



Soil & Environmental Consultants, PA

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sandec.com

September 27, 2021
S&EC Project No.: 8682.W6

To: True Homes, LLC
Attn: Rich Taylor
2649 Brekonridge Centre Drive, Suite 104,
Monroe, NC 28110

Re: Wetland Delineation and Stream Evaluation
Parks at Meadowview Property
Chatham County, NC

Mr. Taylor:

On September 02, 2021, S&EC personnel completed the wetland delineation and stream evaluation on the Parks at Meadowview Property in Chatham County, NC. You will find the attached report detailing our findings. Maps that further document the wetland and stream related site characteristics are also attached.

The next step in the wetland and stream verification process is to visit the site with the Army Corps of Engineers' agent for Chatham County. In addition, a site meeting must be conducted with an agent for Chatham County (for review of the revised Chatham County Watershed Ordinance). Furthermore, I am attaching a copy of our agent authorization form that you should complete and return; this will grant S&EC authority to correspond with the Corps on your behalf.

As you move forward in planning your development, S&EC personnel are available for site plan review and permit consultation services. Please contact S&EC if you have any questions related to wetland and stream regulations or if you need clarification of the attached report.

Sincerely,
SOIL & ENVIRONMENTAL CONSULTANTS, PA

Steven Ball, RF, PWS

Project Manager

Joshua Harvey

Environmental Scientist

Attachments:

- 1) Wetland Delineation Report
- 2) USGS site vicinity map
- 3) NRCS Soil Survey
- 4) Wetland & Stream Sketch Map
- 5) Agent Authorization Form

**CHATHAM COUNTY BUFFER EVALUATION
FOR THE PARKS AT MEADOWVIEW PROPERTY**

On **SEPTEMBER 02, 2021**, S&EC personnel completed a Chatham County Buffer evaluation on the Parks at Meadowview Property (±693 acres). The site is located off Parks Meadow Drive in Chatham County, NC. Figure 1 and Figure 2 show the location of the site on a USGS topographic quadrangle and NRCS County Soil Survey, respectively.

EXECUTIVE SUMMARY

We have determined that some on-site features will likely require county buffer protection as well as be regulated by the USACE. The attached sketch map depicts the approximate location of each buffer area. The exact location of each delineated area should be surveyed with appropriate buffer widths established and incorporated into planning for the project.

SCOPE OF WORK

The Chatham County Buffer Evaluation was conducted according to guidelines referenced in the Chatham Watershed Protection Ordinance Section 304(E)10. Specifically, the ordinance directs evaluators to the “Field Procedures for Classification of Streams and Waterbodies, Chatham County, NC” (December 12, 2007), which “prescribes methodologies for establishing the location and extent of streams and water bodies in the field.” Areas on the site that met the criteria for buffer protection were delineated in the field with numbered, orange S&EC logo flagging. It is important to note that some features described in this report may meet the criteria for jurisdictional wetlands or other Waters of the US regulated by the US Army Corps of Engineers (USACE) and/or the NC Division of Water Quality (NC-DWQ) under authority of the Clean Water Act (33 USC 1344).

RESULTS & RECOMMENDATIONS

The results of the Chatham County Buffer Evaluation are discussed below.

Chatham County Buffers:

We have determined that the following on-site areas meet the criteria for buffer protection as defined by the Chatham County Watershed Protection Ordinance. Please refer to the attached “Wetland Sketch Map” for specific flag numbers and approximate locations.

A number of jurisdictional features were observed during the site evaluation; the approximate locations of each are illustrated on the attached wetland sketch map.

Perennial Streams that would likely require a 100-foot buffer were identified on-site and are described below:

- Feature A (Dry Creek) is a wide perennial channel along the northern property boundary.
- Feature B (UT to Dry Creek) starts at flag S01 and will likely be considered perennial until its convergence with Feature A.

- Feature C (UT to Brooks Creek) starts off property to the north and is likely perennial until its convergence with Feature E.
- Feature C2 (UT to Brooks Creek) starts off property to the north and is likely perennial until its convergence with Feature C2.
- Feature C3 (UT Brooks Creek) starts at flag C3 and is believed to be perennial until its convergence with Feature C.
- Feature C4 (UT to Brooks Creek) starts at flag C4 and is believed to be perennial until its convergence with Feature C.
- Feature E (UT to Brooks Creek) starts off property to the west and is believed to be perennial throughout its extent.
- Feature G (UT to Brooks Creek) starts off property to the north and will likely be considered perennial until its convergence with Feature E.
- Feature F (UT to Brooks Creek) starts off property to the south as will likely be considered perennial until its convergence with Feature E.

Intermittent Streams that would likely require a 50-foot buffer were identified on-site and are described below:

- Feature B (UT to Dry Creek) starts at flag JHS03 and is believed to be intermittent until dissipating into wetland W25. This feature starts again at flag JHS02 and is believed to be intermittent until flag S01.
- Feature B2 (UT to Dry Creek) starts of flag JHS01 and is believed to be intermittent until its convergence with Feature B.
- Feature D (UT to Brooks Creek) starts at flag S04 and will likely be considered intermittent until dissipating into a wetland at flag S05.
- Feature G (UT to Brooks Creek) starts off property to the north and is believed to be intermittent throughout its extent.
- Feature M (UT to Brooks Creek) starts at flag JHS04 and is believed to be intermittent until its convergence with Feature C.
- Feature K (UT to Dry Creek) starts at flag S02 and is believed to be intermittent until its convergence with Feature B.
- Feature Z (UT to Brooks Creek) starts at flag S03 and is believed to be intermittent until its convergence with Feature C.

Ephemeral Streams that would likely require a 30-foot buffer were identified on-site and are described below:

- Feature E1 (UT to Dry Creek) starts at flag KM E01 and is believed to be ephemeral until its convergence with Feature B.
- Feature E2 (UT to Dry Creek) starts at flag E01 and is believed to be ephemeral until flag E02.
- Feature E3 (UT to Dry Creek) starts at flag E03 and is believed to be ephemeral until flag E04.
- Feature E4 (UT to Dry Creek) starts at flag E05 and is believed to be ephemeral until flag E06.
- Feature E5 (UT to Brooks Creek) starts at flag E07 and is believed to be ephemeral throughout its extent.

- Feature E6 (UT to Brooks Creek) starts at flag E08 and is believed to be ephemeral until its convergence with Feature E5.
- Feature E7 (UT to Brooks Creek) starts at flag E12 and is believed to be ephemeral until flag JHS04.
- Feature E8 (UT to Brooks Creek) starts at flag KM E03 and is believed to be ephemeral until flag S04.
- Feature E9 (UT to Brooks Creek) starts at flag KM E02 and is believed to be ephemeral until flag E04.
- Feature E10 (UT to Brooks Creek) starts at flag E10 and is believed to be ephemeral until its convergence with Feature G.
- Feature E11 (UT to Brooks Creek) starts at flag E11 and is believed to be ephemeral until its convergence with Feature E.
- Feature E12 (UT to Brooks Creek) starts at flag E09 and is believed to be ephemeral until flag LW15.

Wetland areas identified on-site would potentially require a 50-foot buffer.

- Wetlands on-site have been delineated and will need to be approved by the USACE. These wetlands will need to be surveyed and placed on a map for planning purposes. Please see attached sketch map for the locations and flag numbers of the wetlands identified on-site.

Surface waters on this site flow into Dry Creek & Brooks Creek in the Cape Fear River Basin, which have been classified in “Classification and NC DWQ Standards Applicable to Surface Waters and Wetlands of North Carolina” as WS-IV; NSW & WS-IV,B;NSW, respectively.

The stream on this site will likely be subject to buffer regulations administered by state and local authorities. A brief description of county buffers can be found in the regulations section of this report. The project engineer or planner should provide input toward the application of these regulations to the site plan during design and review.

All S&EC flags comprising the Chatham County Buffer Evaluation should be surveyed for use in site planning and county approval and permitting. The entire length of the stream feature was not flagged but will need to be surveyed for the map. Stream features may be located either along the centerline (with channel widths noted at each survey point) or at the top-of-bank. S&EC delineation flag numbers should be shown on the survey.

Regulations

A short list of regulations that apply to buffer areas observed on the site are discussed below. Please be aware that other local, state, and federal regulations not included in this list may also apply. S&EC personnel are available to discuss these regulations as they apply to your project.

Chatham County Watershed Protection Ordinance

The Chatham County Watershed Protection Ordinance was revised February 20, 2012 to require stringent buffer requirements around surface water features in the County’s jurisdiction. The ordinance requires all stream classifications to be conducted by a qualified professional who has

received documented certification of training in classifying streams and surface waters in North Carolina. Additionally, all wetland delineations must be conducted by a qualified professional who has at least 2 years of demonstrated experience in conducting wetland delineations in North Carolina under the Clean Water Act Sections 401 and 404 provisions. All field determinations of streams are subject to review and approval by the County.

The ordinance requires a one hundred (100') foot buffer along each side of perennial streams, or the full horizontal extent of the "Area of Special Flood Hazard 5" as most recently mapped by the North Carolina Floodplain Mapping Program, NC Division of Emergency Management, whichever is greater. Intermittent Streams require a fifty (50') foot riparian buffer along each side. Ephemeral Streams require a thirty (30') foot buffer along each side. Wetlands require a riparian buffer of fifty (50') feet from the delineated boundary, surrounding all features classified as wetlands and linear wetlands.

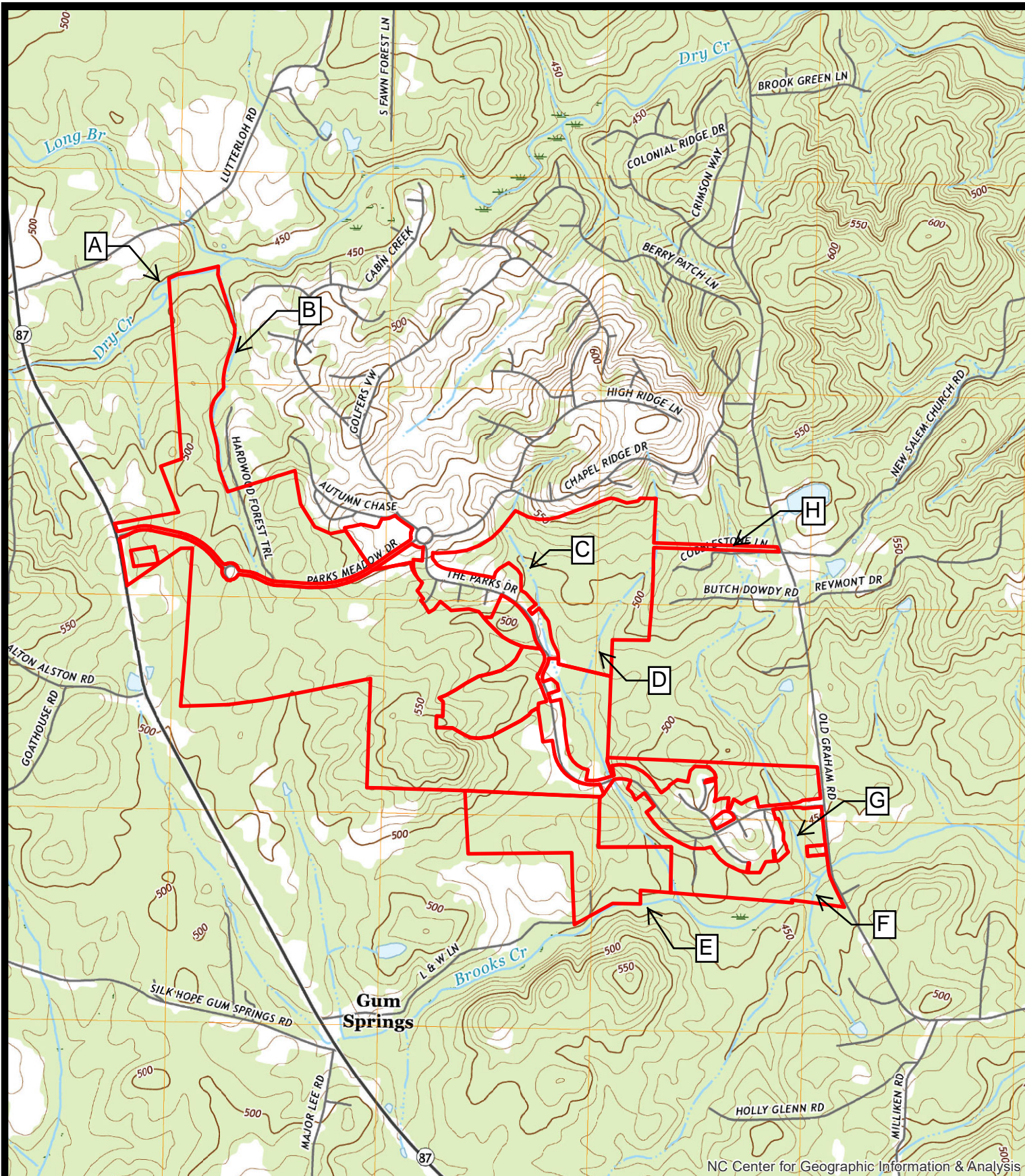
Before **any** land disturbance activities may begin, and in addition to any erosion control notification, the riparian buffer boundaries must be clearly flagged in the field and approved by county staff. Tree protection fencing, or other approved protective measures must be installed along the approved flagging lines.

Limitations

Our evaluations, conclusions, and recommendations are based on project and site information available to us at the time of this report and may require modification if there are any changes in the project or site conditions, or if additional data about the project or site becomes available in the future. This report is intended for use by True Homes, LLC on this project. These findings are not intended or recommended to be suitable for reuse on extensions of the project or on any other project. Reuse on extensions of this project or on any other project shall be done only after written verification or adaptation by SOIL & ENVIRONMENTAL CONSULTANTS, PA, for the specific purpose intended.

CONCLUSION

The Chatham County Buffer Evaluation for Parks at Meadowview Property was completed by S&EC on September 02, 2021. This site contains buffered areas that require protection under the Chatham County Watershed Protection Ordinance as well as areas regulated by the USACE. Some activities such as utility crossings are allowed in the riparian buffer as prescribed under Section 304(F)10. Please have the buffer survey forwarded to our office upon completion for our verification and review.



NC Center for Geographic Information & Analysis

Project Number: **8682.W6**

Project Manager: **SB**

Scale: **1" = 2000'**

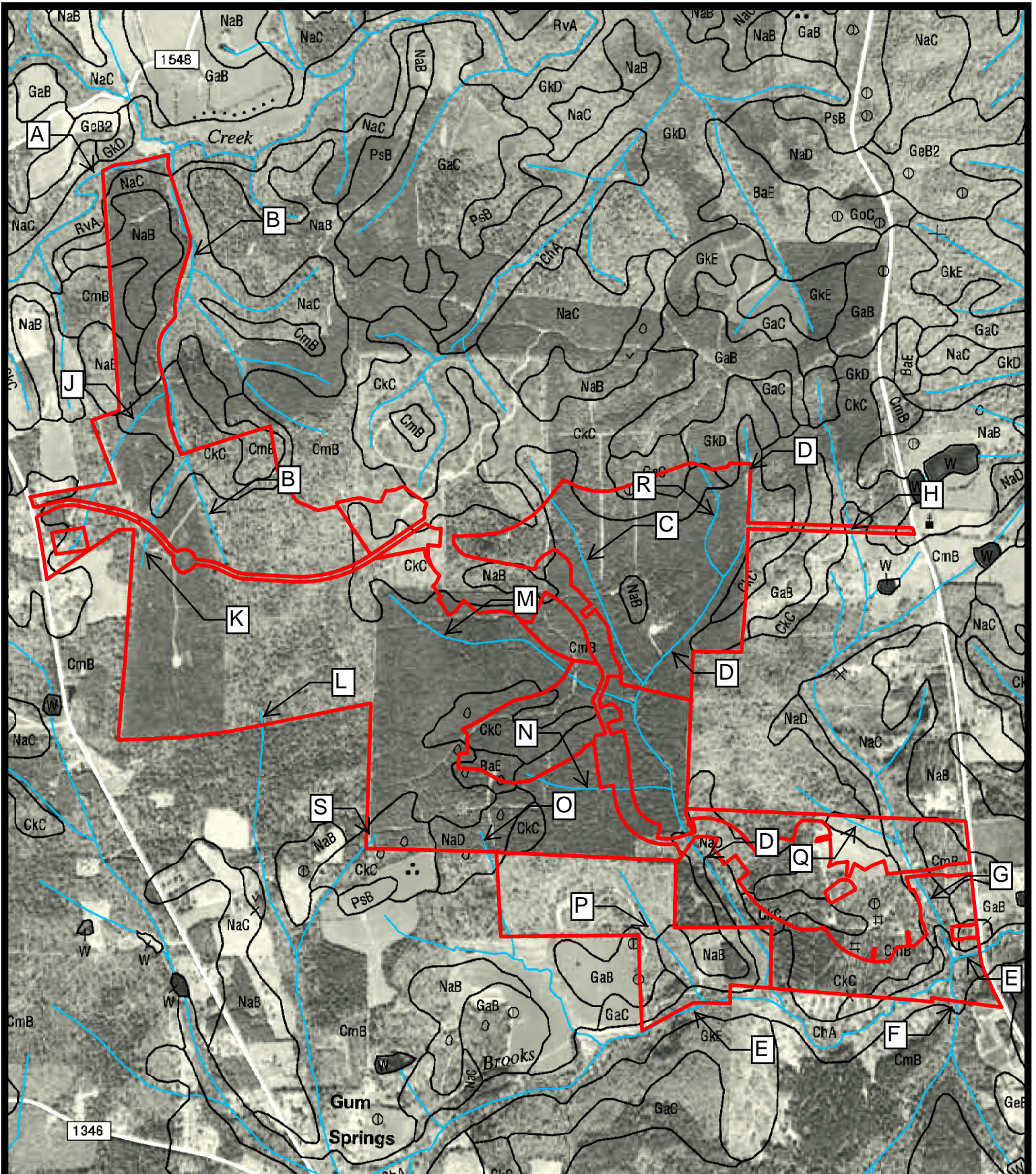
Date: **08/17/2021**

Map Title: **Figure 1 - USGS Map
Parks at Meadowview
Chatham County, NC**

Source: **2019 USGS Bynum
Quad**

0 2,000 4,000
Feet

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Project Number: **8682.W6**

Project Manager: **SB**

Scale: **1" = 1500'**

Date: **08/17/2021**

Map Title:
Figure 2 - Soil Survey
Parks at Meadowview
Chatham County, NC

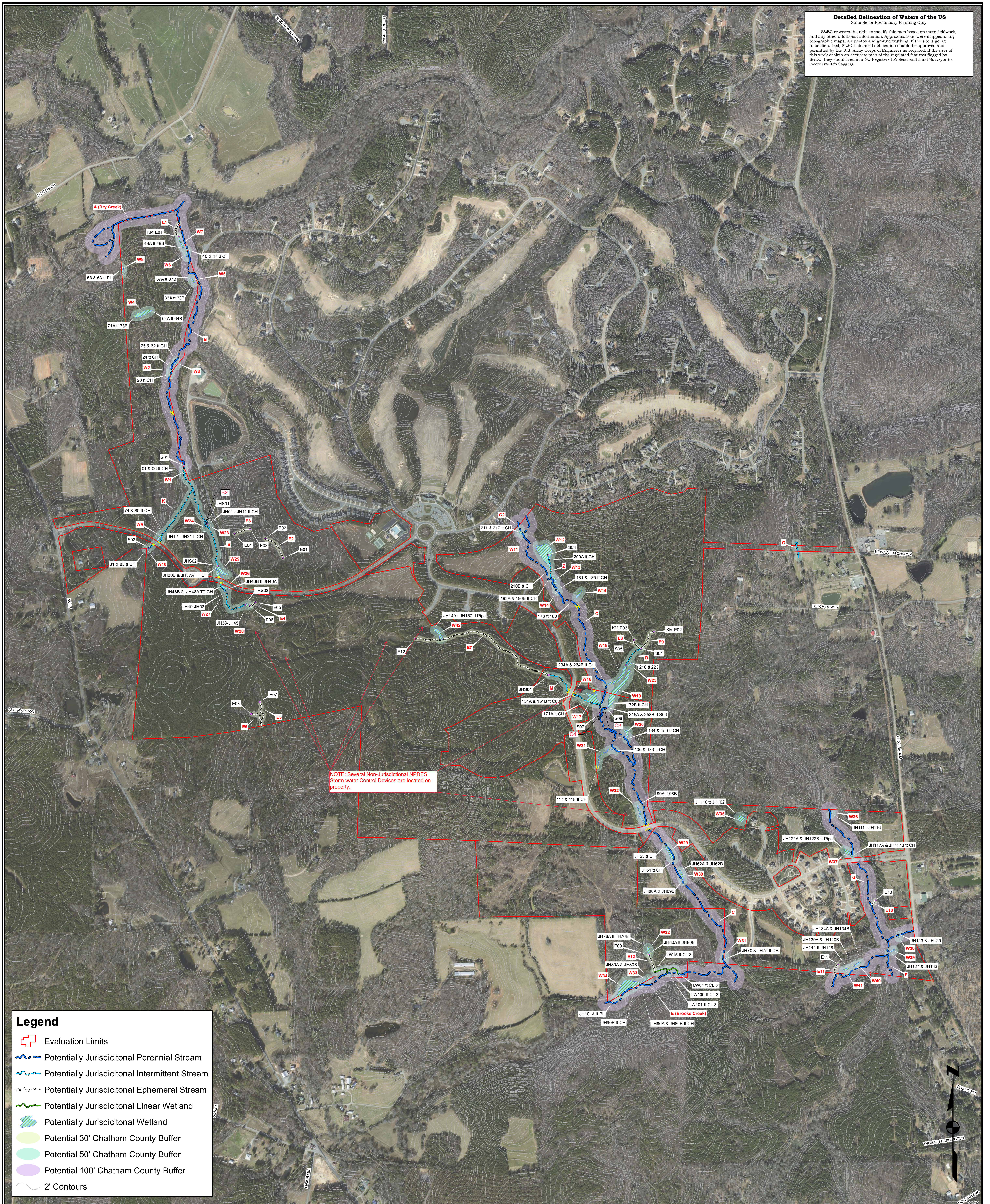
Source: **Chatham County Soil Survey Sheet Bynum**

0 1,500 3,000
 Feet

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Detailed Delineation of Waters of the US
Suitable for Preliminary Planning Only

S&EC reserves the right to modify this map based on more fieldwork, and any other additional information. Approximations were mapped using topographic maps, air photos and ground truthing. If the site is going to be disturbed, S&EC's detailed delineation should be approved and permitted by the U.S. Army Corps of Engineers as required. If the user of this work desires an accurate map of the regulated features flagged by S&EC, they should retain a NC Registered Professional Land Surveyor to locate S&EC's flagging.



Legend

- + Evaluation Limits
- ~ Potentially Jurisdictional Perennial Stream
- ~ Potentially Jurisdictional Intermittent Stream
- ~ Potentially Jurisdictional Ephemeral Stream
- ~ Potentially Jurisdictional Linear Wetland
- ~ Potentially Jurisdictional Wetland
- Potential 30' Chatham County Buffer
- Potential 50' Chatham County Buffer
- Potential 100' Chatham County Buffer
- ~ 2' Contours

Project No.
8682.W6

Project Mgr.:
Steven Ball

Scale:
1" = 400'

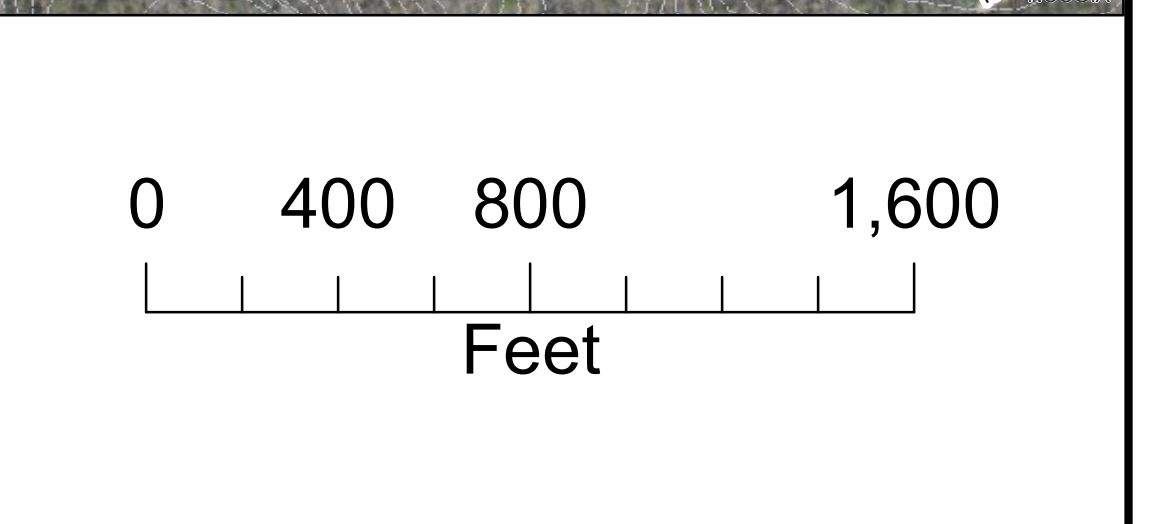
09/20/2021

NC OneMap
Wake County GIS

Prepared by: JH

Wetland Sketch Map
Parks of Meadowview
Chatham County, NC

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PROPERTY OWNER CERTIFICATION / AGENT AUTHORIZATION

Project Name/Description: _____ S&EC Project # _____

Date: _____

The Department of the Army
U.S. Army Corps of Engineers, Wilmington District
69 Darlington Avenue
Wilmington, NC 28403

Attn: _____ Field Office: _____

I, the undersigned, a duly authorized owner of record of the property/properties identified herein, do authorize representatives of the Wilmington District, U.S. Army Corps of Engineers (Corps) and Soil & Environmental Consultants, PA (S&EC) staff (as my agent) to enter upon the property herein described for the purpose of conducting on-site investigations and issuing a determination associated with Waters of the U.S. subject to Federal jurisdiction under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. This document also authorizes S&EC (as my agent) to act on my behalf and take all actions necessary for the processing, issuance and acceptance of a permit or certification and any and all associated standard and special conditions. This notification supersedes any previous correspondence concerning the agent for this project.

NOTICE: This authorization, for liability and professional courtesy reasons, is valid only for government officials to enter the property when accompanied by S&EC staff. You should call S&EC to arrange a site meeting prior to visiting the site.

PARCEL INFORMATION:

Parcel Index Number(s) (PIN): _____

Site Address: _____

City, County, State: _____

PROPERTY OWNER INFORMATION:

Name: _____

Address: _____

Phone No.: () Fax No.: () Mobile No.: ()

Email: _____

Property Owner (please print)

Date

Property Owner Signature

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.