



Watershed Protection Department  
 PO Box 548  
 80 East Street  
 Pittsboro, NC 27312  
 (919) 545-8343  
 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: HOBBY FARM

Parcel #: (AKPAR): 68308 Property address: 3267 Andrew Store Rd.  
 Total acreage: 12.919 Ac.

Property Owner/Applicant:	Representative (e.g., Surveyor, Engineer)
Name: <u>RICKY SPOON</u>	Name: <u>VAN FINCH</u>
Address: <u>2475 REDBUD</u> <u>PITTSBORO, NC 27312</u>	Company: <u>VAN R. FINCH LAND SURVEYS</u> Address: <u>P.O. BOX 973</u> <u>PITTSBORO, NC</u>
Phone: (W) <u>919-422-1517</u> (C) _____	Phone: (W) <u>919-542-2503</u> (C) _____
Fax: _____	Fax: _____
Email: <u>rickyvspoon@gmail.com</u>	Email: <u>vanrfinch@mindspring.com</u>

For Office Use Only	
Date Received: _____	Reviewed By: _____

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.

SEE ATTACHED SHEET

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

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

3. **Surface Waters (streams, ponds, lakes, wetlands).** Are there any surface waters on the property? **YES**  
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 # 3710 975 500K Flood Zone X If yes, please provide a map showing the Floodplain/Floodway on a site map.  
Use <http://www.ncfloodmaps.com> to view flood zones.

5. Is there a Significant Natural Heritage Area on the project site? Yes \_\_\_ No   
If yes, please provide a map showing the Significant Natural Heritage Area on the site. Use this link to Request a Site Review directly from the NHP. Request permission to release the report and map to Chatham County. <https://www.ncnhp.org/data/request-information>

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 \_\_\_ (Cape Fear shiner) #03030002050100  
Use this website and select Wildlife Resources Commission dropdown menu.  
<http://chathamncqis.maps.arcgis.com/home/index.html>

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

WS II Balance of Watershed

WS III Critical Area

WS III Balance of Watershed

WS IV-Critical Area

WS IV Protected Area

River Corridor

River Corridor Special Area

Local Watershed Area

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

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**HOBBY FARM Parcel # 68308 (Attachment for item 1)**

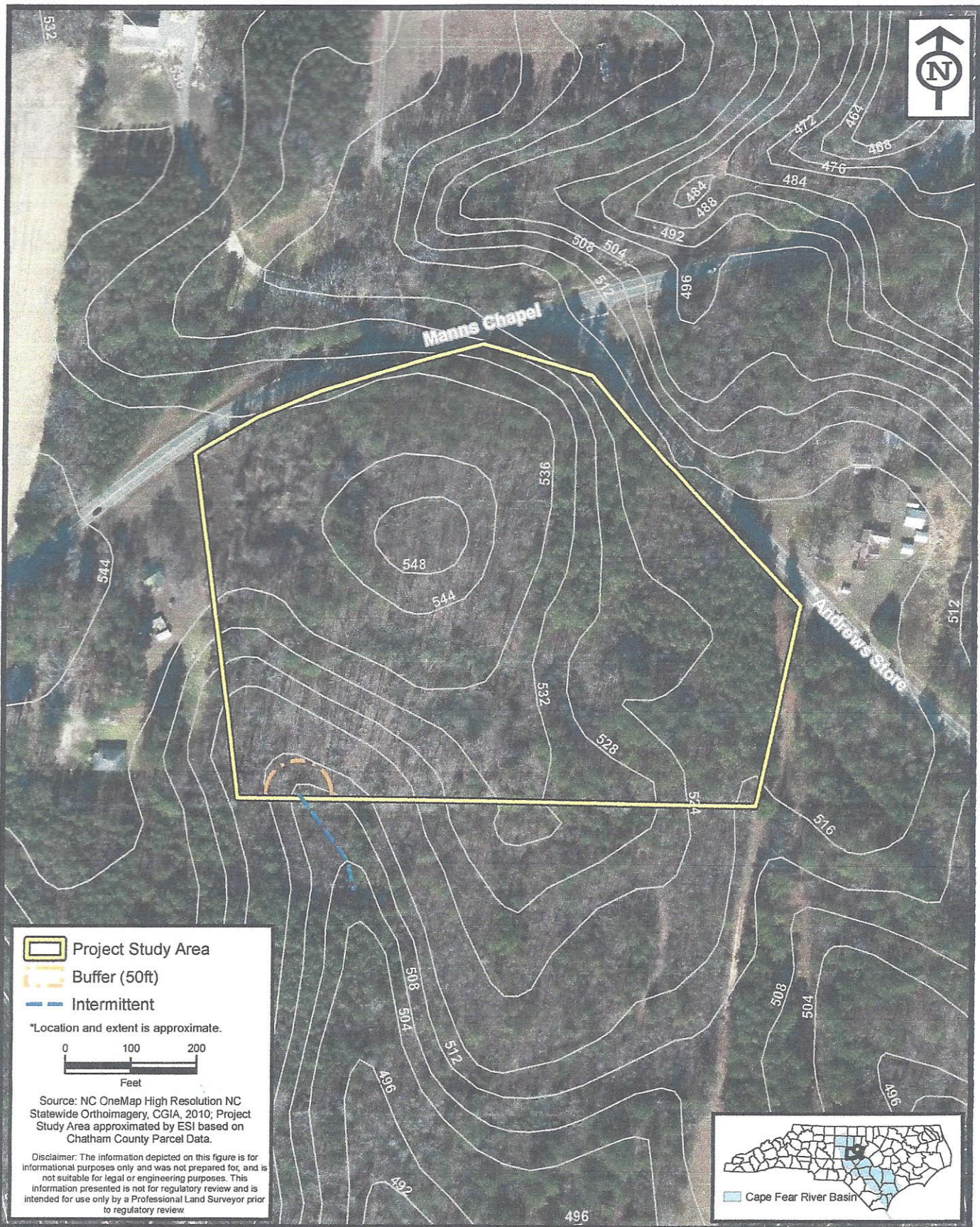
The current zoning the subject property is R-1. The property has not been timbered in many years and there are pines mixed with hardwoods throughout the property. There are no known cemeteries or historically significant structures on the property. There is surface rock located near the highest elevation of the property. The property is now vacant and there is no visible evidence of any prior homestead on the property. The development plans for the property include building a dead end cul-de-sac according to the NCDOT construction standards, which will serve eleven lots. NCDOT has already determined that the proposed cul-de-sac entrance is acceptable as per their field visit to the property. The proposed eleven lots will be restricted for residential purposes only. The lots will be served by the Chatham County water system, which will eliminate the need for private well. The lots will also be served by an approved subsurface sewage disposal system on each lot. The soils have been tested by a private soil scientist on the entire property. The property is not located in a regulated flood zone or floodway. There are no known Significant Natural Heritage Areas on the property. There are no known wetlands on the property. Storm water devises are planned for the project to reduce runoff.




**HOBBY FARM**

List of surface waters on parcel #68308

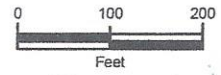
There is one intermittent stream watercourse identified by Robert Turnbull of Environmental Services, Inc. on May 23, 2019 and verified by Drew Blake, Watershed Specialist with the Chatham County Watershed Protection Department, on June 21, 2019. Said intermittent segment is very small and located in the southwestern corner area of the subject parcel (see attached map).

There is a 50 ft. buffer that will begin at the top of the bank on both sides of said watercourse.



-  Project Study Area
-  Buffer (50ft)
-  Intermittent

\*Location and extent is approximate.



Source: NC OneMap High Resolution NC Statewide Orthoimagery, CGIA, 2010; Project Study Area approximated by ESI based on Chatham County Parcel Data.

Disclaimer: The information depicted on this figure is for informational purposes only and was not prepared for, and is not suitable for legal or engineering purposes. This information presented is not for regulatory review and is intended for use only by a Professional Land Surveyor prior to regulatory review.




**ENVIRONMENTAL SERVICES, INC.**  
 4901 Trademark Drive  
 Raleigh, NC 27610  
 (919) 212-1760  
 (919) 212-1707 FAX  
[www.environmentalservicesinc.com](http://www.environmentalservicesinc.com)

Surface Water Evaluation  
**Chatham County Parcel 68308**  
 Chatham County, North Carolina

Project: ER19128.00  
 Date: May 2019  
 Drwn/Chkd: CW/RT  
 Figure: 1



Roy Cooper, **Governor**  
Susi Hamilton, **Secretary**  
Walter Clark, **Director, Land and Water Stewardship**

NCNHDE-9544

July 8, 2019

Ricky Spoon  
Ricky Spoon Builders Inc.  
2475 Redbud  
Pittsboro, NC 27312  
RE: Ricky Spoon Builders Inc. Project

Dear Ricky Spoon:

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, and/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