



## 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: New Hope Overlook Subdivision

Parcel #: (AKPAR): 75213, 19704 Property address: New Hope Church Road  
 Total acreage: 45.115

Property Owner/Applicant:	Representative <i>(e.g., Surveyor, Engineer)</i>
Name: <u>Maurice M. Nunn</u>	Name: <u>Jeff Foster, PE</u> Company: <u>CE Group, Inc.</u>
Address: <u>93 New Hope Church Road</u> <u>Apex, NC 27523</u>	Address: <u>367 Freedom Pkwy, Suite 220</u> <u>Pittsboro, NC 27312</u>
Phone: (W) <u>(919) 303-2443</u> (C) _____	Phone: (W) <u>(919) 367-8790 x-105</u> (C) <u>(828) 545-2972</u>
Fax: _____	Fax: _____
Email: <u>mauricenunn@att.net</u>	Email: <u>jeff@cegrouppinc.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.

This project site consists of 45.115 AC of land that is approximately 30% pasture and 70% wooded with a mix of hardwoods and pine trees. Existing elevations range from 244 to 290.

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Property is to be subdivided into 22 traditional single-family lots utilizing individual wells and septic systems. All roads proposed will be public and designed to current NCDOT standards.

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There are no buffer or wetland impacts planned. The surface features include One (1) Ephemeral Stream, One (1) Intermittent Stream, and Two (2) Potential Wetlands as noted in the Riparian Buffer Report dated 6/24/24.

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

North R-1 (Occupied) South R-5 (Vacant)

East R-1 (Occupied) & R-5 (Vacant) West R-1 (Occupied) & R-5 (Vacant)

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 # 0704 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 X

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 X  
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 X
9. Does the project site contain “element occurrences” of natural diversity, including rare species, as determined by the NC Natural Heritage Program? Yes \_\_\_ No X
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 X No \_\_\_
11. Elaborate below for any answers marked “yes” for questions 7-10 and discuss project impacts  
The element occurrence that is located within 1-mile is called the Showy Aster, according to the NCNHP report.

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No impacts to the element occurrence are anticipated.

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WATERSHED PROTECTION DEPARTMENT

P.O. Box 548  
Pittsboro, NC 27312  
PHONE: (984) 214-1456**GENERAL ENVIRONMENTAL DOCUMENTATION APPROVAL LETTER**

August 8, 2024

Jeff Foster  
367 Freedom Parkway Suite 220  
Pittsboro, NC 27312Project Name: New Hope Overlook Subdivision  
Project Number: WP-24-303

Dear Jeff Foster,

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

The GED has been reviewed by Chatham County Watershed Protection 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 at 984-214-1456. 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,

A handwritten signature in black ink, appearing to read "Taylor A. Burton", with a stylized flourish at the end.

Taylor A. Burton  
Senior Watershed Specialist  
Chatham County Watershed Protection DepartmentCC: 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