

ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

RICHARD E. ROGERS, JR.

Director



NORTH CAROLINA
Environmental Quality

May 16, 2022

Watson Family II, LLC
6220 Forestville Road
Raleigh, NC 27604

Joseph Wood & Harrison Alexander Temple
825 E. Horton Street
Zebulon, NC 27597

Harold Narron & C. Fred Corbett
SENT VIA EMAIL

Subject: Buffer Determination Letter
Zebulon South
Wake County
NBRRO #22-095

Dear Property Owners:

On May 4, 2022, Alys Hannum of the Raleigh Regional Office conducted an on-site review of the features located on the Zebulon South properties at the request of Timmons Group (on behalf of Deacon Development) to determine the applicability of the Neuse River Basin Buffer Rule, Title 15A North Carolina Administrative Code 02B .0714.

The table and maps below summarize the features evaluated for subjectivity to the Neuse River Riparian Buffer Rule. Features identified as "Subject" have been located on either the most recent published NRCS Soil Survey of Wake County or the most recent copy of the USGS Topographic map. Subject features have both been located on the ground **and** possess characteristics that qualify them to be at least intermittent streams. Features identified as "Not Subject" are not located on either of the required maps, are not present on the property, or have been determined not to be at least intermittent.

There **may** be other streams or features on the property that **may** be considered jurisdictional according to the US Army Corps of Engineers and therefore subject to the Clean Water Act. This project **may** require a Section 404/401 Permit for **proposed activity within buffers or within waters of the state**. Any inquiries should be directed to the US Army Corp of Engineers (Raleigh Regulatory Field Office) at (919)-554-4884.



North Carolina Department of Environmental Quality | Division of Water Resources
Raleigh Regional Office | 3800 Barrett Drive | Raleigh, North Carolina 27609
919.791.4200

Determination Type:	
Buffer	Intermittent/Perennial
<input checked="" type="checkbox"/> Neuse (15A NCAC 2B .0714) <input type="checkbox"/> Tar-Pamlico (15A NCAC 2B .0734) <input type="checkbox"/> Jordan (15A NCAC 2B .0267) (governmental and/or interjurisdictional projects)	<input type="checkbox"/> Intermittent/Perennial Determination (where local buffer ordinances apply)

Project Name: Zebulon SouthAddress/Location: Various, Zebulon, NC 27597Stream(s): Little Creek & Snipes CreekDetermination Date: May 4, 2022 Staff: Alys Hannum

Feature	E/I/P*	Not Subject	Subject	Start @	Stop @	Soil Survey	USGS Topo
A1	I		X	Pond 1	~35.812487, -78.310647	X	X
A2	P		X	~35.812487, -78.310647	Continues North of Property	X	
B	E	X		Indeterminate	Confluence with A2	X	X
C	E	X		Indeterminate	Culvert under S. Arendell Ave.	X	
D	NP	X		Not Present		X	
E	NP	X		Not Present		X	
Pond 1	N/A		X	Drains to A1		X	X
Pond 2	N/A	X		Isolated Pond			

* E = Ephemeral, I = Intermittent, P = Perennial, NP = Not Present, N/A = Not Applicable, N/E = Not Evaluated

This on-site determination shall expire five (5) years from the date of this letter. **Landowners or affected parties that dispute a determination made by the DWR may request a determination by the**



Director. An appeal request must be made within sixty (60) days of date of this letter. A request for a determination by the Director shall be referred to the Director in writing. *If sending via US Postal Service: c/o Paul Wojoski; DWR – 401 & Buffer Permitting Unit; 1617 Mail Service Center; Raleigh, NC 27699-1617. If sending via delivery service (UPS, FedEx, etc.): Paul Wojoski; DWR – 401 & Buffer Permitting Unit; 512 N. Salisbury Street; Raleigh, NC 27604.*

This determination is final and binding unless, as detailed above, an appeal is requested **within sixty (60) days of the date of this letter.**

If you have questions regarding this determination, please contact Alys Hannum, of my staff, at alys.hannum@ncdenr.gov, or by telephone at (919) 791-4255.

Sincerely,

DocuSigned by:

BCDA9D825D4A46D...

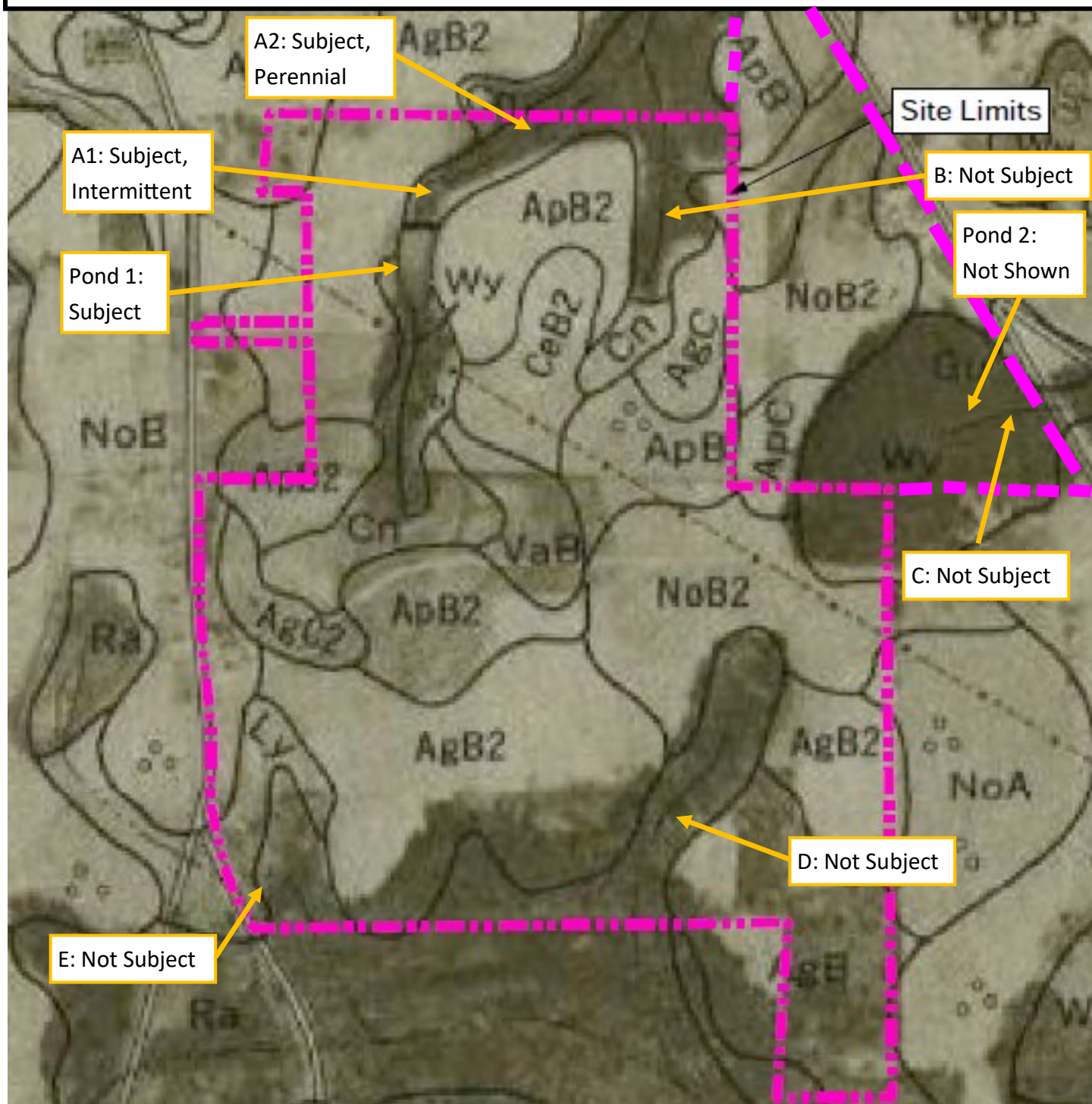
Scott Vinson, Regional Supervisor
Water Quality Regional Operations Section
Raleigh Regional Office

cc: RRO DWR File Copy/Laserfiche
Lauren Norris-Heflin, Timmons Group (Lauren.Norris-Heflin@timmons.com)
Watson Family II, LLC (jwbbuilders@bellsouth.net)
Harold Narron & C. Fred Corbett (chucor@msn.com)
Joseph Wood Temple & Harrison Alexander Temple (grtfarm@gmail.com)



Zebulon South


Wake County, NC-DWR Project #22-095



NRCS Soil Survey Sheet 54

Wake Co., NC 1970

Legend:

-project boundary 



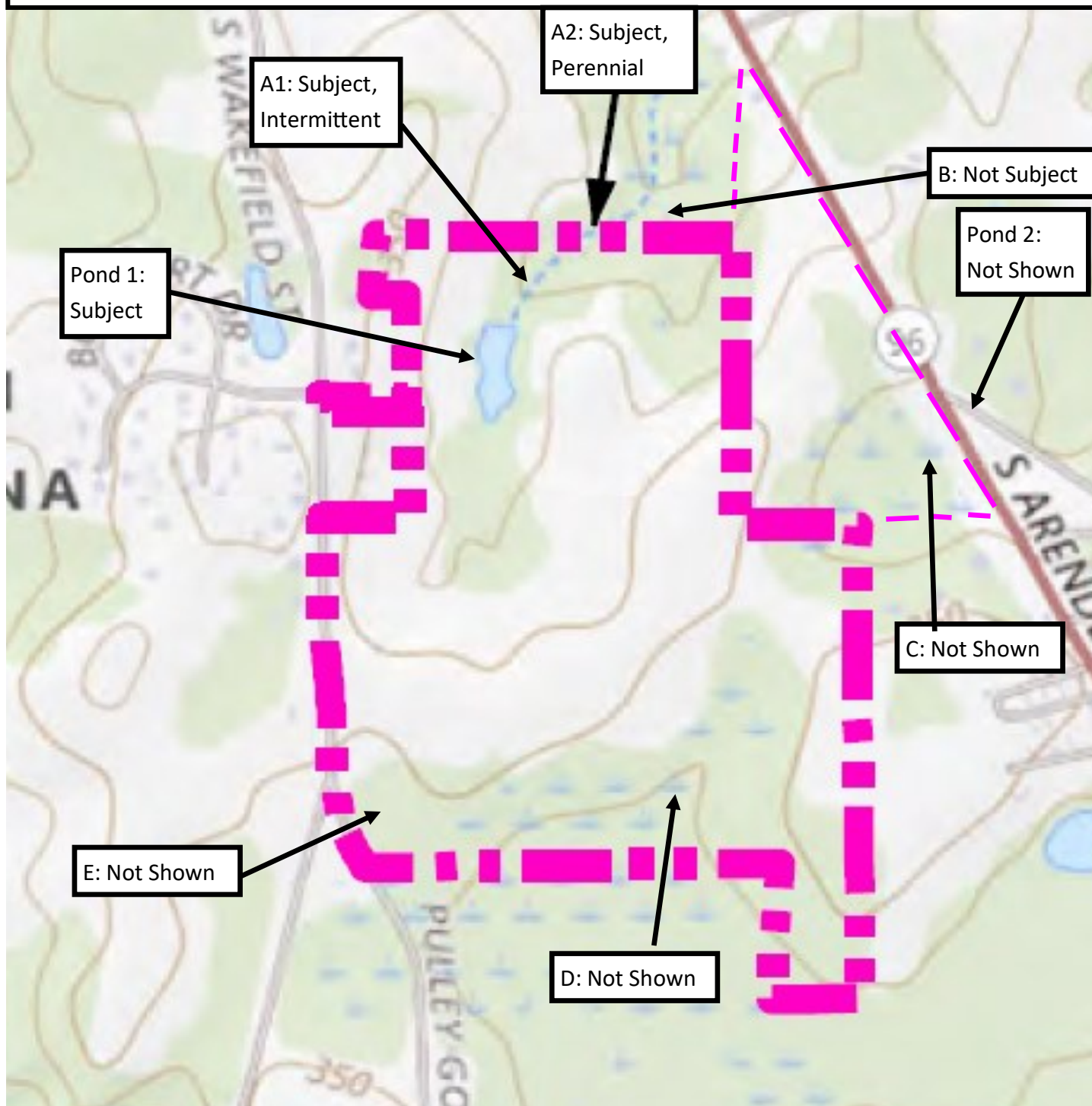
Base map provided by
Timmons Group & NC DEQ

:: Locations are approximate
and are provided for
reference only ::



Zebulon South


Wake County, NC-DWR Project #22-095



USGS Topographical Map

Zebulon Quadrangle 2019

Legend:

-Project boundary 



Base map provided by
Timmons Group & NC DEQ

:: Locations are approximate
and are provided for
reference only ::



