



January 19, 2021

Matt Malone
574 Chatham Drive
Chapel Hill, NC 27516

Project Name: Jordan Lake Buffer Confirmation Parcel # 2759

Location: 9555 US 15-501 N

Subject: Two (2) Intermittent Stream segments and one (1) perennial stream

Features: segment

Dear Mr. Malone,

Based on information which you provided on the Riparian Buffer Review Application, staff within the Watershed Protection Department completed a Riparian Buffer Review in accordance with Chatham County Watershed Protection Ordinance Section 304(B) Field Delineations and the Jordan Buffer Rules (15A NCAC 02B .0267). This Riparian Buffer Review was completed for an existing property that is identified as Parcel# 2759 that is located inside of the Jordan Lake watershed. A stream confirmation was requested due to the depiction of one (1) stream on the NRCS Soil Survey Map.

At this time, the property is only subject to the 1994 Chatham County Watershed Protection Ordinance and the Jordan Lake Buffer Rules. The 1994 Chatham County Watershed Protection Ordinance places a 50-ft buffer on all streams mapped on the USGS topographic map and a 100-ft buffer on all "rivers" and along all perennial and intermittent streams within 2,500-ft thereof. The Jordan Lake Buffer Rules place a 50-ft buffer on all intermittent and perennial streams that are shown on either the USGS topographic or NRCS Soil Survey maps.

Summary of Findings

Drew Blake completed the site review on January 15, 2021. Three (3) stream segments were observed within the reviewed area. The stream segments were scored in accordance with NC Division of Water Quality (DWQ) Methodology for Identification of Intermittent and Perennial Streams and the Origins Version 4.11. A 50-ft buffer will be required from the top of bank landward on both sides of the stream segment. The existing pond will require if the intermittent stream is found to be located within 50-ft of the pond. ***Potential wetlands were observed entering the identified streams. These areas were only visually assessed as wetlands are not subject to buffers under the Jordan Buffer Rules. Should these areas be impacted in the future, we recommend contracting an environmental consultant to properly delineate the area and complete the necessary 401/404 permitting.***

Any future modifications to the property boundaries (i.e. Subdivision) will require additional reviews from the Chatham County Watershed Protection Department. These reviews may result in the identification of additional features that require buffers or an increase in the buffer width of features found during this review.

Proposed Buffer Impacts:

Submittal of a No Practical Alternatives Authorization Application, in accordance with the Jordan Buffer Rules (15A NCAC 02B .0267 (11)), must occur if this project results in impacts to riparian buffers. No



WATERSHED PROTECTION DEPARTMENT

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

Fax: (919) 542-2698 • E-mail: drew.blake@chathamnc.org • Website: www.chathamnc.org

Practical Alternatives Authorization Applications must be submitted to the Chatham County Watershed Protection Department.

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 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,

A handwritten signature in cursive script that reads "Drew Blake".

Drew Blake
Senior Watershed Specialist, CESSWI



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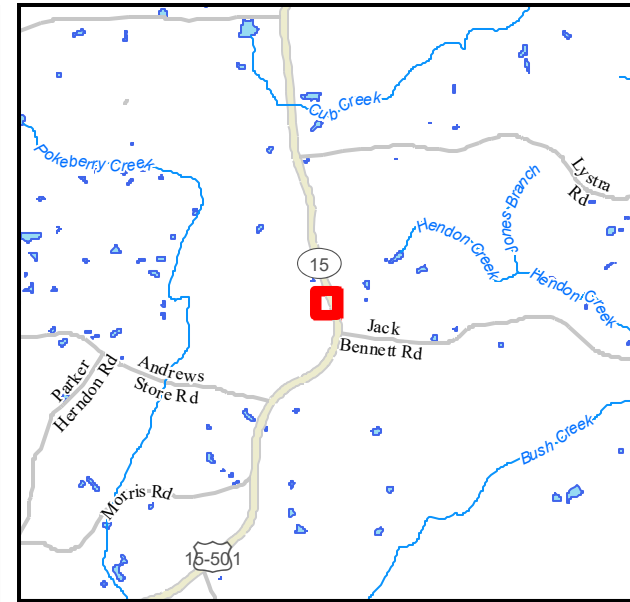
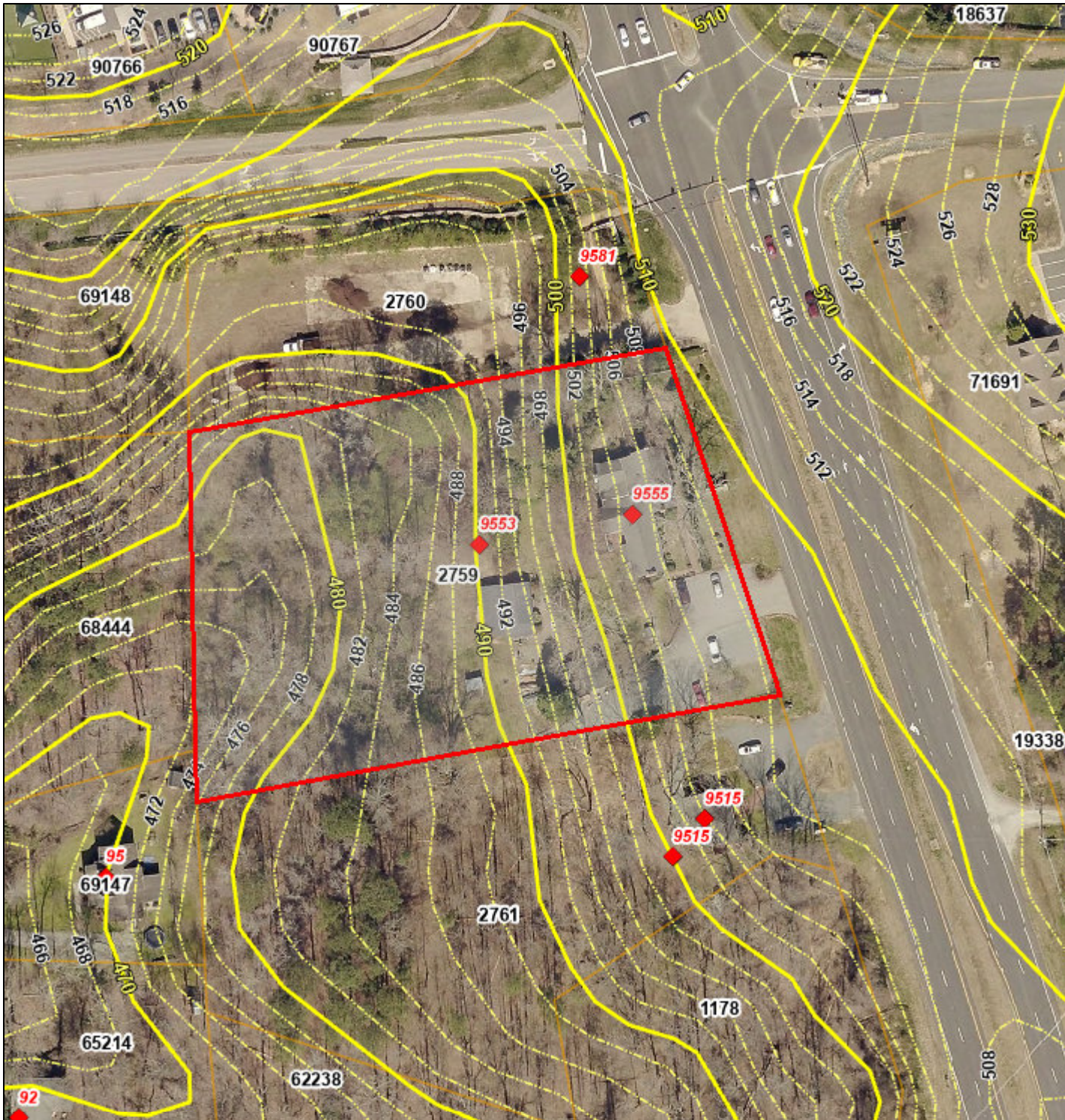
For additional questions regarding the Watershed Protection Ordinance or Riparian Buffers please contact:

Ms. Rachael Thorn – Director
Chatham County Watershed Protection Department
P.O. Box 548
Pittsboro, NC 27312
Phone: (919) 545-8343
Email: rachael.thorn@chathamnc.org

For additional questions regarding soils and sanitary/septic systems please contact:

Ms. Anne Lowry
Chatham County Environmental Health Department
P.O. Box 130
Pittsboro, NC 27312
Phone: (919) 545-8310
Email: anne.lowry@chathamnc.org

Exhibit 1

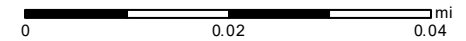


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	Parcels		

Contour Lines (Aerials)

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	10

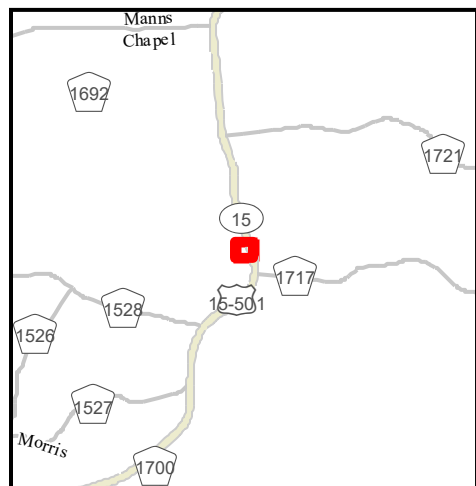


Service Layer Credits:
Chatham County,
Chatham County Tax
Department



Date: 1/15/2021
Time: 9:28:00 AM

Exhibit 2



Legend

GPSDataCollection_RiparianTransitionPoints_62

- Origin-Intermittent
- Intermittent-Perennial
- ◆ Review Corners

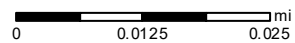
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- Intermittent
- Perennial

GPSDataCollection_ReviewBoundaries_9921

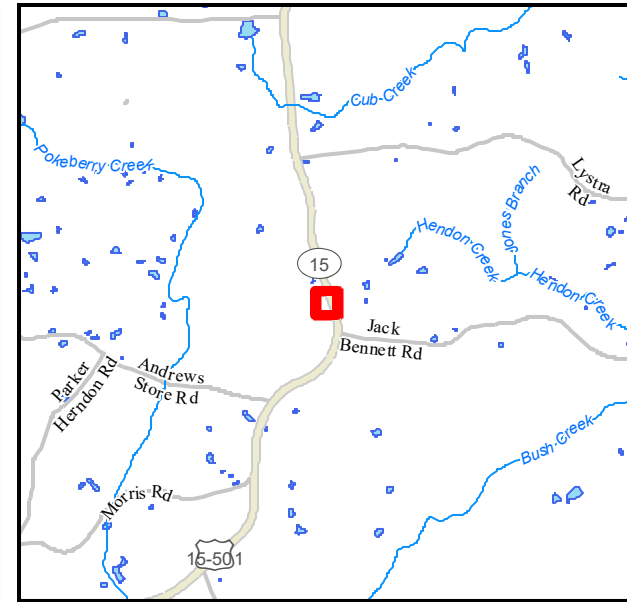
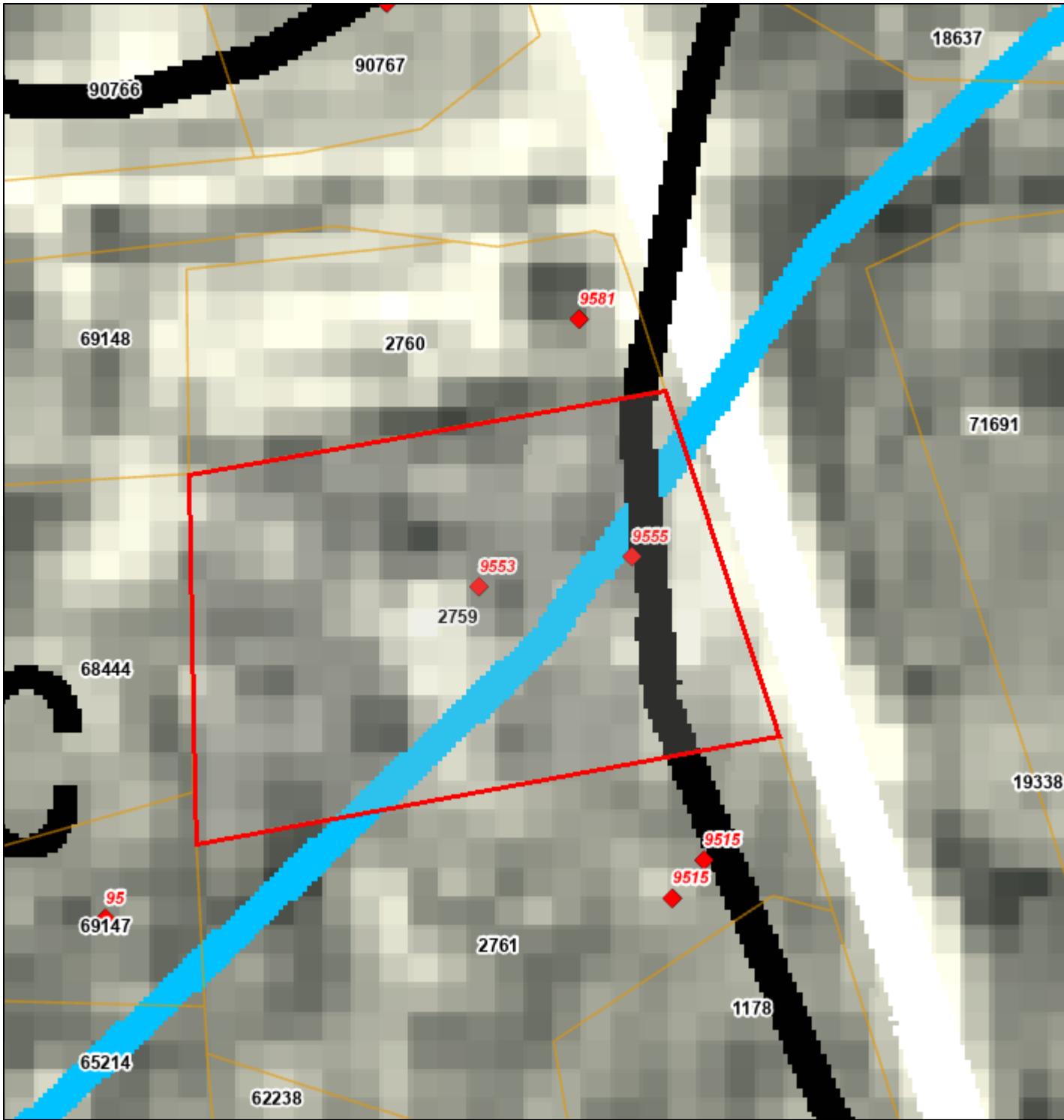
- Parcels

Service Layer Credits: Chatham County, Chatham County Environmental Quality, Chatham County GIS



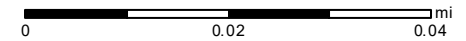
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NRCS



Legend

- Single Parcel Selection
- _Query result
- Address Points
- Parcels

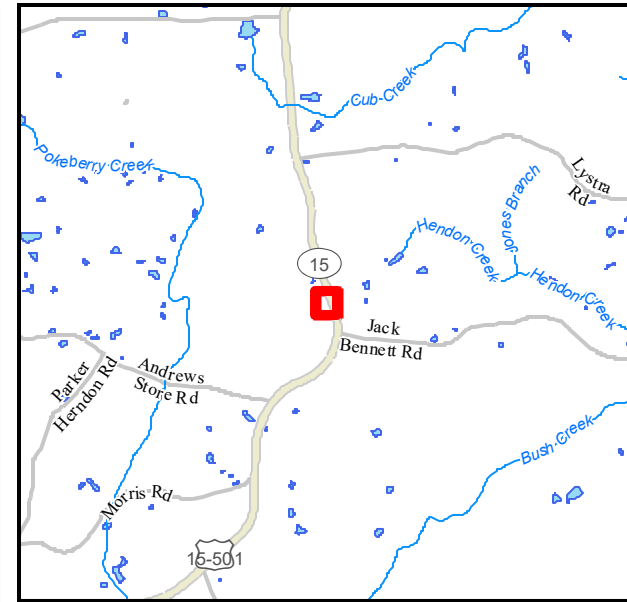
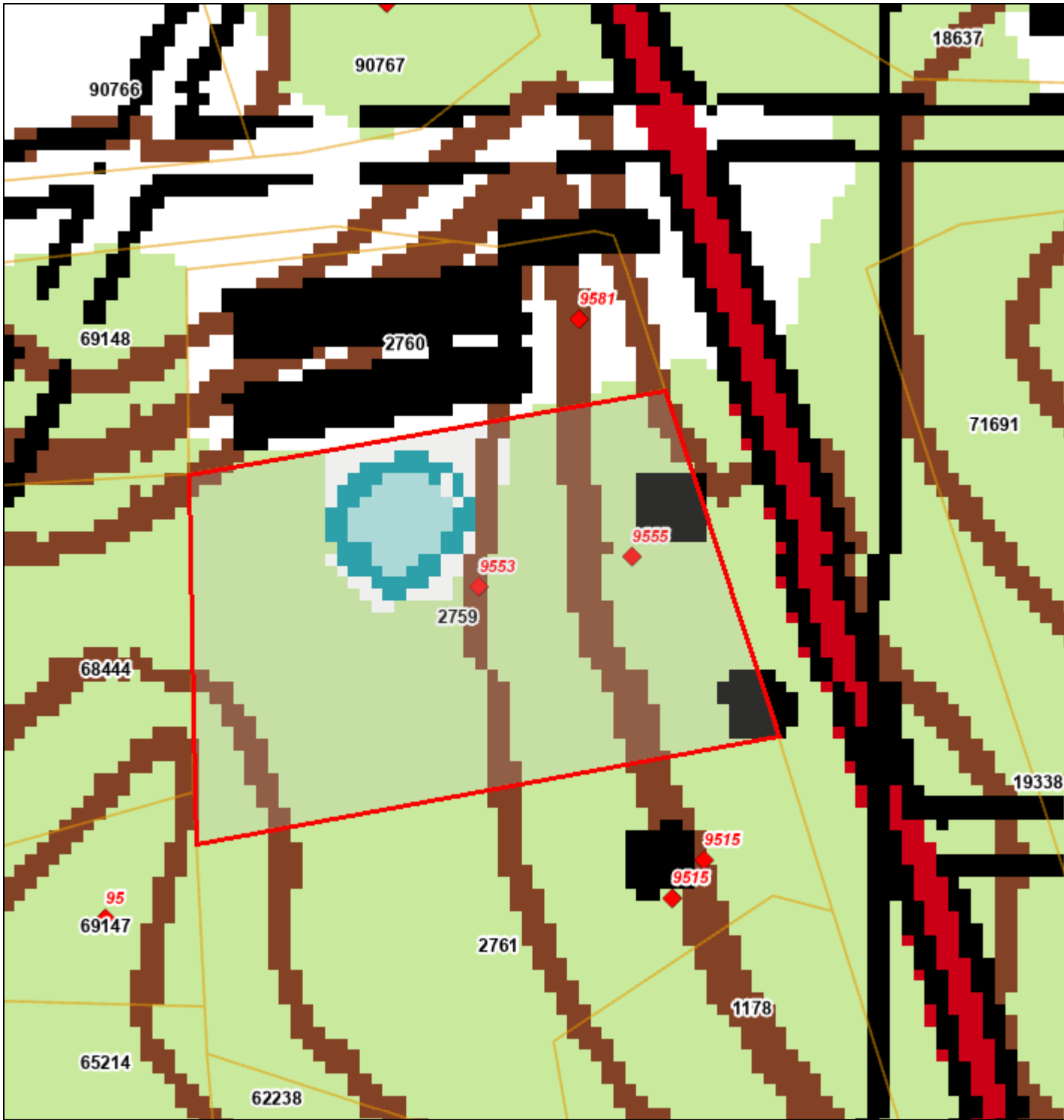


Service Layer Credits:
Chatham County,
Chatham County GIS
NRCS, Chatham County,



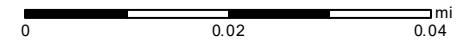
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Time: 9:29:55 AM

USGS



Legend

- Single Parcel Selection
- _Query result
- Address Points
- Parcels



Service Layer Credits:
USGS, Chatham County,
Chatham County GIS
Chatham County,



Date: 1/15/2021
Time: 9:30:25 AM

NC DWQ Stream Identification Form Version 4.11

Date:	Project/Site:	Latitude:
Evaluator:	County:	Longitude:
Total Points: <small>Stream is at least intermittent if ≥ 19 or perennial if ≥ 30</small>		Stream Determination:
		Other: <i>e.g. Quad Name:</i>

A. Geomorphology (Subtotal = ___)	Absent	Weak	Moderate	Strong	SCORE
1 ^a . Continuous bed and bank	0	1	2	3	
2. Sinuosity of channel along thalweg	0	1	2	3	
3. In-Channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3	
4. Particle size of stream substrate	0	1	2	3	
5. Active/relic floodplain	0	1	2	3	
6. Depositional bars or benches	0	1	2	3	
7. Recent alluvial deposits	0	1	2	3	
8. Headcuts	0	1	2	3	
9. Grade controls	0	0.5	1	1.5	
10. Natural valley	0	0.5	1	1.5	
11. Second or greater order channel	No = 0		Yes = 3		

^a artificial ditches are not rated; see discussions in manual.

B. Hydrology (Subtotal = ___)	Absent	Weak	Moderate	Strong	SCORE
12. Presence of Baseflow	0	1	2	3	
13. Iron oxidizing bacteria	0	1	2	3	
14. Leaf litter	1.5	1	0.5	0	
15. Sediment on plants or debris	0	0.5	1	1.5	
16. Organic debris lines or piles	0	0.5	1	1.5	
17. Soil-based evidence of high water table?	No = 0		Yes = 1.5		

C. Biology (Subtotal = ___)	Absent	Weak	Moderate	Strong	SCORE
18. Fibrous roots in streambed	3	2	1	0	
19. Rooted upland plants in streambed	3	2	1	0	
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3	
21. Aquatic Mollusks	0	1	2	3	
22. Fish	0	0.5	1	1.5	
23. Crayfish	0	0.5	1	1.5	
24. Amphibians	0	0.5	1	1.5	
25. Algae	0	0.5	1	1.5	
26. Wetland plants in streambed	FACW=0.75; OBL=1.5 Other=0				

*perennial stream may also be identified using other methods. See p.35 of manual.

Notes:	Bank Height (feet)	
	Bankfull Width (feet)	
	Water Depth (inches)	
	Channel Substrate	
	Velocity:	
	Clarity:	

Sketch:

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	Water Depth (inches)	
	Channel Substrate	
	Velocity:	
	Clarity:	
Sketch:		



Date Received: _____ PL# _____

Riparian Buffer Review Application
Surface Water Identification Request

Will this project result in the review of less than or equal to 25 acres? Yes No

Will this project result in the review of greater than 25 acres? Yes No

If your project will result in a review of greater than 25 acres please contact a private consulting firm to complete the surface water determination. For stream determinations the consultant must have successfully completed the NCDWQ/NC State University Surface Waters Classification. For wetland delineations the consultant must demonstrate at least 2 years of experience delineating jurisdictional wetlands in accordance with the Eastern Mountains and Piedmont Regional Supplement to the 1987 US Corps of Engineers Wetland Delineation Manual. Please visit the Watershed Protection Department website for a list of consultants that regularly complete work within Chatham County.

Review Type: Subdivisions (excluding Majors)

Jordan Reviews

Tract Information

Parcel #: _____ Watershed District (and name of creek if known): _____

Property Owner: _____

Location/Physical Address of Tract: _____

Driving Directions from Pittsboro: _____

Subdivision Name (if applicable): _____

Owner's/Agent Contact Information (Agent: Consultant or individual(s) receiving lot(s))

Name: _____

Contact Phone Numbers: (h) _____ (w) _____ (c) _____

E-mail: _____

Mailing Address: _____

Do you wish to be contacted prior to Chatham County staff visiting the property? Yes No

How much notice is required prior to arrival onsite? _____



How would you like to receive the completed review letter? (Please check one of the following)

- I would like to pick up the completed Riparian Buffer Review at the County Office
- I would like the completed Riparian Buffer Review mailed to me
- I would like the completed Riparian Buffer Review e-mailed to me

Please include the following items with this request

- Copy of Original Plat, Chatham County GIS Map, or detailed drawing indicating review area
- Signed Right to Enter Property Form
- Signed Owner's Agent Designation Form (if applicable) Not Applicable
- Fee (make checks payable to Chatham County)

Minor Subdivisions: \$50 Administration Fee plus \$50 per lot created

Total Lots Created: _____ Total Paid: \$ _____

** The above fees do not apply to Jordan Lake Buffer Confirmations or confirmations of USGS mapped streams in accordance with the 1994 Chatham County Watershed Protection Ordinance*

I have read and understand the regulations of the Watershed Protection Ordinance, Section 304, and I agree to adhere to these associated policies and guidelines herein.

Owner/Agent Signature: _____ Date: _____



CHATHAM COUNTY

AUTHORIZED AGENT FOR FORM

PROPERTY LEGAL DESCRIPTION:

LOT NO. _____ PARCEL ID (PIN) _____ PARCEL SIZE _____

STREET ADDRESS: _____

Please print:

Property Owner: _____

Property Owner: _____

The undersigned owner(s) of the above described property, do hereby authorize

_____, of _____
(Contractor / Agent) (Name of consulting firm if applicable)

to act on my/our behalf and take all actions, I/we could have taken if present, necessary for the processing, issuance and acceptance of reviews, inspections, or permits and any and all standard and special conditions attached to these approvals. The activities authorized include the following (**Check all that apply**):

_____ **Check here for all of the below options.**

- _____ Building Permit
- _____ Zoning Compliance Permits
- _____ Floodplain Determination
- _____ Soil Erosion & Sedimentation Control Permit
- _____ Permits to install, repair, evaluate, or expand onsite wastewater system(s)
- _____ Evaluation/inspection/permitting of a private drinking water well(s).
- _____ Riparian Buffer Review pursuant to §304 of the Chatham Co. Watershed Protection Ordinance.
- _____ Other: _____

Property Owner's Address (if different than property above):

Telephone: _____

E-mail: _____

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Owner Authorized Signature

Date: 01/12/21

Agent Authorized Signature

Date: _____



Authorization to Enter Property Form


Date: _____

PARCEL No. (AKPAR) _____

I, (print name) _____, as owner of the property described above, or as a representative of the owner(s) do hereby convey permission to Chatham County staff to enter the property at their convenience to conduct a surface water identification (SWID) necessary to determine whether or not water features on my property are subject to the riparian buffer regulations described in Section 304 of the Chatham County Watershed Protection Ordinance. The SWID will be public record and on file at the Planning and Watershed Protection Departments, and may be requested in the future for review by interested parties.

I understand that stream delineations for the property listed above will be made by County staff only once and that if future subdivisions are proposed within this property boundary, it will require a surface water identification by a private consultant at the property owner's expense.

(Print Owner's Name)



(Signature of Owner)
(Date)

(Print Authorized Agent Name)



(Signature of Authorized Agent)
(Date)