



*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: DEERCREST SEAFORTH

Parcel #: (AKPAR): 62077 Property address: SR 1941 Seaforth Rd  
 Total acreage: 110.47 AC

Property Owner/Applicant:	Representative <i>(e.g., Surveyor, Engineer)</i>
Name: <u>Seaforth Road LLC - Donald Denihan</u>	Name: <u>Chad Abbott</u>
Address: <u>950 CLIFTON AVE</u> <u>CLIFTON, NJ 07013</u>	Company: <u>C3 DESIGN &amp; ENGINEERING</u> Address: <u>P.O. BOX 361</u> <u>CREEDMOOR, NC 27522</u>
Phone: (W) <u>516-426-8719</u> (C) _____	Phone: (W) <u>919- 230-0996</u> (C) <u>919-625-7368</u>
Fax: _____	Fax: _____
Email: <u>ddenihan@sworddevelopment.com</u>	Email: <u>CHAD@C3DESIGNENG.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.

The existing conditions of the property consist of an existing mature, wooded lot. There are two existing streams on the site. One of which runs along side the northern property line east to west. Along this stream is a small wetland. The second stream is located in the southern region of the property. As proposed, we have tried to avoid as much as these areas as possible by keeping the roads south of the larger stream on the northern part of the property. We will have to place a road perpendicular to the smaller stream in the southern region but, any impacts proposed would likely be well below any minimum thresholds and we have tried to work around these as much as we possibly could.

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

North R-5 / R-1 South R-5  
East CU-OI West R-5

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 # 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. **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/dcta/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).

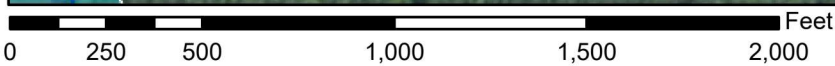
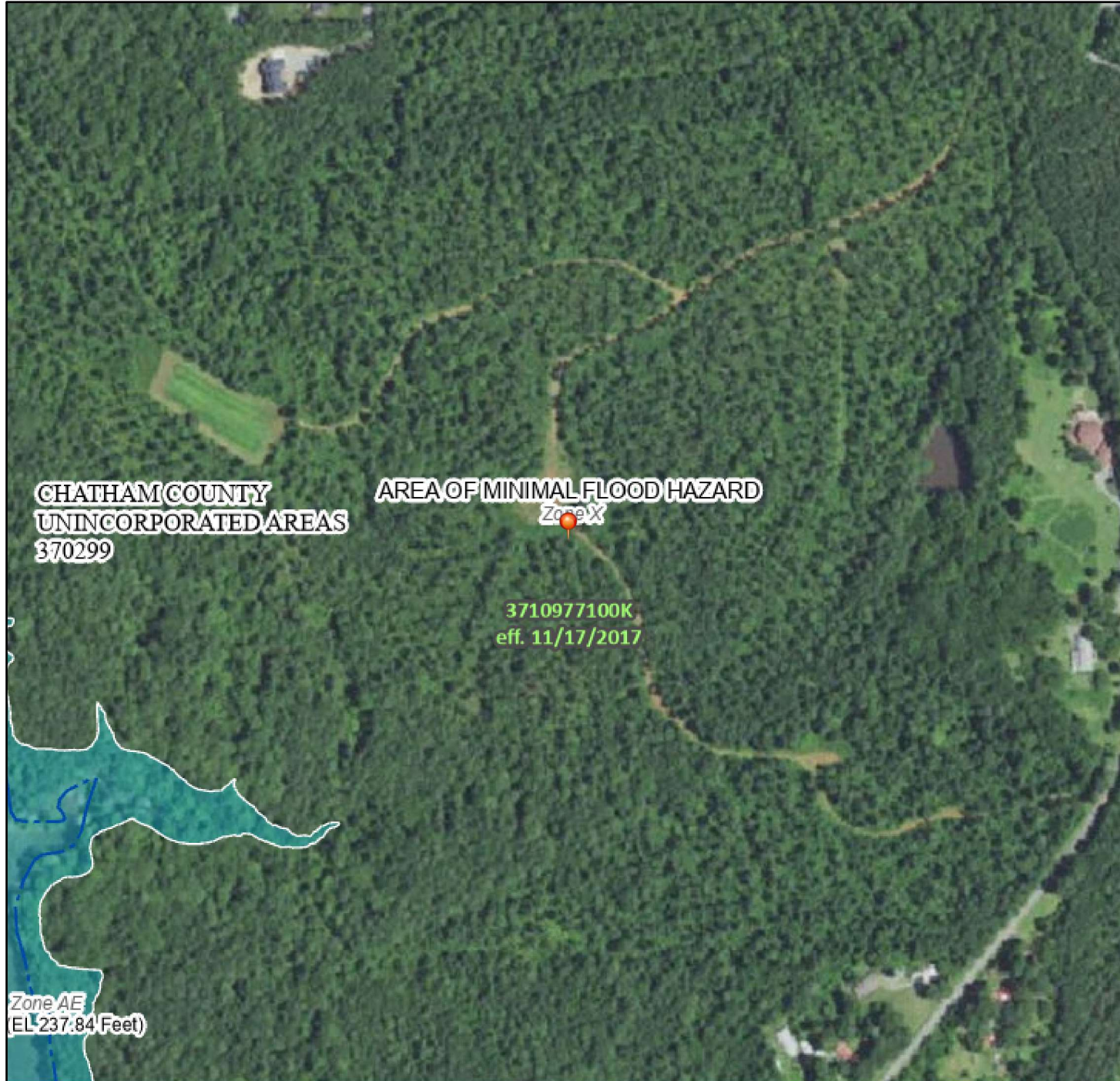
According to the NCNHP there are no element occurrences on the property itself. However, when opened to a one-mile radius of the property there were several that appeared. All of this info is attached to this document.

In regards to the U.S. Fish and Wildlife Services there are a few endangered species located on the property. It does clearly state that none of these species are considered to be in critical habitats so there should not be a problem. All of this info is attached to this document.

# National Flood Hazard Layer FIRMMette



79°5'5"W 35°42'54"N



1:6,000

79°4'27"W 35°42'25"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
	Profile Baseline	
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/12/2024 at 9:48 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Roy Cooper, Governor

D. Reid Wilson, Secretary

Misty Buchanan  
Deputy Director, Natural Heritage Program

NCNHDE-17920

May 9, 2022

Cory Darnell  
Sage Ecological Services, Inc.  
3707 Swift Drive  
Raleigh, NC 27606  
RE: Seaforth Road Site; 2022.074

Dear Cory Darnell:

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

A query of the NCNHP database indicates that there are records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary. These results are presented in the attached 'Documented Occurrences' tables and map.

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 documented within the project area or 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.

Also please note that 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 an occurrence of a Federally-listed species is 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 Intersecting the Project Area  
Seaforth Road Site  
Project No. 2022.074  
May 9, 2022  
NCNHDE-17920

No Element Occurrences are Documented within the Project Area

There are no documented element occurrences (of medium to very high accuracy) that intersect with the project area. Please note, however, that although the NCNHP database does not show records for rare species within the project area, it does not necessarily mean that they are not present; it may simply mean that the area has not been surveyed. The use of Natural Heritage Program data should not be substituted for actual field surveys if needed, particularly if the project area contains suitable habitat for rare species. If rare species are found, the NCNHP would appreciate receiving this information so that we may update our database.

No Natural Areas are Documented within the Project Area

Managed Areas Documented Within 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
NC Division of Mitigation Services Easement	NC DEQ, Division of Mitigation Services	State

\* NOTE: If the proposed project intersects with a conservation/managed area, please contact the landowner directly for additional information. If the project intersects with a Dedicated Nature Preserve (DNP), Registered Natural Heritage Area (RHA), or Federally-listed species, NCNHP staff may provide additional correspondence regarding the project.

Definitions and an explanation of status designations and codes can be found at <https://ncnhde.natureserve.org/help>. Data query generated on May 9, 2022; source: NCNHP, Q1, April 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.

Natural Heritage Element Occurrences, Natural Areas, and Managed Areas Within a One-mile Radius of the Project Area  
 Seaforth Road Site  
 Project No. 2022.074  
 May 9, 2022  
 NCNHDE-17920

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	<i>Haliaeetus leucocephalus</i>	Bald Eagle	2004	H	2-High	Bald/Golden Eagle Protection Act	Threatened	G5	S3B,S3N
Bird	40098	<i>Haliaeetus leucocephalus</i>	Bald Eagle	2019	E	2-High	Bald/Golden Eagle Protection Act	Threatened	G5	S3B,S3N
Bird	40089	<i>Haliaeetus leucocephalus</i>	Bald Eagle	2020	E	2-High	Bald/Golden Eagle Protection Act	Threatened	G5	S3B,S3N
Dragonfly or Damselfly	4051	<i>Gomphurus septima</i>	Septima's Clubtail	1999-05-03	H?	4-Low	---	Significantly Rare	G3	S3
Freshwater Bivalve	21811	<i>Alasmidonta varicosa</i>	Brook Floater	2019-06-05	E	3-Medium	---	Endangered	G3	S3
Freshwater Bivalve	8654	<i>Lampsilis cariosa</i>	Yellow Lampmussel	2006-12-18	D	3-Medium	---	Endangered	G3G4	S3
Freshwater Fish	23910	<i>Notropis mekistocholas</i>	Cape Fear Shiner	1968-05-30	X	3-Medium	Endangered	Endangered	G1	S1
Natural Community	17163	Dry Oak--Hickory Forest (Piedmont Subtype)	---	2020-03-06	C	2-High	---	---	G4G5	S4
Natural Community	2533	Floodplain Pool	---	2006	A?	4-Low	---	---	G3	S2
Natural Community	15138	Mesic Mixed Hardwood Forest (Piedmont Subtype)	---	2019-03	B	2-High	---	---	G3G4	S4
Natural Community	9510	Mixed Moisture Hardpan Forest	---	2020-03-06	C?	2-High	---	---	G2?	S2

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
Natural Community	13395	Piedmont Levee Forest	---	2019-03	B	2-High	---	---	G3G4	S3S4
Natural Community	6336	Upland Depression Swamp Forest	---	2020-03-06	C	2-High	---	---	G2G3	S2S3

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

Site Name	Representational Rating	Collective Rating
Robeson Creek Depression and Hardpan	R5 (General)	C4 (Moderate)
Haw River Levees and Bluffs	R2 (Very High)	C4 (Moderate)
CPF/Haw River Aquatic Habitat	R2 (Very High)	C3 (High)

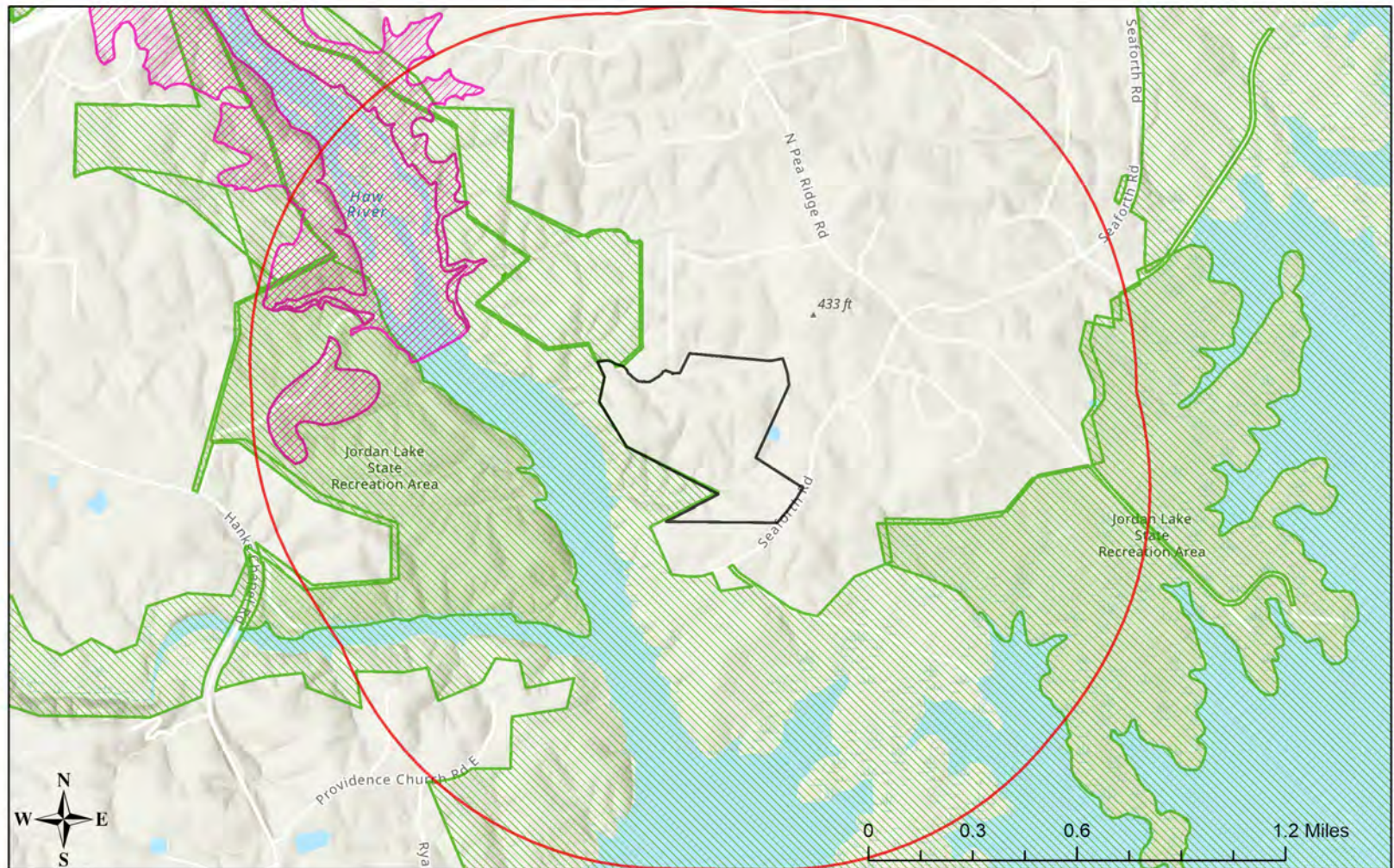
Managed Areas Documented Within a One-mile Radius of the Project Area

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
Haw River Levees and Bluffs Registered Heritage Area	NC DNCR, Natural Heritage Program	State
Robeson Creek Depression and Hardpan 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 May 9, 2022; source: NCNHP, Q1, April 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-17920: Seaforth Road Site



May 9, 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

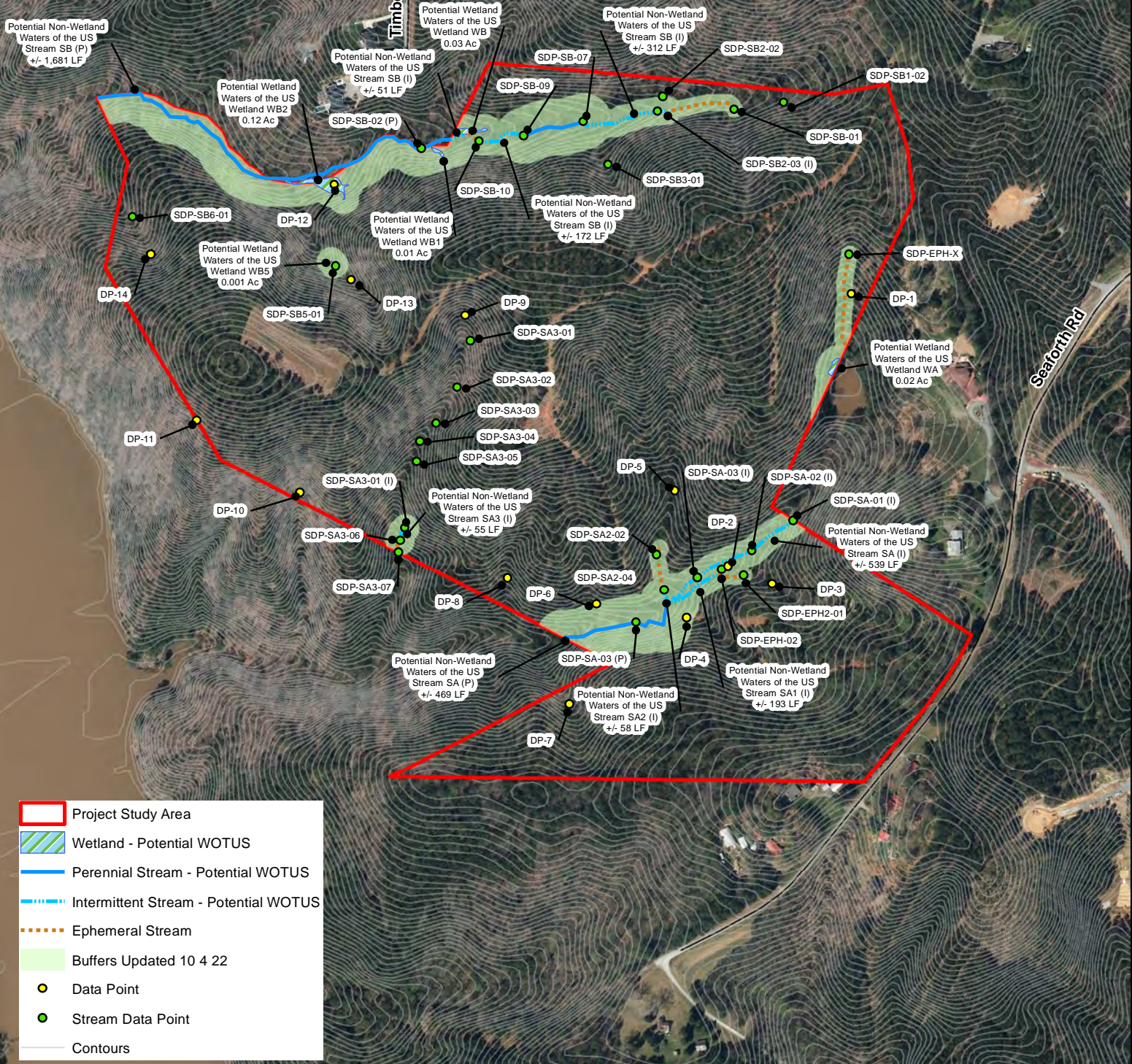
## Seaforth Road Property

### Surface Water & Riparian Buffer Spreadsheet

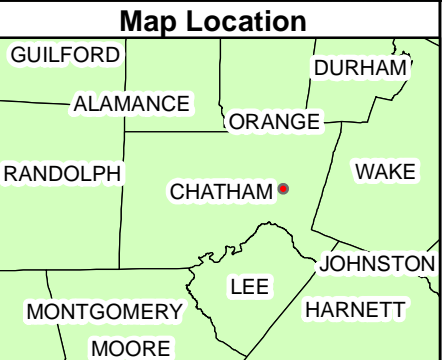
Completed By: SAGE Ecological - C. Darnell

Feature ID	Feature Type	Stream/Wetland Data Form ID	Stream Length or Wetland Acres	Latitude	Longitude	Buffer Required	Buffer Jurisdiction (Jordan, County + Jordan)
Stream SA PER	Perennial	SDP-SA-03P	469	35.7092	-79.0786	100' (Perennial)	County+Jordan
Stream SB PER	Perennial	SDP-SB-02	1681	35.7136	-79.0825	100' (Perennial)	County+Jordan
Stream SA INT	Intermittent	SDP-SA-01	539	35.7099	-79.0774	50' (Intermittent)	County+Jordan
Stream SA1	Intermittent	SDP-SA-03I	193	35.7096	-79.0778	50' (Intermittent)	County+Jordan
Stream SA2	Intermittent	SDP-SA2-04	58	35.7095	-79.0781	50' (Intermittent)	County+Jordan
Stream SA3	Intermittent	SDP-SA3-06	55	35.7101	-79.0813	50' (Intermittent)	County+Jordan
Stream SB	Intermittent	SDP-SB-01	51	35.7140	-79.0807	50' (Intermittent)	County+Jordan
Stream SB	Intermittent	SDP-SB-10	173	35.7140	-79.0801	50' (Intermittent)	County+Jordan
Stream SB	Intermittent	SDP-SB2-03	312	35.7142	-79.0786	50' Jurisdictional Wetland	County+Jordan
Wetland WA	Jurisdictional Wetland	DP-15	0.02	35.7118	-79.0761	50' Jurisdictional Wetland	County+Jordan
Wetland WB	Jurisdictional Wetland	DP-16	0.03	35.7141	-79.0805	50' Jurisdictional Wetland	County+Jordan
Wetland WB1	Jurisdictional Wetland	DP-17	0.01	35.7139	-79.0809	50' Jurisdictional Wetland	County+Jordan
Wetland WB2	Jurisdictional Wetland	DP-12	0.12	35.7135	-79.0822	50' Jurisdictional Wetland	County+Jordan
Wetland WB5	Jurisdictional Wetland	DP-18	0.001	35.7128	-79.0821	50' Jurisdictional Wetland	County+Jordan
SDP-EPH	Ephemeral	SDP-EPH-02	25	35.7097	-79.0775	30' (Ephemeral)	County+Jordan
SDP-SA2	Ephemeral	SDP-SA2-02	158	35.7099	-79.0782	30' (Ephemeral)	County+Jordan
SDP-EPH1	Ephemeral	SDP-EPH-X	331	35.7126	-79.0760	30' (Ephemeral)	County+Jordan
SDP-SA3	Ephemeral	SDP-SA3-01	45	35.7108	-79.0812	30' (Ephemeral)	County+Jordan
SDP-SA1	Ephemeral	SDP-EPH2-01	98	35.7097	-79.0774	30' (Ephemeral)	County+Jordan
SDP-SB	Ephemeral	SDP-SB-10	64	35.7140	-79.0805	30' (Ephemeral)	County+Jordan
SDP-SB	Ephemeral	SDP-SB-01	255	35.7143	-79.0777	30' (Ephemeral)	County+Jordan

NOTE: Features depicted herein must be field verified by the USACE and/or NCDWR, or its delegated authority before being valid. Location, shape and size of depicted features on the evaluated site are approximate and should be surveyed by a licensed NC surveyor for final site planning.



- Project Study Area
- Wetland - Potential WOTUS
- Perennial Stream - Potential WOTUS
- Intermittent Stream - Potential WOTUS
- Ephemeral Stream
- Buffers Updated 10 4 22
- Data Point
- Stream Data Point
- Contours



### Wetland Sketch Map

Seaforth Road Property  
Sage Project # 2022.074

Prepared by: C. Darnell  
May 10, 2022

1 inch = 400 feet

### Figure 3

Sage Ecological Services, Inc.  
Office: 919-335-6757  
Cell: 919-559-1537