



## GENERAL ENVIRONMENTAL DOCUMENTATION APPROVAL LETTER

March 9, 2023

Ashton Smith  
421 Fayetteville St, Suite 600  
Raleigh, NC 27601

Project Name: Eden Parcels

Dear Ashton Smith,

Thank you for submitting the General Environmental Documentation (GED) for Eden Parcels. 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 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.

Sincerely,

Taylor A. Burton  
Watershed Specialist  
Chatham County Watershed Protection Department

CC: Kim Tyson, Subdivision Administrator  
Jason Sullivan, Chatham County Director of Planning  
Drew Blake, Assistant Director, Chatham County Watershed Protection Department  
Rachael Thorn, Director, Chatham County Watershed Protection Department



*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: Eden Parcels

Parcel #: (AKPAR): 2949 Property address: 6181 US Hwy 15 501 N, Pittsboro, NC 27312

Total acreage: 14.6 Acres

Property Owner/Applicant:	<i>Representative (e.g., Surveyor, Engineer)</i>
Name: <u>Gilberto Lopez-Ponce</u>	Name: <u>Ashton Smith PE</u>
Address: <u>PO Box 1064 Hillsborough, NC 27278</u>	Company: <u>Kimley-Horn and Associates</u>
	Address: <u>421 Fayetteville Street, Suite 600, Raleigh, NC 27603</u>
Phone: (W) <u>919-427-5396</u>	Phone: (W) <u>600, Raleigh, NC 27603</u>
(C) _____	(C) _____
Fax: _____	Fax: _____
Email: <u>LopezPonceGilberto@yahoo.com</u>	Email: <u>Ashton.Smith@Kimley-Horn.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 in wooded condition. There is an existing gravel road that is partially on the site. There are two perennial streams, one intermittent stream, and one ephemeral stream. There are 5 potential wetlands. The intermittent stream will be crossed in order to access lot 9. No significant natural or cultural resources have been found on the site per the survey conducted by NCNHP. The proposed development consists of 11 single family homes, a paved road designed to NCDOT standards, septic fields to treat wastewater, Chatham County water connection and additional utilities to serve the site.

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

	Vacant		Single Family
North	<u>Residential 1</u>	South	<u>Residential 1</u>
	Single Family		Single Family
East	<u>Residential 1</u>	West	<u>Residential 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: <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 # 3710976400K 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   
 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 X 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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