



WATERSHED PROTECTION DEPARTMENT

P.O. Box 548  
Pittsboro, NC 27312  
Phone: (919) 545-8343

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Email: [drew.blake@chathamcountync.gov](mailto:drew.blake@chathamcountync.gov) • Website: [www.chathamcountync.gov](http://www.chathamcountync.gov)

September 14, 2022

Mark Ashness  
CE Group  
301 Glenwood Ave, Ste 220  
Raleigh, NC 27603

Dear Mr. Ashness,

Thank you for submitting the General Environmental Documentation (GED) for Firefly Overlook. The GED is a requirement of the Chatham County Subdivision Regulations.

The GED has been reviewed by Chatham County staff and the information provided is satisfactory. This requirement has been met.

Please note that any Allowable uses and Allowable with Mitigation uses in the protected riparian buffer will require a Buffer Authorization from Chatham County. In addition, all permits for wetland and stream impacts from NCDWR and the US Army Corps of Engineers will need to be obtained prior to receiving approval from Chatham County for a Grading Permit and Land Disturbing Permit.

If you have any concerns regarding the GED staff review, please contact me. If you have any questions regarding the Subdivision Regulations or the planning review process, please contact Kim Tyson at 919-542-8283 or Jason Sullivan at 919-542-8233.

Respectfully,

Rachael Thorn  
Watershed Protection Director  
Chatham County

cc: Rachael Thorn, Director, Chatham County Watershed Protection Department  
Kim Tyson, Subdivision Administrator, Chatham County Planning Department  
Hunter Glenn, Planner I, Chatham County Planning Department  
Jason Sullivan, Director, Chatham County Planning Department



## 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: \_\_\_\_\_

Parcel #: (AKPAR): 18070, 17531 Property address: 1623 N. PEA RIDGE RD  
 Total acreage: ± 75.2 AC

Property Owner/Applicant:	Representative (e.g., Surveyor, Engineer)
Name: <u>ANDREW ROSS</u>	Name: <u>MARK A. HINES, PE.</u>
Address: <u>4201 TAYLOR HALL RD. CHAPEL HILL, NC 27517</u>	Company: <u>CE GROUP, INC</u>
Phone: (W) _____ (C) <u>919-703-6203</u>	Address: <u>301 GLENWOOD AVE, STE 220 RALEIGH, NC 27603</u>
Fax: _____	Phone: (W) <u>919-3107-8790</u> (C) _____
Email: <u>andrew.ross@floyddevelopment.com</u>	Fax: _____
	Email: <u>mark@cegroupinc.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.

EXISTING SITE IS MIX OF HARDWOOD AND PINE FOREST W/  
ELEVATIONS RANGING FROM 287 TO 434'

PROPOSING 30 SINGLE-FAMILY LOTS WITH WELL AND SEPTIC,  
AND PUBLIC ROADS WITH ACCESS ONTO N. PEA RIDGE RD.

JUNGLE STREAM AND BUFFER IMPACT PROPOSED IN ORDER  
TO ACCESS THE REAR OF PROPERTY IN THE NARROWEST  
POSSIBLE LOCATION.

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

North R-1 South R-1

East R-1 West R-1

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.chathamcountync.gov/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 # 3710977100K 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. 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

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 <http://chathamncgis.maps.arcgis.com/apps/webappviewer/index.html?id=50e45ef5a0394cb48dfe81aabccd902a>

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.

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\*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  
SEE ATTACHED NHP REPORT W/ THIS SUBMITTAL.  
PROJECT SHOULD HAVE LITTLE TO NO IMPACT TO ELEMENTS OR SNHA. LOTS WILL REMAIN LARGELY WOODED WITH MINIMAL CLEARING FOR ROADS AND HOME SITES.





Roy Cooper, Governor

D. Reid Wilson, Secretary

Misty Buchanan  
Deputy Director, Natural Heritage Program

NCNHDE-19143

August 25, 2022

Mark Ashness  
CE Group  
301 Glenwood Avenue, Suite 220  
Raleigh, NC 27603  
RE: Ridgecrest Crossing; CE Group

Dear Mark Ashness:

The North Carolina Natural Heritage Program (NCNHP) appreciates the opportunity to provide information about natural heritage resources for the project referenced above.

Based on the project area mapped with your request, a query of the NCNHP database indicates that there are no records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary. Please note that although there may be no documentation of natural heritage elements within 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.

The attached 'Potential Occurrences' table summarizes rare species and natural communities that have been documented within a one-mile radius of the property boundary. The proximity of these records suggests that these natural heritage elements may potentially be present in the project area if suitable habitat exists. Tables of natural areas and conservation/managed areas within a one-mile radius of the project area, if any, are also included in this report.

If a Federally-listed species is found within the project area or is indicated within a one-mile radius of the project area, the NCNHP recommends contacting the US Fish and Wildlife Service (USFWS) for guidance. Contact information for USFWS offices in North Carolina is found here: <https://www.fws.gov/offices/Directory/ListOffices.cfm?statecode=37>.

Please 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 not be redistributed without permission.

The NC Natural Heritage Program may follow this letter with additional correspondence if a Dedicated Nature Preserve, Registered Heritage Area, Land and Water Fund easement, or Federally-listed species are documented near the project area.

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

Natural Heritage Element Occurrences, Natural Areas, and Managed Areas Within a One-mile Radius of the Project Area  
 Ridgecrest Crossing  
 Project No. CE Group  
 August 25, 2022  
 NCNHDE-19143

Element Occurrences Documented Within a One-mile Radius of the Project Area

Taxonomic Group	EO ID	Scientific Name	Common Name	Last Observation Date	Element Occurrence Rank	Accuracy	Federal Status	State Status	Global Rank	State Rank
Bird	7687	Haliaeetus leucocephalus	Bald Eagle	2004	H	2-High	Bald/Golden Eagle Protection Act	Threatened	G5	S3B,S3N
Bird	40096	Haliaeetus leucocephalus	Bald Eagle	2020	E	2-High	Bald/Golden Eagle Protection Act	Threatened	G5	S3B,S3N
Natural Community	8678	Dry-Mesic Oak--Hickory Forest (Piedmont Subtype)	---	2010	C?	3-Medium	---	---	G4G5	S4
Natural Community	3972	Dry Oak--Hickory Forest (Piedmont Subtype)	---	2010	A	2-High	---	---	G4G5	S4

Natural Areas Documented Within a One-mile Radius of the Project Area

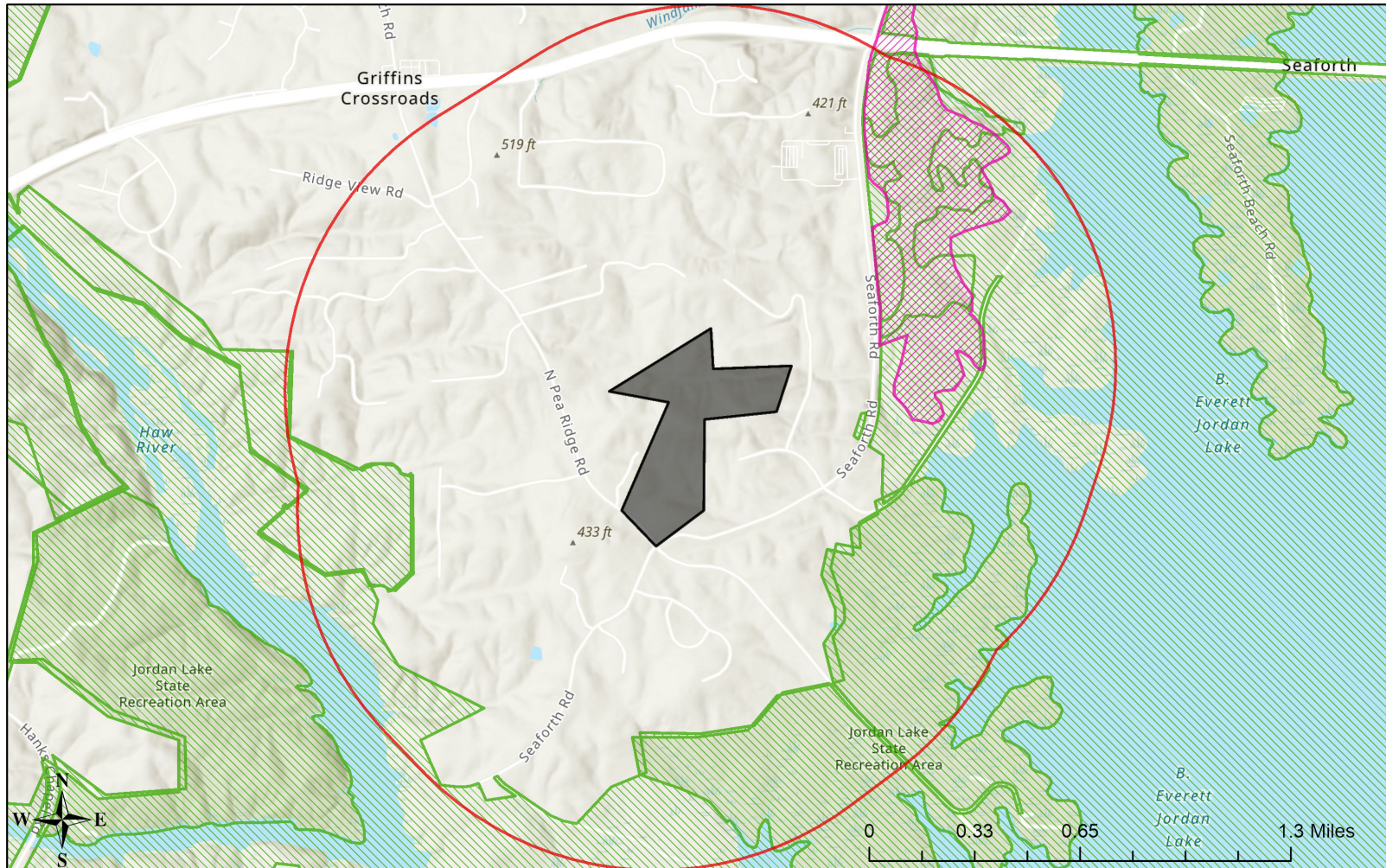
Site Name	Representational Rating	Collective Rating
Parkers Creek Ridges	R5 (General)	C5 (General)

Managed Areas Documented Within a One-mile Radius of the Project Area

Managed Area Name	Owner	Owner Type
B. Everett Jordan Dam and Lake	US Army Corps of Engineers	Federal
Lower Haw River State Natural Area	NC DNCR, Division of Parks and Recreation	State
Jordan Lake State Recreation Area	NC DNCR, Division of Parks and Recreation	State
NC Division of Mitigation Services Easement	NC DEQ, Division of Mitigation Services	State
Parkers Creek Ridges Registered Heritage Area	NC DNCR, Natural Heritage Program	State

Definitions and an explanation of status designations and codes can be found at <https://ncnhde.natureserve.org/help>. Data query generated on August 25, 2022; source: NCNHP, Q2, July 2022. Please resubmit your information request if more than one year elapses before project initiation as new information is continually added to the NCNHP database.

# NCNHDE-19143: Ridgecrest Crossing

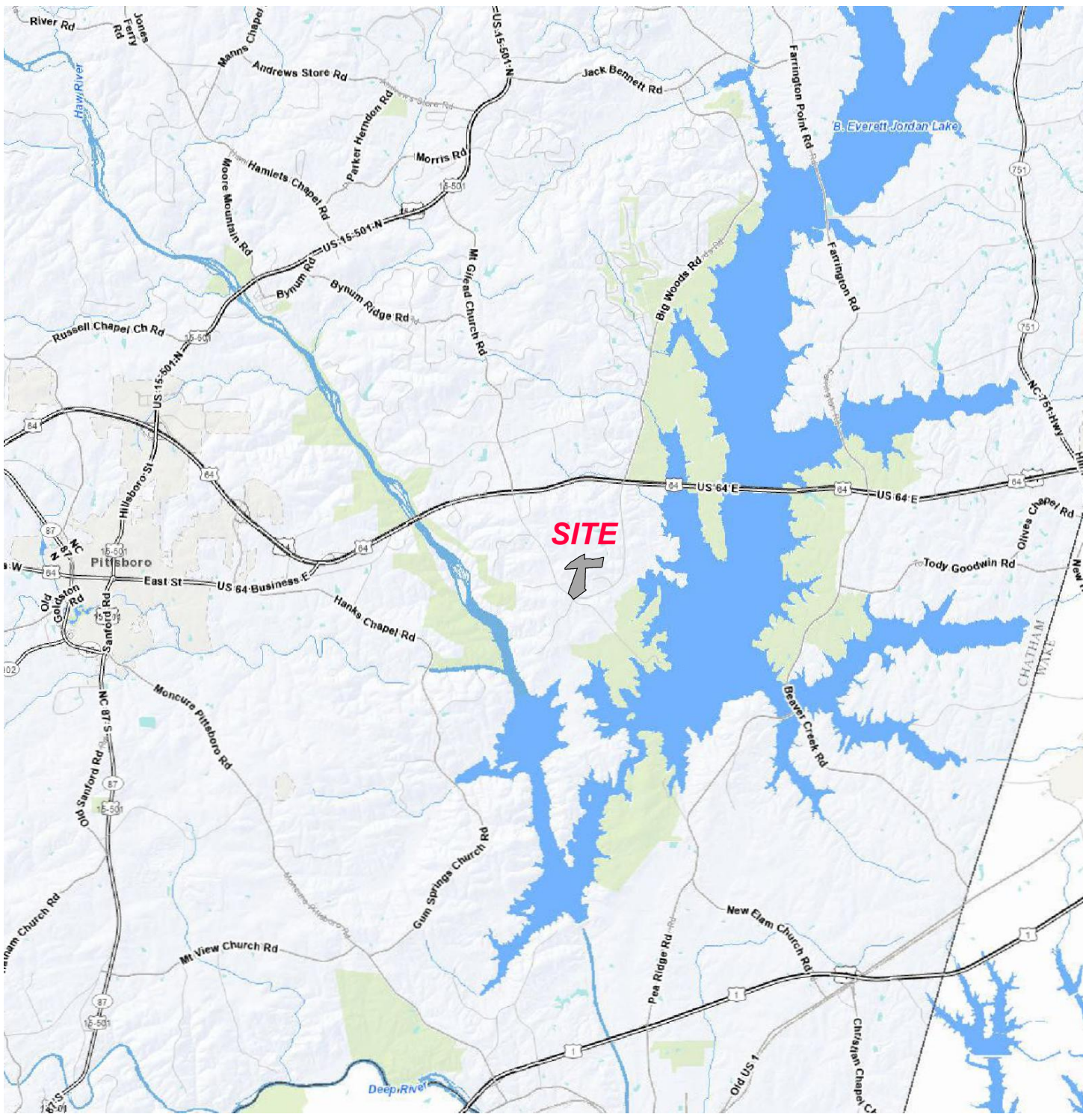


August 25, 2022

- Managed Area (MAREA)
- NHP Natural Area (NHNA)
- Buffered Project Boundary
- Project Boundary

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community  
 Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





**CE GROUP**

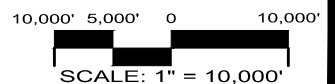
301 GLENWOOD AVE. SUITE 220  
 RALEIGH, NC 27603  
 PHONE: 919-367-8790  
 www.cegroupinc.com

**RIDGECREST CROSSING  
 SUBDIVISION  
 CHATHAM COUNTY, NC**

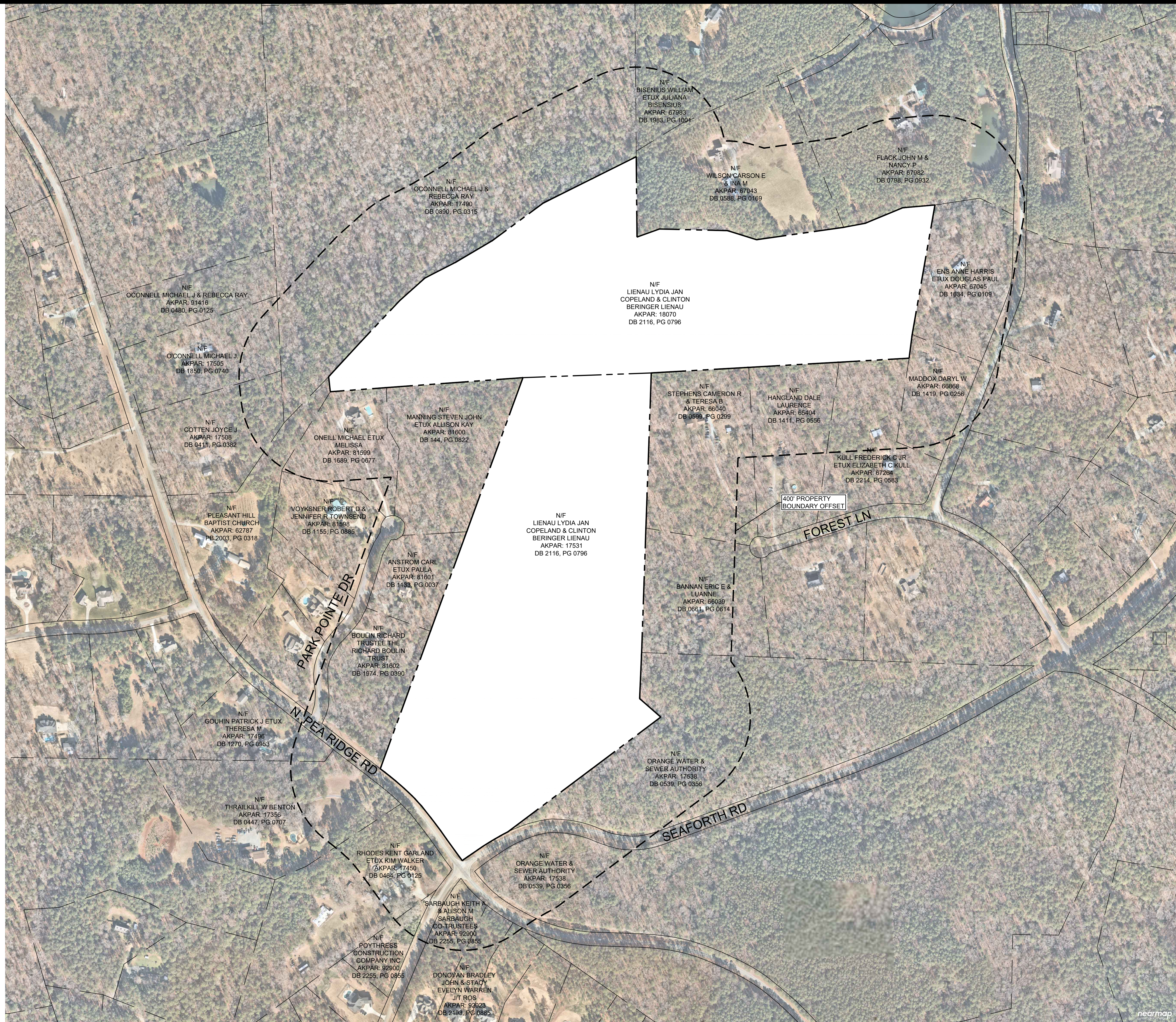
**VICINITY MAP  
 AUGUST 26, 2022**



**NORTH**







VICINITY MAP  
NTS

# RIDGECREST CROSSING ADJACENT PROPERTY OWNER EXHIBIT

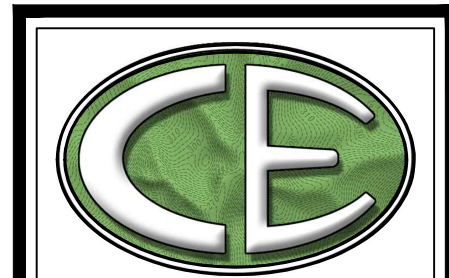
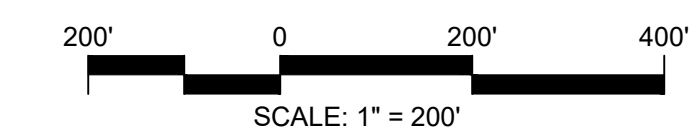
CHATHAM COUNTY, NC  
AUGUST 24, 2022

SITE DATA

TOTAL PROJECT AREA=	±75.2 AC
AKPAR=	18070, 17531
EXISTING ZONING=	R-1 (CHATHAM COUNTY)



NORTH



CE GROUP

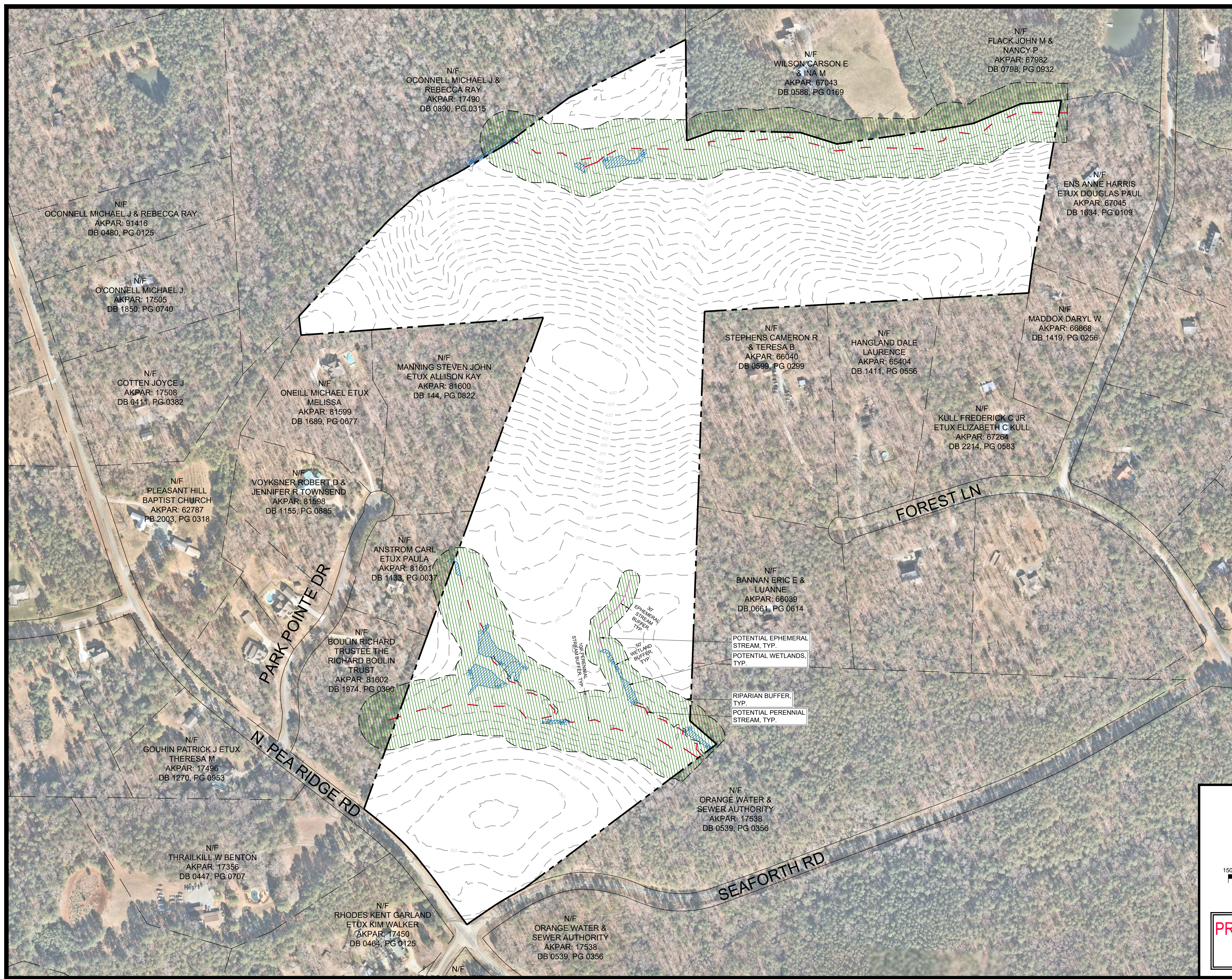
301 GLENWOOD AVE. 220  
RALEIGH, NC 27603  
PHONE: 919-367-8790  
FAX: 919-322-0032

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License # C-1739

**PRELIMINARY DESIGN**  
NOT RELEASED  
FOR CONSTRUCTION

nearmap





VICINITY MAP  
NTS

# RIDGECREST CROSSING WETLANDS EXHIBIT

CHATHAM COUNTY, NC  
AUGUST 26, 2022

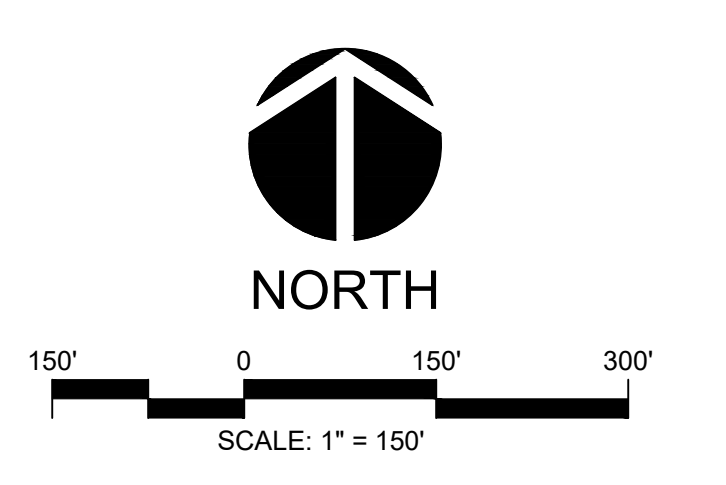
SITE DATA

TOTAL PROJECT AREA=	±75.2 AC
AKPAR=	18070, 17531

REQUIRED BUFFERS:

JURISDICTIONAL WETLANDS:	50'
INTERMITTENT STREAMS:	50'
PERENNIAL STREAMS:	100'
EPHEMERAL STREAMS:	30'

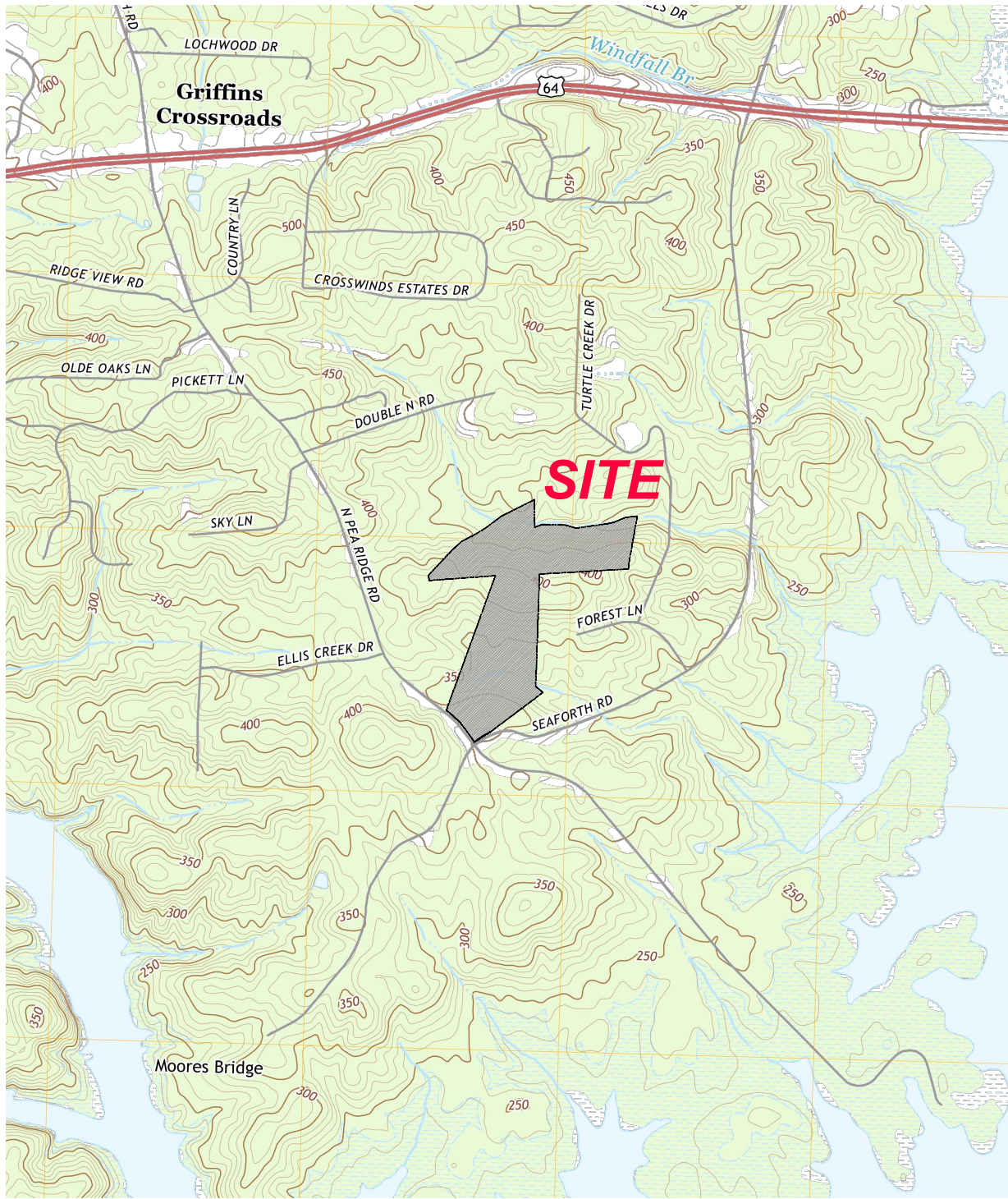
- POTENTIAL EPHEMERAL STREAM, TYP.
- POTENTIAL WETLANDS, TYP.
- RIPARIAN BUFFER, TYP.
- POTENTIAL PERENNIAL STREAM, TYP.



**PRELIMINARY DESIGN**  
NOT RELEASED  
FOR CONSTRUCTION

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**RIDGECREST CROSSING  
 SUBDIVISION  
 CHATHAM COUNTY, NC**

**USGS MAP  
 AUGUST 26, 2022**



**NORTH**

2,000' 1,000' 0 2,000'



SCALE: 1" = 2,000'






**MAP NO. 3710977100K, 371097800DK  
ZONE X**

**FEMA**  
National Flood Insurance Program


NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM  
NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP  
**NORTH CAROLINA**  
PANEL 9771



Panel Contains:


COMMUNITY	CID	PANEL	SUFFIX
CHATHAM COUNTY	370299	9771	K
PITTSBORO, TOWN OF	370420	9771	K

VERSION NUMBER  
2.3.3.2  
MAP NUMBER  
3710977100K  
MAP REVISED  
November 17, 2017



**FEMA**  
National Flood Insurance Program


NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM  
NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP  
**NORTH CAROLINA**  
PANEL 9780



Panel Contains:

COMMUNITY	CID	PANEL	SUFFIX
CHATHAM COUNTY	370299	9780	K

VERSION NUMBER  
2.3.3.2  
MAP NUMBER  
3710978000K  
MAP REVISED  
November 17, 2017




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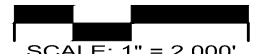
**RIDGECREST CROSSING  
SUBDIVISION  
CHATHAM COUNTY, NC**

**FEMA FLOOD MAP  
AUGUST 26, 2022**



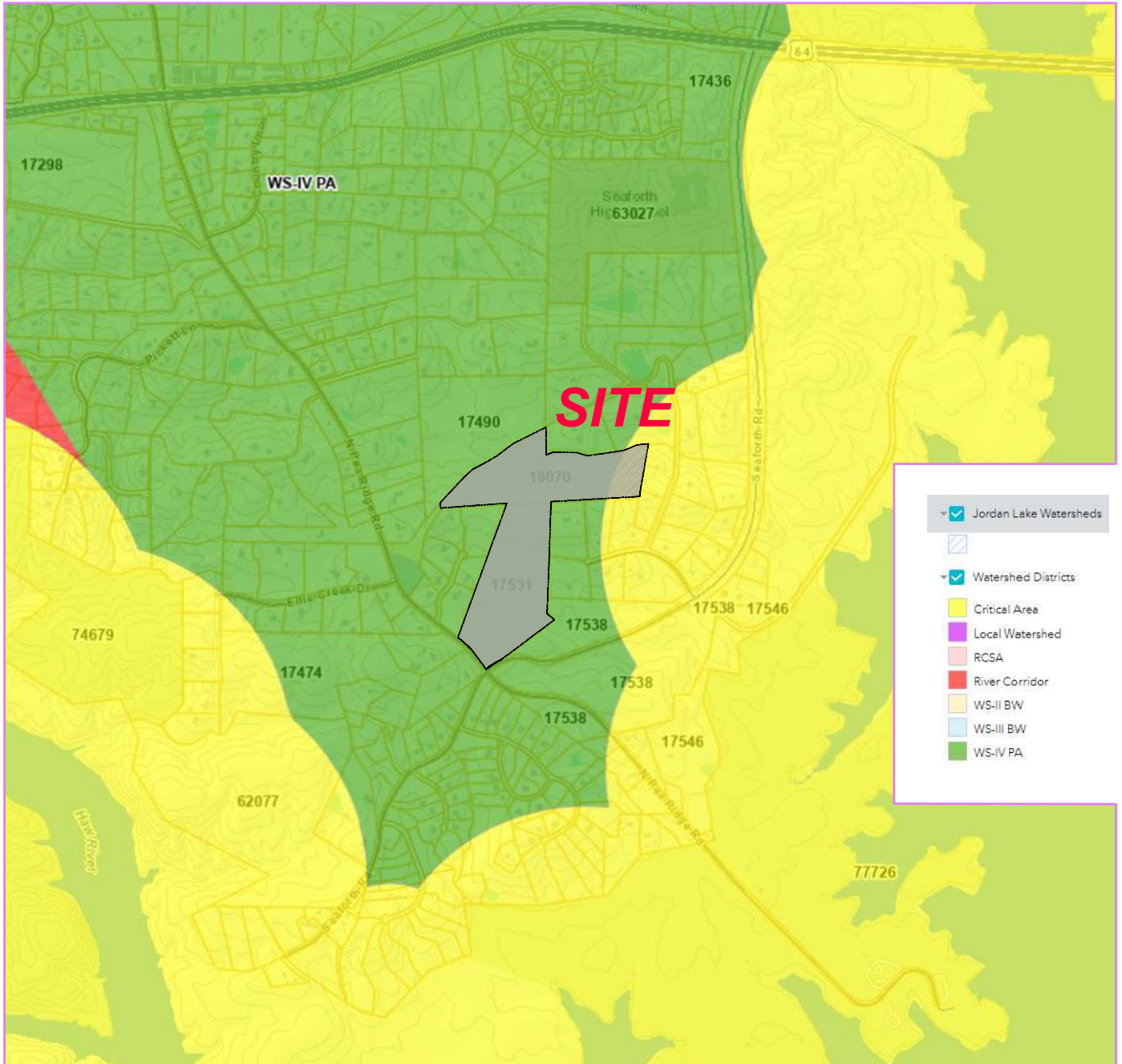
**NORTH**

2,000' 1,000' 0 2,000'



SCALE: 1" = 2,000'





**WS IV-PA**



**CE GROUP**

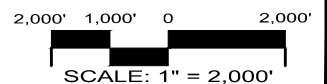
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**RIDGECREST CROSSING  
 SUBDIVISION  
 CHATHAM COUNTY, NC**

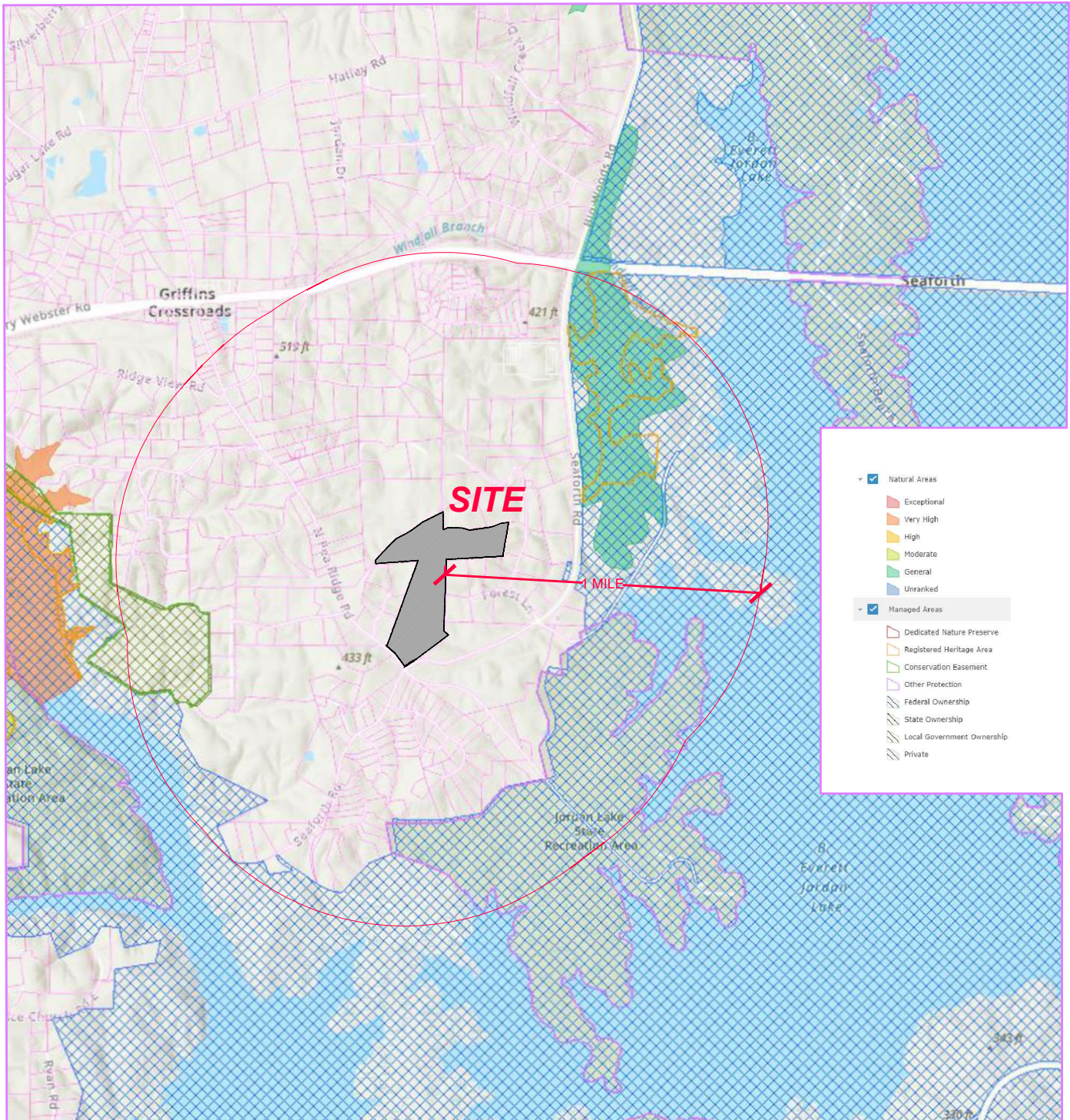
**WATERSHED DISTRICTS MAP  
 AUGUST 26, 2022**



**NORTH**







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**RIDGECREST CROSSING  
 SUBDIVISION  
 CHATHAM COUNTY, NC**

**ELEMENT OCCURENCE MAP  
 AUGUST 26, 2022**



**NORTH**

