



**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.

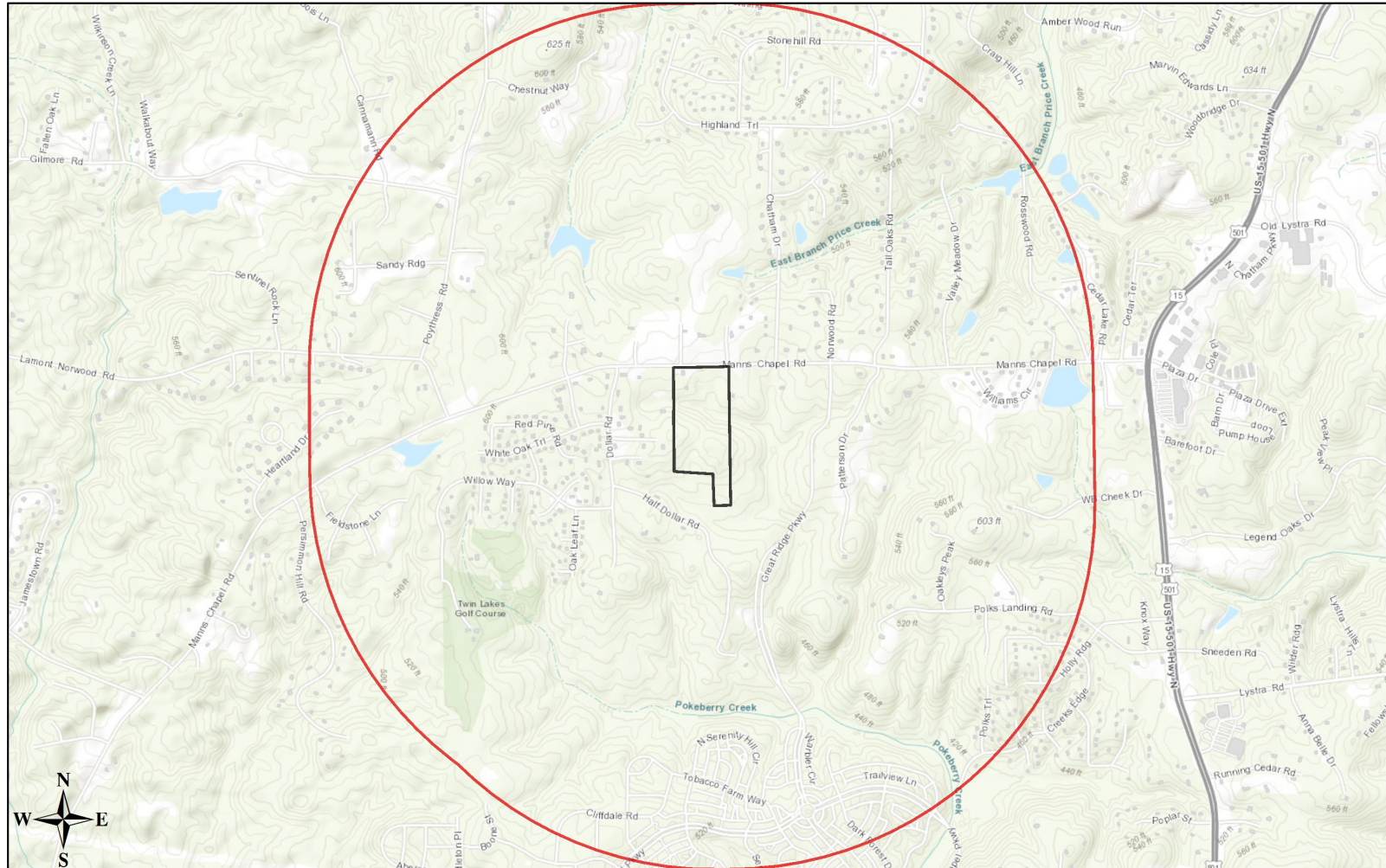
Please also note that natural heritage element data are maintained for the purposes of conservation planning, project review, and scientific research, and are not intended for use as the primary criteria for regulatory decisions. Information provided by the NCNHP database may not be published without prior written notification to the NCNHP, and the NCNHP must be credited as an information source in these publications.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 or 919.707.8603.

Sincerely,

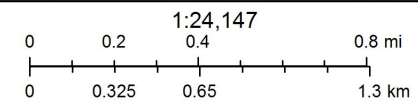
NC Natural Heritage Program

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

Peter Bellantoni

From: Butler, Rodney A <Rodney.Butler@ncdcr.gov>
Sent: Tuesday, February 6, 2018 4:14 PM
To: Peter Bellantoni
Subject: RE: [External] Mann's Chapel Subdivision - AKPAR 2532 & 2533 (3954 Mann's Chapel Road) - Chatham County, NC

Peter,

Yes, you may use the information provided. It cannot be changed or modified. Let me know if you need some language placed in the document.

RODNEY A. BUTLER

Business Services Coordinator

121 West Jones St MSC 1651 Raleigh, NC 27699

919.707.8603 office



From: Peter Bellantoni [mailto:PBellantoni@Pennoni.com]
Sent: Tuesday, February 06, 2018 4:06 PM
To: Butler, Rodney A <Rodney.Butler@ncdcr.gov>
Subject: RE: [External] Mann's Chapel Subdivision - AKPAR 2532 & 2533 (3954 Mann's Chapel Road) - Chatham County, NC

CAUTION: External email. Do not click links or open attachments unless verified. Send all suspicious email as an attachment to [Report Spam](#).

Rodney,
Chatham County has requested that I provide them with correspondence from your office that indicates that NHP grants permission to share the data and maps that you provided (see attached email). Can you respond to this email granting us that permission. Please let me know as soon as you have a chance.
Thank you,
Pete

Peter Bellantoni, PE

Pennoni

401 Providence Road, Suite 200 | Chapel Hill, NC 27514

Community Meeting Report Form

REPORT OF DEVELOPMENT INPUT MEETING REQUIRED BY THE CHATHAM COUNTY SUBDIVISION ORDINANCE

To: Lynn Richardson, Chatham County Subdivision Administrator

Subdivision Name: Mann's Chapel Road Subdivision

Approximate Location (or Address): 3954 Mann's Chapel Road

Proposed Number Lots: 22 Residential (Y/N): Y

The undersigned hereby certifies that the required sign(s) was posted on the property proposed for subdivision, on each road frontage of said subdivision on (date) July 6, 2017.

A photo of the sign posted is recommended to be attached to this form.

The meeting was held at the following time and place: Evergreen United Methodist Church -

11098 US Hwy 15-501N, Chapel Hill, NC on August 9, 2017 from 7:00 pm to 8:15 pm

The persons in attendance at the meeting: **See attached Attendance sheet**

The following issues were discussed at the meeting (**Attach additional sheet(s) if needed**):

See attached Development Meeting Notes

As a result of the meeting, the following changes were made to the subdivision proposal (**Attach additional sheet(s) if needed**):

The comments received at the Neighborhood meeting did not require adjustments to the proposal. The changes made to the layout (from the original concept plan submitted) were made prior to the meeting on August 9, 2017. An overview of these revisions were discussed with all in attendance.

Date: August 28, 2017

Applicant: David Lazzo

By: Peter Bellantoni

Please submit this Report to the Chatham County Planning Department located at 80-A East Street or mail it to Lynn Richardson, Subdivision Administrator, PO Box 54, Pittsboro, NC 27312-0054. If you have any questions, please contact Lynn Richardson at (919) 542-8207 or lynn.richardson@chathamnc.org.

COMMUNITY INPUT MEETING SIGN-IN SHEET

Project: Mann's Chapel Road Major Subdivision

Meeting Date: August 9, 2017

Location: 3954 Mann's Chapel Road

Place/Room: Evergreen United
Methodist Church

Name	Address	E-Mail
ROBERT E. HOERTER	504 VALENT MEADOW ^{Dr}	rhoertev1@gmail.com
DAVID LAZZO	2100 Cook Ridge Ct ^{Essex}	dlazzo2100@jmrsh.com
PETER BECCANTONI	401 Grandeur Rd ^{Camp Hill}	PBECCANTONI@PENNONI.COM
BOBZY KORAL	129 Lady Bay Ln	K2WV12@gmail.com
Miriam Tripp	4061 Mann's Chapel	mdtripp@bellsouth.net
Edna Webster	3885 Manns Chapel	—
Don Medlin	220 Half Dollar Rd	empiam@msn.com
Bruce Johnson	4141 Manns Chapel	bcj55@mindspring.com
Wallace + Jeannie Ambrose	675 Lichen Trail	—
Linda W. Lloyd	3910 MANN'S Chapel	llloyd547@me.com
Bradley Leeger	4072 Manns Chapel	DBL.precisionturfscape@gmail.com
CHAD LLOYD	3828 MANN'S CHAPEL	clloyd@fmrealty.com
Maureen O'Rourke	119 Willow Way	morourke916@gmail.com
Shannon Richards	119 Willow Way	richards916@gmail.com
Kathy Putnam	1206 Highland Trl.	kputnam450@gmail.com

**Development Input Meeting Notes for
Mann's Chapel Road Major Subdivision**

The meeting was held at the Evergreen United Methodist Church (11098 US Hwy 15-501 N, Chapel Hill, NC) on August 9, 2017 from 7:00 pm to 8:15 pm. The following issues were discussed (Please note that some topics were raised by multiple speakers during the meeting and the duplicate topics/responses were combined for clarity):

1. Edna Webster

- a. **Buffer along on-site channel** – Questioned what the buffer along the channel would be.
Response: *It was stated that a 50' buffer is anticipated and that field work by an Environmental Consultant will be performed soon to start the determination process. The design of the culvert crossing has not been completed as of yet however it is anticipated to be a pipe and not a bridge structure.*
- b. **Traffic/Lighting** – Concerned about traffic on Mann's Chapel and about excessive site lighting spilling out of the development.
Response: *It was stated that a Driveway Permit would need to be obtained from NCDOT and that all improvements along Mann's Chapel will need to be approved by NCDOT. It was also stated that widening of Mann's Chapel at this time was not anticipated based on the traffic volume generated by this development but ultimately Mann's Chapel Improvements are dictated by NCDOT. Regarding lighting, it was stated that lighting along the proposed street would be directed downward and not spill onto the adjoining properties. The applicant discussed that a development monument sign would be added at the site entrance with low level lighting.*

2. Miriam Tripp

- a. **Traffic** – Concerned with traffic along Mann's Chapel Road. Indicated that the existing center turn lane is used for passing.
Response: *Statements from # 1b were reiterated.*
- b. **Lighting** – Concerned about site lighting at entrance of development specifically the up-lighting of the development entrance sign(s).
Response: *The applicant discussed minimizing the effects of the entrance lighting to not spill onto Mann's Chapel Road.*
- c. **Construction Concerns** – Concerned about the burning of debris on-site during construction and the duration of construction noise.
Response: *The applicant committed to not burning construction debris on site. It was stated that the initial phase of construction would consist of clearing for the roadway/site improvements such as the roadway, erosion control/stormwater measures, installation of water and gas (if available) mains, electric/cable utilities and the culvert for the roadway crossing. The lot development would be performed by builder(s) once the subdivision improvements have been completed thus minimizing area being disturbed at one time as well as minimizing the number of construction crews at one time.*
- d. **Start of Construction** – Questioned when was the start of construction planned and how long would construction take.

Response: Anticipated that construction would start late Spring 2018 and an approximate two (2) year time frame for build-out.

- e. **Potable Water** – Questioned whether wells or county water will be provided for development and concerned with impact on groundwater levels.

Response: Stated that County water will be provide to this development. Groundwater/aquifer issues are handled at the State (DEQ) level.

- f. **Sale Price of Homes** – Questioned what the sale price of homes would be.

Response: Stated that homes would be in the price range of the Fieldstone Development.

3. **Jan Hutton (Chatham Development HOA President)**

- a. **Traffic** – Biggest concern is with traffic. She has spoken with Jason Sullivan (Chatham County Planning) and there are no plans to widen Mann’s Chapel Road at this time. Also concerned with providing a stub road from the proposed subdivision road to Half Dollar Road; neighborhood is not in favor of this.

Response: Statements from # 1b were reiterated. Regarding stub road issue, applicant prefers to not provide connection to Half Dollar Road so that proposed roadway would not become a cut through and to provide an increased level of safety to these homeowners.

4. **Kathy Putnam**

- a. **Traffic Safety and Groundwater** – Concerned with traffic due to existing hills and curves on Mann’s Chapel Road. Reiterated concerns of impact to wells/groundwater levels.

Response: Statements from # 1b and 2e were reiterated.

5. **Linda Lloyd**

- a. **Screening** – Concerned with buffers along perimeter of the property and with the possibility of children coming onto her property (safety concern) where she has an unfenced pond (which is spring fed).

Response: It is not believed that buffers are required along the perimeter of the site. Additionally, it is not anticipated that a homeowner would remove all vegetation right up to the property line (although not prohibited). Also stated that you cannot guaranty/prevent anyone from going across a property line where they don’t belong.

- b. **Builders** – Question on how many builders would be constructing homes in the development. Is it possible to sell to an individual?

Response: It would be possible to sell to an individual but not likely. It would be more likely to sell to multiple builders but it’s too early to determine at this stage. These would be custom homes similar to the Fieldstone Development.

- c. **Existing Homes** – What becomes of the two (2) existing homes on the property.

Response: Based on soils investigations and anticipated adjustments to the layout of the development, it is anticipated that these homes will be removed. Some hope that that the larger home could be salvaged/moved.

- d. **Restrictive Covenants** – Will there be any restrictive covenants for this development? Can buffers (including fencing) be included in the covenants? Possible shared cost of common fencing along perimeter between neighbors and developer.
Response: *Based on the proposed development it is anticipated that restrictive covenants will be created. These covenants will include items such as minimum house size and concrete driveways. It is also anticipated that a Home Owners Association will be created for this development to manage the maintenance of common areas, etc.*

6. **Dan Medlin**

- a. **Roadway Location** – Dan expressed concern with the location of the proposed roadway in relation to his existing property corner (which is an old truck axle set in a mass of concrete). He requested that the applicant’s engineer walk this area with him.
Response: *The field work has not started in this area. Once this has been surveyed, the location of the proposed roadway will be adjusted as needed.*
- b. **Springs** – Dan (along with others) indicated that there were springs on the property and that the applicant should be aware of this potential condition.
Response: *Information was appreciated.*

7. **Bruce Johnson**

- a. **Victoria Hill Subdivision** – What happened to it?
Response: *Exact reason was not known to the applicant, most likely due to recession.*

8. **Maureen O’Rourke**

- a. **Size of Development** – Questioned how many lots are being proposed? In general, she was content with that number of lots (as was most present). Concern was for a denser development (smaller lots and/or townhomes).
Response: *Applicant indicated that to make development feasible, a minimum of 22 lots are needed. The concept plan presented proposed 23 lots, however the applicant felt that the inclusion of the extra lot negatively impacted the development based on the site constraints. To get a denser development, sanitary sewer would need to be brought to the site; the expense of doing this would not make the project feasible. Additionally, for townhomes to be constructed, the property would need to be re-zoned.*

9. **Bradley Leeper**

- a. **Septic Configurations** – Questioned how lots shown with unsuitable soils would be able to be developed.
Response: *It was described that lot lines will be adjusted to provide the required septic areas in the rear if lots with excess suitable soil area; this will also require that septic distribution lines being installed beneath the creek to get to the suitable soil areas.*
- b. **Natural Gas** – Questioned whether natural gas will serve the development.
Response: *This has not been investigated by the design team as of yet, however it was indicated by the public that gas would most likely be available for this development.*
- c. **Clearing of Lots** – Questioned whether lots would be cleared.
Response: *Statements from # 5a were reiterated.*

Peter Bellantoni

From: Lynn Richardson <lynn.richardson@chathamnc.org>
Sent: Friday, February 16, 2018 12:14 PM
To: Peter Bellantoni
Subject: FW: Bonterra Subdivision

Lynn W. Richardson
Land Planner II/ Subdivision Administrator
919-542-8207
lynn.richardson@chathamnc.org



Chatham County's 25-year vision plan is underway! Check out more information at 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

From: Thomas Boyce
Sent: Friday, February 16, 2018 11:32 AM
To: Lynn Richardson <lynn.richardson@chathamnc.org>
Subject: Bonterra Subdivision

Lynn,

I have reviewed the soils report submitted by AWT for Bonterra and it appears to be adequate. I trust this is the information you require at this time.

Thomas J. Boyce LSS, REHS
Chatham County Environmental Health

From: Peter Bellantoni
Sent: Thursday, January 25, 2018 12:12 PM
To: 'Jim and Bev Wiggins' <jimerly@embarqmail.com>
Cc: cemeterysurvey <cemeterysurvey@chathamhistory.org>; David Lazzo <dlazzo2100@gmail.com>; Lynn Richardson <lynn.richardson@chathamnc.org>
Subject: RE: Mann's Chapel Subdivision - AKPAR 2532 & 2533 (3954 Mann's Chapel Road)

Hi Bev,

We've reached out to the current property owner and unfortunately they do not have any additional information on the existing structures. I've also checked with our surveyors and they did not come across any gravesites in the areas which we have surveyed. We will keep on the lookout for anything whenever we are on-site. Please let me know if you have any other questions or need any additional information.

Thanks,
Pete

From: Jim and Bev Wiggins [<mailto:jimerly@embarqmail.com>]
Sent: Saturday, January 20, 2018 7:13 PM
To: Peter Bellantoni <PBellantoni@Pennoni.com>
Cc: cemeterysurvey <cemeterysurvey@chathamhistory.org>; David Lazzo <dlazzo2100@gmail.com>; Lynn Richardson <lynn.richardson@chathamnc.org>
Subject: Re: Mann's Chapel Subdivision - AKPAR 2532 & 2533 (3954 Mann's Chapel Road)

Hi Pete-- Thanks for this info. The photos of the structures are very helpful. I would like to know more about the foundation ruin and chimney. Can you find out when those were built and by whom? So you know what kind of structure the foundation belonged to? A house? Barn? I notice that the rock work on the foundation and chimney are the same as on the intact house. Do you know how the structures were related? I might want to get out there with you to look at the structures more closely, but I don't think a pending site visit should hold up your first plat application. I am copying this email to Lynn Richardson in the Planning Office so she will know that you have provided what I have requested.

I'm aware that there are no recorded cemeteries/gravesites on the property, but we recently "discovered" two previously unreported cemeteries nearby, so your surveyors and others should be on the lookout for possible gravesites. That area was settled very early and people were often buried on their own property. If anything that might be a gravesite is found, please let us know immediately and stop any work that might disturb the area.

Thanks for your cooperation!

Bev Wiggins
CCHA preservation/cemeteries

From: "Peter Bellantoni" <PBellantoni@Pennoni.com>
To: "cemeterysurvey" <cemeterysurvey@chathamhistory.org>
Cc: "David Lazzo" <dlazzo2100@gmail.com>
Sent: Wednesday, January 17, 2018 5:13:43 PM
Subject: Mann's Chapel Subdivision - AKPAR 2532 & 2533 (3954 Mann's Chapel Road)

Beverly,

It was a pleasure speaking with you again this afternoon. As we discussed, we will be submitting our First Plat application shortly and as requested I've attached photos of the existing structures on-site for your review. I've also reviewed the County GIS and Cemetery Census (identified on CCHA's Guide for Developers) websites; this search did not reveal any cemeteries on the subject properties. If you have any questions or need any additional information, please feel free to contact me.

Thank you,
Pete

Peter Bellantoni, PE

Pennoni

401 Providence Road, Suite 200 | Chapel Hill, NC 27514

Direct: 919-230-9214 | **Mobile:** 919-609-6111

www.pennoni.com | PBellantoni@Pennoni.com



PARTNERS FOR WHAT'S POSSIBLE



[Pennoni's latest featured video!](#)

--

Jim and Beverly Wiggins
jimerly@embarqmail.com



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>
--

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
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 X 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 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 or Lynn Richardson, Subdivision Administrator at (919) 542-8207 or 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.

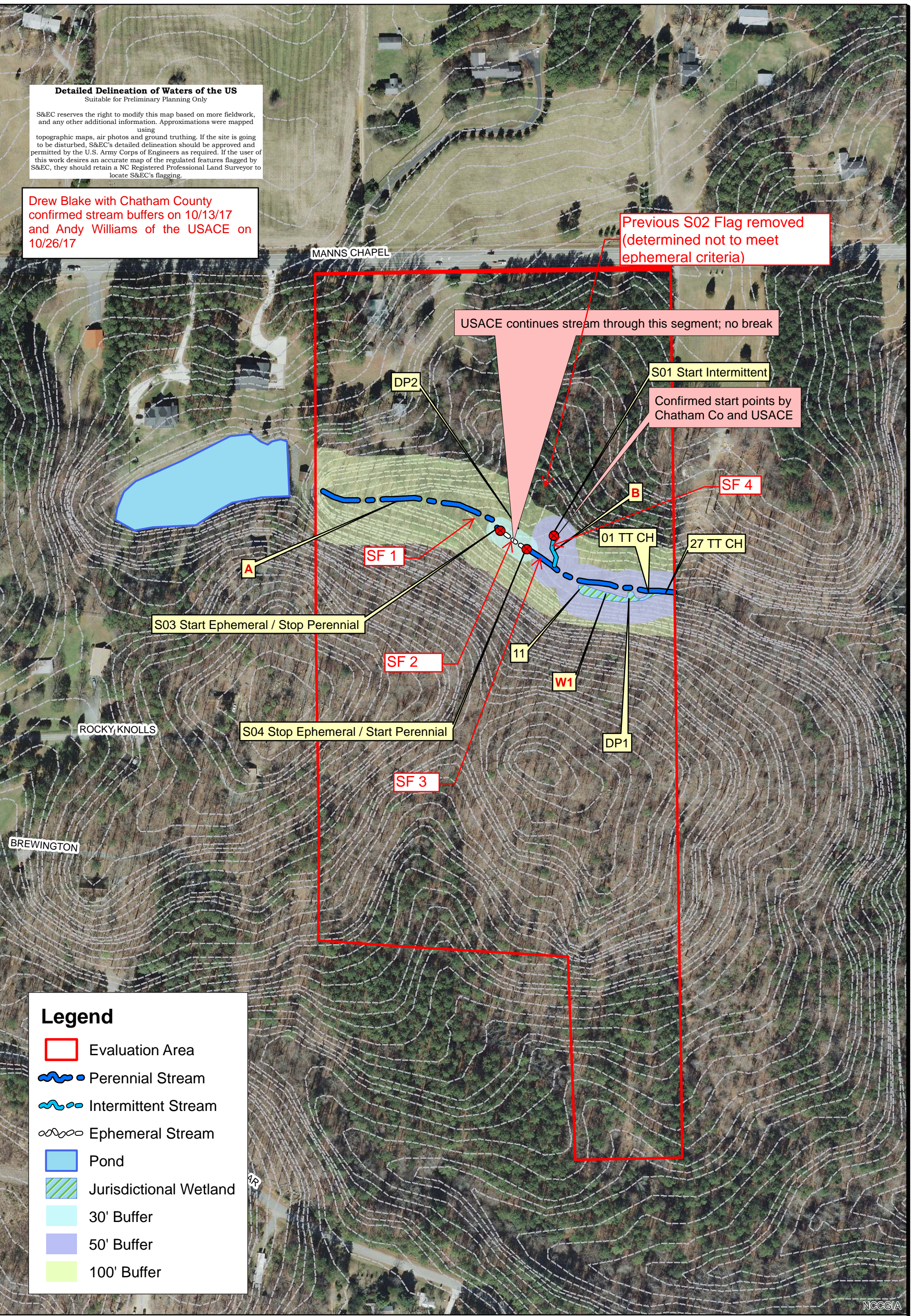
Drew Blake with Chatham County confirmed stream buffers on 10/13/17 and Andy Williams of the USACE on 10/26/17

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



Legend

- Evaluation Area
- ~ Perennial Stream
- - Intermittent Stream
- . . . 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



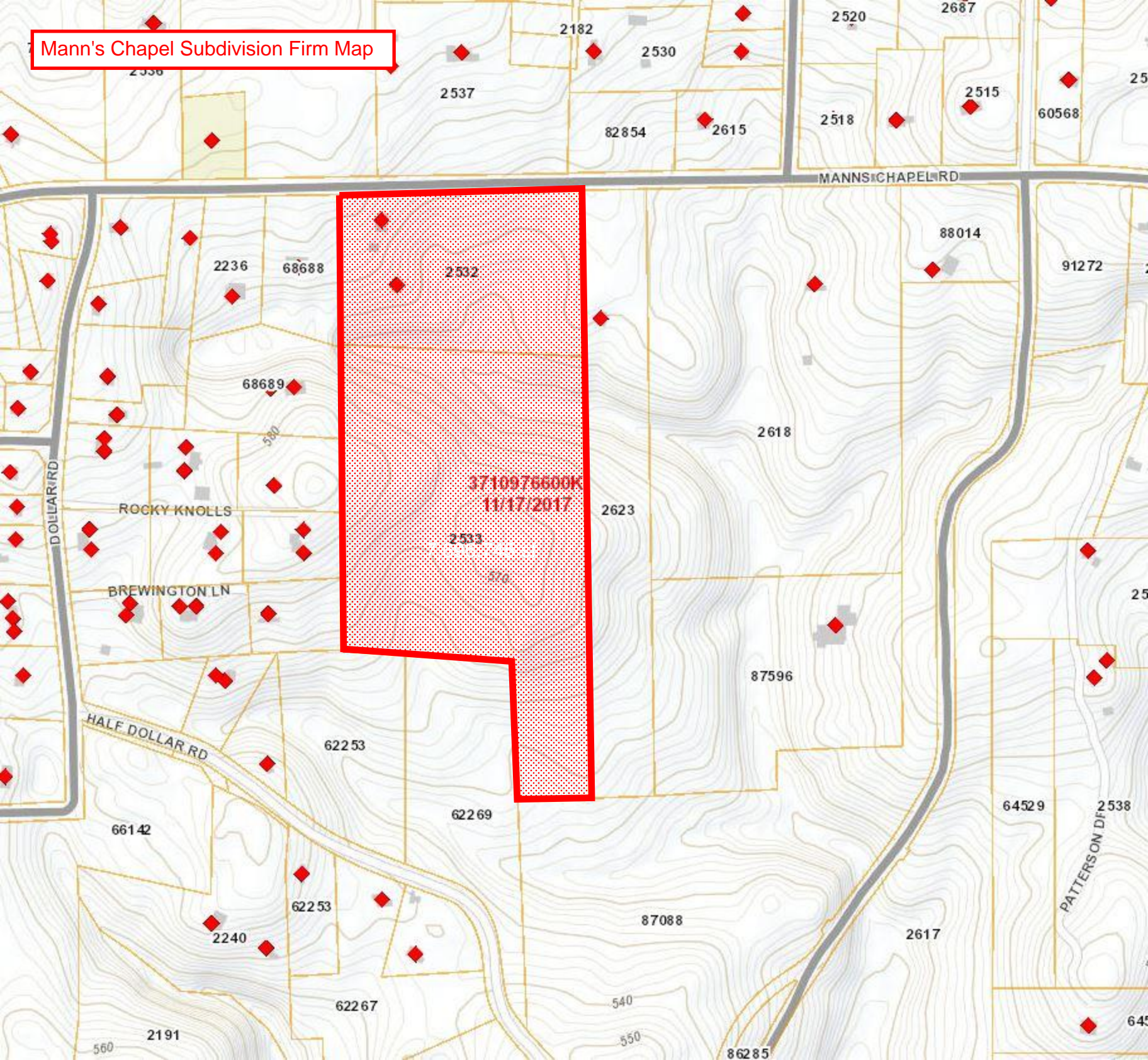
Soil & Environmental Consultants, PA

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

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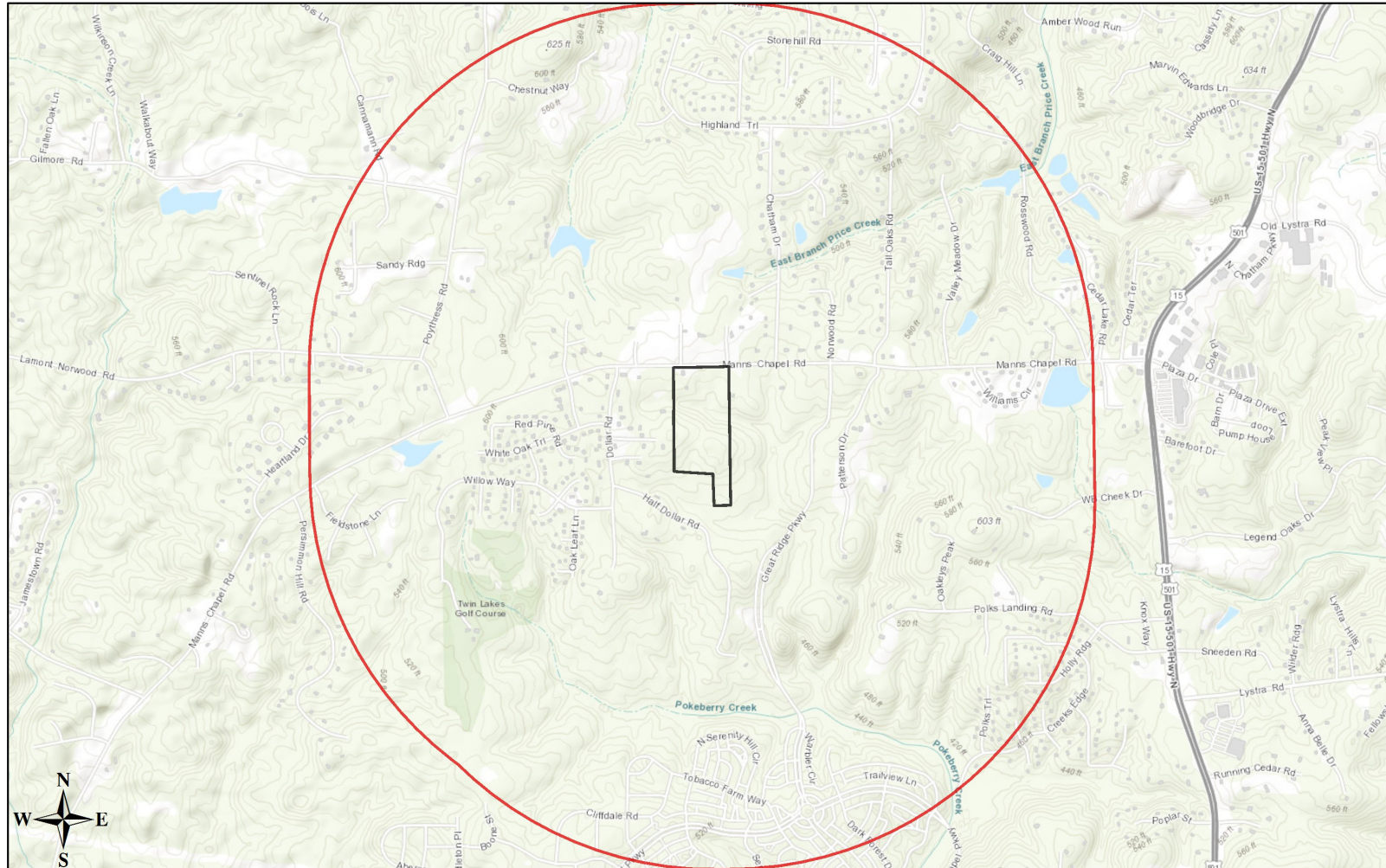
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If you have questions regarding the information provided in this letter or need additional assistance, please contact Rodney A. Butler at rodney.butler@ncdcr.gov or 919.707.8603.

Sincerely,

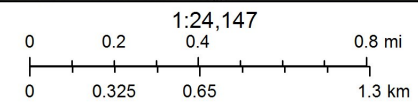
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January 19, 2018

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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

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

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



Chatham County's 25-year vision plan is underway! Check out more information at www.chathamnc.org/comprehensiveplan

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From: Rachael Thorn
Sent: Friday, February 16, 2018 12:11 PM
To: Lynn Richardson <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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