



WATERSHED PROTECTION DEPARTMENT

P.O. Box 548
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August 31, 2020

Ms. Alyssa Ricci
WithersRavenel
115 Mackenan Dr.
Cary, NC 27511

Project Name: McBane Subdivision (Parcel 85449)

Location: Old Graham Road, Chatham County

Subject Features: Three (3) ephemeral segments, one (1) intermittent segment, one (1) perennial segment, two (2) wetlands, one (1) mapped floodplain

Date of Determination: August 17, 2020

Explanation:

The site visit was completed on August 17, 2020 by Drew Blake with the Chatham County Watershed Protection Department, and Alyssa Ricci on a property identified as Chatham County Parcel# 85449 that is located inside of the Jordan Lake watershed. WithersRavenel personnel completed a previous site visit which resulted in the identification of three (3) ephemeral segments, one (1) intermittent segment, one (1) perennial segment (Dry Creek), two (2) wetlands, and one (1) mapped floodplain on the property. WithersRavenel submitted a request for Chatham County to complete a formal review to determine if the features would be subject to riparian buffers according to Section 304 of the Chatham County Watershed Protection Ordinance. All points of origin, stream type transitions, and wetland boundaries were reviewed in the field.

Required Riparian Buffers:

The required riparian buffers described below are based on the surface water features identified on the Buffer Determination Exhibit with Buffers, completed by WithersRavenel. The ephemeral stream segments will require a 30-ft buffer from the top of bank landward. The intermittent stream will require a 50-ft buffer from the top of bank landward on both sides of the feature. Dry Creek will require a minimum 100-ft buffer from the top of bank landward on both sides of the feature; however this buffer may be superseded by the mapped FEMA floodplain line. The buffer along Dry Creek will consist of whichever is more restrictive between the perennial stream buffer and the mapped FEMA Floodplain.

The wetland boundaries flagged in the field by WithersRavenel have been reviewed and confirmed by the US Army Corps of Engineers (USACE). A 50-ft buffer will be required beginning at the flagged boundary and proceeding landward of any flagged wetlands determined jurisdictional by the USACE.

Impacts to Riparian Buffers:

Impacts to the riparian buffers may require a Riparian Buffer Authorization depending on the size and scope of the impacts. Please refer to Section 304 (j)(3) of the Chatham County Watershed Protection Ordinance to determine if your impacts will require a Riparian Buffer Authorization. If you determine that a Riparian



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Buffer Authorization is required please contact Drew Blake to receive the required application and submittal instructions.

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

Enclosures: Exhibit 1: Surface Water Features Approximate Locations – completed by Chatham County
Buffer Review Application Packet – completed by WithersRavenel

cc: Rachael Thorn, Director, Chatham County Watershed Protection Department
Kimberly Tyson, Planner II/Subdivision Administrator, Chatham County Planning Department
Angela Birchett, Planner II/Zoning Administrator, Chatham County Planning Department
Jason Sullivan, Director, Chatham County Planning Department