



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT
WILMINGTON REGULATORY OFFICE
69 DARLINGTON AVENUE
WILMINGTON NORTH CAROLINA 28403

August 8, 2023

Regulatory Division
Wilmington District
Raleigh Regulatory Office
SAW-2022-01620 (NWP-CAA)

Andrew Ross
Pea Ridge Developers LLC
PO BOX 5548
Cary, NC 27512
Via Email: andrewross647@gmail.com

Dear Andrew Ross:

This letter is in response to the Pre-Construction Notification (PCN) you submitted to the Wilmington District, Raleigh Regulatory Office on April 26, 2023, for a Department of the Army Nationwide permit (NWP) verification. This project has been assigned the file number SAW-2022-01620 (RGP-CAA) and is known as Firefly Outlook. This file number should be referenced in all correspondence concerning this project.

A review of the information provided indicates that the proposed work would include **construction of a road crossing to access a housing development with 32 lots to provide single family housing. Permanent impacts are authorized for 141 ft of stream and temporary impacts are authorized for 15 ft of stream for a road crossing..** The project area for this determination includes a 76 acre(s) area which is illustrated on the enclosed site plans/maps. **The project/review area is located in the town of Pittsboro, in the Jordan Lake watershed; on the NE side of N Pea Ridge Rd, 0.05 miles NE of the intersection of N Pea Ridge Rd and Seaforth Rd OR at 1623 North Pea Ridge Road, at Latitude 35.719780 and Longitude -79.067400; in Pittsboro, Chatham County, North Carolina.**

We have determined that the proposed work would be authorized by Nationwide Permit 29: Residential Development pursuant to authorities under Section 404 of the Clean Water Act (33 U.S.C. § 1344) **and** Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 408). The proposed work must be accomplished in strict accordance with the general permit conditions, any regional conditions, the special conditions listed in this letter, the application materials, and the enclosed plans. If the extent of the project area and/or nature of the authorized impacts to waters are modified, a revised PCN must be submitted to this office for written approval before work is initiated. Any violation of permit conditions or deviation from your submitted plans may subject the permittee to enforcement action.

This verification is valid until March 15, 2026, unless prior to this date the subject NWP(s) is suspended, revoked, or is modified such that the activity no longer complies with the terms and conditions of this NWP. If you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

Project Specific Special Conditions:

1. If work associated with tree removal and any culvert modification/removal is not completed before the listing decision for Tri-colored Bat (TCB), anticipated September 2023, the Corps will need to consult with the Service on impacts from the project construction to TCB. This verification is conditioned on the applicant notifying the Corps once this work is completed.

Activities subject to Section 404 (as indicated above) may also require an individual Section 401 Water Quality Certification. You should contact the NC Division of Water Resources (telephone 919-807-6300) to determine Section 401 requirements.

This NWP verification does not preclude the necessity to obtain any other Federal, State, or local permits, licenses, and/or certifications, which may be required.

If you have any questions related to this verification or have issues accessing documents referenced in this letter, please contact C. Alexi Archer, PM of the Technical Regional Execution Center on behalf of the Raleigh Regulatory Office at 912-837-9860, by mail at 100 West Oglethorpe St. Savannah, GA 31401, or by email at Cristin.A.Archer@usace.army.mil. Please take a moment to complete our customer satisfaction survey located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>.

Sincerely,



C Alexi Archer
PM

Enclosures

Cc (w/enclosures)
Rhiannon Graham, Terracon Consultants (via rhiannon.graham@terracon.com)

General Conditions (33 CFR PART 320-330):

1. The time limit for completing the work authorized ends on **March 15, 2026.**

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit you must obtain the signature of the new owner on the transfer form attached to this letter and forward a copy to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Commencement Certification Form

Action ID Number: SAW-2022-01620 (RGP-CAA)

County: Chatham

Permittee: Pea Ridge Developers LLC, Andrew Ross

Project Name: 1623 N Pea Ridge Road / Pittsboro NC / Chatham County

Date Verification Issued: 8/8/2023

Project Manager: C. Alexi Archer

Upon commencement OR Within 10 days of commencing the activity authorized by this permit, sign this certification and return it to the following address:

**US ARMY CORPS OF ENGINEERS
Wilmington District
Attn: Rachel Capito
Raleigh Regulatory Office
U.S Army Corps of Engineers
3331 Heritage Trade Drive, Suite 105
Wake Forest, North Carolina 27587
or
Rachel.A.Capito@usace.army.mil
919-440-1823**

Please note that your permitted activity is subject to a compliance inspection by a U. S. Army Corps of Engineers representative. Failure to comply with any terms or conditions of this authorization may result in the Corps suspending, modifying or revoking the authorization and/or issuing a Class I administrative penalty, or initiating other appropriate legal action.

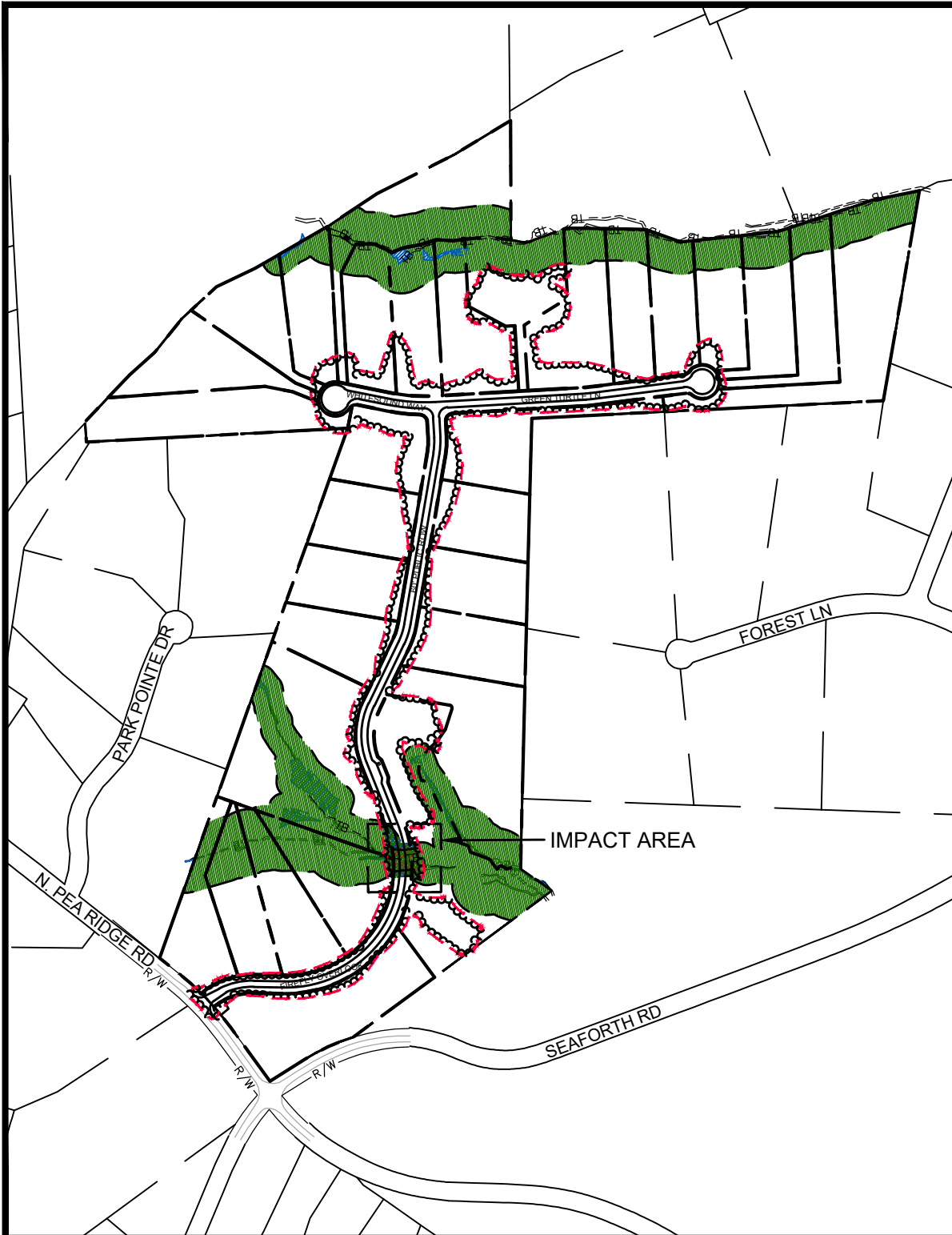
Construction Start Date: _____

Signature of Permittee

Date

FIREFLY OVERLOOK STREAM IMPACT OVERALL EXHIBIT

CHATHAM COUNTY, NC
APRIL 21, 2023



FIREFLY OVERLOOK- BUFFER IMPACTS

ZONE 1 (INNER 30')	7,700 SF	
ZONE 2 (OUTER 20')	5,909 SF	

HORIZONTAL WIDTH BUFFER IMPACTS

FIREFLY OVERLOOK	100 LF*
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*MEASURED AT WIDEST POINT OF IMPACT

FIREFLY OVERLOOK - STREAM IMPACTS

TEMPORARY	135 SF, 15 LF	
PERMANENT	768 SF, 101 LF	
PERMANENT - NO LOSS**	318 SF, 40 LF	

**TOP OF RIP-RAP DISSIPATER PAD INSTALLED FLUSH AT NATURAL GRADE OF EXISTING STREAM BED



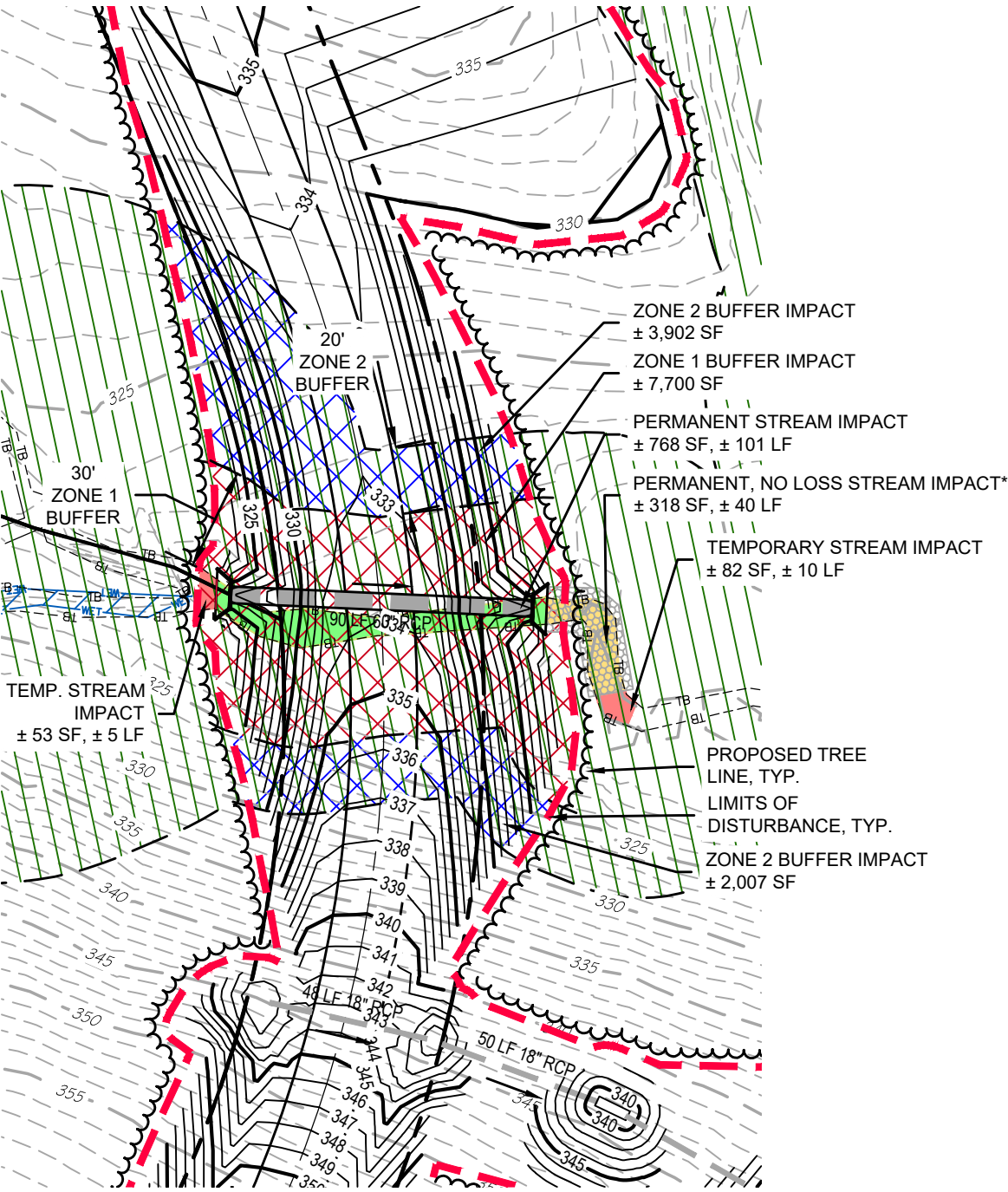
SCALE: 1" = 500'

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

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CHATHAM COUNTY, NC

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NORTH



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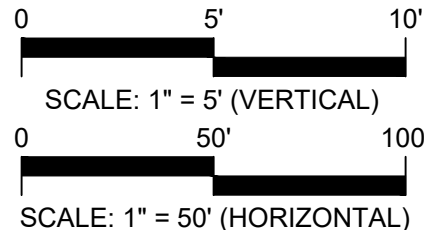
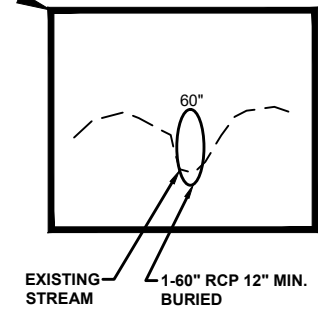
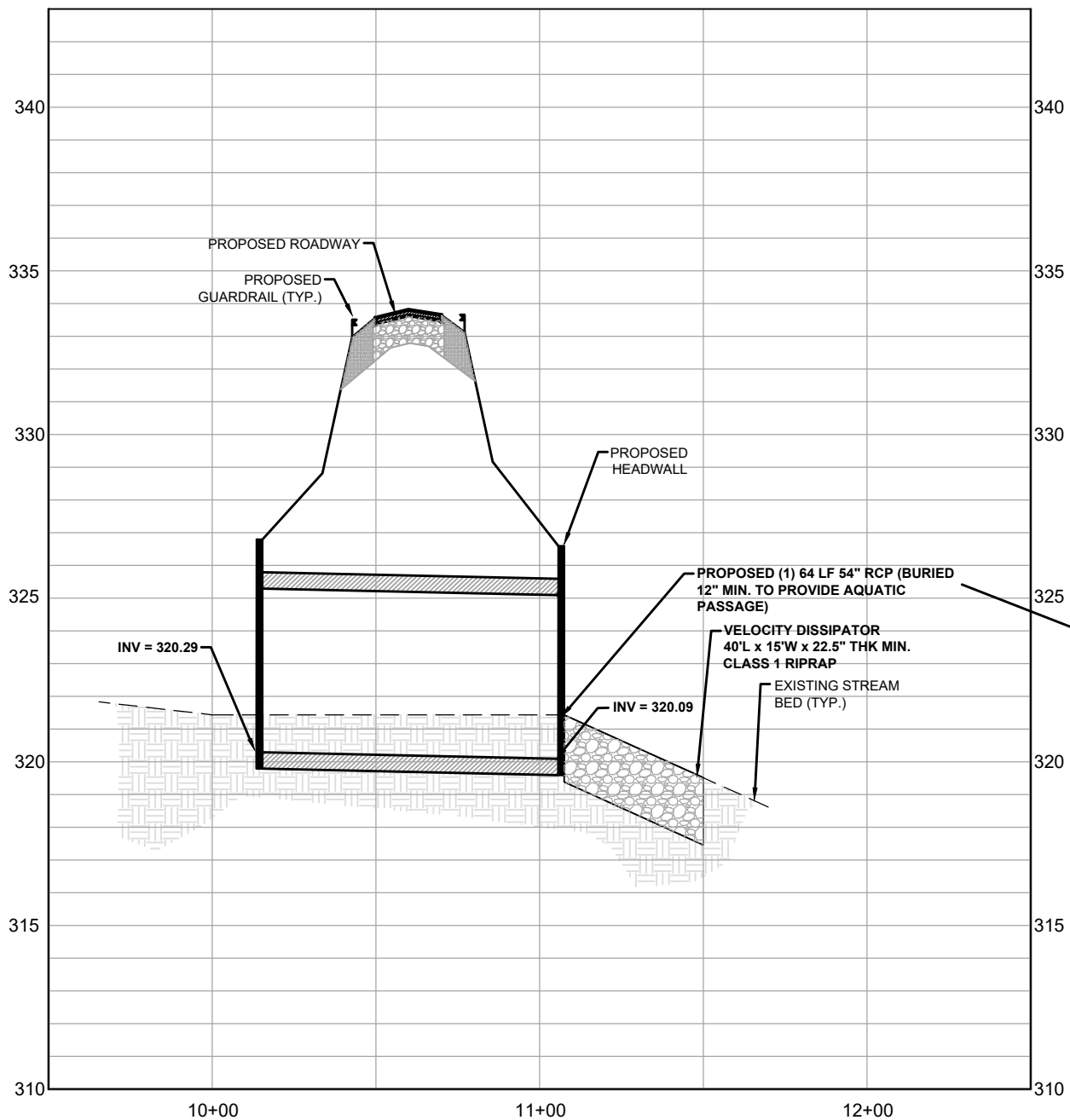


SCALE: 1" = 50'

FIREFLY OVERLOOK STREAM IMPACT PROFILE

CHATHAM COUNTY, NC

APRIL 21, 2023



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