carrie* 26  
Nathaniel 11  
Victor 5  
Ruby 3

**1940 Census, Chapel Hill**

*Carrie* 36, cafeteria worker  
Ruby 13  
Eric 10  
Victor 16  
Lewis 5





50101 Governor's Drive  
Suite 250  
Chapel Hill, NC 27517

919.530.8446 PHONE  
919.530.8525 FAX

[www.TRCSolutions.com](http://www.TRCSolutions.com)

13 January 2017

Mr. Keith Brown  
Sun Forest Systems  
542 Finbar Drive  
Cary, North Carolina 27519

Re: Norwood Property Cemetery Delineations, Chatham County, North Carolina

Dear Mr. Brown:

This letter report presents a summary of the limited background research and field survey conducted for two small family cemeteries for the above referenced project by TRC Environmental Corporation (TRC). The two cemeteries are located on the west side of Mann's Chapel Road north of Tobacco Road in northeastern Chatham County. The primary goals were to document the cemeteries and to establish a 15 foot buffer zone around each for preservation purposes.

### **Background Research**

Neither cemetery is shown on any maps or in online cemetery resources examined for this study; although both cemeteries have since been posted to [cemeterycensus.com](http://cemeterycensus.com) by the Chatham County Historical Association (CCHA). A death certificate was located for one individual, but no information was obtained during TRC's limited research regarding the personal history of the others interred in these cemeteries; only two grave markers are inscribed, although these provide the names of three additional family members (see below). The single death certificate obtained is that of Hattie Mae Ferrington, an 8 year old African-American child and the daughter of Ross and Carrie Ferrington of Chatham County, who died in the Lincoln Hospital in Durham.

Additional information was obtained during more in-depth research conducted by Bev Wiggins of the CCHA. Her research found references in deeds to Jackson and Emeline Cotten who owned an adjacent property and whose son Lester (Lesler) may be the husband of Martha J. Cotten buried in Cemetery 1 (Bev Wiggins, personal communication 2017). Martha J. Cotten is believed to be the sister of Carrie Ferrington (both the daughters of Luther Ferrington and Lulu Mae Strowd), providing a connection between at least two of those interred in Cemetery 1 (Bev Wiggins, personal communication 2017). That research also found additional information regarding Hattie Mae Ferrington's family. Her father, Ross Lee Ferrington, was born in 1899 and was a trainer at UNC when he died in 1936 and her mother, Carrie Ferrington (also her maiden name), was born in 1903. The first child of Carrie and Ross Ferrington was a boy (Ross Jr.) who died as an infant, but does not appear to have been buried in this cemetery (Bev Wiggins, personal communication 2017).

## Fieldwork

TRC conducted the fieldwork on January 4 and 5, 2017. This involved systematic probing of a 15 ft buffer around the apparent graves at each cemetery with a steel tipped probe at two foot intervals to ensure there are no additional graves outside those boundaries, photodocumentation of each apparent grave, and the collection of GPS coordinates for each apparent grave. No delineation was conducted within the apparent boundaries of each cemetery.

Cemetery 1 is the southernmost cemetery and is located on the side slope of a small knoll on the north side of an old farm road (Figure 1). The area is lightly wooded with some undergrowth and a number of downed trees. There is a small pile of field stones in the northeastern corner of the cemetery. The cemetery measures approximately 45 feet north-south by 46 feet east-west and includes 13 apparent graves (Figures 2–8). The graves are all oriented east-west and are arranged in three distinct rows. The easternmost row contains six graves (Graves 8–13); the central row also contains six graves (Graves 2–7); and there is only a single grave in the westernmost row (Grave 1). Graves 1, 4, 5, 6, 7, and 10 are marked by headstones and footstones; Graves 8 and 12 have only headstones; Graves 2, 10, and 11 only have footstones; and Graves 3, 9, and 13 have no apparent markers. Most of these markers are rough cut fieldstones, but Graves 7 and 10 have small metal markers (the type of temporary marker supplied by funeral homes), although the writing is no longer legible, and the depressions associated with Graves 7 and 10 are rectangular with straight sides; these two are likely the most recent burials in this cemetery. Only two of the graves have inscribed marble headstones. The headstone for Grave 5 (Figure 5) reads:

MARTHA J.  
WIFE OF  
LESLER COTTEN.  
BORN AUG. 15, 1900.  
DIED MAY 18, 1928.  
IN LOVE SHE LIVED,  
IN PEACE SHE DIED,  
HER LIFE WAS CRAVED,  
BUT GOD DENIED.

The headstone for Grave 4 (Figure 4) reads:

HATTIE MAE  
DAU OF  
R.L. & CARRIE  
FEARRINGTON.  
BORN JULY 8, 1920  
DIED DEC. 7, 1926  
AT REST.

Cemetery 2 is the northernmost cemetery and is located on a hilltop just west of an old farm road (Figure 1). The area is lightly wooded with somewhat more undergrowth than Cemetery 1 and has a number of downed trees. It measures 41 feet north-south by 38 feet east-west and contains five apparent graves (Figures 9–12). These are all sub-rectangular shallow depressions oriented east-west, with three side by side in the southeastern portion (Graves 1–3), one immediately west of the northernmost of those (Grave 5), and one a little more than 10 feet to the north of those two (Grave 4). Grave 1 is marked with a rough cut fieldstone headstone; there is a rough cut fieldstone headstone near the approximate head of Grave 2 that was likely displaced by a nearby tree; Grave 5 is marked by a rough cut fieldstone headstone; and Graves 3 and 4 are unmarked. There are two piles of field stones within this cemetery—one small and round in the southeastern corner and one large and linear along

most of the western boundary (Figures 13 and 14). These are likely from field clearing activities, although it is possible that these were part of an initial attempt to stockpile material to create a border.

### **Conclusions and Recommendations**

The two cemeteries located on the proposed Norwood Property development were previously unrecorded and have apparently not been maintained for some time. The southernmost cemetery appears to contain the remains of 13 individuals, and the northernmost cemetery appears to contain the remains of five individuals. It is TRC's understanding that Sun Forest Systems intends to preserve the cemeteries in place, and to ensure that no impacts occur to either cemetery, TRC recommends that some type of permanent fence be placed along each of the 15 foot buffer perimeters.

We appreciate the opportunity to work with Sun Forest Systems on this project. Please do not hesitate to contact me at (919) 530-8446, ext 223 or hmillis@trcsolutions.com if you have any questions about this report.

Sincerely,

A handwritten signature in black ink that reads "Heather Millis". The signature is written in a cursive, flowing style.

Heather Millis  
Office Practice Leader, Cultural Resources

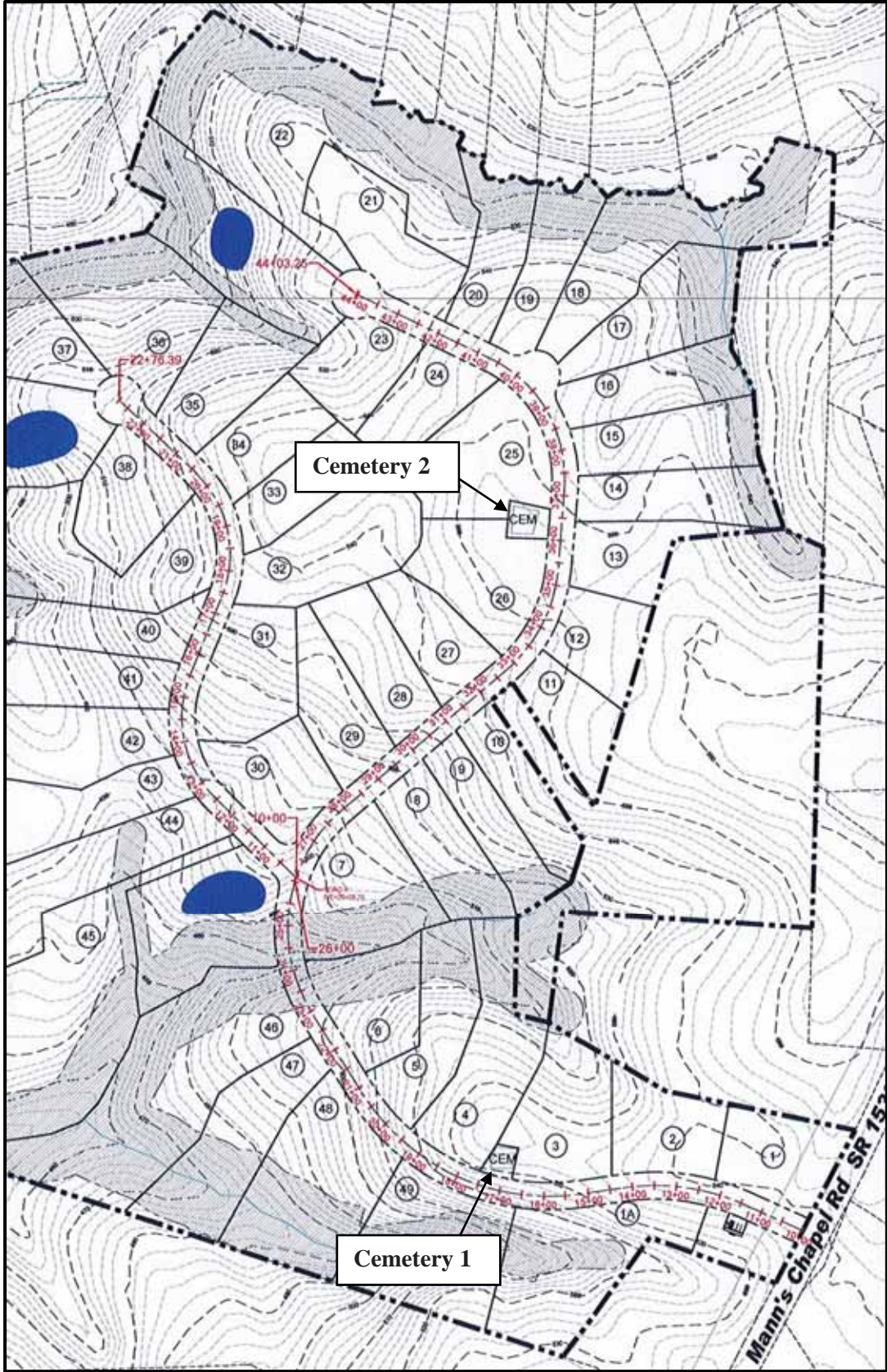


Figure 1. Plan Map of Project Area Showing Cemetery Locations.



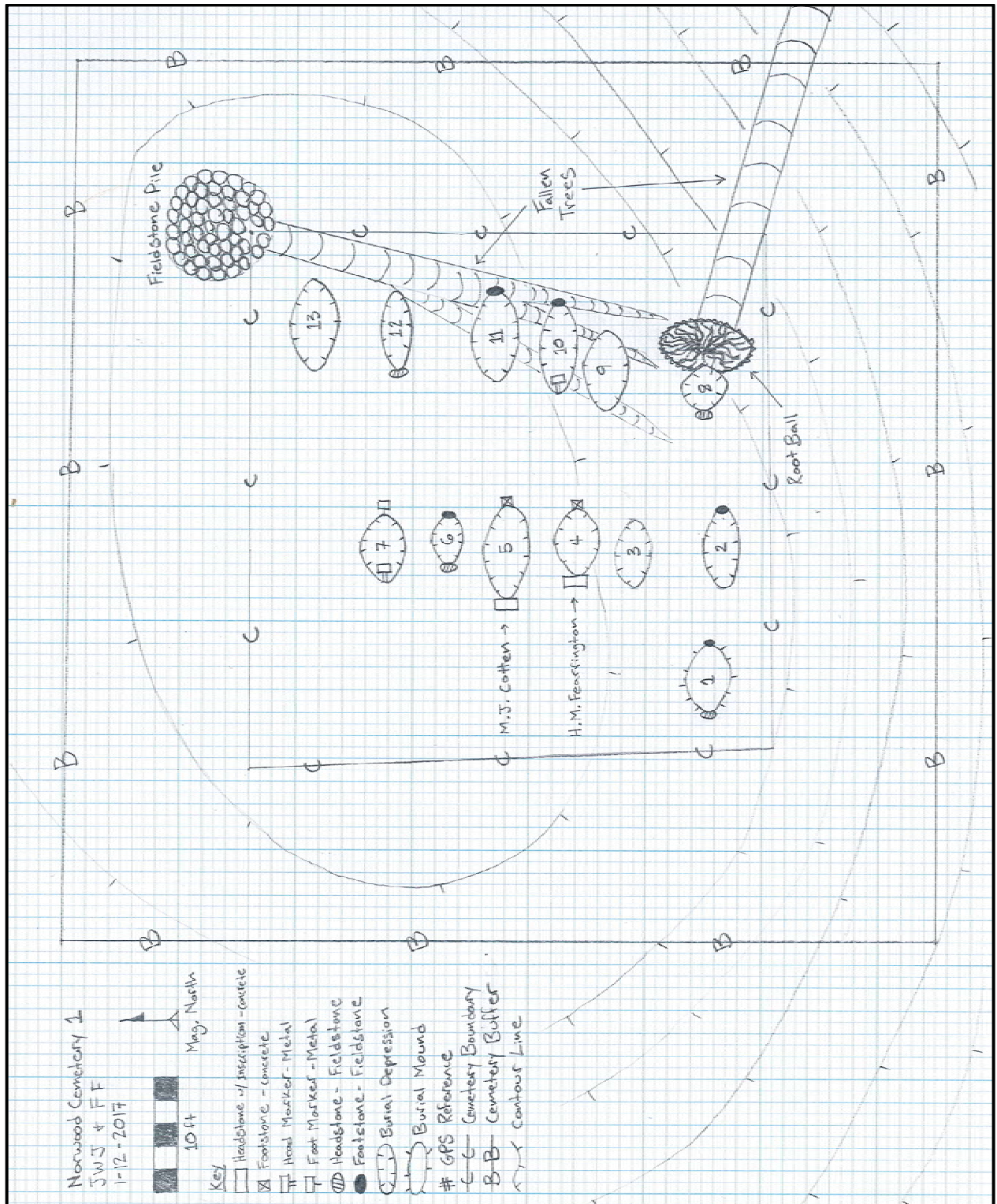


Figure 2. Field Sketch Map of Cemetery 1.



Figure 3. View of Grave 2 in Cemetery 1, Facing East.





Figure 4. View of Grave 4 in Cemetery 1, Facing East.





Figure 5. View of Grave 5 in Cemetery 1, Facing East.



Figure 6. View of Grave 6 in Cemetery 1, Facing East.





Figure 7. View of Grave 7 in Cemetery 1, Facing East.





Figure 8. View of Grave 10 in Cemetery 1, Facing East.

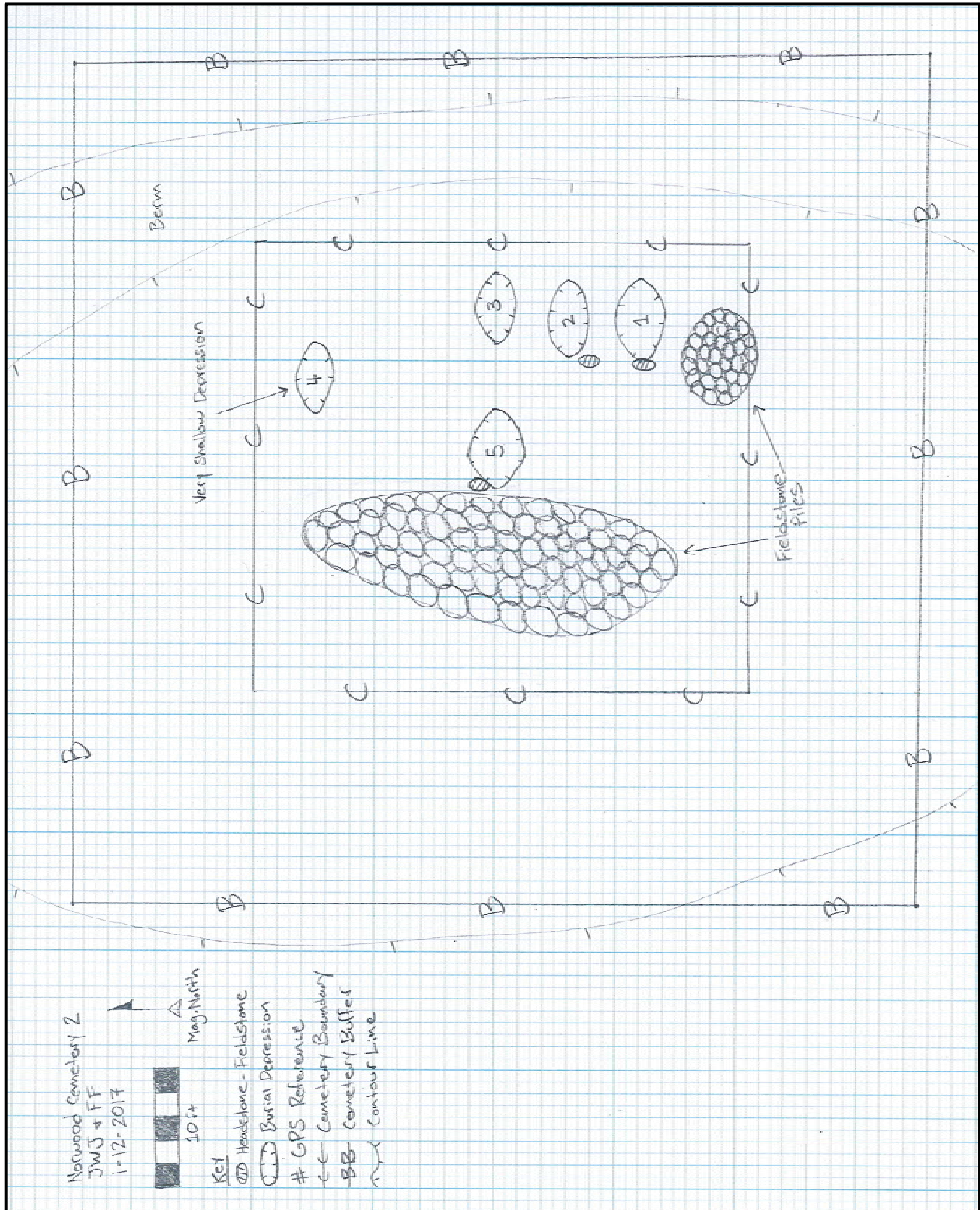


Figure 9. Field Sketch Map of Cemetery 2.





Figure 10. View of Grave 1 in Cemetery 2, Facing West.





Figure 11. View of Grave 2 in Cemetery 2, Facing West.



Figure 12. View of Grave 5 in Cemetery 2, Facing West.





Figure 13. View of Small Rock Pile in Cemetery 2, Facing South.



Figure 14. View of Large Rock Pile in Cemetery 2, Facing North.



SCHOOLS

**Mark**

---

**From:** Randy Drumheller <randyd@chatham.k12.nc.us>  
**Sent:** Friday, December 16, 2016 2:57 PM  
**To:** Mark  
**Cc:** Lynn Richardson  
**Subject:** Re: Norwood Forest Subdivision (49) Lots off Manns Chapel Road

Thanks Mark.

On Thu, Dec 15, 2016 at 5:01 PM, Mark <[mark@cegroupinc.com](mailto:mark@cegroupinc.com)> wrote:

Randy: I wanted to make you aware of this project. We are submitting our 1<sup>st</sup> Plat next week. The proposed subdivision is just south of Heartland Grove on Manns Chapel Road.

thx

**Mark Ashness**

**P.E., ASLA, LEED AP**



**CE GROUP**

**301 Glenwood Avenue, Suite 220**

**Raleigh, NC 27603**

**Phone: [\(919\) 367-8790](tel:(919)367-8790)**

**Cell: [\(919\) 606-7704](tel:(919)606-7704)**



November 28, 2016

Sage Ecological Services, Inc.  
Mr. Sean Clark  
3707 Swift Drive  
Raleigh, NC 27606

Project Name: Norwood Tract

Location: 2605 Manns Chapel Road, Chatham County

Subject Stream: Three (3) ephemeral, Four (4) intermittent, Four (4) perennial, twenty-one (21) potential wetlands

Date of Determination: November 21, 2016

Explanation: The site visit was completed on November 21, 2016 by Drew Blake with Chatham County Environmental Quality and Sean Clark of Sage Ecological Services, Inc., on a 116.77-acre property identified as Chatham County Parcel# 1693 that is located within the Jordan Lake watershed. Sage Ecological personnel completed a previous site visit which resulted in the identification of three (3) ephemeral segments, four (4) intermittent segments, four (4) perennial segments (including Wilkinson Creek), and twenty-one (21) potential wetlands on the property. Sage Ecological submitted a request to Chatham County to complete a formal review to determine if the stream segments and wetlands would be subject to riparian buffers according to Section 304 of the Chatham County Watershed Protection Ordinance. All points of origin and stream type transitions were reviewed and agreed to in the field. Two stream features (SE01 and SD01) were reviewed due to stream features being located within linear wetlands. SE01 was confirmed by Chatham County as being intermittent, scoring 22.5 points, within the limits of the flagged wetland boundary. SD01 was confirmed as being ephemeral, scoring 14 points, within the limits of the flagged wetland. All wetland boundaries flagged in the field by Sage must be reviewed and confirmed by the US Army Corps of Engineers (USACE). SE01 will require a 50-ft buffer from the top of bank landward, unless USACE confirms the wetland boundary. SD01 will require a 30-ft buffer from the top of bank landward, unless USACE confirms the wetland boundary. Once the wetland boundaries are reviewed and confirmed by USACE a 50-ft buffer will be required from the confirmed boundary landward. All remaining ephemeral streams will receive a 30-ft buffer on both sides from the top of bank landward. Intermittent streams will receive a 50-ft buffer proceeding landward from the top of bank and all perennial streams will receive a 100-ft buffer. All wetlands, once confirmed by USACE, will receive a 50-ft buffer proceeding landward from the USACE confirmed wetland boundary. Should the USACE review result in revisions to the streams or wetlands as reviewed by Chatham County staff on November 21, 2016, additional reviews and consultation may be required. Please provide all revised maps and sketches to Drew Blake following the USACE site visit for review.

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, on parcels outside of the Jordan Lake watershed, may submit a request for appeal in writing to the Watershed Review Board. A request for a



LAND & WATER RESOURCES DIVISION  
Environmental Quality Department

P.O. Box 548  
Pittsboro, NC 27312  
PHONE: (919) 545-8394

Fax: (919) 542-2698 • E-mail: [drew.blake@chathamnc.org](mailto:drew.blake@chathamnc.org) • Website: [www.chathamnc.org](http://www.chathamnc.org)

determination by the Watershed Review Board shall be made in accordance with Section 304 of the Chatham County Watershed Protection Ordinance. Landowners or affected parties that dispute a determination made by Chatham County, on parcels inside the Jordan Lake watershed, shall submit a request for appeal in writing to NC DWR, 401 & Buffer Permitting Unit, 1650 Mail Service Center, Raleigh, NC 27669-1650 attention of the Director of the NC Division of Water Quality.

Should this project result in any direct impacts to surface water features (i.e., crossing and/or filling streams or wetlands) additional reviews may be necessary. Additionally, a Section 404/401 Permit may be required. Any inquiries regarding Section 404/401 permitting 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,

*Drew Blake*

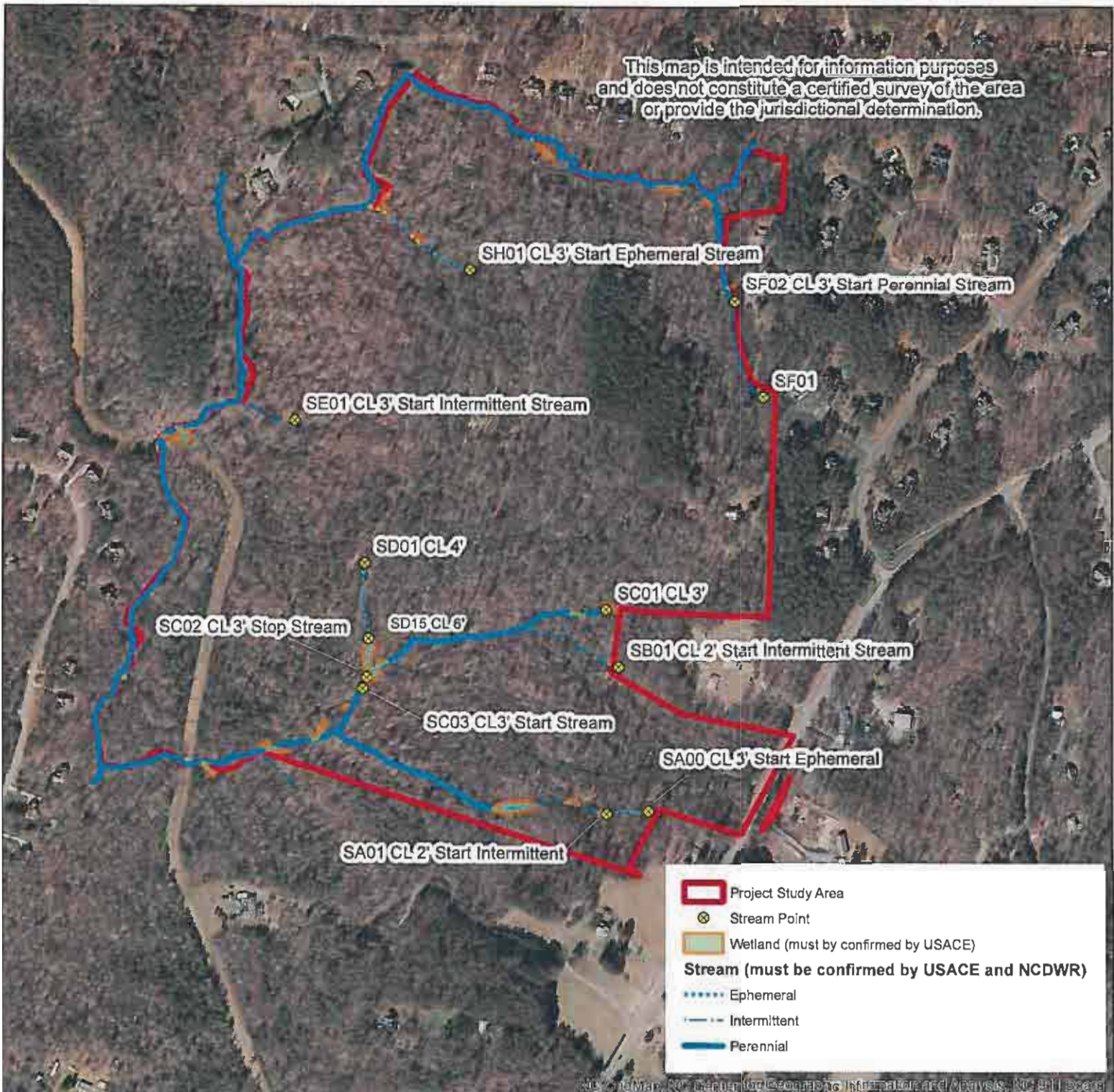
Drew Blake  
Environmental Officer

Enclosures: NC DWQ Stream Identification Forms  
Figure 3a (provided by Sage Ecological)  
Figure 3b (provided by Sage Ecological)  
Figure 3c (provided by Sage Ecological)

cc: Rachael Thorn, Chatham County Land and Water Resources Supervisor  
Lynn Richardson, Chatham County Subdivision Administrator  
Jason Sullivan, Chatham County Director of Planning  
Brian Burkhardt, Chatham County Director of Environmental Quality



This map is intended for information purposes and does not constitute a certified survey of the area or provide the jurisdictional determination.



Map data by Google, NC Center for Geographic Information and Analysis, NC State Board of

Map Location



Wetland and Stream Sketch

Norwood Property  
Sage Project #2016.36

October 5, 2016

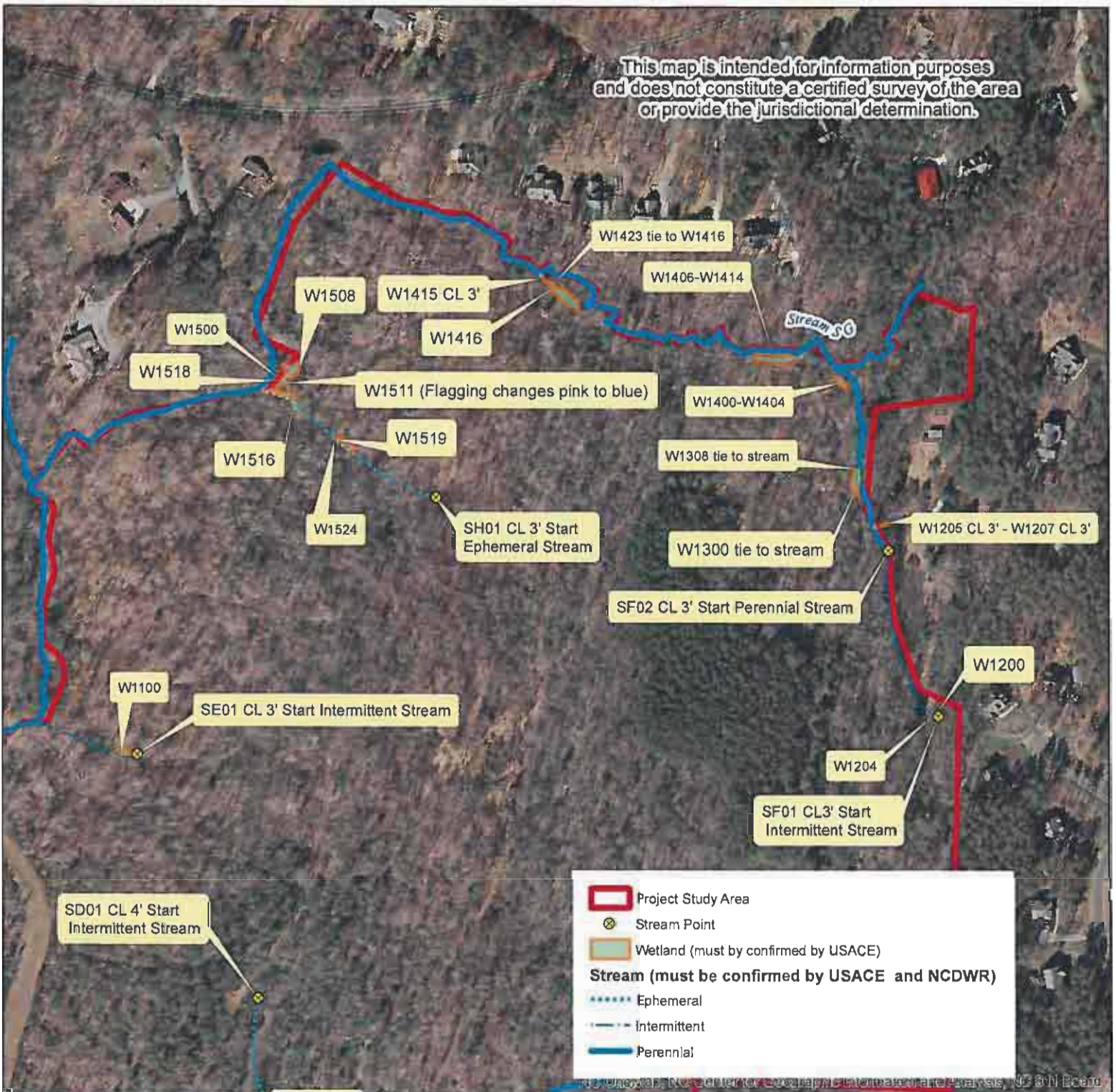


Figure 3

Sage Ecological Services  
Office: 919-335-6757  
Cell: 919-559-1537



This map is intended for information purposes and does not constitute a certified survey of the area or provide the jurisdictional determination.



Map Location



Wetland and Stream Sketch

Norwood Property  
Sage Project #2016.36

October 5, 2016

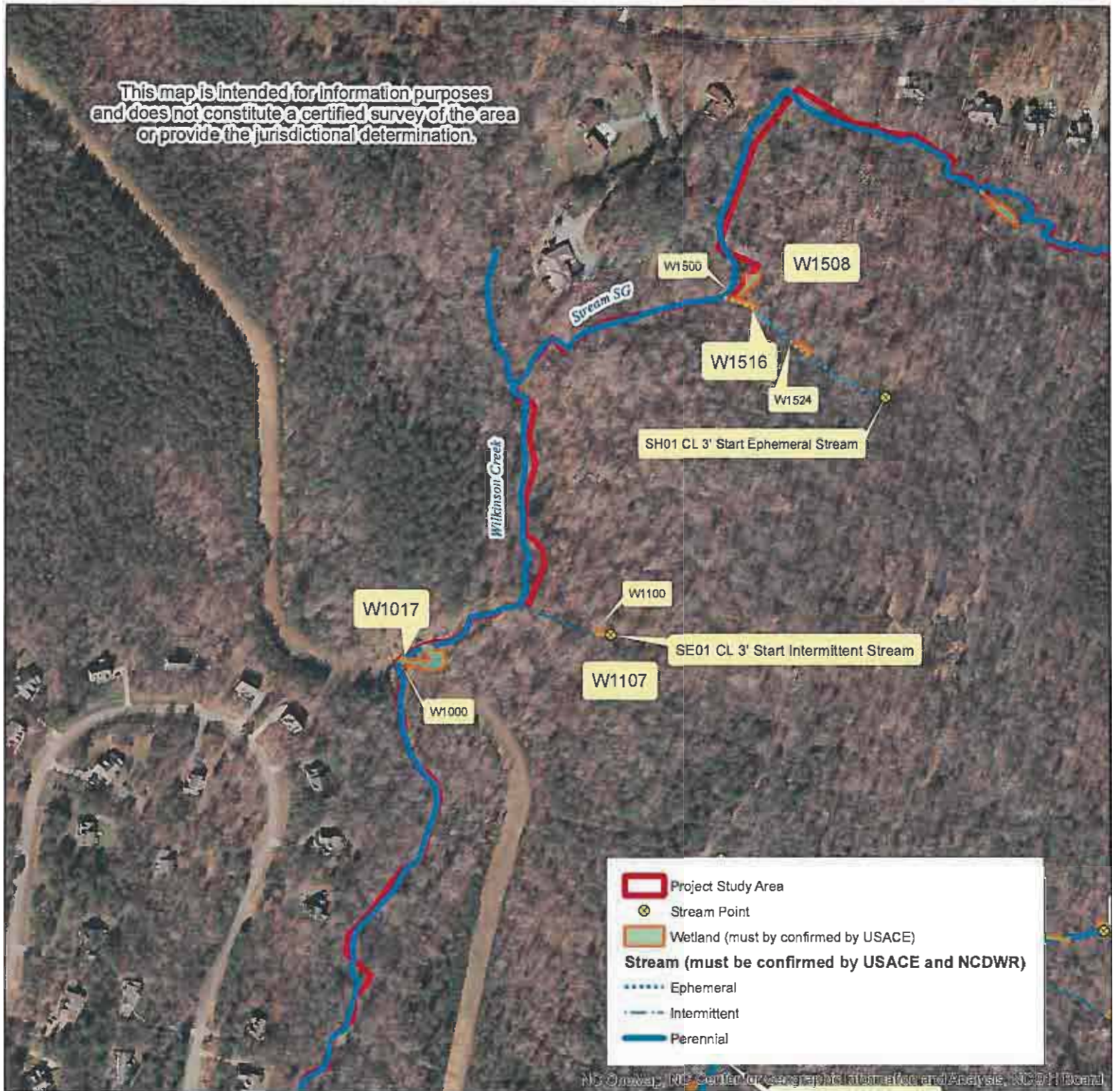


Figure 3b

Sage Ecological Services  
Office: 919-335-6757  
Cell: 919-559-1537



This map is intended for information purposes and does not constitute a certified survey of the area or provide the jurisdictional determination.



NO Onway, NC Center for Geographic Information and Analysis, NCDRH Board

Map Location



Wetland and Stream Sketch

Norwood Property  
Sage Project #2016.36

October 5, 2016

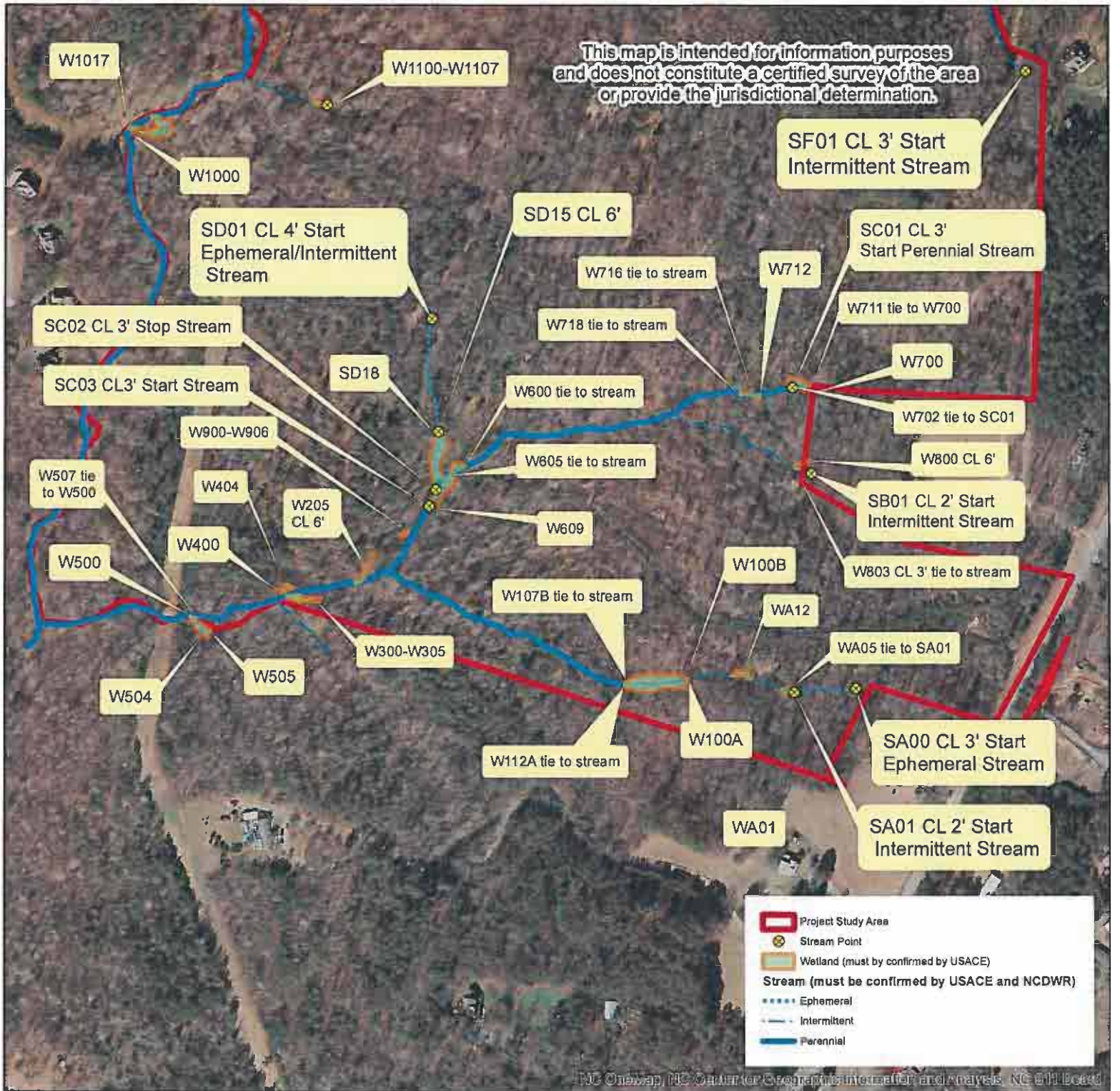


Figure 3c

Sage Ecological Services  
Office: 919-335-6757  
Cell: 919-559-1537



This map is intended for information purposes and does not constitute a certified survey of the area or provide the jurisdictional determination.



Map Location



Wetland and Stream Sketch

Norwood Property  
Sage Project #2016.36

October 1, 2016



Figure 3a

Sage Ecological Services  
Office: 919-335-6757  
Cell: 919-559-1537



# Enviro report



LAND & WATER RESOURCES DIVISION  
Environmental Quality Department

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

Website: [www.chathamnc.org](http://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: Norwood Subdivision

Property Owner <u>Applicant</u> :	Representative (e.g., Surveyor, Engineer)
Name: <u>Keith Brown</u>	Name: <u>Mark Ashness</u>
Address: <u>542 Finbar Dr. Cary NC 27519</u>	Company: <u>CE GROUP Inc.</u> Address: <u>301 Glenwood Ave Raleigh, NC 27403</u>
Phone: (W) <u>919 401-8782</u> (C) _____	Phone: (W) <u>919 367-8790 x 101</u> (C) _____
Fax: _____	Fax: _____
Email: _____	Email: <u>mark@cegroupinc.com</u>

Parcel #: (AKPAR): 1693  
Property address: 2605 Manns Chapel Rd, Pittsboro NC 27312  
Total acreage: Proposed per is 4.107 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.

The property is +/- 107 ac  
 Previous use timber management  
 We are planning 49 lots (+/- 220 ac)  
 +/- 4800 LF of public road (shoulder & ditch section)  
 Given the size of each lot we anticipate  
 no adverse affect to the parcel or  
 adjoiners

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 # 974649755 Flood Zone AE1 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
<u>WS IV Protected Area</u>	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](http://www.ncnhp.org/web/nhp/element-occurrences).

---

---

---

---

---

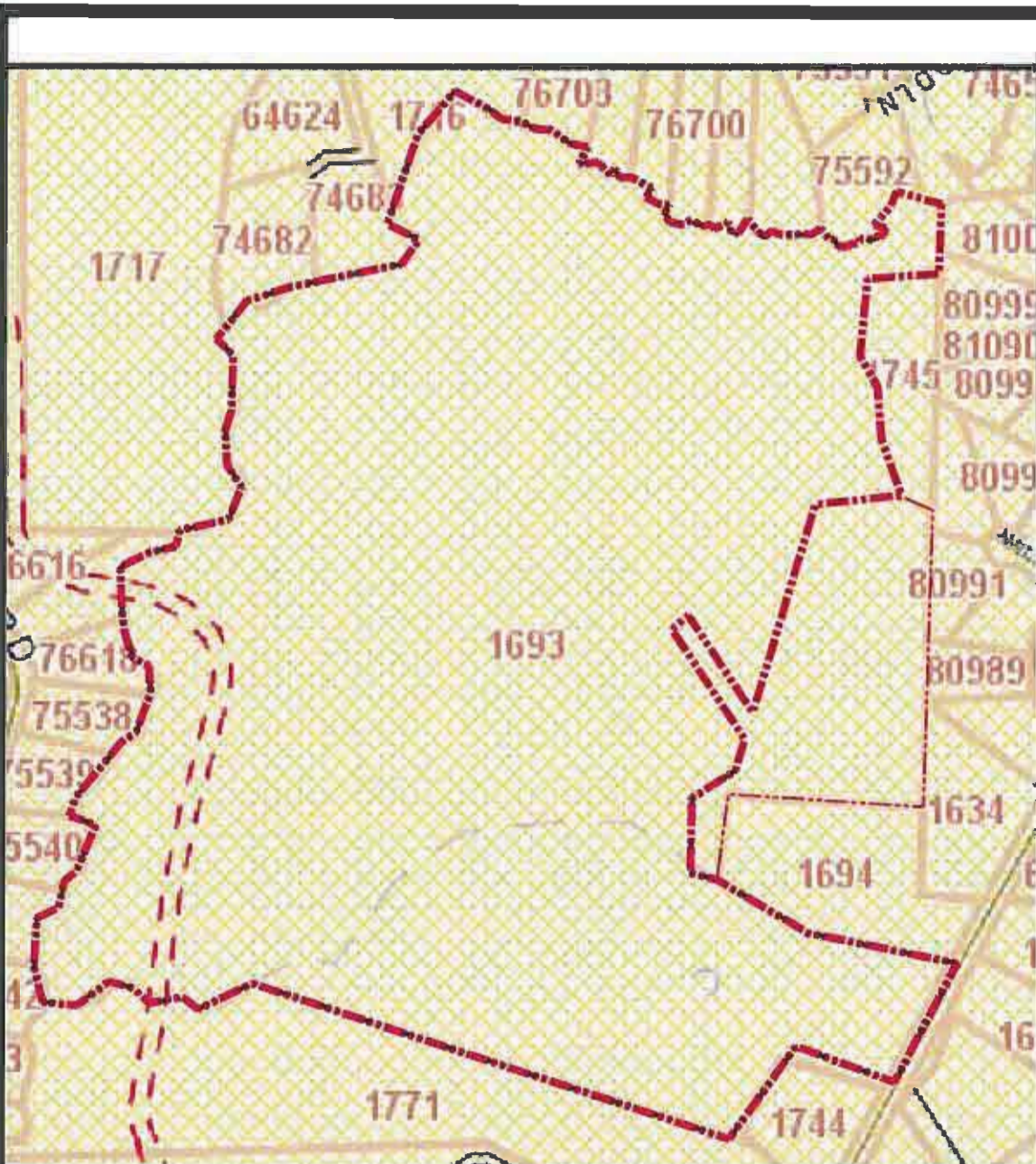
---

---

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](mailto:dan.lamontagne@chathamnc.org) or Lynn Richardson, Subdivision Administrator at (919) 542-8207 or [lynn.richardson@chathamnc.org](mailto:lynn.richardson@chathamnc.org).

We anticipate (1) stream crossing for a public road  
Permitting of this crossing will occur during construction plan phase



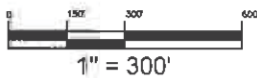
**CE GROUP**  
 301 GLENWOOD AVE, SUITE 220  
 RALEIGH, NC 27603  
 PHONE: 919-367-8790  
[www.cegroupinc.com](http://www.cegroupinc.com)

CHATHAM COUNTY, NC



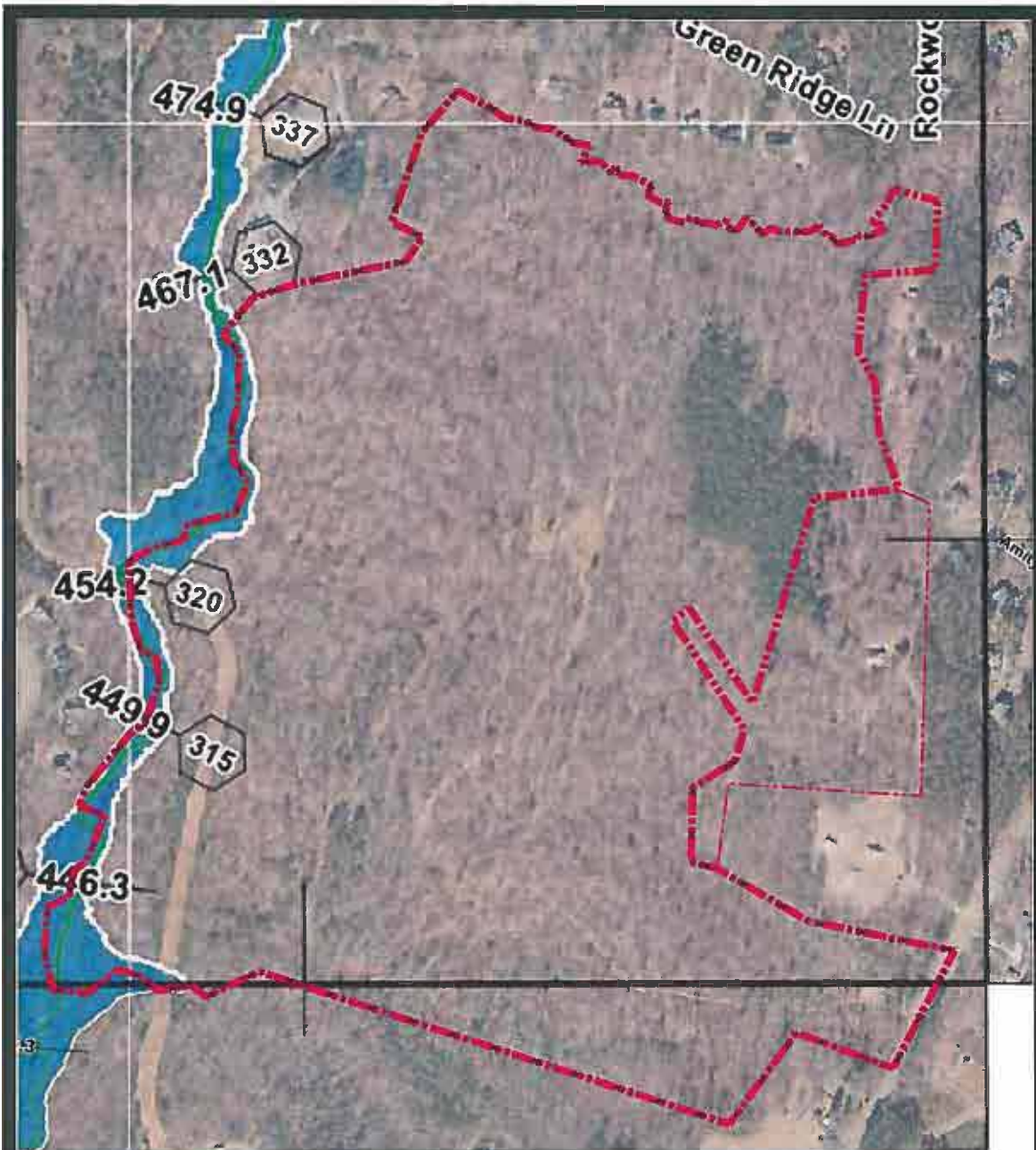
Chatham County Aquatic Map

Disclaimer: The data provided on this map are prepared by the secretary of real property based upon Chatham County, NC and are compiled from recorded plats, deeds, and other public records and GPS. This data is for informational purposes only and should not be substituted for a full title search, survey, or other verification.



**NORWOOD**  
**Chatham Co. Aquatics**  
**Species Exhibit**  
 CHATHAM COUNTY, NC  
 OCTOBER 28, 2016  
 AKPAR: 1693



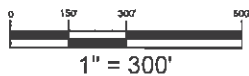


**FEMA**  
**National Flood Insurance Program**  
 NORTH CAROLINA  
 Panel 9755  
 CHATHAM COUNTY  
 02/02/07

**FEMA**  
**National Flood Insurance Program**  
 NORTH CAROLINA  
 Panel 9748  
 CHATHAM COUNTY  
 02/02/07

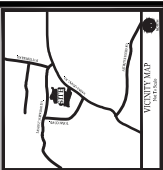


**CE GROUP**  
 301 GLENWOOD AVE. SUITE 220  
 RALEIGH, NC 27603  
 PHONE: 919-367-8790  
 www.cegroupinc.com

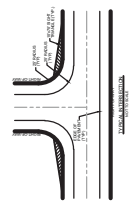
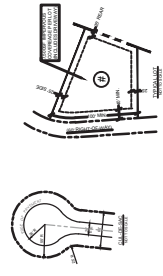
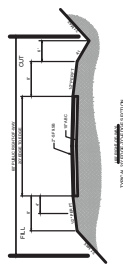


**NORWOOD**  
**FEMA Panels Exhibit**  
 CHATHAM COUNTY, NC  
 OCTOBER 28, 2016  
 AKPAR: 1693





**Adjoinder Exhibit**  
 February, 2017  
 Westview at Norwood Estates  
 Deed Book 1327, Page 0981  
 Chatham County, NC



**Notes:**  
 1. This plan is a preliminary site plan and is not to be used for construction purposes.  
 2. This plan is a preliminary site plan and is not to be used for construction purposes.  
 3. This plan is a preliminary site plan and is not to be used for construction purposes.  
 4. This plan is a preliminary site plan and is not to be used for construction purposes.  
 5. This plan is a preliminary site plan and is not to be used for construction purposes.  
 6. This plan is a preliminary site plan and is not to be used for construction purposes.  
 7. This plan is a preliminary site plan and is not to be used for construction purposes.  
 8. This plan is a preliminary site plan and is not to be used for construction purposes.  
 9. This plan is a preliminary site plan and is not to be used for construction purposes.  
 10. This plan is a preliminary site plan and is not to be used for construction purposes.

**Professional Engineer:**  
 301 Oakwood Avenue, Suite 200  
 Raleigh, NC 27603  
 Phone: 919.850.1818  
 Fax: 919.850.1819  
 Email: [info@cegroup.com](mailto:info@cegroup.com)

**Professional Surveyor:**  
 301 Oakwood Avenue, Suite 200  
 Raleigh, NC 27603  
 Phone: 919.850.1818  
 Fax: 919.850.1819  
 Email: [info@cegroup.com](mailto:info@cegroup.com)

