



## 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: <u>Bonterra</u>
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Property Owner/Applicant:	Representative <i>(e.g., Surveyor, Engineer)</i>
Name: <u>Ideal Capital Group, LLC</u> contact person - David Lazzo	Name: <u>Peter Bellantoni, PE</u>
Address: <u>2100 Cook Ridge Court</u> <u>Raleigh, NC 27615</u>	Company: <u>Pennoni Associates</u>
Address: <u>2100 Cook Ridge Court</u> <u>Raleigh, NC 27615</u>	Address: <u>401 Providence Road, Suite 200</u> <u>Chapel Hill, NC 27514</u>
Phone: (W) _____ (C) <u>(919) 601-2816</u>	Phone: (W) <u>(919) 230-9214</u> (C) <u>(919) 609-6111</u>
Fax: _____	Fax: <u>(919) 493-6548</u>
Email: <u>dlazzo2100@gmail.com</u>	Email: <u>pbellantoni@pennoni.com</u>

Parcel #: (AKPAR): 2532, 2533

Property address: 3954 Mann's Chapel Road, Chapel Hill, NC 27516

Total acreage: 30.943 +/-

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 existing site consists of two (2) parcels (AKPAR 2532 & 2533) totaling 31.943 ac +/- . Two (2) residential dwellings and associated structures and improvements presently exist on-site; these existing improvements will be demolished in conjunction with this development. The proposal is to construct a maximum of twenty-two (22) single-family residential lots. To access these lots, a proposed roadway will be constructed off Mann's Chapel Road. The proposed roadway will be paved (18' wide with shoulder section) and constructed to NCDOT standards. Ultimately, this roadway will be maintained by NCDOT. The lots will be served by Chatham County for potable water and by individual septic systems. Stormwater will be designed in accordance with the Chatham County Stormwater Ordinance. In order to construct the proposed roadway, a stream crossing (approximately 114 l.f. of disturbance) will be required. This crossing will be designed in accordance with NCDOT standards as well as those standards required to obtain NCDWQ 401 and Army Corp 404 permits. At the easterly end of the on-site stream, a small pocket of wetlands exists; this area will not be disturbed.

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

North R-2/Residential South R-1 & CUD-CC/Residential & Briar Chapel  
 East R-1/Residential West R-1/Residential

- 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. Yes - ATTACHED**

- 4. Is the project located in the Regulatory Floodplain/Floodway? Yes \_\_\_ No X**  
**FIRM Panel # 3710976600K Flood Zone X If yes, please provide a map showing the Floodplain/Floodway on a site map. ATTACHED**  
 Use <http://www.ncfloodmaps.com> to view flood zones.

- 5. Is there a Significant Natural Heritage Area on the project site? Yes \_\_\_ No X**  
 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>. FINDINGS LETTER ATTACHED

- 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 X**  
 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
<span style="border: 2px solid red; padding: 2px;">WS IV Protected Area</span>	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 X 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).

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9. Does the project require a 404 Permit/401 Water Quality Certification? Yes X 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).

See below

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).

9. The construction of the roadway will require a stream crossing. Our initial design for this crossing is for a 4'x4' reinforced concrete box culvert. The installation of this culvert and associated fill material within the existing channel will require that a 404 Permit be obtained from the Army Corp of Engineers as well as a 401 permit NC Division of Water Resources.

**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.

Drew Blake with Chatham County confirmed stream buffers on 10/13/17 and Andy Williams of the USACE on 10/26/17

Previous S02 Flag removed (determined not to meet ephemeral criteria)

USACE continues stream through this segment; no break

S01 Start Intermittent

Confirmed start points by Chatham Co and USACE

DP2

SF 4

01 TT CH

27 TT CH

SF 1

A

S03 Start Ephemeral / Stop Perennial

SF 2

11

W1

DP1

S04 Stop Ephemeral / Start Perennial

SF 3

ROCKY KNOLLS

BREWINGTON

MANN'S CHAPEL

**Legend**

- Evaluation Area
- ~ Perennial Stream
- - - Intermittent Stream
- o o o o Ephemeral Stream
- Pond
- Jurisdictional Wetland
- 30' Buffer
- 50' Buffer
- 100' Buffer

**Figure 3 - Sketch Map**

Victorian Hills  
Chatham County GIS

0 100 200 400 Feet

Project No.  
12185.W1

Scale:  
1" = 150'

Project Mgr.:  
SB

10/26/17

Prepared by:  
DM



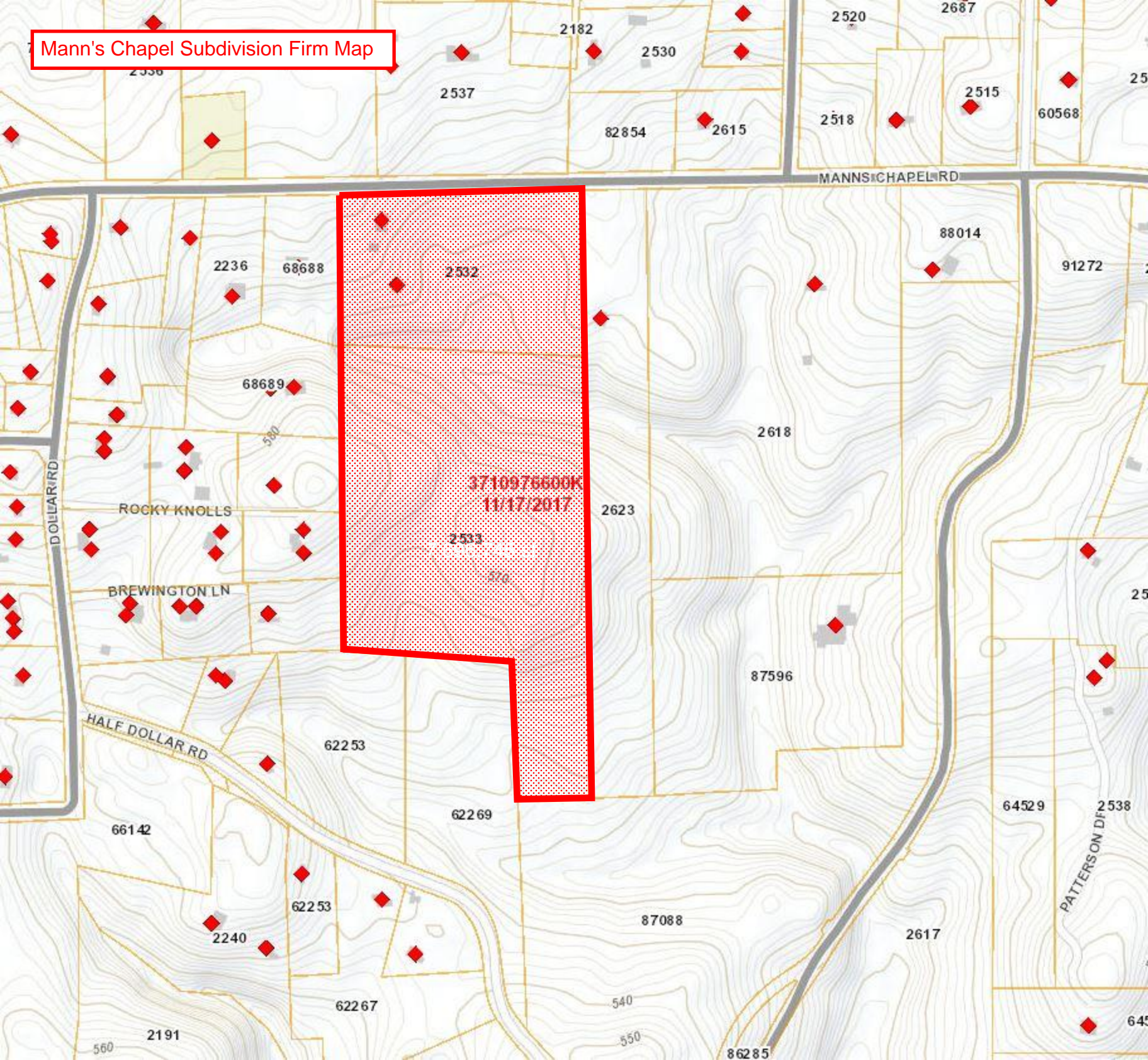
**Soil & Environmental Consultants, PA**

8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-9467  
sandec.com



NCCGIA

Mann's Chapel Subdivision Firm Map



Mann's Chapel Subdivision Firm Map

PANEL  
3710976600K  
eff. 11/17/2017

CHATHAM COUNTY  
370299

AREA OF MINIMAL FLOOD HAZARD *Zone X*



**North Carolina Department of Natural and Cultural Resources  
Natural Heritage Program**

Governor Roy Cooper

Secretary Susi H. Hamilton

NCNHDE-5107

January 19, 2018

Peter Bellantoni  
Pennoni  
401 Providence Road, Suite 200  
Chapel Hill, NC 27514  
RE: Manns Chapel Road Subdivision

Dear Peter Bellantoni :

The North Carolina Natural Heritage Program (NCNHP) appreciates the opportunity to provide information about natural heritage resources for the project referenced above.

A query of the NCNHP database, based on the project area mapped with your request, indicates that there are no records for rare species, important natural communities, natural areas, or conservation/managed areas within the proposed project boundary, or within a one-mile radius of the project boundary.

Please note that although there may be no documentation of natural heritage elements within or near the project boundary, it does not imply or confirm their absence; the area may not have been surveyed. The results of this query should not be substituted for field surveys where suitable habitat exists. In the event that rare species are found within the project area, please contact the NCNHP so that we may update our records.

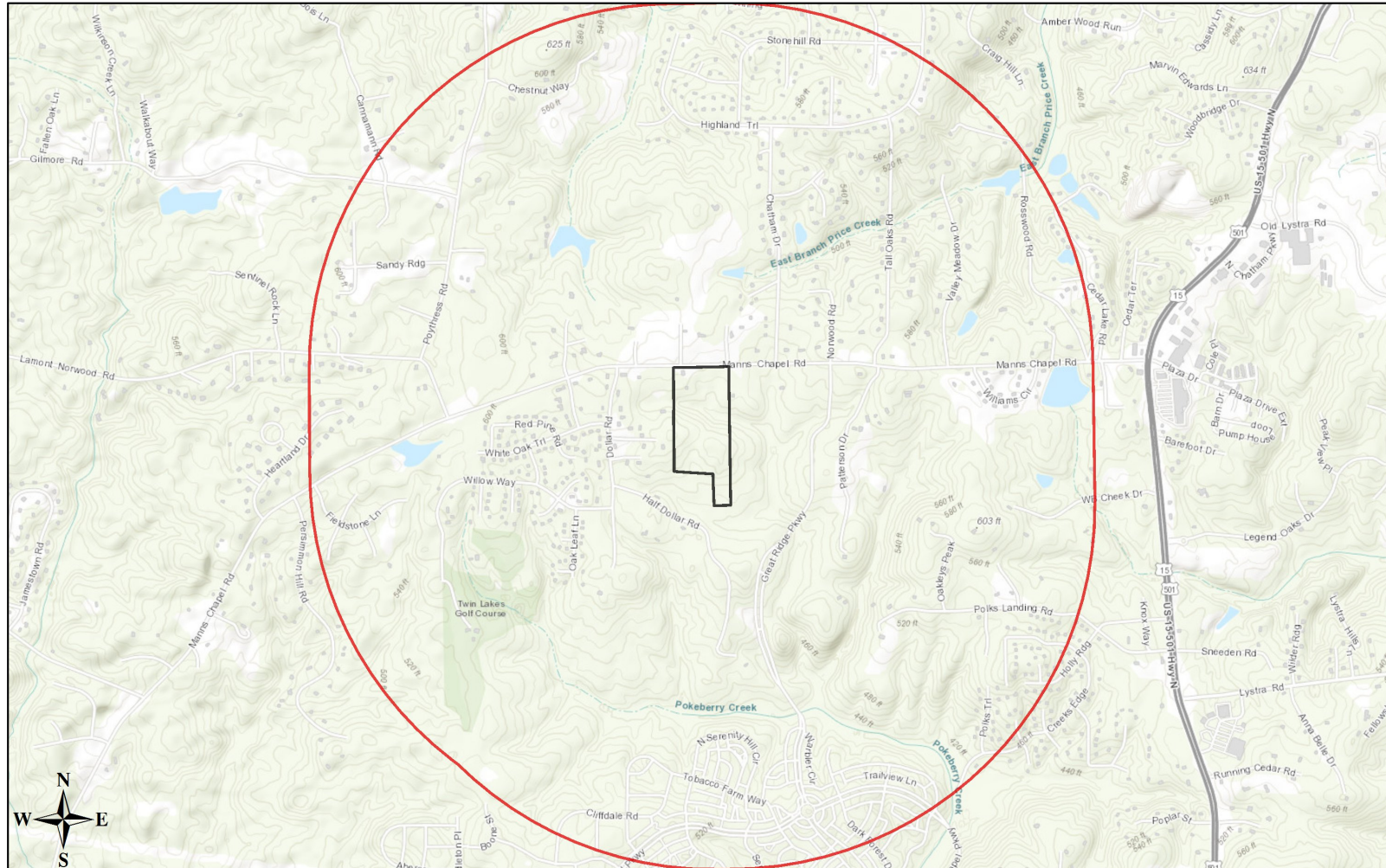
Please also note that natural heritage element data are maintained for the purposes of conservation planning, project review, and scientific research, and are not intended for use as the primary criteria for regulatory decisions. Information provided by the NCNHP database may not be published without prior written notification to the NCNHP, and the NCNHP must be credited as an information source in these publications. Maps of NCNHP data may also not be redistributed without permission.

If you have questions regarding the information provided in this letter or need additional assistance, please contact Rodney A. Butler at [rodney.butler@ncdcr.gov](mailto:rodney.butler@ncdcr.gov) or 919.707.8603.

Sincerely,

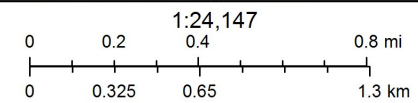
NC Natural Heritage Program

# NCNHDE-5107: Manns Chapel Road Subdivision



January 19, 2018

- Project Boundary
- Buffered Project Boundary



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



## Kelly Ardoin

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**From:** Peter Bellantoni  
**Sent:** Friday, February 16, 2018 12:16 PM  
**To:** Kelly Ardoin  
**Subject:** FW: General Environmental Documentation - Bellantoni/Mann's Chapel

### Peter Bellantoni, PE

#### Pennoni

401 Providence Road, Suite 200 | Chapel Hill, NC 27514  
**Direct:** +1 (919) 230-9214 | **Mobile:** +1 (919) 609-6111  
www.pennoni.com | PBellantoni@Pennoni.com

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**From:** Lynn Richardson [mailto:lynn.richardson@chathamnc.org]  
**Sent:** Friday, February 16, 2018 12:15 PM  
**To:** Peter Bellantoni <PBellantoni@Pennoni.com>  
**Subject:** FW: General Environmental Documentation - Bellantoni/Mann's Chapel

*Lynn W. Richardson*  
*Land Planner II/ Subdivision Administrator*  
919-542-8207  
[lynn.richardson@chathamnc.org](mailto:lynn.richardson@chathamnc.org)



Chatham County's 25-year vision plan is underway! Check out more information at [www.chathamnc.org/comprehensiveplan](http://www.chathamnc.org/comprehensiveplan)

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

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**From:** Rachael Thorn  
**Sent:** Friday, February 16, 2018 12:11 PM  
**To:** Lynn Richardson <[lynn.richardson@chathamnc.org](mailto:lynn.richardson@chathamnc.org)>  
**Subject:** General Environmental Documentation - Bellantoni/Mann's Chapel

Lynn,

I have received and reviewed the General Environmental Documentation for the above referenced project and issue comments to the applicant. Those comments were addressed and the documentation is adequate and considered complete.

Thanks,

Rachael Thorn

Watershed Protection Supervisor

Chatham County

Office: (919) 545-8343

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