



US Army Corps  
Of Engineers  
Wilmington District

# PUBLIC NOTICE

Issue Date: June 7, 2018

Comment Deadline: July 9, 2018

Corps Action ID Number: SAW-2015-00317

The Wilmington District, U.S. Army Corps of Engineers (Corps) has received an application from Mr. Ken Merner of Boyd Homes seeking Department of the Army (DA) authorization to impact 28.9 acres of wetlands and 4,562 linear feet of waters of the United States to construct Camden Plantation, a 598 acre mixed-use residential and commercial development with recreational amenities located off the east side of US Highway 17, north of South Mills, in Camden County, North Carolina.

Specific plans and location information are described below and shown on the attached plans. This Public Notice and all attached plans are also available on the Wilmington District Web Site at:

<http://www.saw.usace.army.mil/Missions/RegulatoryPermitProgram.aspx>

**Applicant:** Mr. Ken Merner  
Boyd Homes  
544 Newtown Road, Suite 128  
Virginia Beach, Virginia 23462

**AGENT (if applicable):** Mr. Robert Kerr  
Kerr Environmental Services Corporation  
1008 Old Virginia Beach Road, Suite 200  
Virginia Beach, Virginia 23451

## Authority

The Corps evaluates this application and decides whether to issue, conditionally issue, or deny the proposed work pursuant to applicable procedures of the following Statutory Authorities:

- ☒ Section 404 of the Clean Water Act (33 U.S.C. 1344)
- ☐ Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403)
- ☐ Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413)

**Location:**

The project is located off of the east side of US Highway 17 North, approximately three miles south of the Virginia border, across from the Dismal Swamp Canal Welcome Center, north of the community of South Mills, in Camden County, North Carolina.

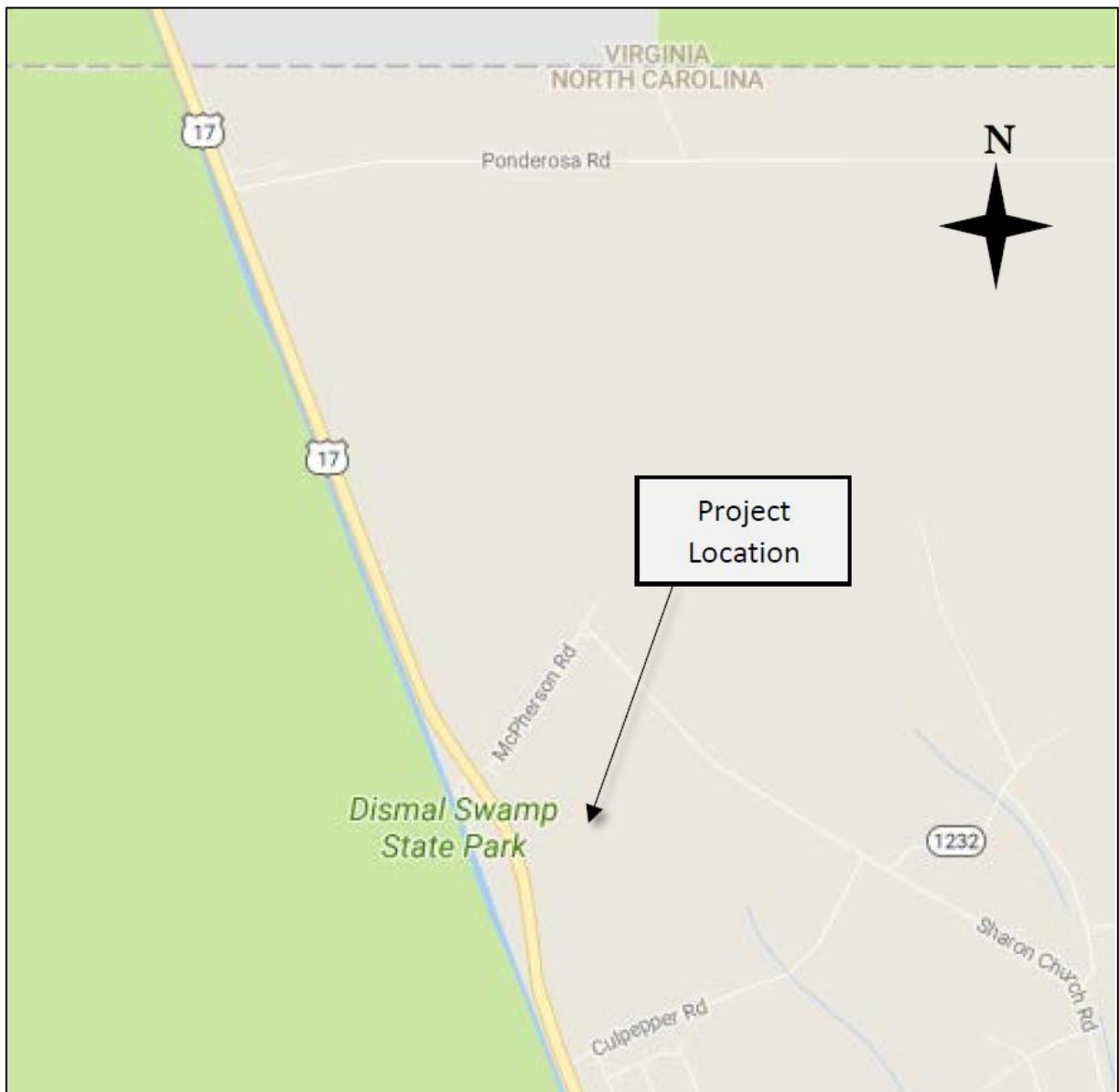
Project Area (acres): Approximately 598 acres

Nearest Town: South Mills

Nearest Waterways: Dismal Swamp Canal / Cypress Run / Joyce Creek

River Basin: Pasquotank/Albemarle Sound (HUC 03010205)

Latitude/Longitude: 36.505089/-76.344608





## **Existing Site Conditions**

The approximately 598 acre property is bounded to the north and east by McPherson Road and low-density residential and agricultural land, to the south by forested and agricultural land, and to the west by U.S. Highway 17. The Dismal Swamp Canal and North Carolina's Dismal Swamp State Park are located immediately to the west of the property.

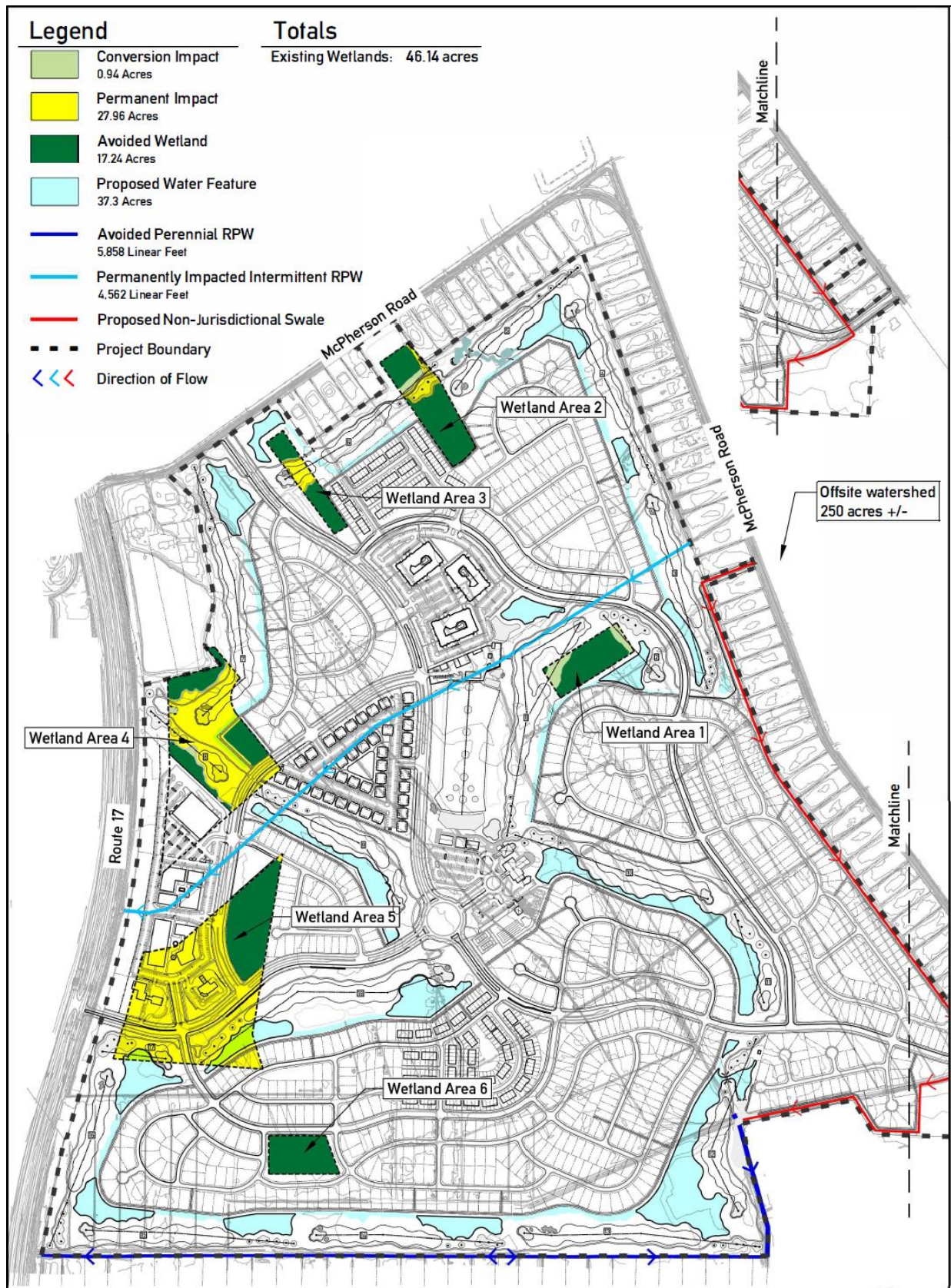
The site was logged in the early 1990s and is currently in agricultural and silvicultural production. The wooded areas are primarily vegetated with a mixed pine-hardwood assemblage characteristic of outer coastal plain flatwoods including loblolly pine, red maple, sweetgum, water oak, laurel oak, and swamp white oak tree species. A majority of the soils mapped on the site are hydric and include the Portsmouth, Tomotley, Perquimans, Roanoke, and Nimmo series. A small area of non-hydric soil (Augusta series) is mapped at the northeastern corner of the property. The site contains 46.90 acres of palustrine forested (PFO) wetlands. The property also contains an extensive matrix of ditches removing hydrology from large portions of the property resulting in fragmented wetland areas. An intermittent relatively permanent water (RPW) traverses the center of the property and flows southwest into the Dismal Swamp Canal. The Dismal Swamp Canal is listed on the National Register of Historic Places and is an active federal project managed by the U.S. Army Corps of Engineers, Norfolk District. A perennial RPW is located along the southern boundary of the property that directs water in two directions: a) west to the Dismal Swamp Canal, and b) east to Cypress Run, a tributary of Joyce Creek that is also an active federal project managed by the U.S. Army Corps of Engineers, Wilmington District.

## **Applicant's Stated Purpose**

The applicant's stated purpose for the project is to construct an economically viable, residential and commercial mixed-use development to serve Camden County, North Carolina, along the U.S. Route 17 corridor that satisfies all municipal development requirements for Smart Growth and contributes to the tax base of the County.

## **Project Description**

As proposed, Camden Plantation will be developed in four phases involving the construction of approximately 1,750 new residential units, associated roads and utilities infrastructure, a commercial center with a minimum of 160,000 square feet of retail/commercial/office space, an 18-hole golf course, and other recreational amenities (tennis, swimming, trail and park system). Anticipated services to be provided include a grocery store and complimentary retail business, medical/dental offices, and general office space. The project will impact a total of 4,562 linear feet of waters of the United States and 28.90 acres of nontidal wetlands, including the permanent loss of 27.96 acres of palustrine forested (PFO) wetlands and the conversion of 0.94 acres of PFO wetlands to palustrine emergent (PEM) wetlands.



## Avoidance and Minimization

A number of alternatives were identified and evaluated by the applicant during the pre-application process including consideration of other properties, as well as the adjustment of onsite configurations resulting in the avoidance of an additional 4.43 acres of permanent impacts to wetlands. Detailed descriptions of all alternatives may be reviewed in the application and applicant-prepared support document.

## Compensatory Mitigation

The applicant proposes to offset the permanent impacts to approximately 27.96 acres of palustrine forested wetlands (PFO) and conversion impacts to approximately 0.94 acres of PFO to palustrine emergent wetlands (PEM) through the purchase of non-tidal wetland credits from an approved mitigation bank at a ratio of 2:1 for PFO, and 1:1 for conversion from PFO to PEM. Additionally, the applicant proposes to preserve in perpetuity the remaining 17.24 acres of PFO wetlands on the property through the recordation of deed instruments.

## Essential Fish Habitat

Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act, this Public Notice initiates the Essential Fish Habitat (EFH) consultation requirements. The Corps' initial determination is that the proposed project would not affect EFH or associated fisheries managed by the South Atlantic or Mid Atlantic Fishery Management Councils or the National Marine Fisheries Service.

## Cultural Resources

Pursuant to Section 106 of the National Historic Preservation Act of 1966, Appendix C of 33 CFR Part 325, and the 2005 Revised Interim Guidance for Implementing Appendix C, the District Engineer consulted district files and records and the latest published version of the National Register of Historic Places and initially determines that:

- ☐ Should historic properties, or properties eligible for inclusion in the National Register, be present within the Corps' permit area; the proposed activity requiring the DA permit (the undertaking) is a type of activity that will have no potential to cause an effect to an historic properties.
- ☒ No historic properties, nor properties eligible for inclusion in the National Register, are present within the Corps' permit area; therefore, there will be no historic properties affected. The Corps subsequently requests concurrence from the SHPO (or THPO).
- ☐ Properties ineligible for inclusion in the National Register are present within the Corps' permit area; there will be no historic properties affected by the proposed work. The Corps subsequently requests concurrence from the SHPO (or THPO).



- ☐ Historic properties, or properties eligible for inclusion in the National Register, are present within the Corps' permit area; however, the undertaking will have no adverse effect on these historic properties. The Corps subsequently requests concurrence from the SHPO (or THPO).
- ☐ Historic properties, or properties eligible for inclusion in the National Register, are present within the Corps' permit area; moreover, the undertaking may have an adverse effect on these historic properties. The Corps subsequently initiates consultation with the SHPO (or THPO).
- ☐ The proposed work takes place in an area known to have the potential for the presence of prehistoric and historic cultural resources; however, the area has not been formally surveyed for the presence of cultural resources. No sites eligible for inclusion in the National Register of Historic Places are known to be present in the vicinity of the proposed work. Additional work may be necessary to identify and assess any historic or prehistoric resources that may be present.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

### **Endangered Species**

Pursuant to the Endangered Species Act of 1973, the Corps reviewed the project area, examined all information provided by the applicant and consulted the latest North Carolina Natural Heritage Database. Based on available information:

- ☐ The Corps determines that the proposed project would not affect federally listed endangered or threatened species or their formally designated critical habitat.
- ☒ The Corps determines that the proposed project may affect federally listed endangered or threatened species or their formally designated critical habitat.
  - ☒ This may affect, likely to adversely affect determination for the Northern long-eared bat (*Myotis septentrionalis*) relies on the findings of the January 5, 2016, Programmatic Biological Opinion for the Final 4(d) Rule on the Northern long-eared bat.
- ☐ The Corps initiates consultation under Section 7 of the ESA and will not make a permit decision until the consultation process is complete.
- ☐ The Corps will consult under Section 7 of the ESA and will not make a permit decision until the consultation process is complete.

- ☐ The Corps has initiated consultation under Section 7 of the ESA and will not make a permit decision until the consultation process is complete.
- ☐ The Corps determines that the proposed project may affect federally listed endangered or threatened species or their formally designated critical habitat. Consultation has been completed for this type of activity and the effects of the proposed activity have been evaluated and/or authorized by the National Marine Fisheries Service (NMFS) in the South Atlantic Regional Biological Opinion or its associated documents, including 7(a)(2) & 7(d) analyses and Critical Habitat assessments. A copy of this public notice will be sent to the NMFS.
- ☐ The Corps is not aware of the presence of species listed as threatened or endangered or their critical habitat formally designated pursuant to the Endangered Species Act of 1973 (ESA) within the project area. The Corps will make a final determination on the effects of the proposed project upon additional review of the project and completion of any necessary biological assessment and/or consultation with the U.S. Fish and Wildlife Service and/or National Marine Fisheries Service.

#### **Other Required Authorizations**

The Corps forwards this notice and all applicable application materials to the appropriate State agencies for review.

**North Carolina Division of Water Resources (NCDWR):** The Corps will generally not make a final permit decision until the NCDWR issues, denies, or waives the state Certification as required by Section 401 of the Clean Water Act (PL 92-500). The receipt of the application and this public notice, combined with the appropriate application fee, at the NCDWR Central Office in Raleigh constitutes initial receipt of an application for a 401 Certification. A waiver will be deemed to occur if the NCDWR fails to act on this request for certification within sixty days of receipt of a complete application. Additional information regarding the 401 Certification may be reviewed at the NCDWR Central Office, 401 and Buffer Permitting Unit, 512 North Salisbury Street, Raleigh, North Carolina 27604-2260. All persons desiring to make comments regarding the application for a 401 Certification should do so, in writing, by June 29, 2018 to:

NCDWR Central Office  
Attention: Ms. Karen Higgins, 401 and Buffer Permitting Unit  
(USPS mailing address): 1617 Mail Service Center, Raleigh, NC 27699-1617

Or,

(Physical address): 512 North Salisbury Street, Raleigh, North Carolina 27604

### **North Carolina Division of Coastal Management (NCDCM):**

- ☒ The application did not include a certification that the proposed work complies with and would be conducted in a manner that is consistent with the approved North Carolina Coastal Zone Management Program. Pursuant to 33 CFR 325.2 (b)(2) the Corps cannot issue a Department of Army (DA) permit for the proposed work until the applicant submits such a certification to the Corps and the NCDCM, and the NCDCM notifies the Corps that it concurs with the applicant's consistency certification. As the application did not include the consistency certification, the Corps will request, upon receipt, concurrence or objection from the NCDCM.
- ☐ Based upon all available information, the Corps determines that this application for a Department of Army (DA) permit does not involve an activity which would affect the coastal zone, which is defined by the Coastal Zone Management (CZM) Act (16 U.S.C. § 1453).

### **Evaluation**

The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values (in accordance with Executive Order 11988), land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving the discharge of dredged or fill materials in waters of the United States, the evaluation of the impact of the activity on the public interest will include application of the Environmental Protection Agency's 404(b)(1) guidelines.

### **Commenting Information**

The Corps of Engineers is soliciting comments from the public; Federal, State and local agencies and officials, including any consolidated State Viewpoint or written position of the Governor; Indian Tribes and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement (EIS)

pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

The Corps of Engineers, Wilmington District will receive written comments pertinent to the proposed work, as outlined above, until 5pm, July 5, 2018. Comments should be submitted to Mr. David M. Lekson, Washington Regulatory Field Office, 2407 West Fifth Street, Washington, North Carolina 27889, or at (910) 251-4558.



May 23, 2018

Mr. David Lekson, PWS  
Chief, Washington Regulatory Field Office  
U.S. Army Corps of Engineers  
2407 West Fifth Street  
Washington, NC 27889

Re: **Individual Permit Application for Camden Plantation  
Camden County, North Carolina**

Dear Mr. Lekson:

Kerr Environmental Services Corp. (KES) is pleased to submit the Standard Application for a Department of the Army Permit and supporting documentation prepared on behalf of Boyd Homes for the Camden Plantation mixed-use Smart Growth development in Camden County, North Carolina. The project has been modified since the pre-application meeting held on August 22, 2017 and avoids 4.43 acres of permanent impacts to non-tidal wetlands. The project will impact a total of 4,562 linear feet (LF) of intermittent stream channel and 28.90 acres of non-tidal wetlands, including 27.96 acres of palustrine forested (PFO) wetlands and the conversion of 0.94 acres of PFO wetlands to palustrine emergent (PEM) wetlands for the construction of a residential community, commercial center, roadway and utility infrastructure, an 18-hole golf course, and other recreational amenities.

Based on our review of the permit application submittal requirements, KES has enclosed the following information: a permit support document narrative, a Standard Application for a Department of the Army Permit with applicant signature, a vicinity map, a copy of the USACE confirmed delineation and exhibit, our review of historical resources and protected species, a copy of FEMA maps, and diagrams of the proposed development plan. Copies of this application will also be sent to the attention of Mr. Anthony Scarborough of the North Carolina Department of Environmental Quality.

We thank you for your attention to this matter and request that you call me or Mark McElroy at (757) 963-2008 if you have any questions.

Sincerely,

**Kerr Environmental Services Corp.**

Robert P. Kerr, CPWD, PWS  
President

Mark McElroy, CPWD, PWS  
Manager of Environmental Services

cc: Mr. Anthony Scarborough, NC Department of Environmental Quality (w/ enclosures)  
Mr. Ken Merner, Boyd Homes (w/ enclosures)



# INDIVIDUAL PERMIT APPLICATION AND SUPPORT DOCUMENT

## Camden Plantation

Camden County, North Carolina

*Prepared For:*

**Boyd Homes**

May 2018

*Prepared By:*



**Kerr Environmental  
Services Corp.**

*Sustainable Ecological Restoration  
and Environmental Consulting*

1008 Old Virginia Beach Rd., Suite 200 Ph. 757-963-2008  
Virginia Beach, VA 23451 Fax: 757-963-8322

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## Introduction

The document contains the Pre-Construction Notification (PCN) Form (**Appendix A**) for the Camden Plantation Project. In addition, detailed supporting documentation for the project is included within this document and additional Appendices. These materials reflect a culmination of site planning and local coordination to meet requirements of Section 404 and 401 of the Clean Water Act regulations and local requirements and ordinances, while meeting the Project's purpose and need detailed below.

## Project Overview

Camden Plantation will consist of approximately 1,750 new residential units, and a minimum of 160,000 square feet (SF) of retail/commercial/office space, an 18-hole golf course, and other recreational amenities. Anticipated services to be provided are a grocery store, and complimentary soft good retail, medical/dental offices, and general office space (e.g., law offices). The site is approximately 663 acres located at the intersection of U.S. Route 17 and McPherson Road (State Route 1231) in Camden County, North Carolina (36°30'18.4" N, 76°20'31.7" W), three (3) miles south of the Virginia border, north of the Town of South Mills, and directly opposite The Dismal Swamp Visitors Center, and entirely within the Albemarle watershed (HUC 03010205) (**Figures 1 and 2, Appendix B**). Surrounding land use is largely agricultural and low-density residential. The Great Dismal Swamp National Wildlife Refuge is located adjacent to the project.

Camden Plantation is being planned as a multi-faceted lifestyle community incorporating residential, recreational, social, commercial and open space. The development of Camden Plantation will both provide needed housing as well as create a much-needed economic benefit to the Camden County community, resulting in a much-desired commercial tax base and permanent jobs. Camden Plantation will provide opportunities presently not available to local citizens with goals of providing convenient access to basic necessities, creating new opportunities for local employment, and providing better access to public services, among others. A public golf course and network of parks and trails will also be made available to Camden County residents, increasing outdoors recreational opportunities.

## Project Purpose & Need

### *Project Purpose*

The "basic purpose" of the project is to construct an economically viable, residential and commercial mixed-use development to serve Camden County, North Carolina along the U.S. Route 17 corridor that satisfies all municipal development requirements for Smart Growth and contributes to the tax base of the County. This project strives to meet the County's stated need of attracting new investment and grow its existing business base.

The applicant's "overall project purpose" for Camden Plantation is to construct an economically viable residential and commercial mixed-use development, with public amenities including an integrated trail and parks system, swimming and tennis facilities and golf course on not less than 500 acres. The density of the site plan is consistent with the County's Smart Growth guidelines (adopted from U.S. EPA criteria) to provide essential services to residents while minimizing sprawl within the agricultural areas of the County.

### *Project Need*

This section provides a detailed discussion of the primary components that comprise the need for the Camden Plantation. The need for this project centers around economic need that has been expressed by Camden County through recent correspondence as well as its long-term planning efforts (**Camden County Letter of Support, Appendix C**). The following organizes project need in terms of identified land-use planning elements organized by residential, commercial, and recreational improvements.

### *Residential*

According to the statistics provided by the County's Smart Growth consultants provided during the Master Planning process and from the State of North Carolina, population in Camden County is expected to increase over the next 20 years. Research reveals a diversity of demands for various products with much interest in amenities. According to the Smart Growth Leadership Institute, most of the growth in Camden County is residential growth from development pressures from Hampton Roads, and specifically associated with Norfolk, Chesapeake, and Portsmouth's Federal, state, and private employers. This continues to make northern Camden County attractive to Hampton Roads.<sup>1</sup> With the project's convenient location and proximity to the Hampton Roads region, a significant demand exists for affordable housing within a reasonable commute. Camden Plantation is envisioned as a "bedroom community" from which residents have easy access to a direct and less trafficked commute via U.S. Route 17 to employment in southside Hampton Roads while enjoying lower tax rates in North Carolina. The price of land and homes is also historically lower than in Hampton Roads due to the rural nature of the area per a product positioning study of the preliminary plan for development by the economic consulting firm *Market Perspectives* in 2002. In addition to Virginia commuters, housing for workers employed at the adjacent planned Camden Commerce Park is critical for drawing businesses there. Camden County has failed on at least one occasion to close a deal with an interested business due to the lack of nearby housing and commercial amenities for employees.

This portion of the County maintained its attractiveness even during the recession years. Between 2006 and 2011 sixty (60) approximately one-acre residential lots along McPherson Road, adjacent to Camden Plantation, were built. Since the economy has recovered, the demand for the residential, commercial, and golf course aspects of Camden Plantation continues.

### *Commercial*

In addition to the growing demand for housing, recent economic and population growth within Camden County has reached a point where residents are now in need of the following services: groceries, medical, pharmacy, general merchandise, personal services, and restaurants. Public offices can also be provided such as sheriff's office, library, and post office. Residents must currently drive 15 to 20 minutes each way to secure goods and services and the County's population already exceeds 10,000, considered to be the minimum threshold for a grocery store and a larger shopping center. According to a 2012 report prepared for Camden County by *H. Blount Hunter Retail & Real Estate Research Company*, there is adequate demand to support a grocery store, larger shopping center, and a variety of goods and services providers. The grocery store would "anchor" the commercial development and the other stores would serve a complimentary role at one location while minimizing sprawl. Camden Plantation will provide opportunities

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<sup>1</sup> The Smart Growth Institute. 2008. Case Studies in Smart Growth Implementation. Camden County, North Carolina

presently not available to local citizens with goals of providing convenient access to basic necessities, creating new opportunities for local employment, and providing better access to public services among others.

### *Recreational*

The proposed trail and park system interconnects the community, providing exercise, and is an alternative to reliance on the automobile. The proximity of the community to the Dismal Swamp State Park and associated kayak launch was also a factor in the site selection and expansion of outdoors activity options for the residents. The golf course facility will provide a campus setting for the junior Olympic swimming pool (regulation size for competition) and tennis courts. All three of these amenities are planned for use by the County school system's junior high school and high school students, as the school system currently lacks such amenities. The public, "full size" (American Society of Golf Course Architects), 18-hole, Par 72, 7,200-yard golf course will also provide a golf academy open to all citizens of the County, with an emphasis on youth for learning to play golf and training for employment in all facets of the golf industry. The golf course will be available to residents of the development, County residents, and residents of the region, and tourists.

## **Off-site Alternatives Analysis**

A viable alternative to the preferred development must be "practicable" pursuant to Section 404(b)(1) of the Clean Water Act and the Guidelines for Specification of Disposal Sites for Dredged or Fill Material (40 CFR Ch. 1, Part 230). The Guidelines define "practicable" as "available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes."

Although consideration of this site for development began over 15 years ago because of its desirable location and County preference, a formal alternatives analysis has not been required until the requirements referenced above as part of the Clean Water Act. The following alternatives analysis illustrates that the proposed project location (i.e., preferred alternative) is, indeed, the least environmentally damaging practicable alternative (LEDPA) to meet this project's purpose and need.

A phased approach was used to evaluate off-site alternatives to identify alternative locations that could be viable for this project. The first phase broadly considered areas within Camden County where a similar project would fit from a planning standpoint. Per Camden County's *2035 Comprehensive Plan (2012)*, the U.S. Route 17 corridor and the U.S. Route 158 corridor are the only locations within the County designated as "Growth Areas." However, the U.S. Route 158 corridor is strictly zoned for commercial development targeting tourists and others passing east to west across the county. Residential development is not intended for this area. As such, this off-site alternative analysis only carried forward development within other parcels along the U.S. Route 17 corridor.

The next phase of this analysis was to compare existing environmental, infrastructure and planning spatial data against the criteria necessary for development of this project. The criteria identified to meet the purpose for this project are:

1. Parcels along the U.S. Route 17 corridor north of South Mills large enough to accommodate a mixed-use development project and not currently occupied, i.e., 500 acres

of developable land, at a minimum. Parcel data was obtained from the County for evaluation.

2. Parcels not greatly encumbered by wetlands. Extensive wetlands would limit the development potential of a parcel. National Wetlands Inventory (NWI) data was used to estimate the acreage of wetlands present on each parcel.
3. Parcels with access to potable water. Infrastructure data obtained from the County.
4. Parcels with access to sanitary sewer. Infrastructure data obtained from the County.
5. Parcels with adequate highway access for a community of this size and use category.
6. Appropriate parcel boundary configuration. This was considered because a mixed used residential development with golf and the other planned amenities is not feasible on a long narrow parcel, for example.
7. Compatible with Comprehensive Plan. The Zoning required for this type of mixed-use development.

To supplement KES' compiled data, a 2012 study by East Carolina University<sup>2</sup> summarized similar ArcGIS® data to assess suitability analyses for the South Mills area to observe development suitability. This evaluation was based on the Coastal Area Management Act (CAMA) guidelines for conducting a suitability analysis.

Using ArcGIS, these criteria and this analysis is represented graphically in Figure 1. Although not part of the evaluation Federal Emergency Management Agency (FEMA) National Flood Hazard (NFH) data shown as the 1 percent annual chance flood hazard limit is also shown on Figure 1. It closely tracks the NWI wetland spatial data. A summary of the analysis of the above- listed criteria are described below:

### **Parcels not Carried Forward in the Off-Site Alternatives Analysis**

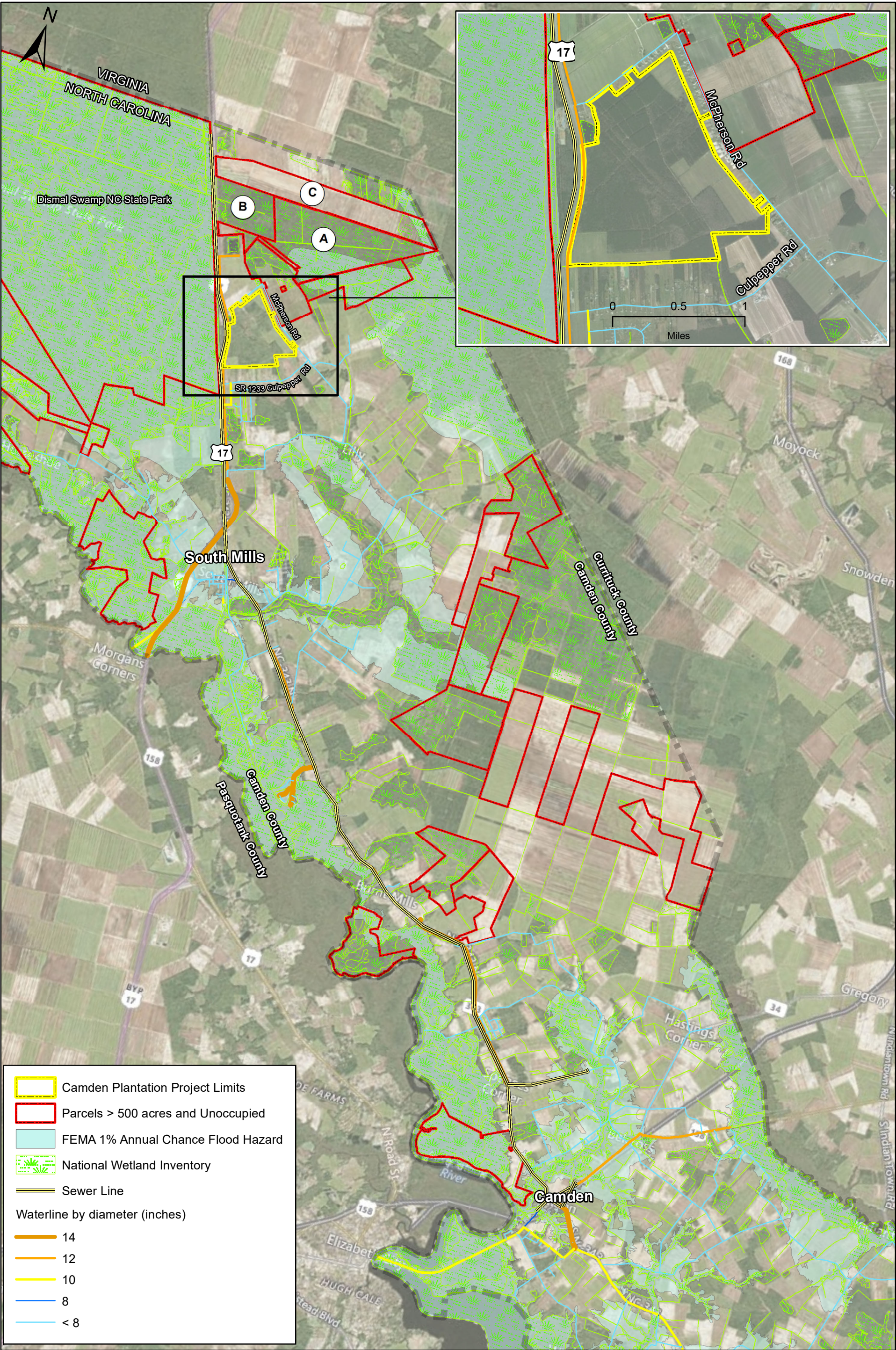
Including the Camden Plantation site, 21 parcels were identified in the general vicinity of the U.S. Route 17 corridor that met Criteria 1: 500 acres or greater in size and not currently occupied (Figure 1). All but four of these parcels were dropped from further consideration because they failed one or more of Criteria 3 – 5. In particular, they do not front U.S. Route 17 or even have reasonable access, they have no public sewer, and they have no public water. Additionally, the parcels east and south of South Mills also are not preferred because they are very remote and make up the bulk of crop production for the county.<sup>3</sup>

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<sup>2</sup> *Small Area Plan for The South Mills Village Core Camden County, North Carolina, January 2012.* PLAN 5065, Land Use Planning, under supervision of Jerry Weitz, Ph.D., FAICP, East Carolina University Department of Geography Urban and Regional Planning Program.

<sup>3</sup> E-mail correspondence with Dan Porter, Planning Director, Camden County. April 5, 2018.







## Parcels Carried Forward in the Off-Site Alternatives Analysis

The four parcels remaining in the alternatives analysis process are discussed in detail below, including the preferred alternative. **Table 1** summarizes whether these sites met each of the five decision criteria listed above.

### Alternative Site A

This parcel is approximately 1,357 acres and, therefore, could accommodate the Camden Plantation development based on acreage alone. However, the parcel is currently zoned for conservation and/or agricultural use per *The Camden County 2035 Comprehensive Plan* and the NWI mapping tool shows that it is almost completely covered by PFO and/or PSS wetlands (approximately 1,290 acres). Given the scale of wetlands present and therefore potential permanent impacts by locating the Camden Plantation development there, this parcel is not a practicable alternative. In addition, the parcel also lacks water line infrastructure, has only limited access to an existing sewer line along U.S. Route 17, and therefore will not accommodate development of any kind. The Parcel is removed from consideration.

### Alternative Site B

This parcel is approximately 471 acres, which is below the 600-acre minimum and therefore not a sufficient area for the Camden Plantation development. Additionally, the NWI mapping tool shows that the parcel is completely PFO and/or PSS wetlands. The parcel is also currently zoned for light industrial use per *The Camden County 2035 Comprehensive Plan*. As such, this parcel is not a practicable alternative. In addition, the parcel also lacks water line infrastructure, has only limited access to an existing sewer line along U.S. Route 17, and therefore will not accommodate development of any kind. The Parcel is removed from consideration.

### Alternative Site C

This parcel is approximately 1,001 acres and privately owned. The parcel has a small section of forested land in its eastern section, but the majority of the land is currently farmed. The NWI mapping tool shows that approximately 140 acres of this parcel contains PFO/PSS wetlands, while the area unverified as upland is greater than the minimum 500-acre threshold required for Camden Plantation. However, the parcel is currently zoned for conservation and/or agricultural use per *The Camden County 2035 Comprehensive Plan*. In addition, the parcel is long (~17,000 feet) and narrow (~2,000 feet) and would preclude the development of essential elements of the Camden Plantation, particularly the residential and golf course layouts. As such, this parcel is not a practicable alternative for the Camden Plantation development since residential and commercial uses run contrary to the County's approved *2035 Comprehensive Plan*. In addition, the parcel also lacks water line infrastructure, has only limited access to an existing sewer line along U.S. Route 17, and therefore will not accommodate development of any kind. The Parcel is removed from consideration.

### Preferred Alternative: Camden Plantation

This parcel is approximately 663 acres with 46.90 acres of palustrine forested (PFO) wetlands, a perennial relatively permanent water (RPW) along the southern boundary of the property and an intermittent RPW, which bisects the property, northeast-southwest.

This parcel has sufficient acreage with the appropriate configuration, sewer and water, direct access to U.S. Route 17 with approximately 5,000 feet of roadside frontage, including two median breaks for proper ingress/egress to the site. The site measures approximately 5,400 by 4,500 feet, nearly square. The parcel is Zoned as Planned Urban Development (PUD).

Although this parcel does have nearly 47 acres of wetlands, it currently meets all the other criteria. The current design will permanently impact approximately 27.96 acres of palustrine forested wetlands (PFO) and convert 0.94 acres of PFO wetlands to non-tidal emergent wetlands. Details of on-site avoidance and minimization are summarized later in this document.

**Table 1** summarizes whether these four (4) sites met each of the seven (7) decision criteria listed above.

Excluding Potential Wetland Impact, Alternatives A, B, and C met a maximum of only four of the seven decision criteria. The Camden Plantation site fully met six of the seven criteria. Alternatives A and B are estimated to be nearly all wetlands. Although Alternative C potentially contains less wetlands than the preferred site, it does not meet most of the other criteria and not a practicable alternative. Because of this analysis, KES found that there are no practicable alternative locations that meet the project's purpose and need and the currently proposed Camden Plantation location is the LEDPA, thus, it is the preferred alternative.

## **Preferred Alternative**

### *Historical Context*

There has been a long-standing interest in a development at this specific property because of the longstanding demand for a "bedroom community" close to Norfolk, Chesapeake, and Portsmouth employers as well as the proximity to a major highway corridor used by tourists. The U.S. Route 17 corridor is one of only two areas designated for major development by Camden County per their 2035 *Comprehensive Plan* published in 2012. The other area is located along the U.S. Route 158 corridor east of Elizabeth City and the Town of Camden. The U.S. Route 158 corridor is unsuitable for a development like Camden Plantation. This will be discussed in more detail within the Offsite Alternatives Analysis section of this narrative. The initial geographic appeal of the location has since expanded to include multiple factors which make the property highly suitable for the mixed-used development currently proposed.

*Ownership and Land Planning* - The property was initially bought by Sunnyside Homes in 1998 and intended for the construction of a multi-use community called Tanglewood, which like the currently proposed development proposed direct access to U.S. Route 17 and consisted of residential and commercial lots, as well as a golf course. The Tanglewood site plan ultimately was not adopted by the County but the concept of a mixed-used development was well received by the

County. In 2002, the property was transferred to Boyd Homes, the current owner and applicant. From 2002 to 2016, Boyd Homes worked extensively with Camden County planning staff to

**Table 1. Summary of Off-Site Alternatives Analysis**

<b>Exhibit 1 Parcel ID</b>	<b>Sufficient Parcel Acreage along U.S. Route 17</b>	<b>Potential Wetland Impacts</b>	<b>Potable Water Access</b>	<b>Sanitary Sewer Access</b>	<b>Adequate Ingress/Egress</b>	<b>Appropriate Parcel Boundary Configuration</b>	<b>Compatible with Comprehensive Plan</b>	<b>Practicable</b>
A	Yes	Substantial	No	Yes, limited	No	Yes	No	No
B	No	Substantial	No	Yes, limited	Yes	Yes	No	No
C	Yes	Some to Few	No	Yes, limited	Yes	No	No	No
Camden Plantation/Preferred Alternative	Yes	Some	Yes	Yes, substantial	Yes	Yes	Yes	Yes

design a mixed-used development to meet residents' needs and spur economic growth while minimizing sprawl per the aforementioned Smart Growth principles, thereby reducing development pressure on other areas and maintaining the rural integrity of the County. In 2008, the property was rezoned by the County as Planned Unit Development (PUD). In 2010, Camden Plantation was included in the County's approved Master Plan for land use and development. In 2016, a Phase I "Preliminary Plat" of construction plans were submitted to the County to maintain the zoning requirements.

*Infrastructure* - In 2006, because of the joint recognition by Boyd Homes and the County of the property's potential, a concerted planning effort was initiated and focused on development of the property. At this time Boyd Homes received authorization from the County to extend existing water lines to connect to the property. Boyd Homes extended the 12-inch water line along the U.S. Route 17 corridor from its prior terminus at Culpepper Road (State Route 1233) a short distance to the property and along its frontage to the intersection of McPherson Road and U.S. Route 17. Boyd Homes also installed a 6-inch water line along both the entire length of McPherson Road from the intersection with U.S. Route 17 east and south to the existing lines along Culpepper Road (State Route 1233). A sewer force main was already in place along U.S. Route 17 and extends north of Camden Plantation to approximately 0.4-mile from the Virginia border.

#### *Proposed Design Plan*

Camden Plantation will consist of approximately 1,750 new residential units, a minimum of 160,000 square feet (SF) of retail/commercial/office space, an 18-hole golf course, and other recreational amenities. Intended services to be provided are a grocery store, and complimentary soft good retail, medical/dental offices, and general office space (e.g., law offices). The commercial entities will be consolidated in a planned town center close to the western development entrance off U.S. Route 17. For the proposed project's economic feasibility, the commercial tract must front U.S. Route 17 and the development's access road must per NCDOT requirements align with an existing median break in the limited access highway. It is anticipated that the site will be developed in a minimum of four (4) phases as follows:

- **Phase I** will consist of constructing the intersection of Plantation Boulevard (the main road through the development) to U.S. Route 17, the partial development of the Town Center commercial area, installation of required road, water, and sewer infrastructure, development of the entire golf course, building residences, and temporary access from the eastern part of McPherson Road to a designated utility parcel adjacent to Holes 11 – 12.
- **Phase II** will consist of constructing access to McPherson Road from the northern portion of the property, partial development of Town Center and associated infrastructure, and building residences.
- **Phase III** will consist of the completion of Town Center and associated infrastructure and building residences.
- **Phase IV** will consist of building residences and associated infrastructure and installing permanent construction access from the development to the eastern portion of McPherson Road.

## **FEMA Flood Zone**

FEMA mapping shows that the subject property is located in the unshaded Zone X, outside of the 500-year floodplain and considered to be an Area of Minimal Flood Hazard. The floodplains of the closest waterbodies, the Great Dismal Swamp and Great Dismal Swamp Canal are depicted on the FEMA Map as “Zone A”. Copies of Flood Insurance Rate Maps (FIRMs) is included in **Appendix D**.

## **Wetlands and Waters of the U.S. Delineation**

Jurisdictional Determinations were issued for the site in 2001 (USACE No 2002-10093), 2009 (SAW-2008-00291) and 2015 (SAW-2015-00317) (**Appendix E**). The site contains 46.90 acres of palustrine forested (PFO) wetlands, a perennial relatively permanent water (RPW) along the southern boundary of the property and an intermittent RPW which bisects the property. Historical land use has been a mix of agricultural fields and forested/silvicultural areas. The property has an extensive matrix of ditches effectively removing the hydrology from large portions of the property resulting in fragmented wetland areas. The intermittent and permanent RPW’s appear to have been excavated for agriculture and/or forestry activities as they do not lie within topographic valleys.

## **Coastal Area Management Act**

The project is connected to a ditch located at the headwaters of Joyce Creek which is a tributary of the Pasquotank River. The project is not available for navigation due to the culverts under Culpepper Road (State Route 1233) and Lilly Road (State Route 1225). As such, we believe that the property is upstream of Coastal Area Management Act (CAMA) jurisdiction. We respectfully request that the North Carolina Division of Coastal Management (DCM) confirm that the project is outside their jurisdiction.

## **On-site Avoidance and Minimization of Wetland Impacts**

This project will permanently impact approximately 27.96 acres of palustrine forested (PFO) wetland for development of residential and commercial structures, road right-of-way (ROW) and golf course construction; an additional 0.94 acres of PFO wetlands will also be converted to non-tidal emergent wetlands for golf course construction. Permit drawings and impact summary tables for previously proposed impacts and the current Preferred Alternative can be found in **Appendix F** and **Appendix G**, respectively.

Avoidance and minimization measures that have been undertaken or incorporated into the project include are a 5.37-acre reduction from 33.33 acres to the currently proposed 27.96 acres following a meeting with the USACE and state environmental agency staff on August 22, 2017. Approximately twenty-two (22) residential units proposed to be in wetland areas were eliminated and the previously proposed road alignment was revised to accommodate the new residential layout. Conversion impacts remain the same at approximately 0.94 acres. It should be noted that the earlier (2002) Tanglewood site plan that was rejected by the County did not propose any avoidance of wetlands and appeared to develop the entire site. The applicant and the County have since 2002 worked diligently to both increase the density of residential units and avoid wetlands and WOUS to the extent practicable. The 22 homes removed from the site plan to avoid 5.37 acres of wetland impacts have also been coordinated with the County.

Design of the golf course has been undertaken in an attempt to avoid and minimize wetland impacts to the maximum extent practicable while meeting the project's purpose and need. The stormwater management system is fully integrated into the golf course design. The project is situated near the "head" of the drainage area contributing to Joyce Creek. In the existing condition, the project site receives runoff from the farm fields to the north and east and conveys it through a series of interconnected ditches to Joyce Creek to the south and to the Dismal Swamp Canal via three culvert connections under U.S. Route 17. The existing interconnected ditch system within the property allows hydraulic pressures from runoff within the site and from upstream runoff through the site, to be distributed around the property and to drain in a balanced manner to the four outfalls.

The proposed system mimics this condition: Approximately 37.3 acres of open water and interconnecting ditches are proposed. The golf course circumscribes the property in a way that brings it in close proximity to all four outfalls. By utilizing the typical water hazards present on the golf course for stormwater management, expanding them as needed for stormwater requirements, and interconnecting the system, significant efficiency of land use (dual-purpose: golf course drainage and stormwater management) is achieved and can hydraulically balance the system amongst the outfalls.

Another land-use efficiency in the design that was incorporated to minimize the stormwater footprint is the fact that the lower areas within the golf course are designed to be flooded during larger rain events. This flooding ensures that the site meets the stormwater management requirements for the project. The flooding of golf course open areas coupled with the decentralized distribution of the stormwater management throughout the golf course (and subsequently throughout the project site) results in a distributed opportunity for groundwater recharge throughout the project site.

Water quality design goals were driven by NCDEQ (State) requirements. Water quantity design goals were driven by County stormwater management requirements. In the case of this project, the County's water quantity design goals govern the design and drive the sizing of the infrastructure. They are summarized below:

- Water quality requirements from NCDEQ require capture & treatment of runoff from the first 1.5" of rainfall.
- Water quantity requirements from Camden County dictate that an EPA SWMM Model be generated with a runoff analysis based on SCS methodologies. A runoff reduction equivalent to CN-4 is required to be provided for discharge from the site in the post-construction condition.
- The same stormwater wet ponds throughout the golf course are utilized to provide NCDEQ stormwater treatment requirements as well as the flow mitigation requirements (CN-4) of Camden County.
- The pond sizing required to meet the Camden County flow mitigation requirements result in a pond system that treats 2 to 3 times the runoff volume than NCDEQ requires.

The above described stormwater design reduced the overall stormwater management footprint in that the County requirements for runoff mitigation dictated the sizing of the pond system. The State's treatment requirements are being handled in the same wet pond system, therefore resulting in a combined system that treats 2 to 3 times the runoff required by NCDEQ while only occupying the pond footprint required to meet the County's requirements. Furthermore, the wet pond system

is integrated into the golf course and larger storms are allowed to flood the golf course instead of requiring separate dedicated land area to meet the County's requirements.

The project contains six (6) areas of PFO wetlands, comprising 46.14 acres. Proposed impacts include 27.96 acres of permanent fill and 0.94 acres of conversion to palustrine emergent wetlands (PEM) for a total of 28.90 acres. There are 17.24 acres of wetlands avoided.

In addition, 4,562 linear feet (LF) of intermittent streams/ditch will be filled. None of the 4,562 LF of perennial stream/ditch will be impacted by the development. However, the intermittent stream impacts will not result in a functional loss because of the addition of the 37.3 acres of ponds and ditches that will be constructed to maintain and improve the existing hydrology and water quality of the site.

More detailed descriptions of the proposed impact areas, including previously proposed configurations are provided below:

- **Wetland Area 1:** Golf course (Holes 1 and 2) construction will result in the following impacts (**Sheet W101 and Proposed Impact Tables, Appendix G**).

Permanent Impacts:

Conversion PFO to palustrine emergent (PEM) wetlands: 0.67 acres

No change in proposed impacts has occurred since the August 22, 2017 interagency meeting.

- **Wetland Area 2:** Golf course (Hole 6) construction will result in the following impacts (**Sheet W102 and Proposed Impact Tables, Appendix G**).

Permanent Impacts:

Conversion PFO to PEM wetlands: 0.21 acre

PFO wetlands: 0.68 acres

No change in proposed impacts has occurred since the August 22, 2017 interagency meeting.

- **Wetland Area 3:** Golf course (Hole 6) construction will result in the following impacts (**Sheet W103 and Proposed Impact Tables, Appendix G**).

Permanent Impacts:

PFO wetlands: 0.60 acres

No change in proposed impacts has occurred since the August 22, 2017 interagency meeting.

- **Wetland Area 4:** Golf course (Holes 7, 8, and 9) construction, roadway ROW, residential units, and commercial units will result in the following impacts (**Sheet W104 and Proposed Impact Tables, Appendix G**).

Permanent Impacts:

Conversion PFO to PEM wetlands: 0.06 acres

PFO wetlands: 10.91 acres



This area was previously proposed to include 12.19 acres of permanent impacts to PFO wetlands by clearing, filling, and grading to accommodate golf course construction and residential units, and commercial units. Wetlands avoided since the August 22, 2017 meeting totals 1.28 acres.

- **Wetland Area 5:** Golf course (Holes 9 and 18) construction, roadway ROW, residential units, and commercial units will result in the following impacts (**Sheet W105 and Proposed Impact Tables, Appendix G**).

Permanent Impacts:

PFO wetlands: 15.77 acres

This area was previously proposed to include 19.86 acres of permanent impacts to PFO wetlands by clearing, filling, and grading to accommodate golf course construction, roadway ROW, residential units, and commercial unit. Wetlands avoided as a consequence of the August 22, 2017 meeting totals 4.09 acres.

- **Wetland Area 6:** Impacts to the 2.49 acres of PFO wetlands were entirely avoided by not proposing additional segments of golf course construction, extension of the roadway ROW, and development of additional residential and commercial structures (**Sheet W106, and Proposed Impact Tables, Appendix G**). No change in proposed impacts has occurred since the August 22, 2017 interagency meeting.

Recent site designs have avoided approximately 500 LF of perennial RPW at the headwaters of Joyce Creek near Hole 12 (**Plate W100, Appendix G**)

## **Cultural & Historic Resources**

KES evaluated records obtained from the North Carolina State Historic Preservation Office online database to assess the potential presence of cultural and/or historic resources within the project area or in the immediate vicinity. No such resources are present within the project area, but two (2) resources were identified within a 2-mile radius. However, the Malachi Sawyer House (ID#CM0063) appears to have been demolished and is 1.99 miles away. The project will have no adverse effect on the Dismal Swamp Canal (ID#CM0003) as the proposed development is separated from the Canal by U.S. Route 17. Maps showing the location of these resources are included in **Appendix H**.

## **Protected Species**

KES evaluated records obtained from both the U.S. Fish and Wildlife Service (USFWS) Information, Planning and Consultation System (IPaC) and North Carolina Natural and Cultural Heritage Resources Natural Heritage Program (NCRNHP) online databases to assess the potential presence of state and/or federally listed threatened and/or endangered species in the project vicinity. A summary of KES findings is provided in the enclosed **Species Conclusion Table** in **Appendix H** and described in further detail below.

The USFWS IPaC database, which identifies federally protected species within, or affected by, the subject site indicated that while there is potential for one (1) federally endangered and three (3) federally threatened species to be present within the project vicinity, there is no critical habitat for the Northern Long-eared Bat (*Myotis septentrionalis*), Red Knot (*Calidris canutus rufa*), Red-cockaded Woodpecker (*Picoides borealis*), and American Alligator (*Alligator mississippiensis*),

respectively within the project area. As such, no adverse effects to these protected species are anticipated. Specifically, with regard to the Northern Long-eared Bat, the proposed project site is outside of USFWS Consultation Area “red HUC” established for Camden County, per publicly available GIS shapefiles from the USFWS Raleigh Field Office website (**Appendix H**). While the project is within 0.25 miles of the red HUC boundary, no pile driving, blasting, or other percussive activities are anticipated. Therefore, we believe the project will qualify for a “no effect,” per the USFWS Alternative Local Procedure 1 (ALP1).

The NCRNHP database identified one (1) state-threatened species, the Timber Rattlesnake (*Crotalus horridus*) within a 1-mile radius of the project area, but not within the project area itself. Based on the database returns and the habitat and species impact conclusions, this project qualifies for self-certification through the USFWS Raleigh Field Office. A letter of self-certification from the NCRNHP is also included in **Appendix H**.

Per the National Oceanic and Atmospheric Administration (NOAA)’s Essential Fish Habitat (EFH) online mapping tool, no EFH is present within the project area (**Appendix H**). In addition, no adverse effects to areas downstream of the project are anticipated.

## **Compensatory Mitigation**

The applicant proposes to offset the permanent impacts to approximately 27.96 acres of PFO and conversion impacts to approximately 0.94 acres of PFO to PEM through the purchase of non-tidal wetland credits from an approved mitigation bank at a ratio of 2:1 for PFO and 1:1 for conversion from PFO to PEM. In addition, Camden Plantation will preserve the remaining wetlands (17.24 acres of PFO avoided) on the property in perpetuity through the recordation of deed instruments.

# Appendix A

Permit Application





17. DIRECTIONS TO THE SITE

Intersection of U.S. Route 17 and McPherson Road (State Route 1231) approximately 4.25 miles north of the village of South Mills

18. Nature of Activity (Description of project, include all features)

Please see attached permit support document (PSD) narrative.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

Please see attached PSD narrative.

**USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED**

20. Reason(s) for Discharge

Please see attached PSD narrative.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
Clean fill from various sources (vol. TBD)	will be compacted methodology TBD	

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres 27.96 (PFO)

or

Linear Feet 4,562 (intermittent RPW)

23. Description of Avoidance, Minimization, and Compensation (see instructions)

Please see PSD narrative.

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- Please see attached list.

City - State - Zip -

b. Address-

City - State - Zip -

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
Camden County	Rezoning Ordinance	2010-12-01		2-7-11	

\* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

  
SIGNATURE OF APPLICANT      2018-05-22  
DATE

  
SIGNATURE OF AGENT      2018-05-22  
DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

Camden Plantation - Property Owners Adjacent to Waterbodies and Aquatic Sites Where Work is Proposed						
Waterbody/Aquatic Site	Name	Street Address	City	State	Zip Code	Mailing Address if Different
Intermittent Stream	Kelly & Robert Johnston	226 McPherson Rd	South Mills	North Carolina	27976	n/a
	Danielle & Edward Barry	224 McPherson Rd	South Mills	North Carolina	27976	n/a
Wetland Area 2	Eric & Cynthia Mark	160 McPherson Rd	South Mills	North Carolina	27976	130 W Royce Dr Chesapeake VA 23322
	Camden Plantation Homes LLC	152 McPherson Rd	South Mills	North Carolina	27976	544 Newtown Rd Virginia Beach VA 23462
Wetland Area 3	Princess Anne Builder of Camden LLC	144 McPherson Rd	South Mills	North Carolina	27976	1524 Mount Pleasant Rd Floor 1 Chesapeake VA 23322
	Jean & Calton Bell	107 McPherson Rd	South Mills	North Carolina	27976	n/a
	Abigail & Christopher Ellis	103 Lake Dr	South Mills	North Carolina	27976	333 U.S. 158 West Elizabeth City NC 27909
Wetland Area 4	Durward Medlin	105 Lake Dr	South Mills	North Carolina	27976	103 N Elm St South Mills NC 27976
	William & Vickie Stafford	102 Lake Dr	South Mills	North Carolina	27976	P.O. Box 321 South Mills NC 27976
Wetland Area 5	N.C. Department of Transportation	U.S. Route 17 North	Elizabeth City	North Carolina	27976	Resident Engineer's Office 1929 A North Road St. Elizabeth City 27909

# Appendix B

Vicinity & Location Maps





Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

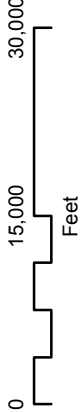


**Kerr Environmental  
Services Corp.**  
Sustainable Ecological Restoration  
and Environmental Consulting

### Vicinity Map

Camden Plantation

CAMDEN COUNTY, NORTH CAROLINA



May 2018

Figure 1





 <b>Kerr Environmental Services Corp.</b> Sustainable Ecological Restoration and Environmental Consulting	<b>LOCATION MAP</b> Camden Plantation CAMDEN COUNTY, NORTH CAROLINA	
	APRIL 2018	FIGURE 2

05001,0001,5002,000

Feet



# Appendix C

Camden County  
Letter of Support

BOARD OF COMMISSIONERS

CLAYTON D. RIGGS  
Chairman

TOM WHITE  
Vice Chairman

GARRY W. MEIGGS  
RANDY KRAINIAK  
ROSS MUNRO



KENNETH BOWMAN  
County Manager

KAREN DAVIS  
Clerk to the Board

JOHN S. MORRISON  
County Attorney

May 1, 2018

Kerr Environmental Services Corp.  
Attn: Bob Kerr  
1008 Old Virginia Beach Road, Suite 200  
Virginia Beach, VA 23451

SUBJECT: Camden Plantation Project

Dear Mr. Kerr:

Per your request, I am providing the following information to help you and others understand the context in which the Camden Planation project fits with Camden County's plans for the future.

Camden County is located in Northeastern North Carolina, immediately adjacent to the Hampton Roads region of Virginia. Given this favorable geographical location, the prospects for future growth and prosperity are significant. Moreover, the County benefits from being one of the highest household median income communities in the State, along with having a consistent exceptionally rated educational system. The workforce is trained and educated. The cost of housing is less than the average residence in the contiguous Hampton Roads Metropolitan Area and offers a low-cost business environment favorable to wealth generating opportunities. Because of these core qualities, the community is well positioned to advance its strategy to attract new investment and assist in the growth of its existing business base.

The County's strategic location is quickly becoming a significant bedroom community for Hampton Roads. As this residential growth continues, it is important that it be accommodated in a well-planned manner that will not sprawl with 1 to 5 acre lots across the rural landscape using up critical farmland and limited infrastructure resources.

The Camden Plantation mixed use development is an important part of the County's growth strategy as outlined in the Camden County 2035 Comprehensive Plan. The project as depicted in the current Master Plan was presented to the County as a concept around 2002. The developers worked cooperatively with the County to refine the concept into a Planned Unit Development Master Plan that was approved in 2010.

The commercial component of the Camden Plantation mixed use nature is critical the County's economy. As a small rural community, the County has very few commercial businesses and the resultant jobs and tax base. The US Hwy 17/Future I-87 corridor is one of only two areas of the county that can reasonably be expected to attract commercial development since much of the other areas in the county are remote and accessible only via inadequate secondary roads. By creating neighborhoods clusters, the project is more likely to attract businesses looking for a critical mass of households. These businesses will also be able to serve visitors to the Dismal Swamp State Park located on the west side of the US Hwy 17/ Future I-87 corridor.

The other growth area in the county is along the US 158 highway corridor that cuts east/west through the County's central core. The Comprehensive Plan for this area envisions small businesses, and no significant mixed use or residential development as the available properties in this area are much smaller and suited for small business footprints and limited residential or mixed use development.

The importance of the US Hwy 17/ Future I-87 corridor is reflected in the advent of what is referred to as the Camden Commerce Park. This County owned complex encompasses approximately 100 acres of property, of which about 55 acres are suitable for development. The remaining area consists of a significant water feature and the first phase of infrastructure. To date, the total public investment in the park is approximately \$2M in extension of water, sewer, and road infrastructure. The County also owns a contiguous 350 undeveloped acres of property that has been designated as a future business location area. Several business prospects have cited the importance of housing and service businesses nearby to accommodate their employees. The proposed development of Camden Plantation will enhance the County's ability to build out these properties.

The recreational component of the project is also beneficial to the County. Not only does the golf course serve as a comprehensive solution to the project's stormwater runoff, it will also be available to County residents and it will attract visitors to the County.

While the size and scope of the Camden Plantation development is large for this rural area, presenting challenges to the County's school district and infrastructure, the phasing of the project over 15 to 20 years equally presents opportunities to grow those same County services in a planned manner. The success of Camden Plantation will generate complimentary development of the US Hwy 17/ Future I-87 corridor and South Mills village.

Thank you for your help with this very important project. Please let me know if I can be of further assistance.

Sincerely,

Dan B. Porter, Director  
Planning & Community Development Department  
Camden County, NC

# Appendix D

## FEMA Maps

# National Flood Hazard Layer FIRMette



## Legend

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

Without Base Flood Elevation (BFE)  
*Zone A, V, AE99*

With BFE or Depth

Regulatory Floodway *Zone AE, AO, AH, VE, AR*

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*

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

NO SCREEN

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/9/2018 at 11:40:18 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: base map 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.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

76°20'32.33"W

36°29'54.97"N



# National Flood Hazard Layer FIRMette



Legend

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

Without Base Flood Elevation (BFE)  
*Zone A, V, AE9*

With BFE or Depth

Regulatory Floodway *Zone AE, AO, AH, VE, AR*

SPECIAL FLOOD HAZARD AREAS

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 OF FLOOD HAZARD

NO SCREEN

Effective LOMRs

Area of Minimal Flood Hazard *Zone X*

Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

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

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/9/2018 at 11:52:27 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: base map 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.



# National Flood Hazard Layer FIRMette



## Legend

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

Without Base Flood Elevation (BFE)  
*Zone A, V, AE9*

With BFE or Depth

Regulatory Floodway *Zone AE, AO, AH, VE, AR*

SPECIAL FLOOD HAZARD AREAS

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 OF FLOOD HAZARD

NO SCREEN

Effective LOMRs

Area of Minimal Flood Hazard *Zone X*

Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

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

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/9/2018 at 11:45:04 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: base map 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.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

76°20'18.19"W

36°29'53.11"N

# Appendix E

Jurisdictional  
Determination

**U.S. ARMY CORPS OF ENGINEERS**  
**WILMINGTON DISTRICT**

ORM Id. SAW 2008-00291

County: Camden

U.S.G.S. Quad: South Mills

**NOTIFICATION OF JURISDICTIONAL DETERMINATION**

Property Owner/Agent: Ken Merner

Address: Boyd Homes

544 Newton Road Suite 128

Virginia Beach, Virginia 23462

Telephone No.:

Property description:

Size (acres) 660

Nearest Town South Mills

Nearest Waterway Great Dismal Swamp Canal

River Basin Pasquotank

USGS HUC 03010205

Coordinates 36.5026 N, -76.3458 W

Location description Property is located on the southeastern side of the intersection of US Highway 17 and McPherson Road, north of South Mills, in Camden County, North Carolina.

**Indicate Which of the Following Apply:**

**A. Preliminary Determination**

- ☐ Based on preliminary information, there may be wetlands on the above described property. We strongly suggest you have this property inspected to determine the extent of Department of the Army (DA) jurisdiction. To be considered final, a jurisdictional determination must be verified by the Corps. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331).

**B. Approved Determination**

- ☐ There are Navigable Waters of the United States within the above described property subject to the permit requirements of Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

☒ **There are wetlands on the above described property subject to the permit requirements of Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.**

☐ We strongly suggest you have the wetlands on your property delineated. Due to the size of your property and/or our present workload, the Corps may not be able to accomplish this wetland delineation in a timely manner. For a more timely delineation, you may wish to obtain a consultant. To be considered final, any delineation must be verified by the Corps.

☐ The wetland on your property have been delineated and the delineation has been verified by the Corps. We strongly suggest you have this delineation surveyed. Upon completion, this survey should be reviewed and verified by the Corps. Once verified, this survey will provide an accurate depiction of all areas subject to CWA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.

☒ **The wetlands have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on June 23, 2009. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.**

There are no waters of the U.S., to include wetlands, present on the above described property which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

**X** The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Elizabeth City, NC, at (252) 264-3901 to determine their requirements.

ORM Id. 2008-00291

Placement of dredged or fill material within waters of the US and/or wetlands without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). If you have any questions regarding this determination and/or the Corps regulatory program, please contact Josh Pelletier at 910-251-4605.

**C. Basis For Determination**

There are jurisdictional wetlands on the property that meet the three parameters as described in the 1987 Corps of Engineers wetland delineation manual and are a broad continuum of wetlands associated with Joyce Creek and the Pasquotank River system.

**D. Remarks**

**E. Appeals Information** (This information applies only to approved jurisdictional determinations as indicated in B. above)

This correspondence constitutes an approved jurisdictional determination for the above described site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

District Engineer, Wilmington Regulatory Division  
Attn: Josh Pelletier, Project Manager,  
Washington Regulatory Field Office  
Washington, North Carolina 27889

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the District Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by \_\_\_\_\_.

**\*\*It is not necessary to submit an RFA form to the District Office if you do not object to the determination in this correspondence.\*\***

Corps Regulatory Official: \_\_\_\_\_

Date June 23, 2009

Expiration Date June 23, 2014

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete the Customer Satisfaction Survey located at our website at <http://regulatory.usacesurvey.com/> to complete the survey online.

Copy furnished:

Kristen Shacochis-Brown  
Kerr Environmental Services Corps  
1008 Old Virginia Beach Road, Suite 200  
Virginia Beach, Virginia 23451

## NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Ken Merner/Boyd Homes	File Number: 2008-00291	Date: June 23, 2009
Attached is:		See Section below
<input type="checkbox"/> INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
<input type="checkbox"/> PROFFERED PERMIT (Standard Permit or Letter of permission)		B
<input type="checkbox"/> PERMIT DENIAL		C
<input checked="" type="checkbox"/> APPROVED JURISDICTIONAL DETERMINATION		D
<input type="checkbox"/> PRELIMINARY JURISDICTIONAL DETERMINATION		E

**SECTION I -** The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://www.usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.**

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT: You may accept or appeal the permit**

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the district engineer. This form must be received by the division engineer within 60 days of the date of this notice.



**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

**REASONS FOR APPEAL OR OBJECTIONS:** (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

**ADDITIONAL INFORMATION:** The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact:

Josh Pelletier  
Washington Regulatory Field Office  
PO Box 1000  
Washington, NC 27889

If you only have questions regarding the appeal process you may also contact:

Mr. Mike Bell, Administrative Appeal Review Officer  
CESAD-ET-CO-R  
U.S. Army Corps of Engineers, South Atlantic Division  
60 Forsyth Street, Room 9M15  
Atlanta, Georgia 30303-8801

**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

<hr/> Signature of appellant or agent.	Date:	Telephone number:
--	-------	-------------------

**For appeals on Initial Proffered Permits and approved Jurisdictional Determinations send this form to:**

**District Engineer, Wilmington Regulatory Division, Attn: \_\_\_\_\_, Project Manager,  
Regulatory Field Office, \_\_\_\_\_, North Carolina**

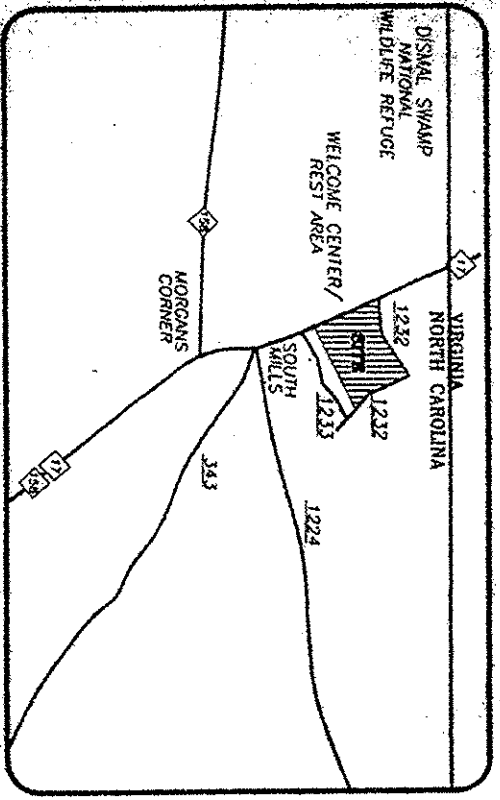
**For Permit denials and Proffered Permits send this form to:**

**Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Mike Bell,  
Administrative Appeal Officer, CESAD-ET-CO-R, 60 Forsyth Street, Room 9M15, Atlanta,  
Georgia 30303-8801**

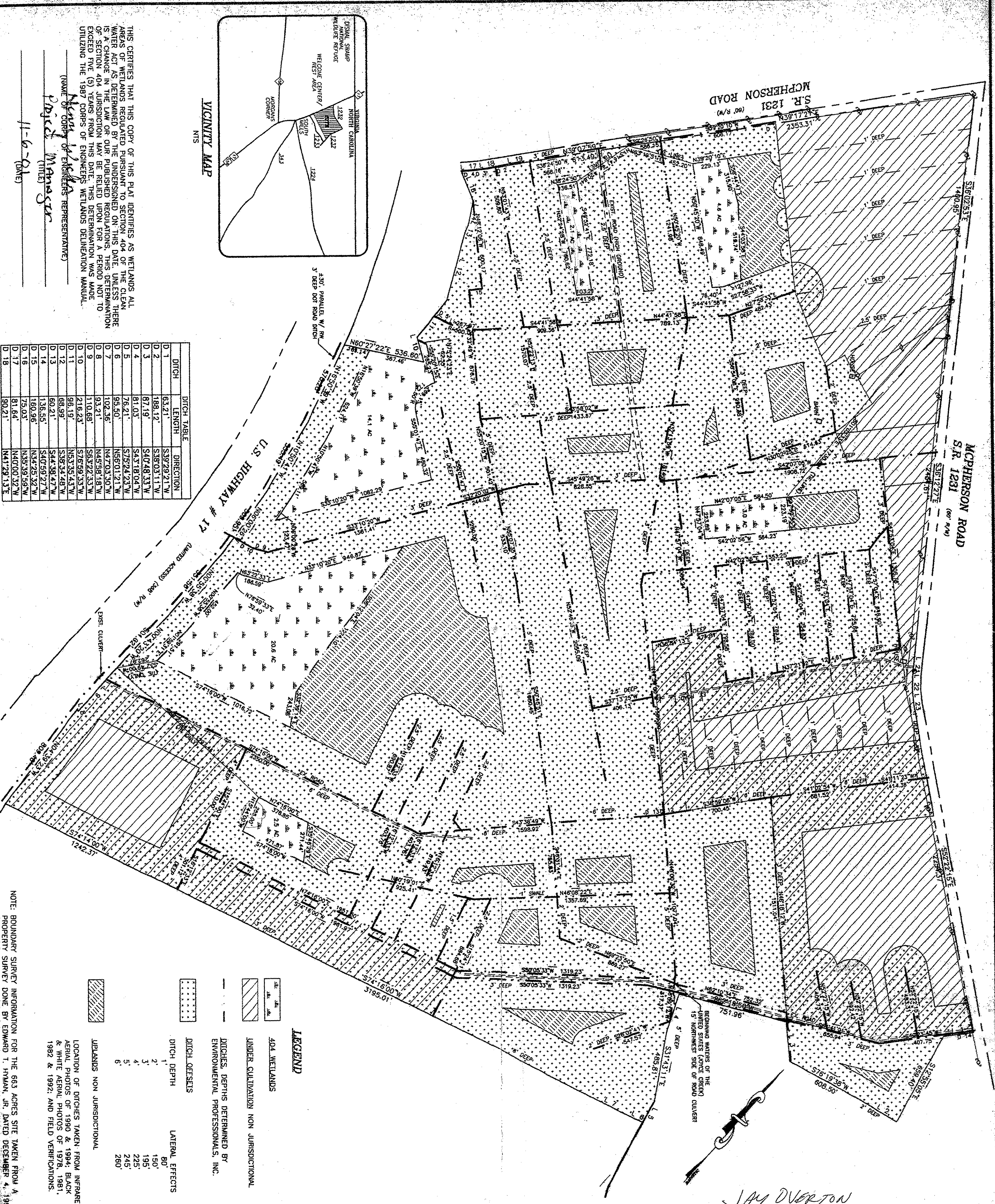
THIS CERTIFIES THAT THIS COPY OF THIS PLAT IDENTIFIES AS WETLANDS ALL AREAS OF WETLANDS REGULATED PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT AS DETERMINED BY THE UNDERSIGNED ON THIS DATE. UNLESS THERE IS A CHANGE IN THE LAW OR OUR PUBLISHED REGULATIONS, THIS DETERMINATION OF SECTION 404 JURISDICTION MAY BE RELIED UPON FOR A PERIOD NOT TO EXCEED FIVE (5) YEARS FROM THE DATE THIS DETERMINATION WAS MADE UTILIZING THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.

\_\_\_\_\_  
 (NAME OF CORP. OF ENGINEERS REPRESENTATIVE)  
 Project Manager  
 11-6-81  
 (DATE)

VICINITY MAP  
 NTS



DITCH	LENGTH	DIRECTION
D 1	63.21'	S39°29'21"W
D 2	188.12'	S38°03'11"W
D 3	87.19'	S40°48'33"W
D 4	81.05'	S43°18'04"W
D 5	76.21'	S75°24'23"W
D 6	95.50'	N66°01'21"W
D 7	102.36'	N47°03'30"W
D 8	93.21'	N45°59'48"W
D 9	110.66'	S65°22'33"W
D 10	216.23'	S76°59'33"W
D 11	98.19'	N53°35'43"W
D 12	68.99'	S38°34'48"W
D 13	60.21'	S44°38'47"W
D 14	136.55'	S40°59'27"W
D 15	160.96'	N34°25'32"W
D 16	75.03'	N35°39'58"W
D 17	81.64'	N40°00'32"W
D 18	90.21'	N41°29'13"E



	404 WETLANDS
	UNDER CULTIVATION NON JURISDICTIONAL
	DITCHES, DEPTHS DETERMINED BY ENVIRONMENTAL PROFESSIONALS, INC.
	DITCH OFFSETS
	DITCH DEPTH
	LATERAL EFFECTS
	WETLANDS NON JURISDICTIONAL

LOCATION OF DITCHES TAKEN FROM INFRARED AERIAL PHOTOS OF 1980 & 1984. BLACK & WHITE AERIAL PHOTOS OF 1978, 1981, 1982 & 1992, AND FIELD VERIFICATIONS.

NOTE: BOUNDARY SURVEY INFORMATION FOR THE 663 ACRES SITE TAKEN FROM A PROPERTY SURVEY DONE BY EDWARD T. HYMAN, JR. DATED DECEMBER 4, 1988.

JAY OVERTON

1 OF 1

SCALE: 1" = 400'

SHEET: 1

DATE: 06/19/00

SURVEYED BY: JLO

DESIGNED BY: JLO

CHECKED BY: JLO

FILE: 8734

PLAN SHOWING HISTORICAL DITCHES

**SUNNYSIDE MANAGEMENT, INC**

664 ACRES EAST OF HWY. 17, NORTH OF SOUTH MILLS, NC

SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	06/19/00	ADD DITCHES PER CORP	JLO
2	06/19/00	ADD DITCHES PER CORP	JLO
3	06/19/00	ADD DITCHES PER CORP	JLO
4	06/19/00	ADD DITCHES PER CORP	JLO
5	06/19/00	ADD DITCHES PER CORP	JLO
6	06/19/00	ADD DITCHES PER CORP	JLO
7	06/19/00	ADD DITCHES PER CORP	JLO
8	06/19/00	ADD DITCHES PER CORP	JLO
9	06/19/00	ADD DITCHES PER CORP	JLO
10	06/19/00	ADD DITCHES PER CORP	JLO

ALBEMARLE ENGINEERING, INC.

P.O. BOX 3900, KILL DEVL MILLS, NC 27846, (252) 441-2113





**U.S. ARMY CORPS OF ENGINEERS**  
**WILMINGTON DISTRICT**

Action Id. SAW-2015-00317 County: Camden U.S.G.S. Quad: VA-LAKE DRUMMOND SE

**NOTIFICATION OF JURISDICTIONAL DETERMINATION**

Property Owner: Camden Plantation Properties, Inc

Address: Mr. David Rudiger  
544 Newtown Road  
Suite 128  
Virginia Beach, VA, 23462

Telephone Number: (757) 490-1959

Size (acres) 660

Nearest Waterway Pasquotank River

USGS HUC 03010205

Nearest Town South Mills

River Basin Albemarle

Coordinates Latitude: 36.501652

Longitude: -76.348858

**Location description:** The property is located four miles north of the town of South Mills on the east side of US Highway 17 adjacent to the Dismal Swamp Canal Intracoastal Waterway in Camden County, North Carolina.

**Indicate Which of the Following Apply:**

**A. Preliminary Determination**

- ☐ Based on preliminary information, there may be waters of the U.S. including wetlands on the above described project area. We strongly suggest you have this property inspected to determine the extent of Department of the Army (DA) jurisdiction. To be considered final, a jurisdictional determination must be verified by the Corps. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

**B. Approved Determination**

- ☐ There are Navigable Waters of the United States within the above described project area subject to the permit requirements of Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

- ☒ There are waters of the U.S. including wetlands on the above described property subject to the permit requirements of Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

☐ We strongly suggest you have the waters of the U.S. including wetlands on your project area delineated. Due to the size of your property and/or our present workload, the Corps may not be able to accomplish this wetland delineation in a timely manner. For a more timely delineation, you may wish to obtain a consultant. To be considered final, any delineation must be verified by the Corps.

☐ The waters of the U.S. including wetlands on your project area have been delineated and the delineation has been verified by the Corps. We strongly suggest you have this delineation surveyed. Upon completion, this survey should be reviewed and verified by the Corps. Once verified, this survey will provide an accurate depiction of all areas subject to CWA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.

☒ The waters of the U.S. including wetlands have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on June 22, 2015. Unless there is a change in the law or our



published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

- There are no waters of the U.S., to include wetlands, present on the above described project area which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- X** The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Elizabeth City, NC, at (252) 264-3901 to determine their requirements.

Placement of dredged or fill material within waters of the US and/or wetlands without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). If you have any questions regarding this determination and/or the Corps regulatory program, please contact **Kyle Barnes at 910-251-4584 or Kyle.W.Barnes@usace.army.mil.**

**C. Basis For Determination: The US Army Corps of Engineers 1987 Wetland Delineation Manual and the Atlantic and Gulf Region Supplement.**

**D. Remarks: The reviewed property has an extensive matrix of ditches effectively removing the hydrology from large portions of the property as depicted on the attached survey.**

**E. Attention USDA Program Participants**

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

**F. Appeals Information (This information applies only to approved jurisdictional determinations as indicated in B. above)**

This correspondence constitutes an approved jurisdictional determination for the above described site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers  
South Atlantic Division  
Attn: Jason Steele, Review Officer  
60 Forsyth Street SW, Room 10M15  
Atlanta, Georgia 30303-8801

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **August 21, 2015.**

**\*\*It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.\*\***

Corps Regulatory Official: \_\_\_\_\_

*Kyle Barnes*

Date: **June 22, 2015**

Expiration Date: **June 22, 2020**



The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete our Customer Satisfaction Survey, located online at <http://regulatory.usacesurvey.com/>.

### NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: <b>Mr. David Rudiger</b> <b>Camden Plantation Properties,</b> <b>Inc</b>	File Number: <b>SAW-2015-00317</b>	Date: <b>June 22, 2015</b>
Attached is:		See Section below
<input type="checkbox"/> INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
<input type="checkbox"/> PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
<input type="checkbox"/> PERMIT DENIAL	C	
<input checked="" type="checkbox"/> APPROVED JURISDICTIONAL DETERMINATION	D	
<input type="checkbox"/> PRELIMINARY JURISDICTIONAL DETERMINATION	E	

**SECTION I -** The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx> or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.**

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT: You may accept or appeal the permit**

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the district engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

## SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

### POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

**District Engineer, Wilmington Regulatory Division,  
Attn: Kyle Barnes**

If you only have questions regarding the appeal process you may also contact:

Mr. Jason Steele, Administrative Appeal Review Officer  
CESAD-PDO  
U.S. Army Corps of Engineers, South Atlantic Division  
60 Forsyth Street, Room 10M15  
Atlanta, Georgia 30303-8801  
Phone: (404) 562-5137

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.	Date:	Telephone number:
----------------------------------	-------	-------------------

**For appeals on Initial Proffered Permits send this form to:**

**For Permit denials, Proffered Permits and approved Jurisdictional Determinations send this form to:**

**Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Jason Steele,  
Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Room 10M15, Atlanta, Georgia 30303-8801  
Phone: (404) 562-5137**



**CERTIFICATION:**  
This certifies that this copy of this plot accurately depicts the boundary of the jurisdiction of Section 404 of the Clean Water Act as determined by the undersigned on this date. Unless there is a change in the law or our published regulations, the determination of Section 404 jurisdiction may be relied upon for a period not to exceed five (5) years from this date. The undersigned completed this determination utilizing the appropriate Regional Supplement to the 1987 U.S. Army Corps of Engineers Wetlands Delineation Manual.

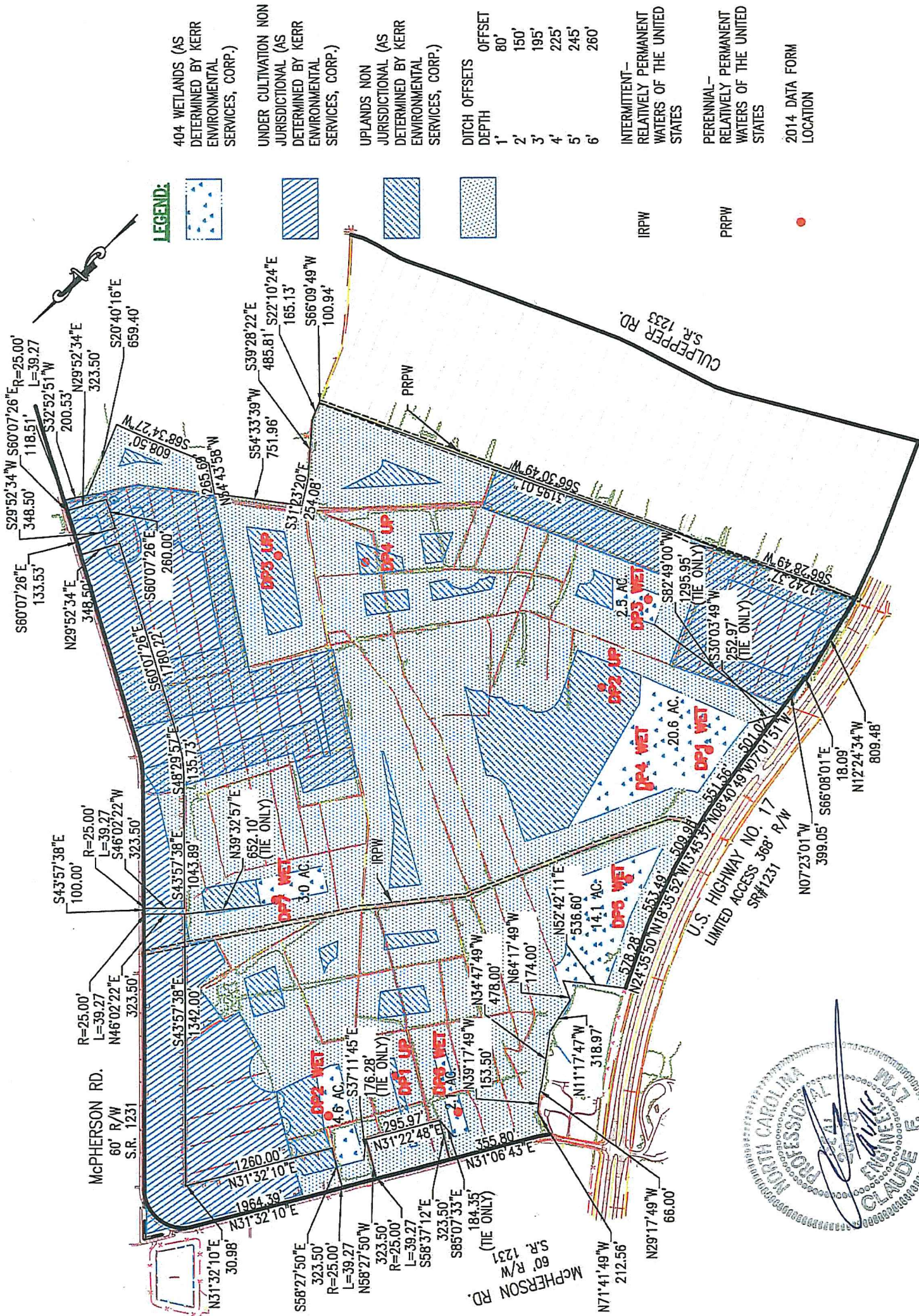
Regulatory Official: Kyle Barnes  
Title: Regional Supervisor  
Date: June 22, 2015  
USACE Action ID No.: SAW-2015-00317

- NOTES:**
- Information shown here is a combination of information which includes field survey data acquired by Site Improvement Associates, Inc., data from Kerr Environmental Services Corp., and information provided by the owner.
  - Owner: Boyd Homes, Inc.
  - Field survey data is shown in more detail on "Topographic Survey, Camden Plantation for Boyd Homes at Camden County, North Carolina," dated June 28, 2010 prepared by Site Improvement Associates, Inc.
  - Field work for the topographic survey was completed between March and June 2010.
  - North was determined using Global Positioning System (GPS) technology and is based on North Carolina Coordinate System.
  - Evaluated area is the total area assessed by Kerr Environmental Services Corp.
  - Camden Plantation is the property owned by Boyd Homes, Inc. as defined by metes and bounds.

- SITE DATA:**
- CAMDEN PLANTATION: 663 AC.
  - WETLAND AREA: 46.9 AC.
  - REMAINING UPLAND AREA: 616.1 AC. (CAMDEN PLANTATION)

**S I A** Site Improvement Associates, Inc.  
Civil Engineers, Surveyors, & Site Contractors  
Where Engineering and Construction Come Together

800 Juniper Crescent, Suite A  
Chesapeake, VA 23320  
Office: 757-671-9000  
Fax: 757-671-9288



**EXHIBIT**  
**JURISDICTIONAL DETERMINATION**  
**FOR**  
**CAMDEN PLANTATION**  
**FOR**  
**BOYD HOMES**  
**CAMDEN COUNTY, NORTH CAROLINA**  
**DATE: 06.15.15**  
**SCALE: 1" = 1000'**



# Appendix F

Previously Proposed Site  
Plan & Impacts Table

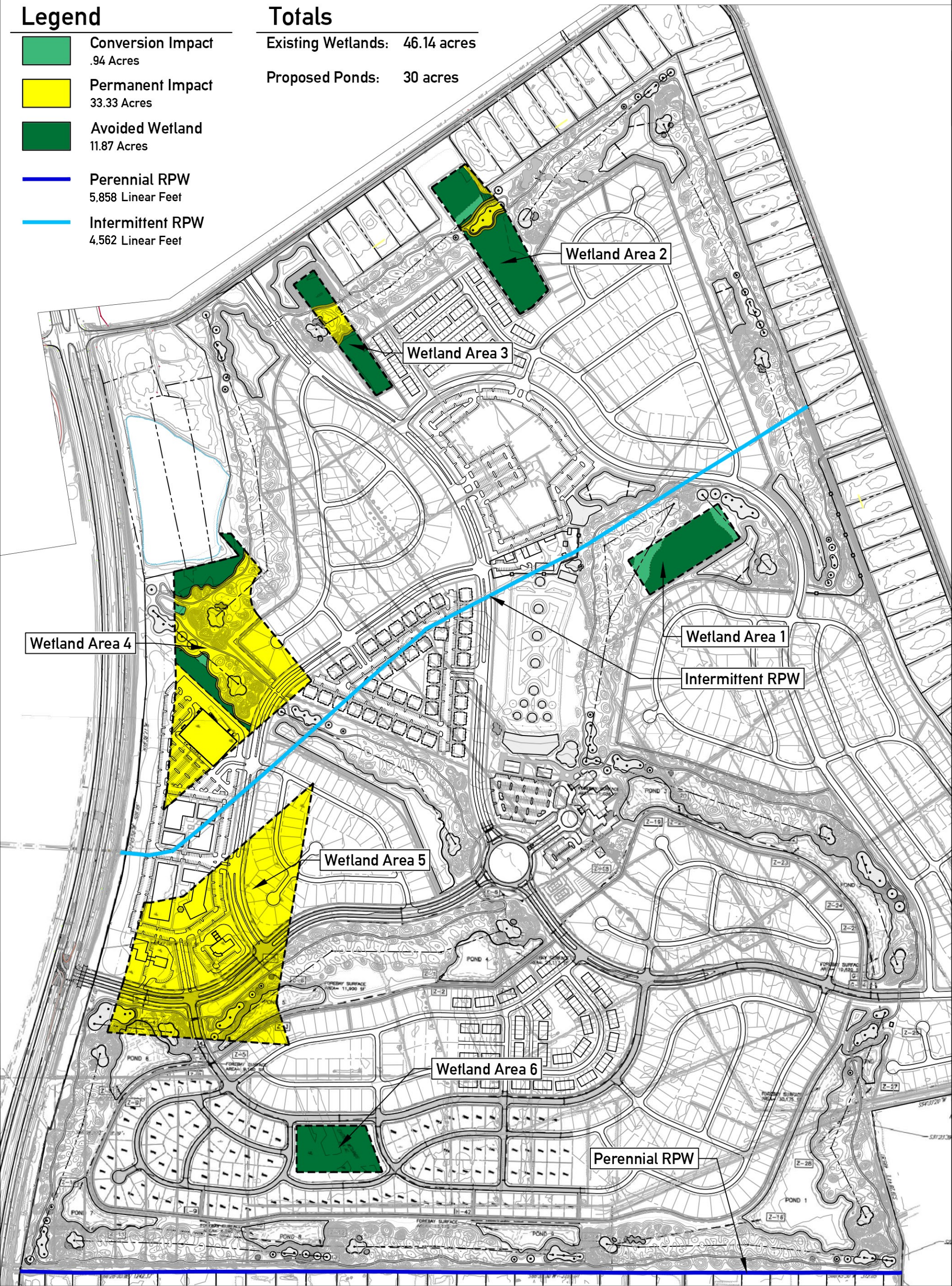


Legend

- Conversion Impact  
.94 Acres
- Permanent Impact  
33.33 Acres
- Avoided Wetland  
11.87 Acres
- Perennial RPW  
5,858 Linear Feet
- Intermittent RPW  
4,562 Linear Feet

Totals

- Existing Wetlands: 46.14 acres
- Proposed Ponds: 30 acres



Wetland Area Master Plan

Scale: 1" = 500'-0"

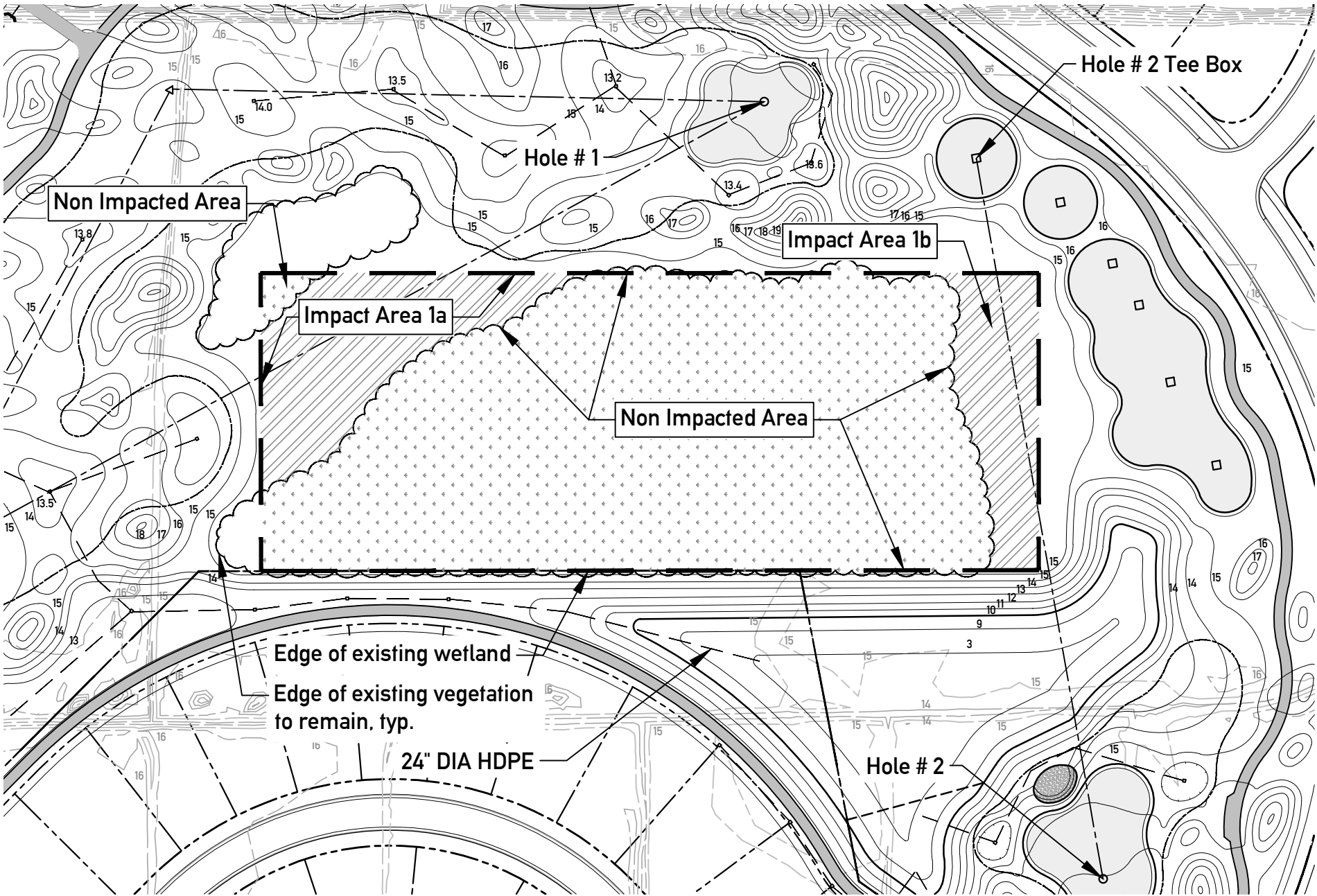


Kevin Tucker  
Golf Course Architect

Permit Application  
for  
Camden Plantation  
Camden County, North Carolina

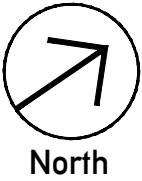
Project Name: Camden Plantation  
Date: 06/08/17  
Sheet Name: Wetland Area Master  
Proposed Conditions  
Sheet Number: **W100**





Wetland Area 1 Plan

Scale: 1" = 100'-0"



Wetland Area 1 Totals

Existing Area: 3 acres  
Impact Area 1a- Tree Clearing Only: 0.40 acres- Golf Course  
Impact Area 1b- Tree Clearing Only: 0.27 acres- Golf Course

Legend

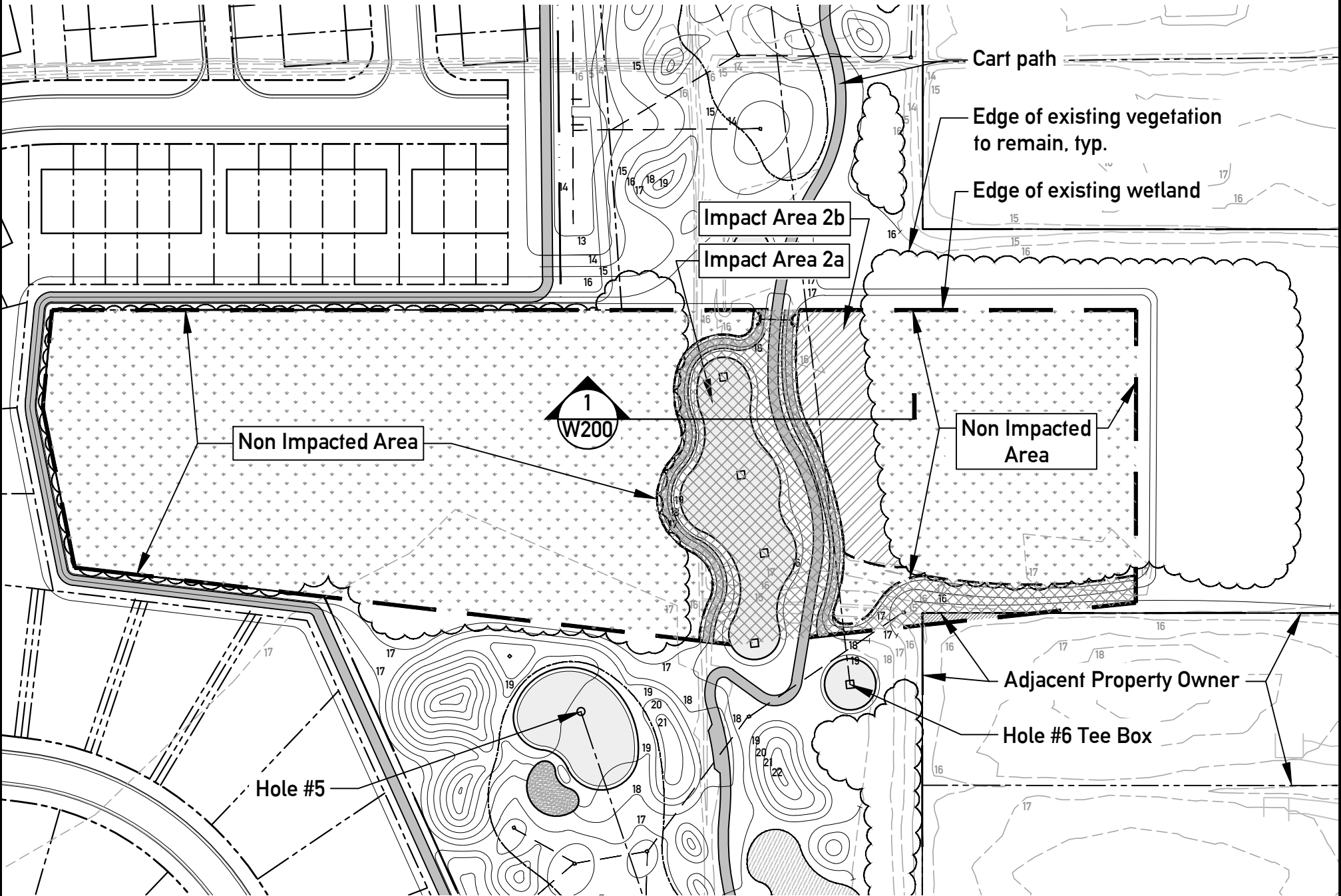
- Tee
- Landing Area
- Hole
- Fairway Edge
- Golf Course Boundary
- Existing Wetland Edge
- Existing Vegetation
- Conversion Impact
- Permanent Impact
- Non Impacted Wetland
- Inlet
- Headwall/ Endwall



Kevin Tucker  
Golf Course Architect

Permit Application  
for  
Camden Plantation  
Camden County, North Carolina

Project Name: Camden Plantation  
Date: 05/18/17  
Sheet Name: Wetland Area 1  
Proposed Conditions  
Sheet Number: **W101**



Wetland Area 2 Plan

Scale: 1" = 100'-0"



Wetland Area 2 Totals

Existing Area: 4.59 acres  
Impact Area 2a- Permanent Impact: 0.68 acres- Golf Course  
Impact Area 2b- Tree Clearing Only: 0.21 acres- Golf Course

Legend

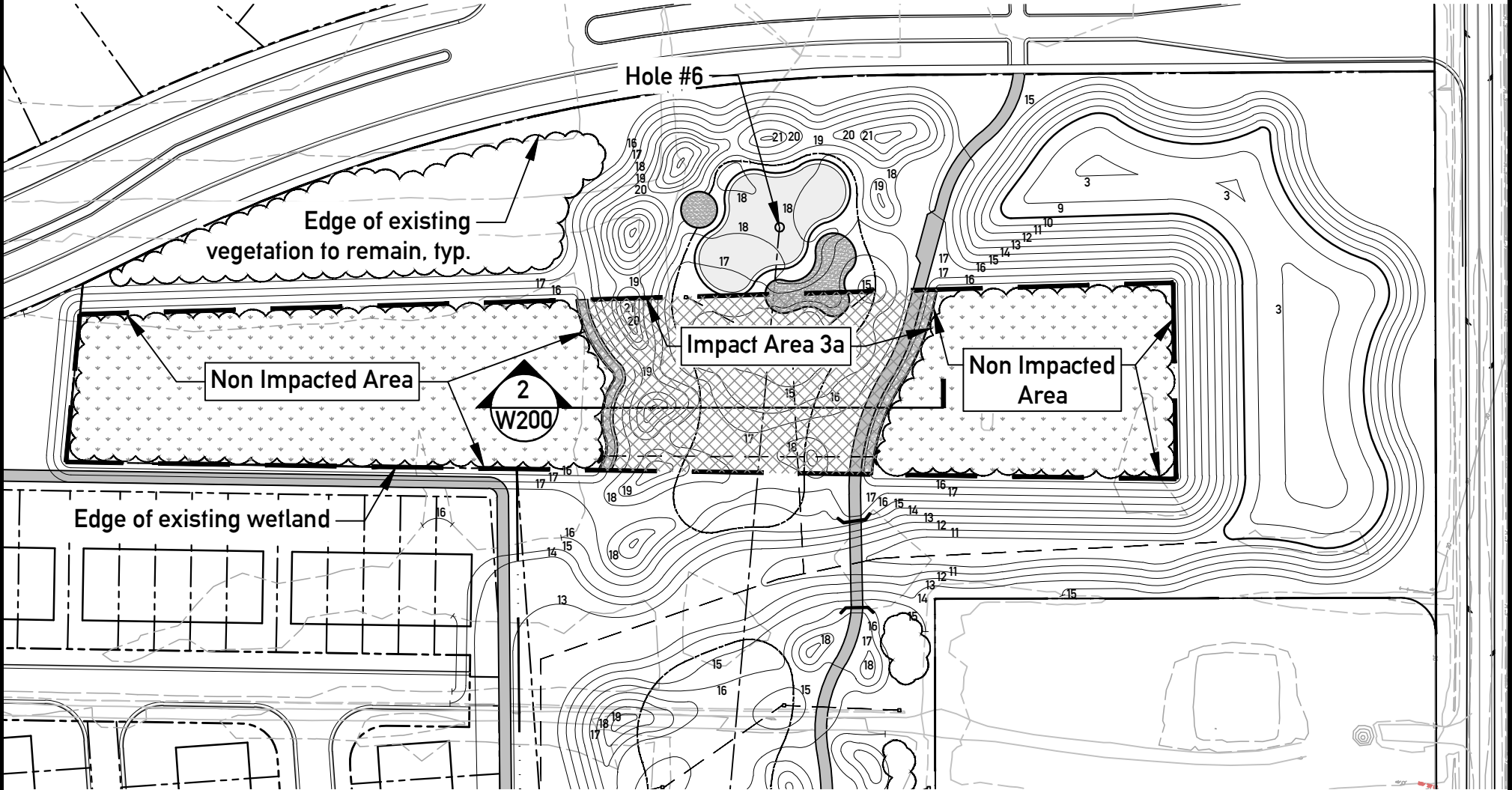
- Tee
- Landing Area
- Hole
- Fairway Edge
- Golf Course Boundary
- Existing Wetland Edge
- Existing Vegetation
- Conversion Impact
- Permanent Impact
- Non Impacted Wetland
- Adjacent Property Owner
- Inlet
- Headwall/ Endwall



Kevin Tucker  
Golf Course Architect

Permit Application  
for  
Camden Plantation  
Camden County, North Carolina

Project Name: Camden Plantation  
Date: 05/18/17  
Sheet Name: Wetland Area 2  
Proposed Conditions  
Sheet Number: **W102**



Wetland Area 3 Plan

Scale: 1" = 100'-0"



Wetland Area 3 Totals

Existing Area: 2.10 acres  
Impact Area 3a- Permanent Impact: 0.60 acres- Golf Course

Legend

- Tee
- Landing Area
- Hole
- Fairway Edge
- Golf Course Boundary
- Existing Wetland Edge
- Existing Vegetation
- Conversion Impact
- Permanent Impact
- Non Impacted Wetland
- Inlet




Kevin Tucker  
Golf Course Architect

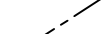
Permit Application  
for  
Camden Plantation  
Camden County, North Carolina


Project Name: Camden Plantation  
Date: 05/18/17  
Sheet Name: Wetland Area 3  
Proposed Conditions  
Sheet Number: **W103**

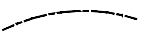



Legend


- 


Tee
- 


Landing Area
- 


Hole
- 


Fairway Edge
- 


Golf Course Boundary
- 

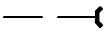
Existing Wetland Edge
- 

Existing Vegetation
- 

Conversion Impact
- 

Permanent Impact
- 

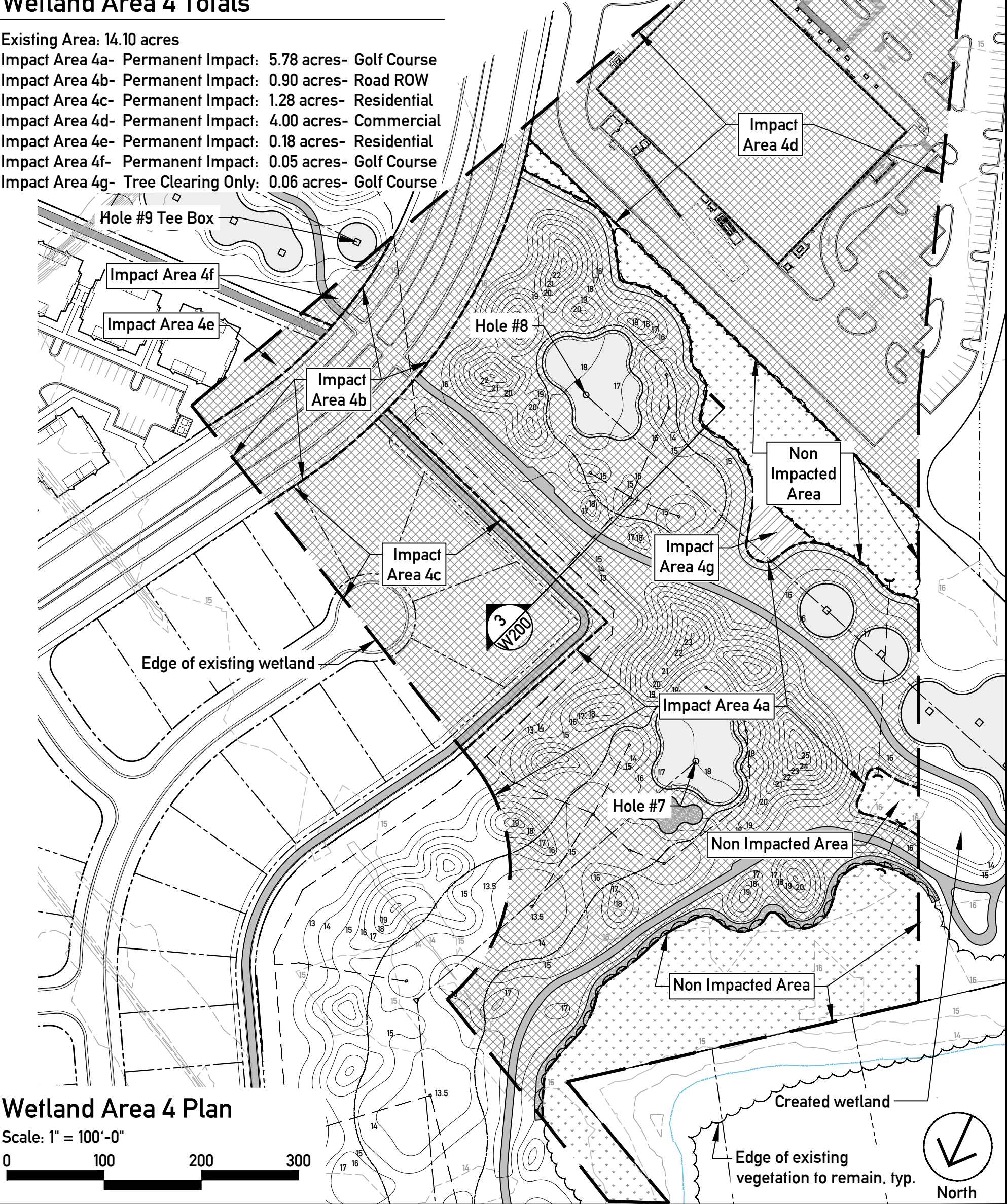
Non Impacted Wetland
- 

Inlet
- 

Headwall/ Endwall

Wetland Area 4 Totals

Existing Area: 14.10 acres  
Impact Area 4a- Permanent Impact: 5.78 acres- Golf Course  
Impact Area 4b- Permanent Impact: 0.90 acres- Road ROW  
Impact Area 4c- Permanent Impact: 1.28 acres- Residential  
Impact Area 4d- Permanent Impact: 4.00 acres- Commercial  
Impact Area 4e- Permanent Impact: 0.18 acres- Residential  
Impact Area 4f- Permanent Impact: 0.05 acres- Golf Course  
Impact Area 4g- Tree Clearing Only: 0.06 acres- Golf Course



Wetland Area 4 Plan

Scale: 1" = 100'-0"



Kevin Tucker  
Golf Course Architect

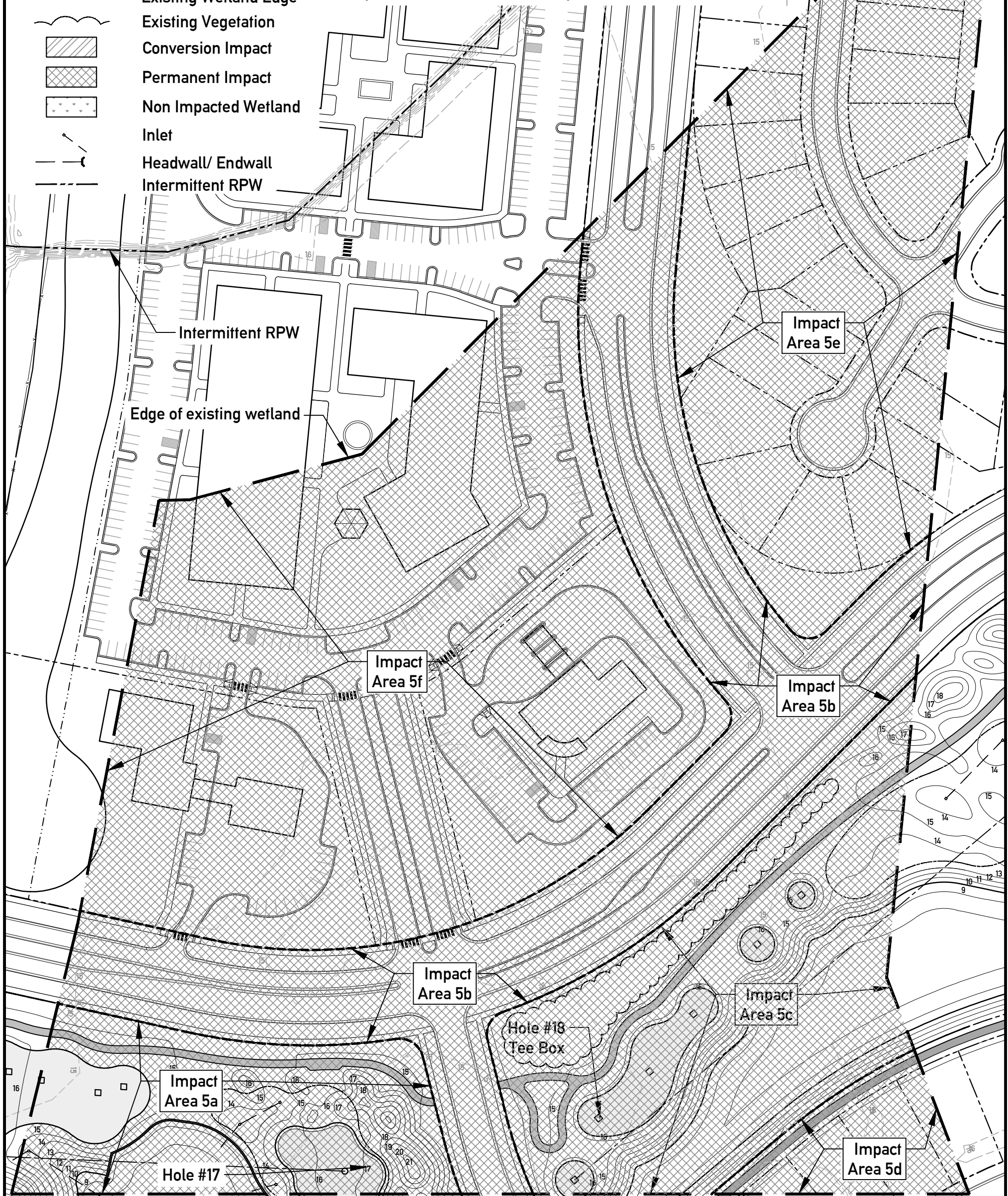
Permit Application  
for  
Camden Plantation  
Camden County, North Carolina

Project Name: Camden Plantation  
Date: 05/18/17  
Sheet Name: Wetland Area 4  
Proposed Conditions  
Sheet Number: **W104**



## Wetland Area 5 Totals

- |                            |                   |             |             |
|----------------------------|-------------------|-------------|-------------|
| Existing Area: 19.86 acres |                   |             |             |
| Impact Area 5a-            | Permanent Impact: | 1.65 acres- | Golf Course |
| Impact Area 5b-            | Permanent Impact: | 4.01 acres- | Road ROW    |
| Impact Area 5c-            | Permanent Impact: | 2.83 acres- | Golf Course |
| Impact Area 5d-            | Permanent Impact: | 0.51 acres- | Residential |
| Impact Area 5e-            | Permanent Impact: | 4.11 acres- | Residential |
| Impact Area 5f-            | Permanent Impact: | 6.75 acres- | Commercial  |



## Wetland Area 5 Plan

Scale: 1" = 100'-0"

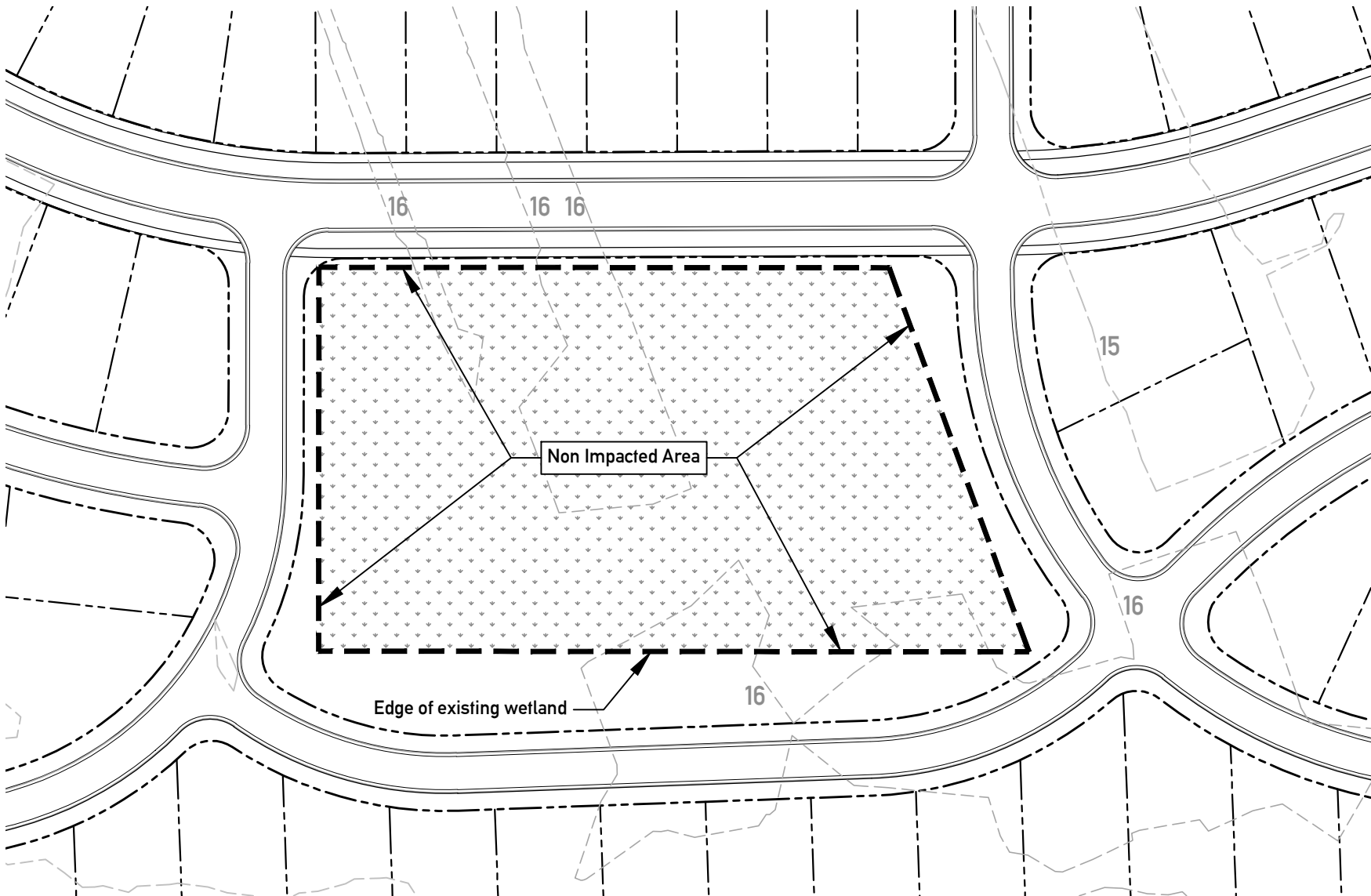


Kevin Tucker  
Golf Course Architect

# Permit Application for Camden Plantation Camden County, North Carolina

**Project Name: Camden Plantation**  
**Date: 05/18/17**  
**Sheet Name: Wetland Area 5**  
**Proposed Conditions**  
**Sheet Number: W105**





Wetland Area 6 Plan

Scale: 1" = 100'-0"



Wetland Area 6 Totals

Existing Area: 2.49 acres

Legend

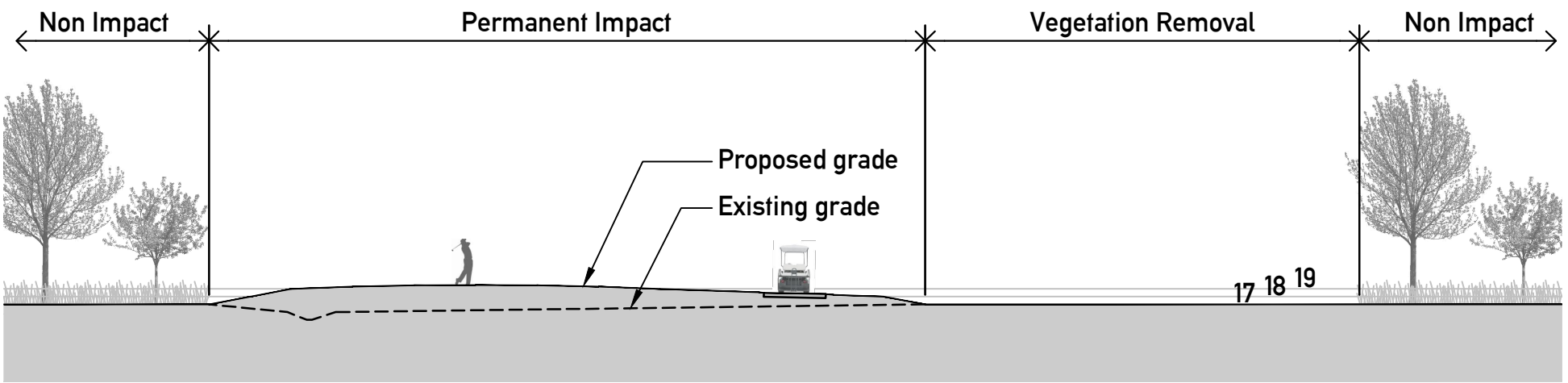
- Tee
- Landing Area
- Hole
- Fairway Edge
- Golf Course Boundary
- Existing Wetland Edge
- Existing Vegetation
- Conversion Impact
- Permanent Impact
- Non Impacted Wetland
- Inlet
- Headwall/ Endwall



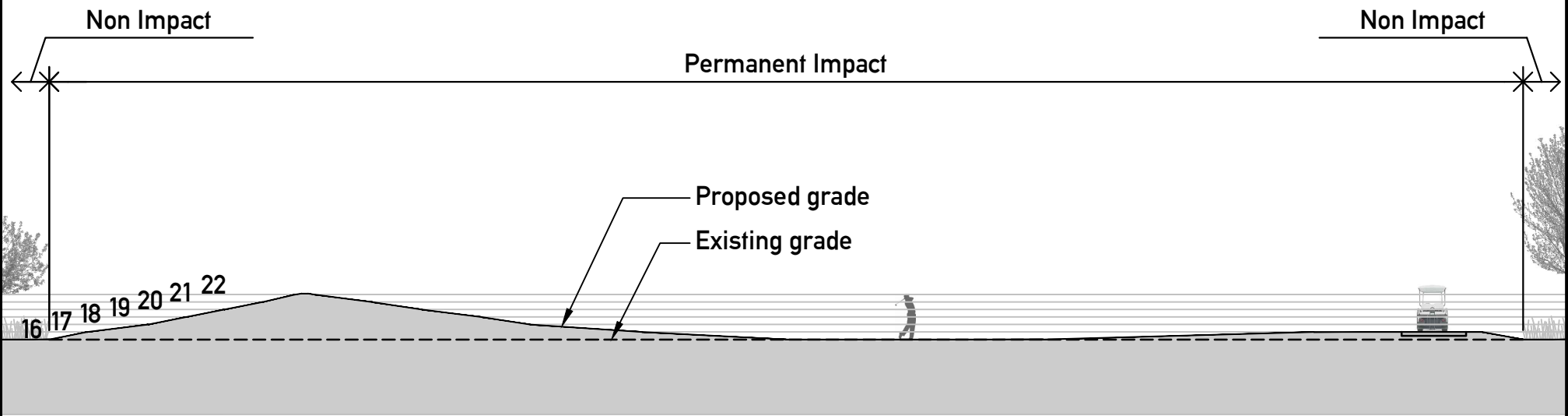
Kevin Tucker  
Golf Course Architect

Permit Application  
for  
Camden Plantation  
Camden County, North Carolina

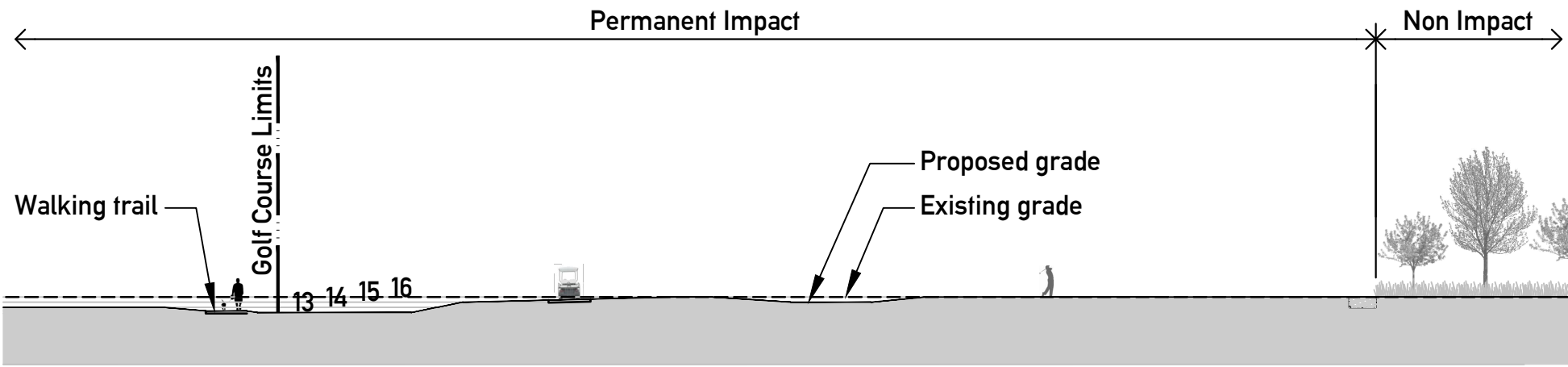
Project Name: Camden Plantation  
Date: 05/18/17  
Sheet Name: Wetland Area 6  
Proposed Conditions  
Sheet Number: **W106**



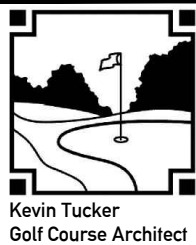
**1 Wetland Area 2 Section**  
Scale: 1" = 20'-0"



**2 Wetland Area 3 Section**  
Scale: 1" = 20'-0"



**3 Wetland Area 4 Section**  
Scale: 1" = 30'-0"



Kevin Tucker  
Golf Course Architect

Permit Application  
for  
**Camden Plantation**  
Camden County, North Carolina

Project Name: Camden Plantation  
Date: 05/18/17  
Sheet Name: Wetland Area 2,3, & 4  
Sections  
Sheet Number: **W200**

Figure 2. Proposed Impact Summary  
Camden Plantation

August 2017

Wetland Area	Wetland Type	Impact Area	Proposed Use	Total Wetland Area (ac)	Avoidance Area (ac)	Converison Impact - PFO:PEM (acres)	Fill Impacts (acres)	Mitigation Ratio	Mitigation Requirement (credits)	Percent Avoided
1	PFO	1a	Golf Course #1	3.00	2.33	0.40	0.00	1:1	0.40	78%
		1b	Golf Course #2			0.27	0.00	1:1	0.27	
2	PFO	2a	Golf Course #6	4.59	3.70	0.21	0.68	2:1	1.36	85%
		2b	Golf Course #6				0.00	1:1	0.21	
3	PFO	3a	Golf Course #6	2.10	1.50		0.60	2:1	1.20	68%
4	PFO	4a	Golf Course #7 & 8	14.10	1.91		5.78	2:1	11.56	13%
		4b	Road ROW				0.90	2:1	1.80	
		4c	Residential				1.28	2:1	2.56	
		4d	Commercial				4.00	2:1	8.00	
		4e	Residential				0.18	2:1	0.36	
		4f	Golf Course #9				0.05	2:1	0.10	
		4g	Golf Course #8			0.06	0.00	2:1	0.06	
5	PFO	5a	Golf Course #9	19.86	0		1.65	2:1	3.30	0%
		5b	Road ROW				4.01	2:1	8.02	
		5c	Golf Course #18				2.83	2:1	5.66	
		5d	Residential				0.51	2:1	1.02	
		5e	Residential				4.11	2:1	8.22	
		5f	Commercial				6.75	2:1	13.50	
6	PFO	-	-	2.49	2.49	-	-	-	-	100%
		Totals:		46.14	11.93	0.94	33.33	-	67.60	

Figure 3. Impacts By Proposed Use

Proposed Use	Impact Type	Conversion Impact (ac)	Fill Impacts (acres)
Golf Course	PFO		11.59
	Conversion PFO:PEM	0.94	0.00
Road ROW	PFO		4.91
Residential	PFO		6.08
Commerical	PFO		10.75
Totals by Type		0.94	33.33
Total Impacts		34.27	



Figure 4. Impacts By WOUS Type

WOUS Type		Total WOUS Length (lf)	Avoidance length (lf)	Proposed Use	Fill Impacts (lf)	Mitigation	Mitigation Requirement (credits)
Perennial RPW		5,858	5,858	N/A	N/A	N/A	N/A
Intermittent RPW		4,562	0	VARIOUS	4,562	N/A	N/A



# Appendix G

Currently Proposed Site  
Plan & Impacts Table

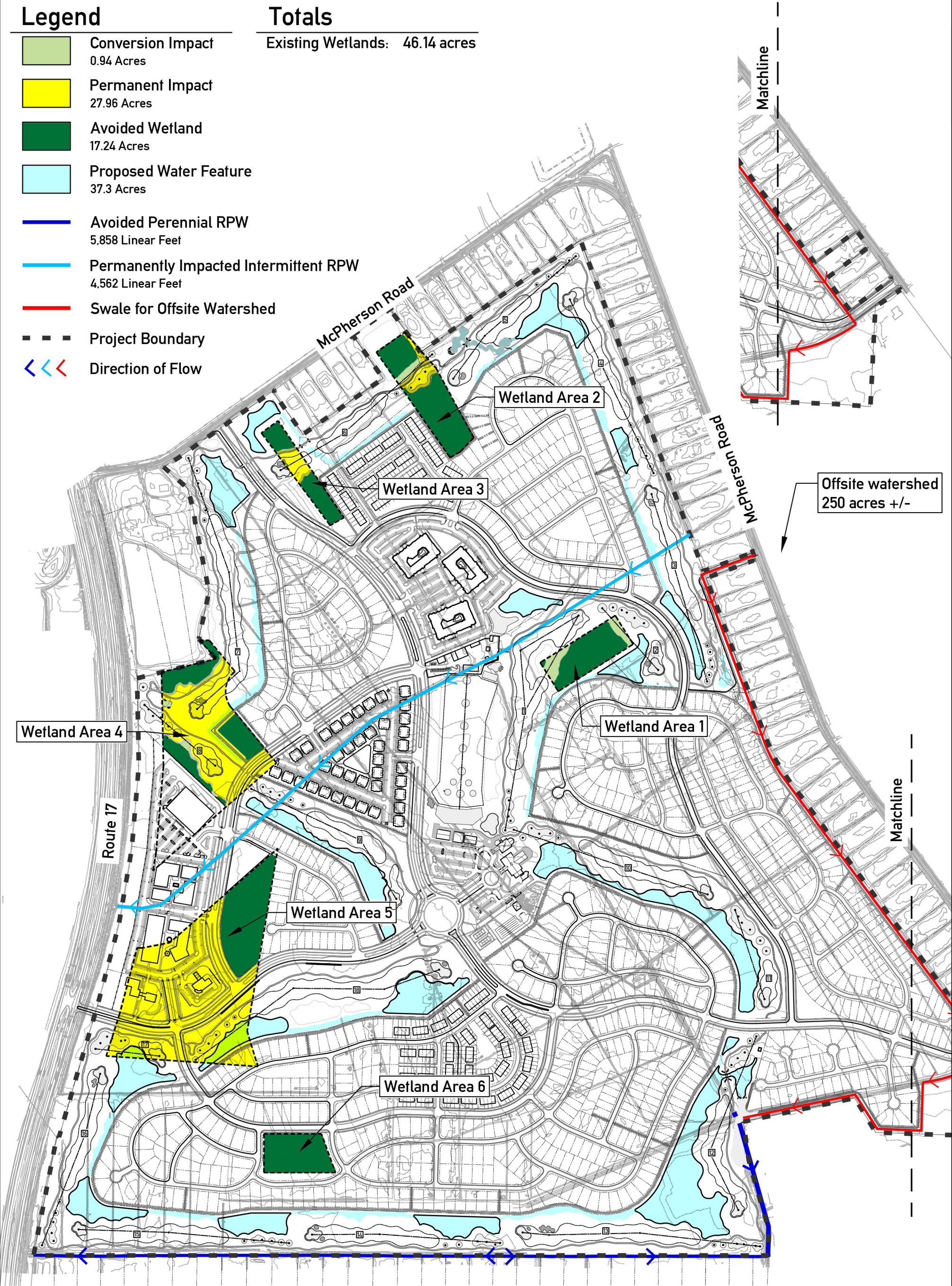


Legend

- Conversion Impact  
0.94 Acres
- Permanent Impact  
27.96 Acres
- Avoided Wetland  
17.24 Acres
- Proposed Water Feature  
37.3 Acres
- Avoided Perennial RPW  
5,858 Linear Feet
- Permanently Impacted Intermittent RPW  
4,562 Linear Feet
- Swale for Offsite Watershed
- Project Boundary
- Direction of Flow

Totals

Existing Wetlands: 46.14 acres



Wetland Area Master Plan

Scale: 1" = 600'-0"

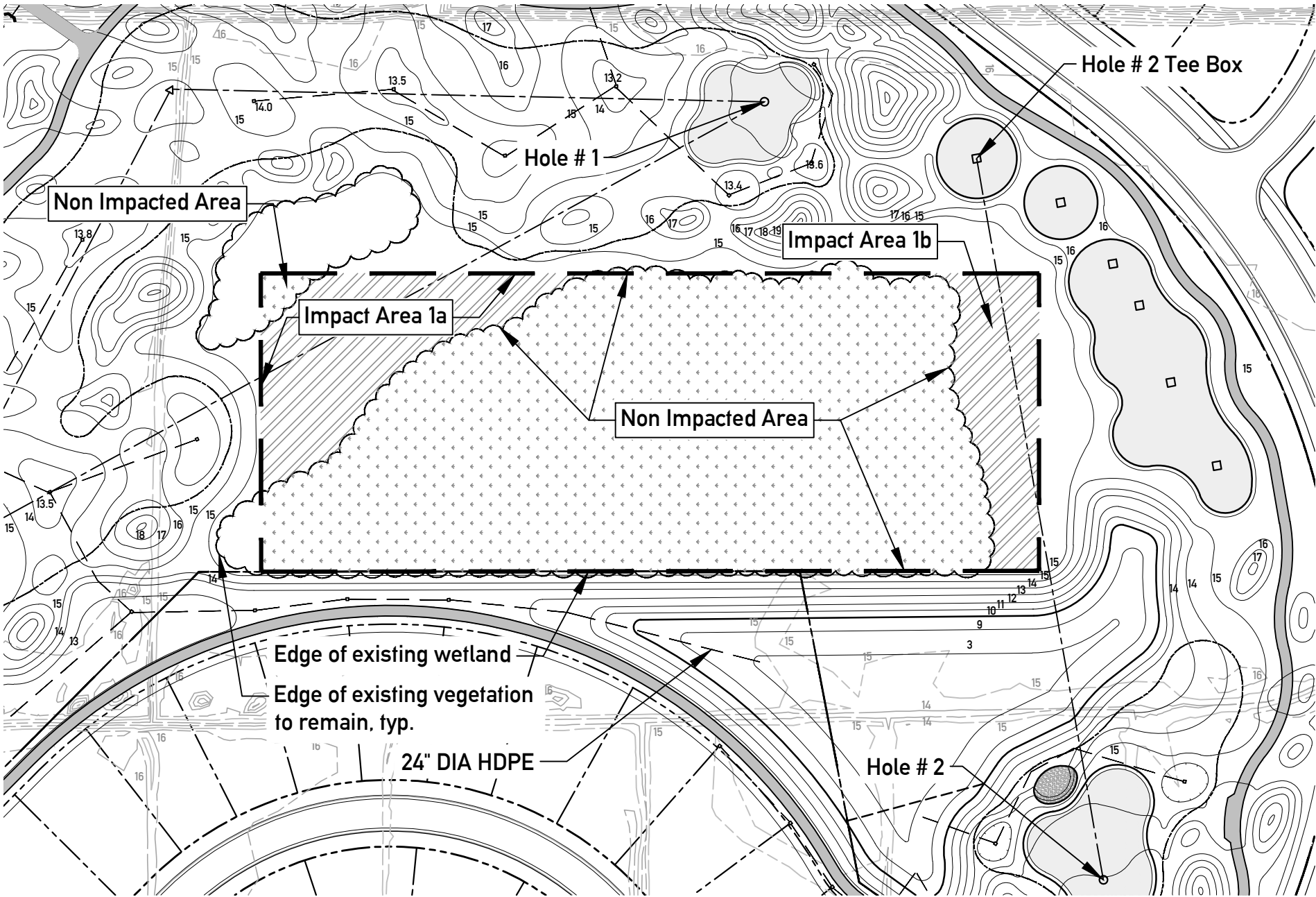


Kevin Tucker  
Golf Course Architect

Permit Application  
for  
Camden Plantation  
Camden County, North Carolina

Project Name: Camden Plantation  
Date: 06/08/17 Revised: 06/04/18  
Sheet Name: Wetland Area Master  
Proposed Conditions  
Sheet Number: **W100**





Wetland Area 1 Plan

Scale: 1" = 100'-0"



Wetland Area 1 Totals

Existing Area: 3 acres  
Impact Area 1a- Tree Clearing Only: 0.40 acres- Golf Course  
Impact Area 1b- Tree Clearing Only: 0.27 acres- Golf Course

Legend

- Tee
- Landing Area
- Hole
- Fairway Edge
- Golf Course Boundary
- Existing Wetland Edge
- Existing Vegetation
- Conversion Impact
- Permanent Impact
- Non Impacted Wetland
- Inlet
- Headwall/ Endwall

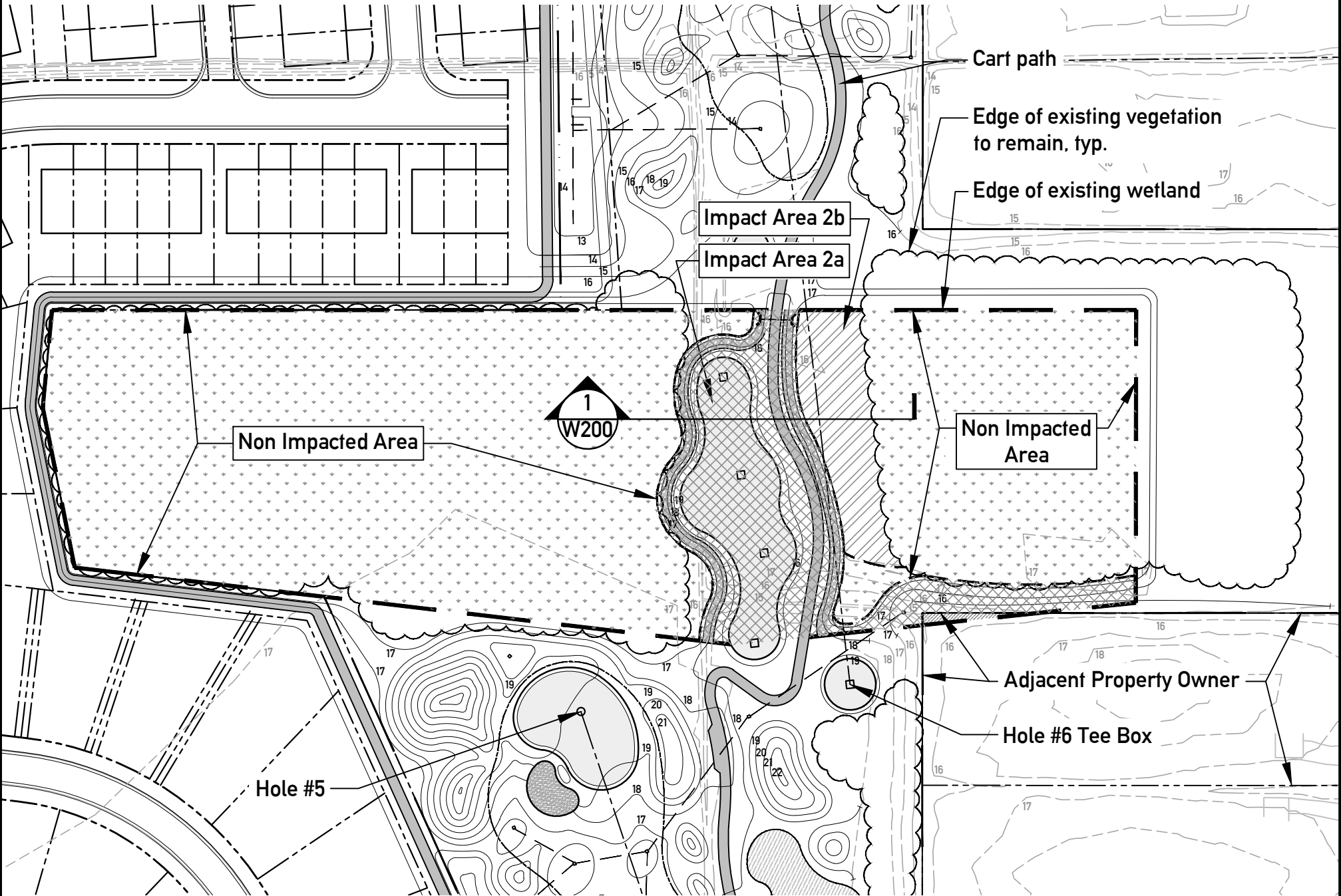


Kevin Tucker  
Golf Course Architect

Permit Application  
for  
Camden Plantation  
Camden County, North Carolina

Project Name: Camden Plantation  
Date: 05/18/17  
Sheet Name: Wetland Area 1  
Proposed Conditions  
Sheet Number: **W101**





Wetland Area 2 Plan

Scale: 1" = 100'-0"



Wetland Area 2 Totals

Existing Area: 4.59 acres  
Impact Area 2a- Permanent Impact: 0.68 acres- Golf Course  
Impact Area 2b- Tree Clearing Only: 0.21 acres- Golf Course

Legend

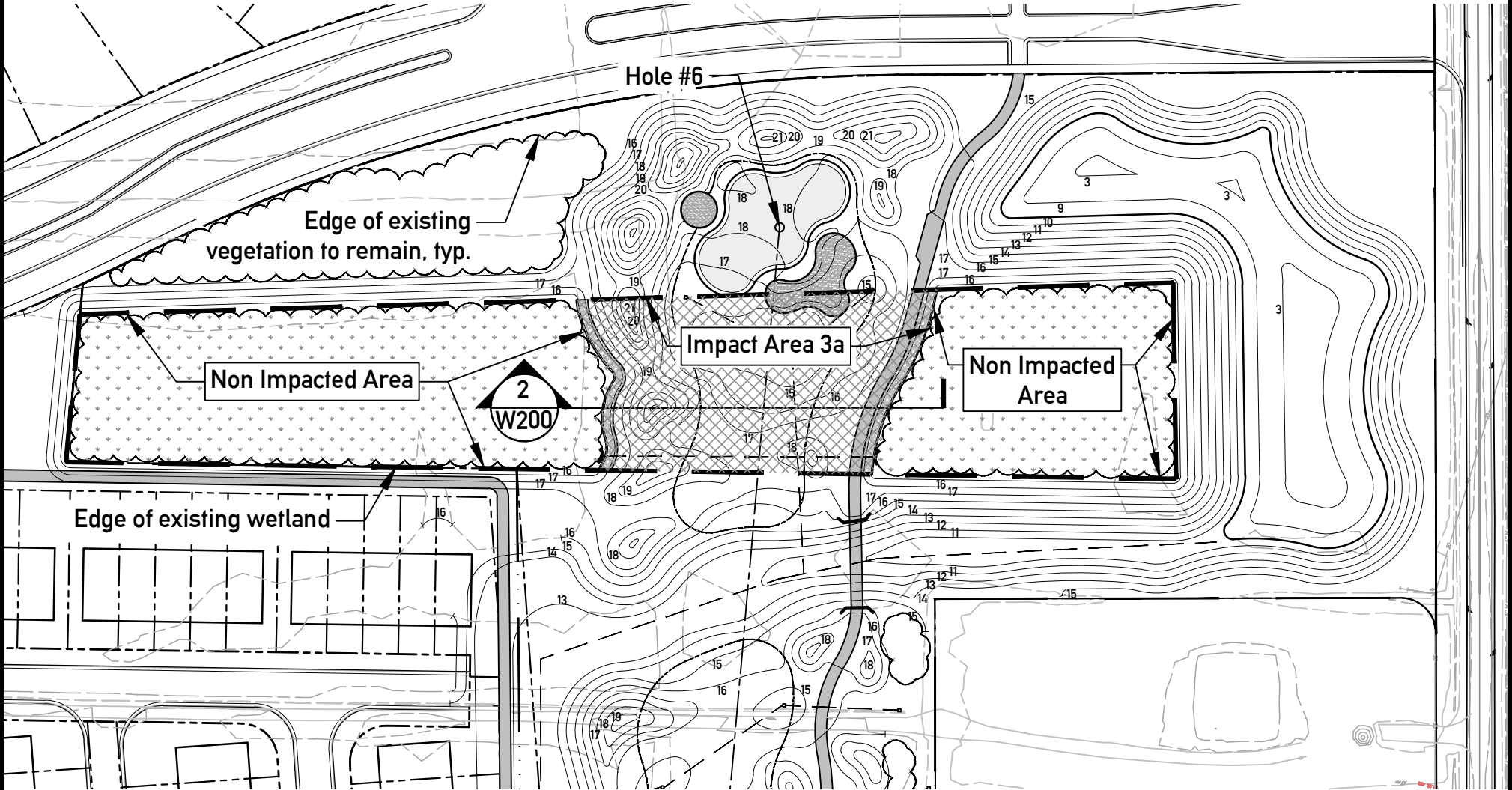
- Tee
- Landing Area
- Hole
- Fairway Edge
- Golf Course Boundary
- Existing Wetland Edge
- Existing Vegetation
- Conversion Impact
- Permanent Impact
- Non Impacted Wetland
- Adjacent Property Owner
- Inlet
- Headwall/ Endwall



Kevin Tucker  
Golf Course Architect

Permit Application  
for  
Camden Plantation  
Camden County, North Carolina

Project Name: Camden Plantation  
Date: 05/18/17  
Sheet Name: Wetland Area 2  
Proposed Conditions  
Sheet Number: **W102**



Wetland Area 3 Plan

Scale: 1" = 100'-0"



Wetland Area 3 Totals

Existing Area: 2.10 acres  
Impact Area 3a- Permanent Impact: 0.60 acres- Golf Course

Legend

- Tee
- Landing Area
- Hole
- Fairway Edge
- Golf Course Boundary
- Existing Wetland Edge
- Existing Vegetation
- Conversion Impact
- Permanent Impact
- Non Impacted Wetland
- Inlet




Kevin Tucker  
Golf Course Architect

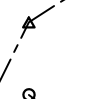
Permit Application  
for  
Camden Plantation  
Camden County, North Carolina


Project Name: Camden Plantation  
Date: 05/18/17  
Sheet Name: Wetland Area 3  
Proposed Conditions  
Sheet Number: **W103**





Legend


- 


Tee
- 


Landing Area
- 


Hole
- 


Fairway Edge
- 


Golf Course Boundary
- 


Existing Wetland Edge
- 

Existing Vegetation
- 

Conversion Impact
- 

Permanent Impact
- 

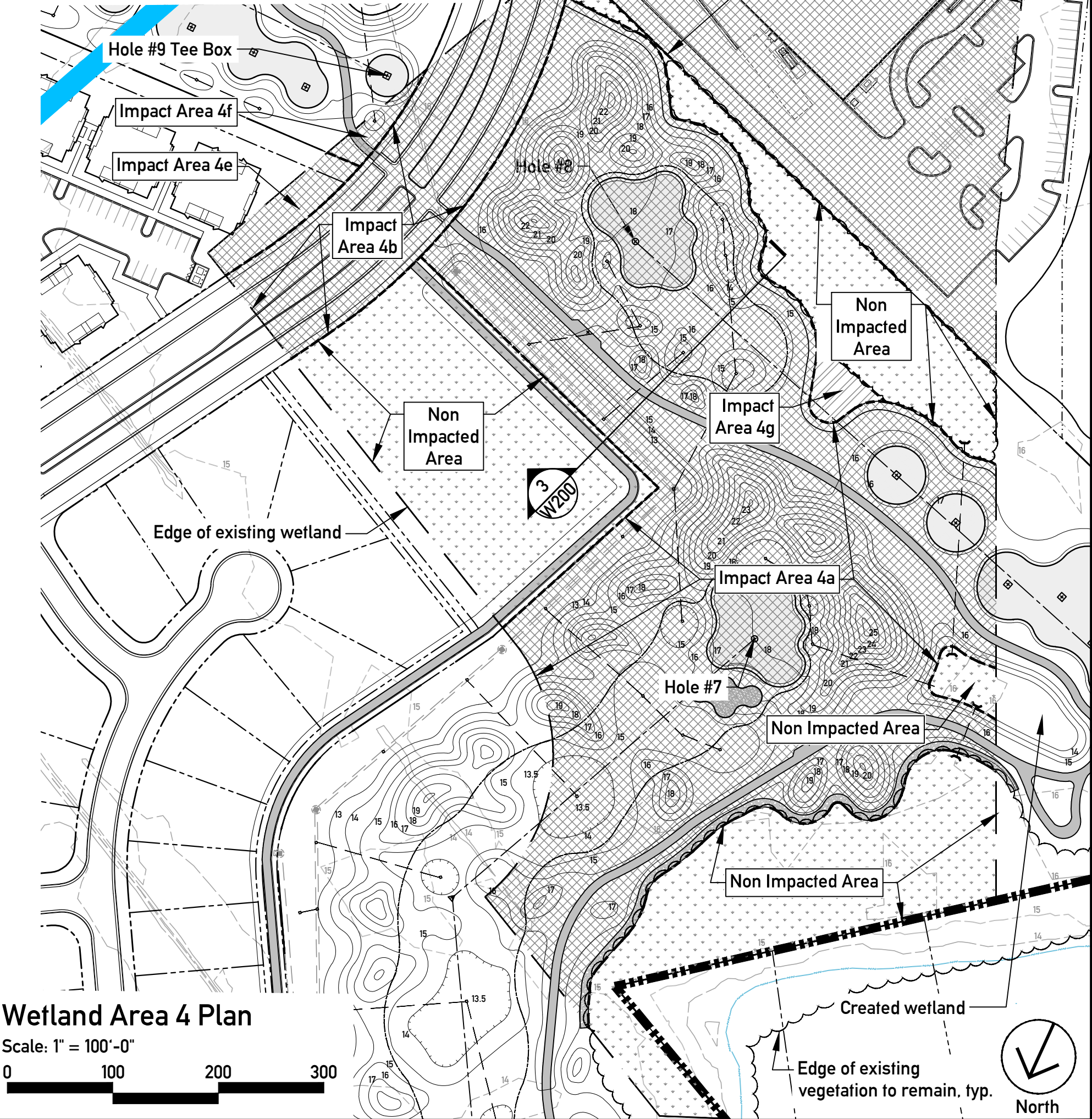
Non Impacted Wetland
- 

Inlet
- 

Headwall/ Endwall

Wetland Area 4 Totals

Existing Area: 14.10 acres  
Impact Area 4a- Permanent Impact: 5.78 acres- Golf Course  
Impact Area 4b- Permanent Impact: 0.90 acres- Road ROW  
Impact Area 4d- Permanent Impact: 4.00 acres- Commercial  
Impact Area 4e- Permanent Impact: 0.18 acres- Residential  
Impact Area 4f- Permanent Impact: 0.05 acres- Golf Course  
Impact Area 4g- Tree Clearing Only: 0.06 acres- Golf Course



Wetland Area 4 Plan

Scale: 1" = 100'-0"



Kevin Tucker  
Golf Course Architect

Permit Application  
for  
Camden Plantation  
Camden County, North Carolina

Project Name: Camden Plantation  
Date: 05/18/17 Revised: 09/18/17  
Sheet Name: Wetland Area 4  
Proposed Conditions  
Sheet Number: **W104**

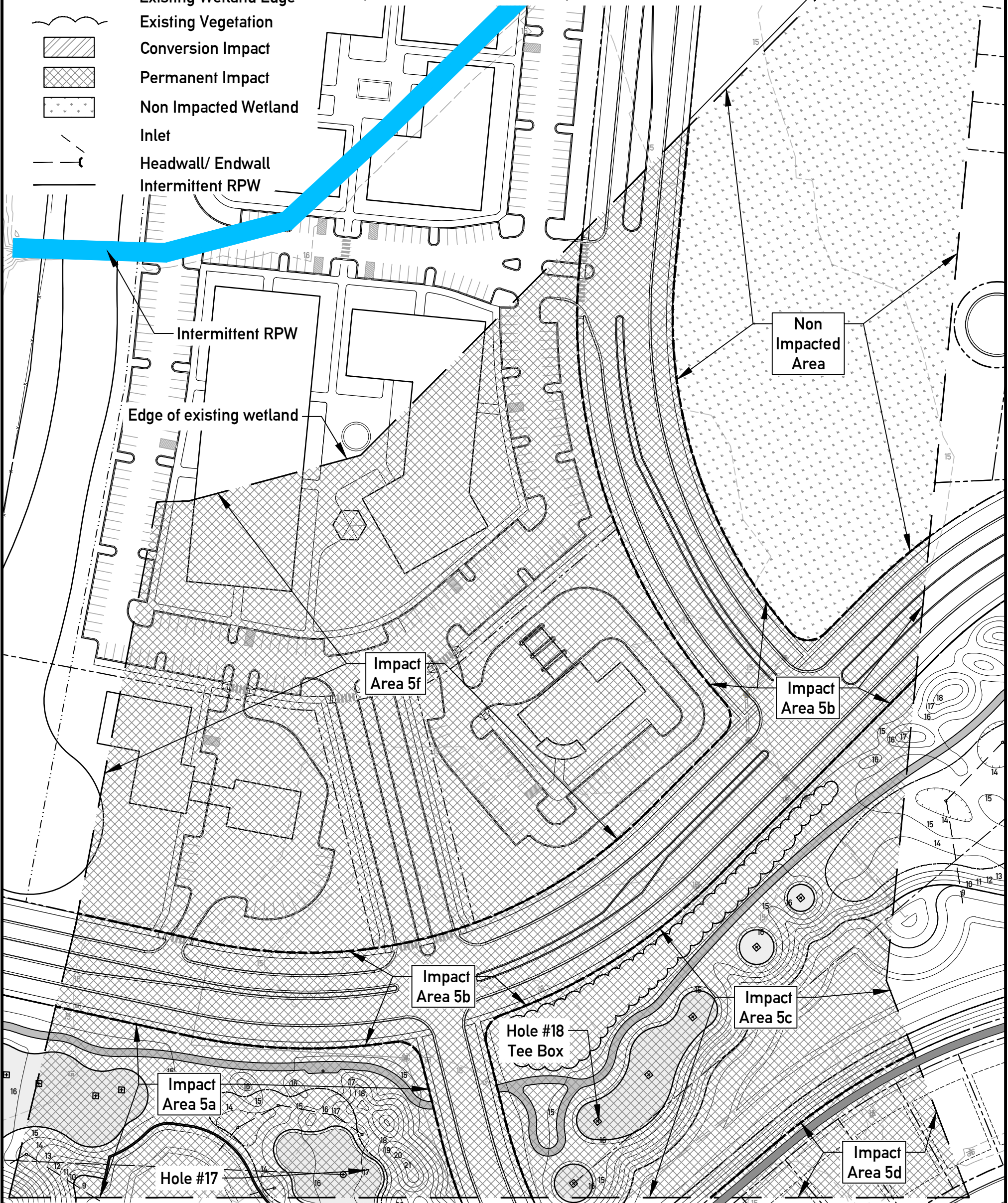


Legend

Wetland Area 5 Totals

Existing Area:	19.86 acres	
Impact Area 5a-	Permanent Impact:	1.65 acres- Golf Course
Impact Area 5b-	Permanent Impact:	4.01 acres- Road ROW
Impact Area 5c-	Permanent Impact:	2.83 acres- Golf Course
Impact Area 5d-	Permanent Impact:	0.51 acres- Residential
Impact Area 5e-	Permanent Impact:	0.02 acres- Residential
Impact Area 5f-	Permanent Impact:	6.75 acres- Commercial

- Tee
- Landing Area
- Hole
- Fairway Edge
- Golf Course Boundary
- Existing Wetland Edge
- Existing Vegetation
- Conversion Impact
- Permanent Impact
- Non Impacted Wetland
- Inlet
- Headwall/ Endwall
- Intermittent RPW



Wetland Area 5 Plan

Scale: 1" = 100'-0"

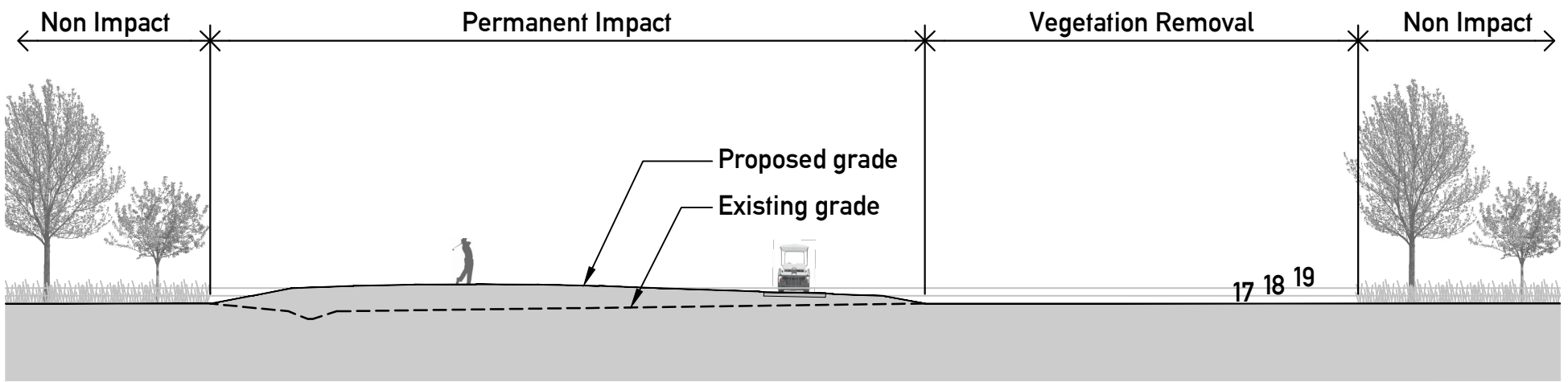


Kevin Tucker  
Golf Course Architect

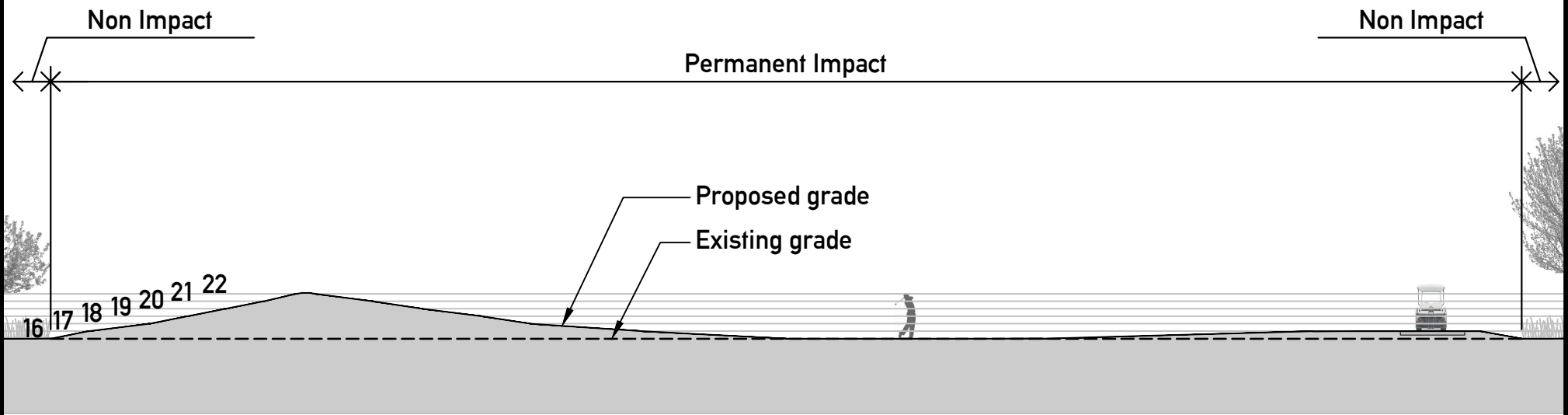
Permit Application  
for  
Camden Plantation  
Camden County, North Carolina

Project Name: Camden Plantation  
Date: 05/18/17 Revised: 09/18/17  
Sheet Name: Wetland Area 5  
Proposed Conditions  
Sheet Number: **W105**

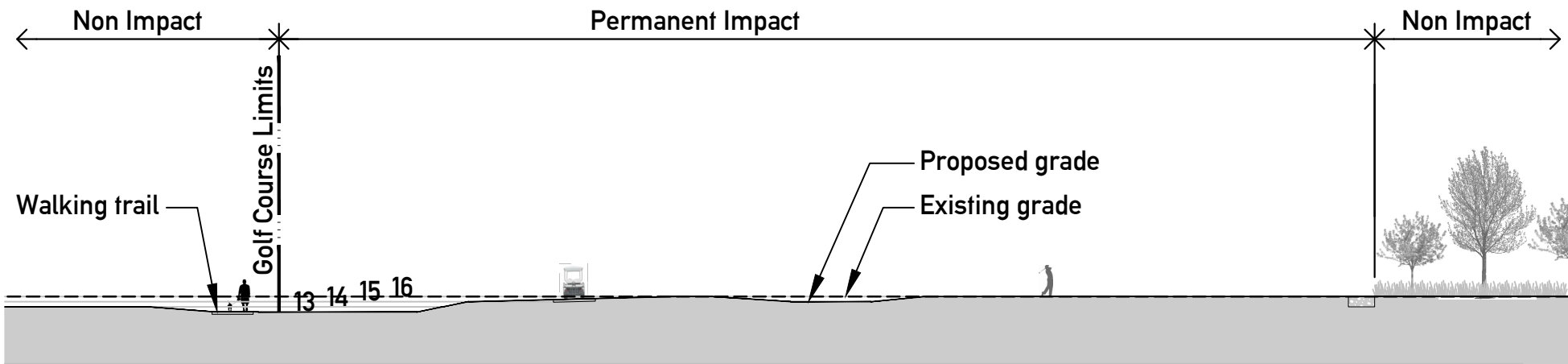




1 Wetland Area 2 Section  
Scale: 1" = 20'-0"



2 Wetland Area 3 Section  
Scale: 1" = 20'-0"



3 Wetland Area 4 Section  
Scale: 1" = 30'-0"



Kevin Tucker  
Golf Course Architect

Permit Application  
for  
Camden Plantation  
Camden County, North Carolina

Project Name: Camden Plantation  
Date: 05/18/17 Revised: 06/04/2018  
Sheet Name: Wetland Area 2,3, & 4  
Sections  
Sheet Number: **W201**

Table 5. Proposed Impact Summary  
Camden Plantation

January 2018

Wetland Area	Wetland Type	Impact Area	Proposed Use	Total Wetland Area (ac)	Avoidance Area (ac) Aug 2017 vs. Jan 2018	Impacts			Mitigation	
						Conversion Impact - PFO:PEM (acres)	Fill Impacts (acres)	Mitigation Ratio	Mitigation Requirement (credits)	Percent Avoided
1	PFO	1a	Golf Course #1	3.00	2.33	0.40	0.00	1:1	0.40	78%
		1b	Golf Course #2			0.27	0.00	1:1	0.27	
2	PFO	2a	Golf Course #6	4.59	3.70		0.68	2:1	1.36	85%
		2b	Golf Course #6			0.21	0.00	1:1	0.21	
3	PFO	3a	Golf Course #6	2.10	1.50		0.60	2:1	1.20	71%
4	PFO	4a	Golf Course #7 & 8	14.10	3.19		5.78	2:1	11.56	23%
		4b	Road ROW				0.90	2:1	1.80	
		4c	Residential				0.00	2:1	0.00	
		4d	Commercial				4.00	2:1	8.00	
		4e	Residential				0.18	2:1	0.36	
		4f	Golf Course #9				0.05	2:1	0.10	
		4g	Golf Course #8			0.06	0.00	2:1	0.06	
5	PFO	5a	Golf Course #9	19.86	4		1.65	2:1	3.30	21%
		5b	Road ROW				4.01	2:1	8.02	
		5c	Golf Course #18				2.83	2:1	5.66	
		5d	Residential				0.51	2:1	1.02	
		5e	Residential				0.02	2:1	0.04	
		5f	Commercial				6.75	2:1	13.50	
6	PFO	-	-	2.49	2.49	-	-	-	-	100%
		Totals:			17.30	0.94	27.96	-	56.86	

Key

Golf Course

Road ROW

Residential

Commercial

Table 6. Impacts By Proposed Use

Proposed Use	Impact Type	Conversion Impact (ac)	Fill Impacts (acres)
Golf Course	PFO		11.59
	Conversion PFO:PEM	0.94	0.00
Road ROW	PFO		4.91
Residential	PFO		0.71
Commerical	PFO		10.75
Totals by Type		0.94	27.96
Total Impacts		28.90	

Table 7. Impacts By WOUS Type

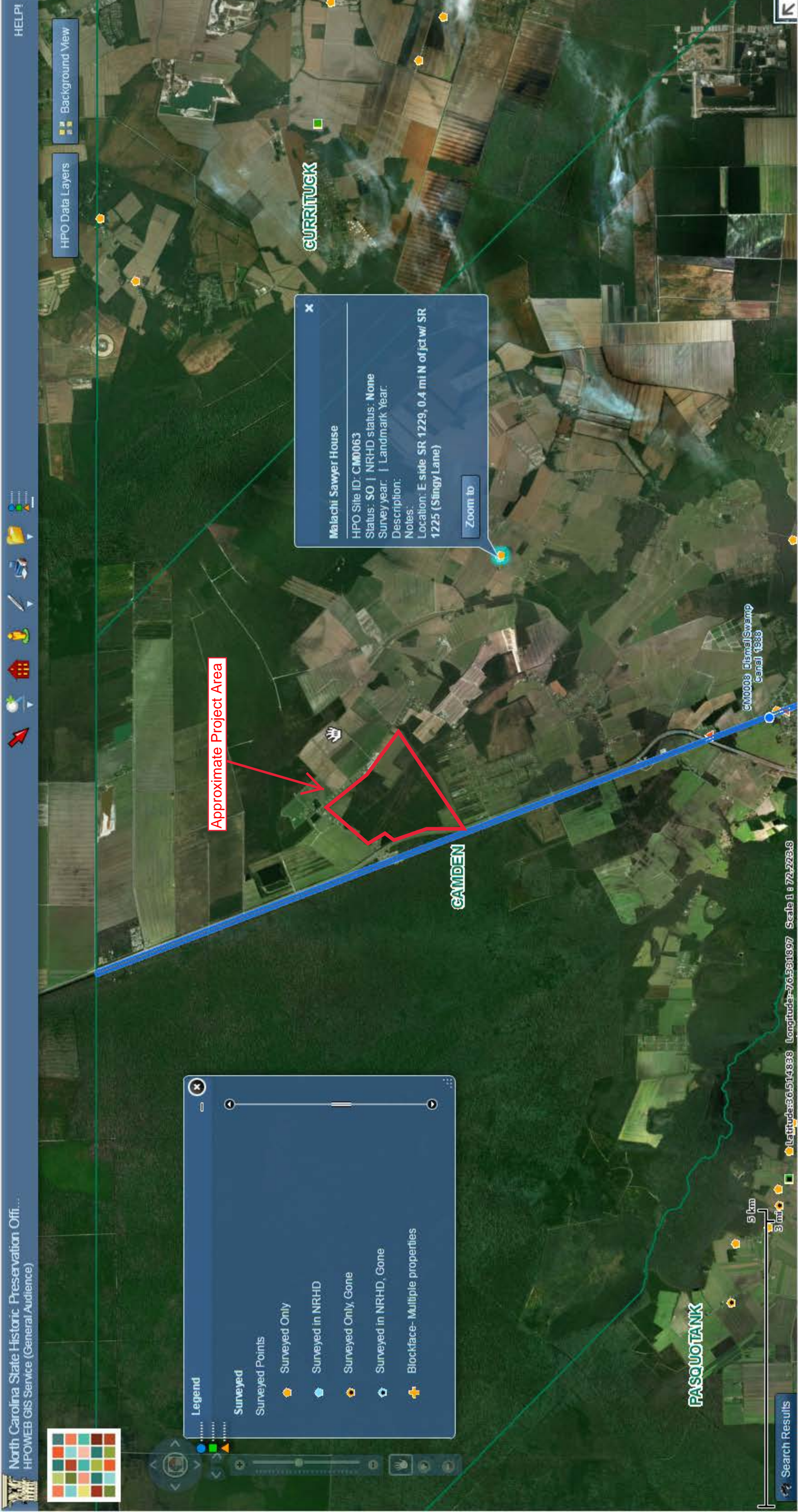
WOUS Type		Total WOUS Length (lf)	Avoidance length (lf)	Proposed Use	Fill Impacts (lf)	Mitigation	Mitigation Requirement (credits)
Perennial RPW		5,858	5,858	N/A	N/A	N/A	N/A
Intermittent RPW		4,562	0	VARIOUS	4,562	N/A	N/A



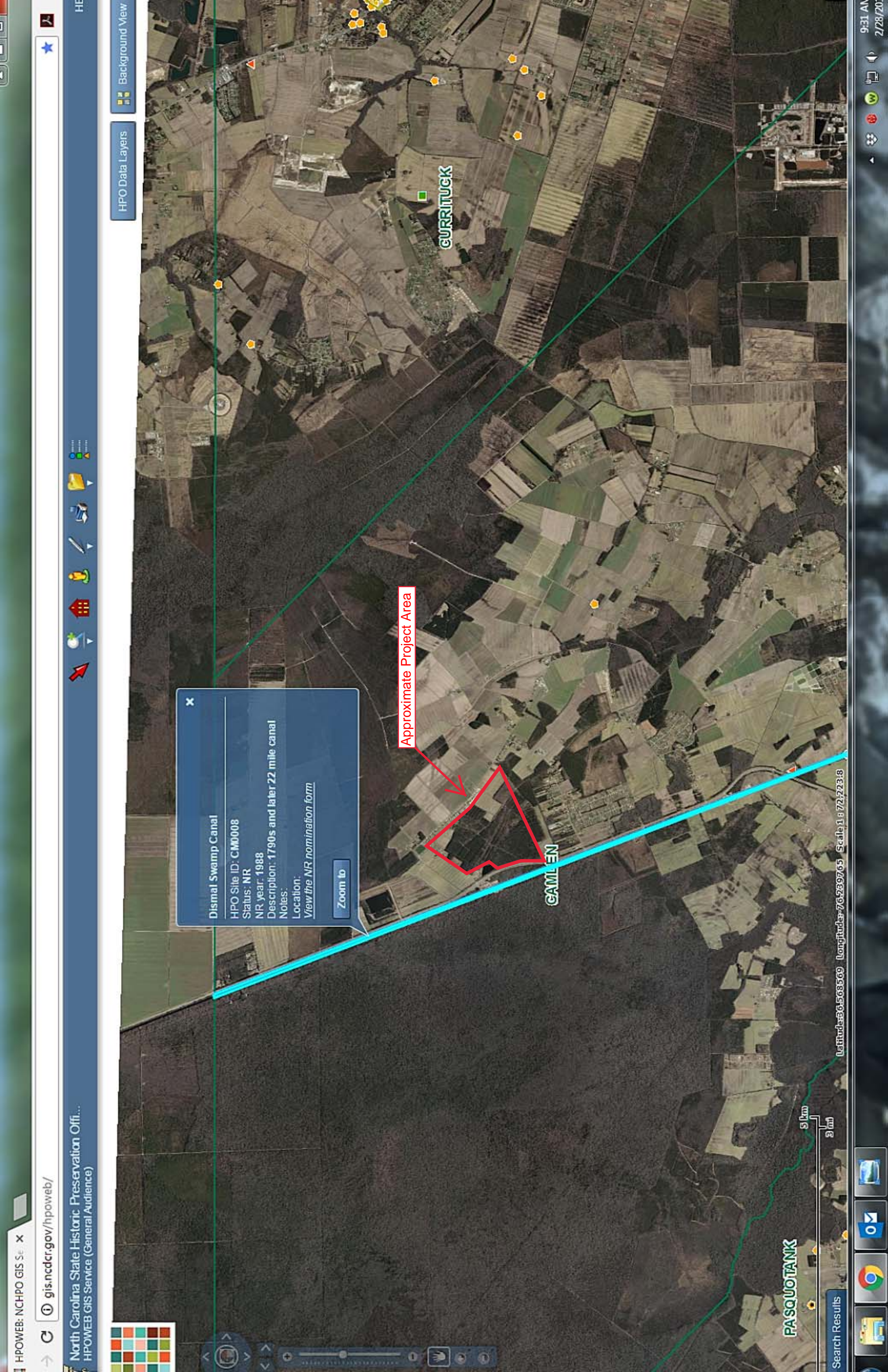
# Appendix H

## Protected Resources









Approximate Project Area

Dismal Swamp Canal

HPO Site ID: CM0008

Status: NR

NR year: 1988

Description: 1790s and later 22 mile canal

Notes:

Location:  
[View the NR nomination form](#)

Zoom to

Latitude: 36.568560 Longitude: -76.239765 Scale: 1 : 72,723.8



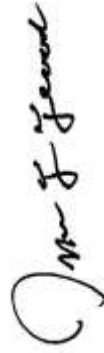
## Species Conclusions Table

Project Name: Camden Plantation

Date: 3/14/18

Species / Resource Name	Conclusion	ESA Section 7 / Eagle Act Determination	Notes / Documentation
Northern Long-eared Bat	No critical habitat present Suitable habitat present	No effect	Relying upon the USFWS Raleigh Office Alternative Local Procedure Situation 1 in conjunction with the findings of the 1/5/2016 Programmatic Biological Opinion for Final 4(d) Rule to fulfill our project-specific Section 7 responsibilities.
Red Knot	No critical habitat present	No effect	FWS Raleigh Field Office self-certification letter
Red Cockaded Woodpecker	No critical habitat present	No effect	FWS Raleigh Field Office self-certification letter
American Alligator	No critical habitat present	No effect	FWS Raleigh Field Office self-certification letter
Canebrake Rattlesnake	No suitable habitat present	No effect	NC Dept. of Natural & Cultural Resources Natural Heritage Program self-certification letter
Black-throated Warbler	No suitable habitat present	No effect	NC Dept. of Natural & Cultural Resources Natural Heritage Program self-certification letter

Acknowledgement: I agree that the above information about my proposed project is true. I used all of the provided resources to make an informed decision about impacts in the immediate and surrounding areas.



Jefferson F. Flood, Environmental Scientist II  
Kerr Environmental Services Corp.

Signature /Title

5-18-18  
Date



## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Raleigh Ecological Services Field Office  
Post Office Box 33726  
Raleigh, NC 27636-3726  
Phone: (919) 856-4520 Fax: (919) 856-4556



In Reply Refer To:  
Consultation Code: 04EN2000-2018-SLI-0366  
Event Code: 04EN2000-2018-E-00794  
Project Name: Camden Plantation

February 19, 2018

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

### To Whom It May Concern:

The species list generated pursuant to the information you provided identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

Section 7 of the Act requires that all federal agencies (or their designated non-federal representative), in consultation with the Service, insure that any action federally authorized, funded, or carried out by such agencies is not likely to jeopardize the continued existence of any federally-listed endangered or threatened species. A biological assessment or evaluation may be prepared to fulfill that requirement and in determining whether additional consultation with the Service is necessary. In addition to the federally-protected species list, information on the species' life histories and habitats and information on completing a biological assessment or



evaluation and can be found on our web page at <http://www.fws.gov/raleigh>. Please check the web site often for updated information or changes

If your project contains suitable habitat for any of the federally-listed species known to be present within the county where your project occurs, the proposed action has the potential to adversely affect those species. As such, we recommend that surveys be conducted to determine the species' presence or absence within the project area. The use of North Carolina Natural Heritage program data should not be substituted for actual field surveys.

If you determine that the proposed action may affect (i.e., likely to adversely affect or not likely to adversely affect) a federally-protected species, you should notify this office with your determination, the results of your surveys, survey methodologies, and an analysis of the effects of the action on listed species, including consideration of direct, indirect, and cumulative effects, before conducting any activities that might affect the species. If you determine that the proposed action will have no effect (i.e., no beneficial or adverse, direct or indirect effect) on federally listed species, then you are not required to contact our office for concurrence (unless an Environmental Impact Statement is prepared). However, you should maintain a complete record of the assessment, including steps leading to your determination of effect, the qualified personnel conducting the assessment, habitat conditions, site photographs, and any other related articles.

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan ([http://www.fws.gov/windenergy/eagle\\_guidance.html](http://www.fws.gov/windenergy/eagle_guidance.html)). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

Not all Threatened and Endangered Species that occur in North Carolina are subject to section 7 consultation with the U.S Fish and Wildlife Service. Atlantic and shortnose sturgeon, sea turtles, when in the water, and certain marine mammals are under purview of the National Marine Fisheries Service. If your project occurs in marine, estuarine, or coastal river systems you should also contact the National Marine Fisheries Service, <http://www.nmfs.noaa.gov/>

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office. If you have any questions or comments, please contact John Ellis of this office at [john\\_ellis@fws.gov](mailto:john_ellis@fws.gov).

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Attachment(s):

- Official Species List



## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Raleigh Ecological Services Field Office**

Post Office Box 33726

Raleigh, NC 27636-3726

(919) 856-4520

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## Project Summary

Consultation Code: 04EN2000-2018-SLI-0366

Event Code: 04EN2000-2018-E-00794

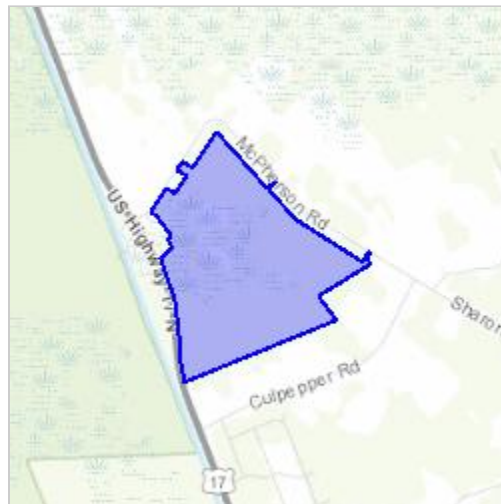
Project Name: Camden Plantation

Project Type: \*\* OTHER \*\*

Project Description: Mixed-use (commercial and residential) development

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/36.505095118019725N76.34157216148895W>



Counties: Camden, NC

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## Endangered Species Act Species

There is a total of 4 threatened, endangered, or candidate species on this species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

### Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a>	Threatened

### Birds

NAME	STATUS
Red Knot <i>Calidris canutus rufa</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/1864">https://ecos.fws.gov/ecp/species/1864</a>	Threatened
Red-cockaded Woodpecker <i>Picoides borealis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/7614">https://ecos.fws.gov/ecp/species/7614</a>	Endangered

### Reptiles

NAME	STATUS
American Alligator <i>Alligator mississippiensis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/776">https://ecos.fws.gov/ecp/species/776</a>	Similarity of Appearance (Threatened)

### Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.



USFWS Red HUC NLEB  
Winter Roost Range

Camden Plantation  
Project Limits

NLEB Winter Roost  
Sites in Proximity to  
Camden Plantation







# United States Department of the Interior

## FISH AND WILDLIFE SERVICE



Raleigh Field Office  
P.O. Box 33726  
Raleigh, NC 27636-3726

Date: \_\_\_\_\_

### Self-Certification Letter

Project Name \_\_\_\_\_

Dear Applicant:

Thank you for using the U.S. Fish and Wildlife Service (Service) Raleigh Ecological Services online project review process. By printing this letter in conjunction with your project review package, you are certifying that you have completed the online project review process for the project named above in accordance with all instructions provided, using the best available information to reach your conclusions. This letter, and the enclosed project review package, completes the review of your project in accordance with the Endangered Species Act of 1973 (16 U.S.C. 1531-1544, 87 Stat. 884), as amended (ESA), and the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c, 54 Stat. 250), as amended (Eagle Act). This letter also provides information for your project review under the National Environmental Policy Act of 1969 (P.L. 91-190, 42 U.S.C. 4321-4347, 83 Stat. 852), as amended. A copy of this letter and the project review package must be submitted to this office for this certification to be valid. This letter and the project review package will be maintained in our records.

The species conclusions table in the enclosed project review package summarizes your ESA and Eagle Act conclusions. Based on your analysis, mark all the determinations that apply:

“no effect” determinations for proposed/listed species and/or proposed/designated critical habitat; and/or

“may affect, not likely to adversely affect” determinations for proposed/listed species and/or proposed/designated critical habitat; and/or

“may affect, likely to adversely affect” determination for the Northern long-eared bat (*Myotis septentrionalis*) and relying on the findings of the January 5, 2016, Programmatic Biological Opinion for the Final 4(d) Rule on the Northern long-eared bat;

“no Eagle Act permit required” determinations for eagles.



We certify that use of the online project review process in strict accordance with the instructions provided as documented in the enclosed project review package results in reaching the appropriate determinations. Therefore, we concur with the “no effect” or “not likely to adversely affect” determinations for proposed and listed species and proposed and designated critical habitat; the “may affect” determination for Northern long-eared bat; and/or the “no Eagle Act permit required” determinations for eagles. Additional coordination with this office is not needed. Candidate species are not legally protected pursuant to the ESA. However, the Service encourages consideration of these species by avoiding adverse impacts to them. Please contact this office for additional coordination if your project action area contains candidate species. Should project plans change or if additional information on the distribution of proposed or listed species, proposed or designated critical habitat, or bald eagles becomes available, this determination may be reconsidered. This certification letter is valid for 1 year. Information about the online project review process including instructions, species information, and other information regarding project reviews within North Carolina is available at our website <http://www.fws.gov/raleigh/pp.html>. If you have any questions, you can write to us at [Raleigh@fws.gov](mailto:Raleigh@fws.gov) or please contact Leigh Mann of this office at 919-856-4520, ext. 10.

Sincerely,

/s/Pete Benjamin

Pete Benjamin  
Field Supervisor  
Raleigh Ecological Services

Enclosures - project review package



**North Carolina Department of Natural and Cultural Resources  
Natural Heritage Program**

Governor Roy Cooper

Secretary Susi H. Hamilton

NCNHDE-5456

February 26, 2018

Jefferson Flood  
Kerr Environmental Services Corp.  
1008 Old Virginia Beach Road, Suite 200  
Virginia Beach, VA 23451  
RE: Camden Plantation

Dear Jefferson Flood:

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, based on the project area mapped with your request, indicates that there are no records for rare species, important natural communities, natural areas, or conservation/managed areas within the proposed project boundary. Please note that although there may be no documentation of natural heritage elements within the project boundary, it does not imply or confirm their absence; the area may not have been surveyed. The results of this query should not be substituted for field surveys where suitable habitat exists. In the event that rare species are found within the project area, please contact the NCNHP so that we may update our records.

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 and is included for reference. Tables of natural areas and conservation/managed area within a one-mile radius of the project area, if any, are also included in this report.

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.

The NC Natural Heritage Program may follow this letter with additional correspondence if a Dedicated Nature Preserve (DNP), Registered Heritage Area (RHA), Clean Water Management Trust Fund (CWMTF) easement, or Federally-listed species are 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 Within a One-mile Radius of the Project Area**  
**Camden Plantation**  
**February 26, 2018**  
**NCNHDE-5456**

**Element Occurrences Documented Within a One-mile Radius of the Project Area**

<b>Taxonomic Group</b>	<b>EO ID</b>	<b>Scientific Name</b>	<b>Common Name</b>	<b>Last Observation Date</b>	<b>Element Occurrence Rank</b>	<b>Accuracy</b>	<b>Federal Status</b>	<b>State Status</b>	<b>Global Rank</b>	<b>State Rank</b>
Bird	19617	Setophaga virens waynei	Black-throated Green Warbler - Coastal Plain population	1994-Spring	BC	4-Low	Species of Concern	Significantly Rare	G5T3	S2B
Moth	34980	Franclemontia interrogans	Franclemont's Cane Moth	2011-04-23	E	5-Very Low	---	Significantly Rare	G3G4	S2S3
Moth	34981	Iridopsis cypressaria	Small Cypress Looper	2012-03-19	E	5-Very Low	---	Significantly Rare	GU	S2S3
Natural Community	3327	Nonriverine Swamp Forest (Poplar-Pawpaw Subtype)	---	2010	CD	4-Low	---	---	G2	S1
Reptile	34700	Crotalus horridus	Timber Rattlesnake	2014-08-05	E	3-Medium	---	Special Concern	G4	S3

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

<b>Site Name</b>	<b>Representational Rating</b>	<b>Collective Rating</b>
Dismal Swamp State Park	R1 (Exceptional)	C3 (High)

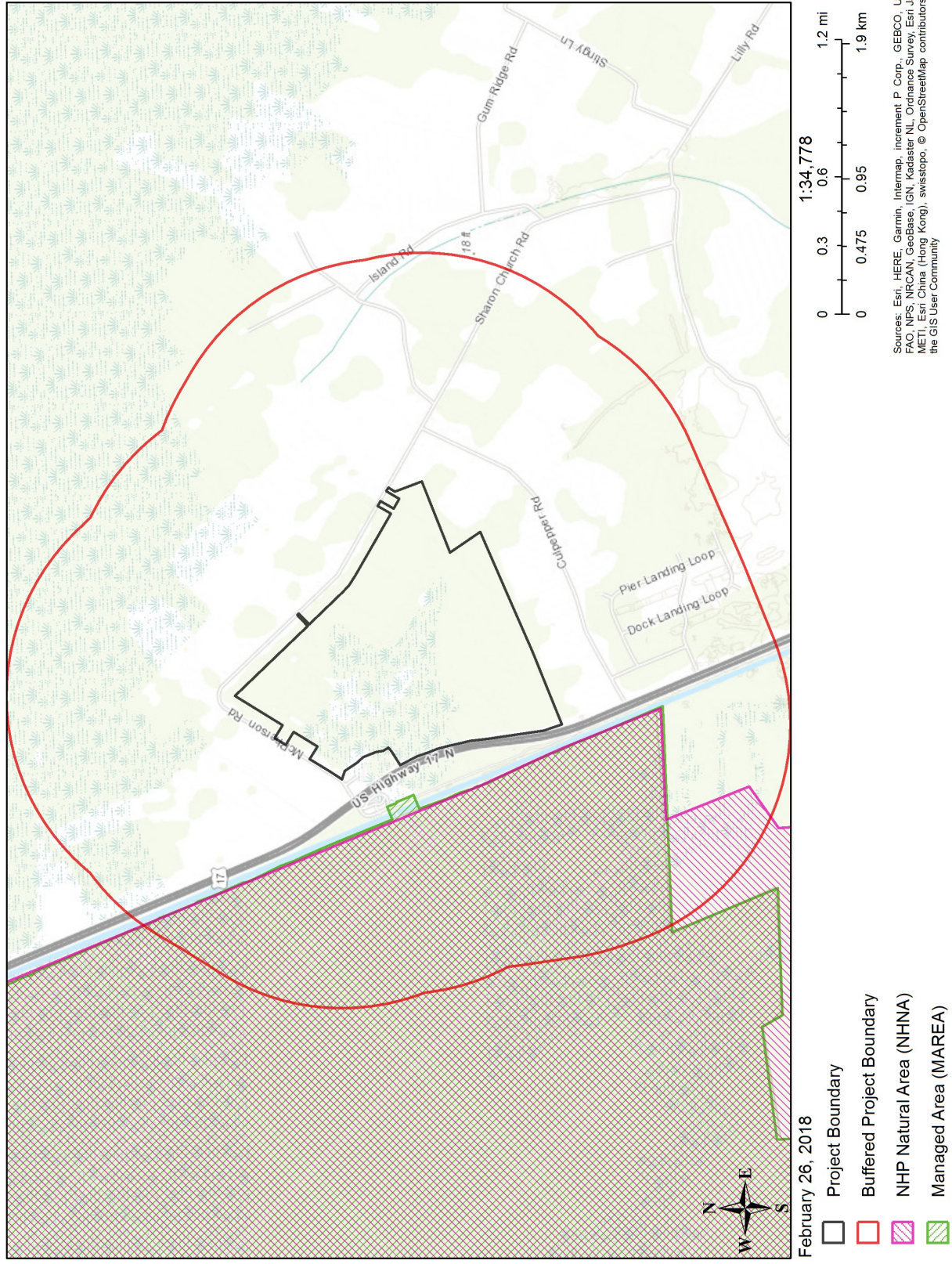
**Managed Areas Documented Within a One-mile Radius of the Project Area**

<b>Managed Area Name</b>	<b>Owner</b>	<b>Owner Type</b>
Dismal Swamp State Park	NC DNCR, Division of Parks and Recreation	State

Definitions and an explanation of status designations and codes can be found at <https://ncnhde.natureserve.org/content/help>. Data query generated on February 26, 2018; source: NCNHP, Q1 January 2018. 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-5456: Camden Plantation





EFH View Tool

Data Query Tool

Activate Location Query

Print This Report

**EFH Data Notice:** Essential Fish Habitat (EFH) is defined by textual descriptions contained in the fishery management plans developed by the regional Fishery Management Councils. In most cases mapping data can not fully represent the complexity of the habitats that make up EFH. This report should be used for general interest queries only and should not be interpreted as a definitive evaluation of EFH at this location. A location-specific evaluation of EFH for any official purposes must be performed by a regional expert. Please refer to the following links for the appropriate regional resources.

Query Results

Map Scale = 1:72,224  
Degrees, Minutes, Seconds: Latitude = 36°30'12" N, Longitude = 76°20'53" E  
Decimal Degrees: Latitude = 36.50, Longitude = -76.35

The query location intersects with spatial data representing EFH and/or HAPCs for the following species/management units.

Camden Plantation

DDD: 36.583 lat, -76.203 long

