



General Environmental Documentation Submittal Form

This form shall be completed by applicants building a Residential Development that includes 49 new lots or less. Please read any instructions in full as some questions require outside data sources in order to be completed

Proposed Subdivision/Project Name: **Ridgecrest Estates**

Parcel #: (AKPAR): 1798 Property address: 130 Manns Chapel Road, Pittsboro, NC 27312
 Total acreage: ±49.41 AC

Property Owner/Applicant:	Representative <i>(e.g., Surveyor, Engineer)</i>
Name: <u>Albert A Bechtoldt Jr</u>	Name: <u>Chad Abbott</u> Company: <u>C3 Design & Engineering, PLLC</u>
Address: <u>3761 Highway 357</u> <u>Inman, SC 29349</u>	Address: <u>PO Box 361</u> <u>Creedmoor, NC 27522</u>
Phone: (W) _____ (C) _____	Phone: (W) <u>919-230-0996</u> (C) <u>919-625-7368</u>
Fax: _____	Fax: _____
Email: _____	Email: <u>chad@c3designeng.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.

The existing conditions of the property consist of an existing mature, wooded lot that generally slopes to the east/southeast. There is an existing isolated wetland in the Northerwestern corner of the property with a north/south stream (Wilkenson Creek" located along the eastern border that has several ephemeral un-named tributaries along its reach on our property. This stream also has a branch that runs east west towards the northeast corner of the property. As proposed, we have tried to avoid all impacts to the pocket wetland by keeping the road just south of the wetland and designing the lots around it with the exeption of one single family driveway for Lot 1. This impact will be permitted by the developer. We have tried to avoid all road and driveway impacts to the stream and only have proposed 1 crossings for offsite utility lines for lots 14 and 19 in a combined easement to access the other side of the stream. These proposed impacts would also be permitted by the developer. Any impacts proposed would likely fall well below any minimum thresholds and we have tried to work around these features as much as we possibly can, keeping in mind avoidance and minimization as much as feasibly possible.

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

North <u>R-1</u>	South <u>R-1</u>
East <u>R-1 & MH-NC</u>	West <u>R-1</u>

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: <https://www.chathamcountync.gov/government/departments-programs/watershed-protection/riparian-buffers> 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 # 3710975400K Flood Zone AE If yes, please provide a map showing the Floodplain/Floodway on a site map.

Use <http://www.ncfloodmaps.com> to view flood zones.

5. 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
<u>WS IV Protected Area</u>	River Corridor	River Corridor Special Area	Local Watershed Area

6. Use the link below to access the Chatham County Conservation Viewer. Click on the green icon at the bottom of the screen to access the Layer List and then select layers for USFWS Critical Habitat Areas (linear and polygon), then click on any lines or polygons that may appear to view species information

<https://chathamncgis.maps.arcgis.com/apps/webappviewer/index.html?id=50e45ef5a0394cb48dfe81aabccd90>

2a Are there federally listed threatened and endangered species in the designated 12 Digit Hydrologic Unit drainage basin of the project? Yes No

If yes, please describe and discuss how the project will be conducted in light of this information and any special considerations or permits that may be required.

For questions 7-10, you must request information directly from the North Carolina Natural Heritage Program (NCNHP). Be sure to request permission to release the report and map to Chatham County. Use this link: <https://www.ncnhp.org/data/request-information> to make the request

7. Is there a Significant Natural Heritage Area (SNHA) on the project site? Yes No

Use this link to request this information directly from the North Carolina Natural Heritage Program (NCNHP). Be sure to request permission to release the report and map to Chatham County.

<https://www.ncnhp.org/data/request-information> . Please provide the full report from the NCNHP with this submittal.

8. Is there a Significant Natural Heritage Area (SNHA) within 1-mile of the project site? Yes No

9. Does the project site contain "element occurrences" of natural diversity, including rare species, as determined by the NC Natural Heritage Program? Yes No

10. Are element occurrences of natural diversity, including rare species, as determined by the NC Natural Heritage Program within 1-mile of the project site? Yes No

11. Elaborate below for any answers marked "yes" for questions 7-10 and discuss project impacts
NCNHP report is attached and it appears that all affected areas are offsite. Maps are attached to show more detailed information on these items. The areas of impacts to the wetlands is very close to the existng RoW and not through the middle of the wetland and will be kept minimal as even some of these areas extend into the RoW and are subject to disturbance from RoW maintenance. The stream impacts are in the upper reaches of the stream and not in the significant flow area of the larger stream. Additionally, the impacts to the streams are further away from the intersection of Manns/ Hamletts Chapel and these are the areas that were SNHA were further south of this area so its highly unlikely we would impact any SNHA if they did possibly extend to the property.