

**COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT and
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

Date of Notice

North Carolina Housing Finance Agency
3508 Bush Street
Raleigh, NC 27609
919-850-2781

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the North Carolina Housing Finance Agency.

REQUEST FOR RELEASE OF FUNDS

On or about ***At least one day after the end of the comment period*** the North Carolina Housing Finance Agency will submit a request to the HUD/Greensboro Field Office for the release of HOME Investment Partnership / Rental Production Program (“Program”) funds under Title/Section II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended (Act), to undertake a project known as HILMA Greens Apartments, for the purpose of constructing a 64-unit affordable housing apartment complex. The project consists of the new construction of one two-story and one three-story residential apartment buildings for families to be located at 810 West Wilson Street, Tarboro, Edgecombe County, North Carolina. Project activities, occurring over an anticipated 2-year period, will include land acquisition, site preparation, utility installation, and construction. The total estimated cost for this project is \$7,474,844.00 with approximately \$800,000.00 (11%) contributed from federal HOME funds under the Act.

FINDING OF NO SIGNIFICANT IMPACT

The North Carolina Housing Finance Agency has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at The North Carolina Housing Finance Agency, 3508 Bush Street, Raleigh, NC 27609 and may be examined or copied weekdays 9 A.M. to 4 P.M.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Scott Farmer, Director of Rental North Carolina Housing Finance Agency, 3508 Bush Street, Raleigh, NC. All comments received by ***If notice published: notice plus fifteen days; If notice posted: posting date plus eighteen days*** will be considered by the North Carolina Housing Finance Agency prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The North Carolina Housing Finance Agency certifies to the HUD/Greensboro Field Office that Scott Farmer in his capacity as Director of Rental Investment consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The HUD/Greensboro Field Office's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows HILMA Greens, LLC use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

The HUD/Greensboro Field Office will accept objections to its release of funds and the North Carolina Housing Finance Agency's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:

- (a) the certification was not executed by the Certifying Officer of the North Carolina Housing Finance Agency;
- (b) the North Carolina Housing Finance Agency has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58;
- (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by the HUD/Greensboro Field Office; or
- (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to:

Lenwood Smith
US Dept. of HUD – Greensboro Field Office
1500 Pinecroft Road
Greensboro, NC 27407

Potential objectors should contact the HUD/Greensboro Field Office at 336-547-4002 to verify the actual last day of the objection period.

Scott Farmer
Director of Rental Investment
North Carolina Housing Finance Agency



**U.S. Department of Housing and Urban
Development**

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: HILMA Greens Apartments

Applicant/ Developer: MC Morgan & Associates, Inc.

Responsible Entity: North Carolina Housing Finance Agency

Grant Recipient : North Carolina Housing Finance Agency

State/Local Identifier: North Carolina

Preparer: Pilot Environmental, Inc.

Certifying Officer Name and Title: Scott Farmer, Director of Rental Investment

Consultant (if applicable): Same as Preparer

Project Location: 810 West Wilson Street, Tarboro, Edgecombe County, NC. The site is located north of West Wilson Street approximately 400 feet east of Western Boulevard. The site is an approximate 9.25 acre tract that is a portion of the former HILMA Golf Course.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: The project is the planned development of an approximate 9.25 acre tract on the former HILMA golf course property with a multifamily residential development. The development will include one two-story apartment building, one three-story apartment building, one clubhouse building and additional apartment complex amenities.

The development will include a total of 64 apartment units. The apartment units will consist of 38 two-bedroom units and 26 three-bedroom units. A total of 128 parking spaces will be available. Additional amenities include a playground, a covered picnic area, outdoor sitting areas, an exercise room, a computer center and a community mail center. A copy of the conceptual site plan is attached.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: The project is a two building, 64 apartment unit, multifamily residential development for low income households. The property will help the Town of Tarboro provide affordable housing for such households.

Existing Conditions and Trends [24 CFR 58.40(a)]: The project site is a portion of the former HILMA golf course. The subject site contains grass covered land and wooded land. There is no evidence that structures have been associated with the site.

The site is located in a commercial and residential area of Tarboro. Additional portions of the vacant golf course (wooded land and grass covered areas) are located north, east and west of the site. The site is bound on the south by West Wilson Street. Properties immediately south, across West Wilson Street contain an automobile dealership, a municipal public works building and a gasoline station. Residential properties and a church are located farther south of the site. Commercial properties including restaurants and various retailers are located farther west of the site.

The site is a portion of a parcel that is zoned RA12 (residential). The attached parcel information depicts this zoning.

Funding Information

Grant Number	HUD Program	Funding Amount
	HOME Funds	\$800,000

Estimated Total HUD Funded Amount: \$800,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$7.5 Million

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Tarboro-Edgecombe Airport is located more than 2 miles north of the site (Topographic Maps and Aerial Photograph – Drawing 1, 6 and 6B). There are no military airfields within 2.5 miles of the site.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	An attached map depicts the Coastal Barrier Resource System of North Carolina. The site is not located within the Coastal Barrier Resource System area of North Carolina.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	An attached FEMA FIRM Map (Drawing 4) depicts the FIRM Panels of the site area. As depicted, northern and western portions of the site area, along Holly Creek, fall within the 500-year and 100-year flood plain. However, the attached conceptual site plan depicts the site activity (development area) on portions of the site that are not within the 100-year or 500-year flood plain.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is a planned multifamily residential development. Air quality permits for complex source (transportation) or stationary source are not associated with the project. Additionally, the site is located within a non-attainment area of North Carolina. Attached are a clean air response and NCDEQ air quality maps.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The site is located in Edgecombe County, North Carolina. According to a listing of Coastal Zone Management (CZMA) counties, the following 20 counties are CZMA counties: Beaufort, Bertie, Brunswick, Camden, Carteret, Chowan, Craven, Currituck, Dare, Gates, Hertford, Hyde, New Hanover, Onslow, Pamlico, Pasquotank, Pender, Perquimans, Tyrrell and Washington. – the site is not located within an CZMA county.

<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>PEI conducted a Phase I ESA (ESA) in conjunction with this Environmental Assessment. The ESA did not identify on-site hazardous materials or federally recorded contaminated properties at or near the site.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>PEI solicited comments from the USFWS and received a response letter on October 13, 2015 (attached). The response letter indicates that the USFWS believes that the proposed project is not likely to adversely affect any federally-listed endangered or threatened species, their formally designated critical habitats or species currently proposed for listing under the act at these sites. The USFWS believes that the requirements of section 7 (a)(2) of the Act has been satisfied. A copy of this letter is attached.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>PEI conducted a site reconnaissance on September 10, 2015. During the reconnaissance, a gasoline station, municipal public works facility and automobile retail center were observed immediately south/southwest of the site, across West Wilson Street. ASTs were not observed on these properties. Additionally, the attached Topographic Map (Drawing 1) does not depict ASTs in the vicinity of the site. Additionally, PEI conducted a telephone interview (September 24, 2015) with Tarboro Fire Chief Frankie Winslow. Chief Winslow indicated that he is not aware of ASTs of concern at the site or in the vicinity of the site.</p> <p>PEI re-contacted Fire Chief Frankie Winslow of the Tarboro Fire Department and requested information associated with thermal explosive hazards at the site or at properties in the vicinity of the site. Chief Winslow indicated that he is not aware of explosive hazards at the site or in the vicinity of the site.</p> <p>The attached 2013 USGS map (Drawing 8) does not depict visible ASTs in the vicinity of the site. Additionally, ASTs were not observed within one-half mile of the site during the site reconnaissance.</p> <p>Additionally, attached are flow charts from the Acceptable Separation Distance Guidebook for Explosive and Flammable Hazards. Based on the flow charts and the fact that there is no evidence of explosive/flammable hazards in the vicinity of the site, these hazards do not appear to exist.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Attached are a USGS Topographic Map dated 2013 (Drawing 8) and a map from the U. S. Census Bureau website (Drawing 9). The two maps depict the site area "pink" indicating urban area. Therefore, the site area should not fall within an area that would be deemed "farmland protection area."</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>An attached FEMA FIRM Map (Drawing 4) depicts the FIRM Panels of the site area. As depicted, northern and western portions of the site area, along Holly Creek, fall within the 500-year and 100-year flood plain. However, the attached conceptual site plan depicts the site activity (development area) on portions of the site that are not within the 100-year or 500-year flood plain.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>PEI solicited comments from the North Carolina State Historic Preservation Office (NCSHPO) and received a response letter dated October 12, 2015. The response letter states that NCSHPO is aware of no historic resources which would be affected by the project and therefore, they have no comment on the proposed project. A copy of the response letter is included as an attachment.</p>

		<p>PEI solicited comments from the Catawba Indian Nation on September 11, 2015. The Catawba Indian Nation has not responded to our request prior to issuing this report.</p> <p>PEI solicited comments from the Tuscarora Nation of New York and received a response letter dated September 24, 2015. The letter states that the Tuscarora Nation has no objections to the proposed project. A copy of the response letter is included as an attachment.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Noise Guidebook analysis was determined to be below appropriate decibel level. Analysis is attached.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Sole source aquifers are not located in North Carolina.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>An attached Wetland Inventory Map (Drawing 3) does not depict wetland areas on the site. Additionally, PEI conducted a site visit on September 10, 2015. A stream was observed along the northern and western site boundary. However, wetlands were not identified on the site. Attached Drawing 5 depicts this information. These results have not been verified by the U.S. Army Corps of Engineers. A comment letter stating that Mr. Carter with PEI conducted the delineation is included as an attachment.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The site is not located in the vicinity of a wild and scenic river of North Carolina. One river located in Edgecombe County that is considered scenic is the Fishing Creek. The closest point on this river is its discharge point approximately 19,000 feet north of the site (Drawing 7)</p>
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The site is designated for residential development as determined by the site parcel card (Attached). There are no known adverse conditions affecting the site. The site will be utilized for low income housing. Based on this information, the project will not expose low income or minority populations to adverse environmental conditions.</p>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The site is zoned residential and therefore is compatible for the project land use. Site plans are comparable to similar projects of scale and urban design. Municipal codes will be followed during construction.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	A geotechnical study will be conducted prior to construction activities for the project. The project will confirm to municipal codes. The site consists of gradual grade/slopes which will minimize grading activities. The site consists of grass covered areas and a small portion of wooded land which will require minimal clearing activities. Best management practices will be utilized during the development process. There are no visible signs or maps indicating soil slips, soil slumps or debris flow associated with the project area.
Hazards and Nuisances including Site Safety and Noise	2	State hazardous material listings are not associated with the site (Phase I ESA). Superfund and/or CERCLIS sites are not located within one mile of the site. USTs are not associated with the site. ASTs were not observed in the vicinity of the site. Construction dust and noise will be controlled through standard construction measures. Appropriate street lighting will be provided for the project. The site is not located within a known earthquake fault zone or within an area of potential landslides.
Energy Consumption	1	Energy consumption standards for this project will be met. Additionally, the site is located in close proximity to numerous retail/restaurant facilities which should aid with minimizing energy consumption associated with travel time.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The project will provide affordable housing to low income families on a site that is densely populated with many nearby businesses including restaurants and retail centers.
Demographic Character Changes, Displacement	2	The project will not significantly alter the demographic characteristics of the community. Additionally, the project will not isolate any specific community nor destroy any community institution.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		

Educational and Cultural Facilities	2	The project will not adversely affect the ability of Edgecombe County Schools to provide education services.
Commercial Facilities	1	The project has the potential to increase commercial/retail traffic within the project site community.
Health Care and Social Services	1	Health care services and emergency health care services are located within reasonable proximity to the site. The project will not adversely affect these programs.
Solid Waste Disposal / Recycling	2	The Town of Tarboro oversees refuse, recycling and disposal services in the project site area. The project will not adversely affect these facilities.
Waste Water / Sanitary Sewers	2	The project site is provided with sanitary sewer services by the Town of Tarboro. A response (attached) from Mr. Troy Lewis, Tarboro Director of Public Works, indicates that an 18 inch line is located adjacent to Hendricks Creek on the back of the property. Mr. Lewis indicated that adequate sewer services are available for the project.
Water Supply	2	The project site is provided with water from the Town of Tarboro. A response (attached) from Mr. Troy Lewis, Tarboro Director of Public Works, indicates that an 8 inch line is located on the West Wilson Street Right-of-Way. Mr. Lewis indicated that adequate water supply services are available for the project.
Public Safety - Police, Fire and Emergency Medical	2	The site is located within the Town of Tarboro. Municipal police, fire and EMS services are available. Sufficient response time expectations will be met for emergency response.
Parks, Open Space and Recreation	2	Municipal parks are located in proximity to the site. A response (attached) from Mr. Travis Stigge, Director of the Town of Tarboro Parks and Recreation, indicates that community centers, a sports complex, swimming pools, tennis courts, parks and walking trails are located in proximity to the site. Mr. Stigge indicated that the project will not have an adverse effect on park and recreation facilities.
Transportation and Accessibility	2	Adequate tenant parking is available for the site. Local commercial and business facilities are located in close proximity to the site.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	Unique natural features or mapped agricultural lands are not located on the site.
Vegetation, Wildlife	2	The site contains grass covered areas and wooded land. Similar properties are located north, east and west of the site. The project will not have adverse effects on wildlife or vegetation.
Other Factors		

Additional Studies Performed:

Field Inspection (Date and completed by): Matt Carter of PEI on September 10, 2015.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

NCSHPO Request for comment – Response from Ms. Romana Bartos on October 12, 2015.
Catawba Indian Nation Request for comment – no response.
Tuscarora Nation Request for comment – Response from Chief Leo R. Henry on September 24, 2015.
USFWS Request for comment – Response from Mr. Pete Benjamin on October 16, 2015.
Public Sewer Certification Request – Response from Mr. Troy Lewis, Director of Public Works on September 28, 2015.
Public Water Certification Request – Response from Mr. Troy Lewis, Director of Public Works on September 28, 2015.
Recreational Services Certification Request – Response from Mr. Travis Stigge, Director of Parks and Recreation on September 28, 2015.
Law Enforcement Certification Request – Chief Damon Williams (09/25/15) – no response.
Emergency Medical Service Certification Request – general administration (09/25/15) – no response.
Fire Protection Certification – general administration (09/25/15) – no response.
Public Education Certification – Mr. S. Hoke (9/25/15) – no response.

List of Permits Obtained: None obtained at this time.

Public Outreach [24 CFR 50.23 & 58.43]: None conducted at this time.

Cumulative Impact Analysis [24 CFR 58.32]: Based upon the land development, socioeconomic, community facilities/services and natural features impact analysis conducted for the project; potential impact results are either minor beneficial impacts or no anticipated impacts. Based on the fact that we do not anticipate adverse impacts due to the project, there is no potential cumulative negative impact.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]: The purpose of the project is to provide affordable housing for the Tarboro community (specifically for low to middle income families). Providing affordable housing for this community will meet a need that is currently not being met. The alternative plan would be a “no action alternative” or simply not moving forward with the project. This alternative plan would have an adverse effect on this community and a negative effect in meeting the community’s affordable housing demand.

No Action Alternative [24 CFR 58.40(e)]: Please see above.

Summary of Findings and Conclusions: The project was found to be within all federal, state and local regulations. All impacts and necessary permits are within the scope of routine procedures and requirements.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

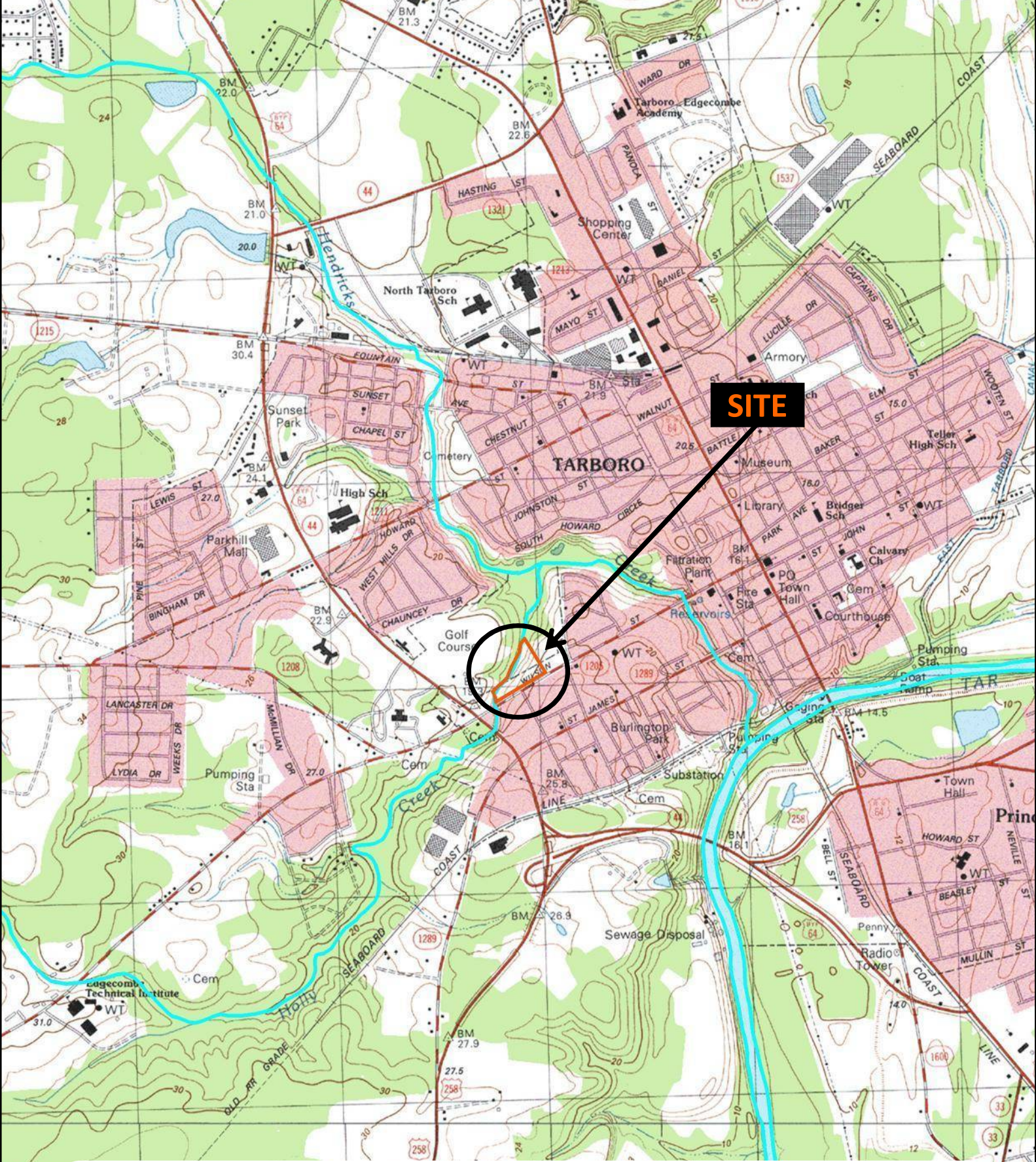
Preparer Signature:  Date: 12/14/2015

Name/Title/Organization: Matthew B. Carter- PEI, Project Manager

Certifying Officer Signature: _____ Date: _____

Name/Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



SITE



Drawing 1

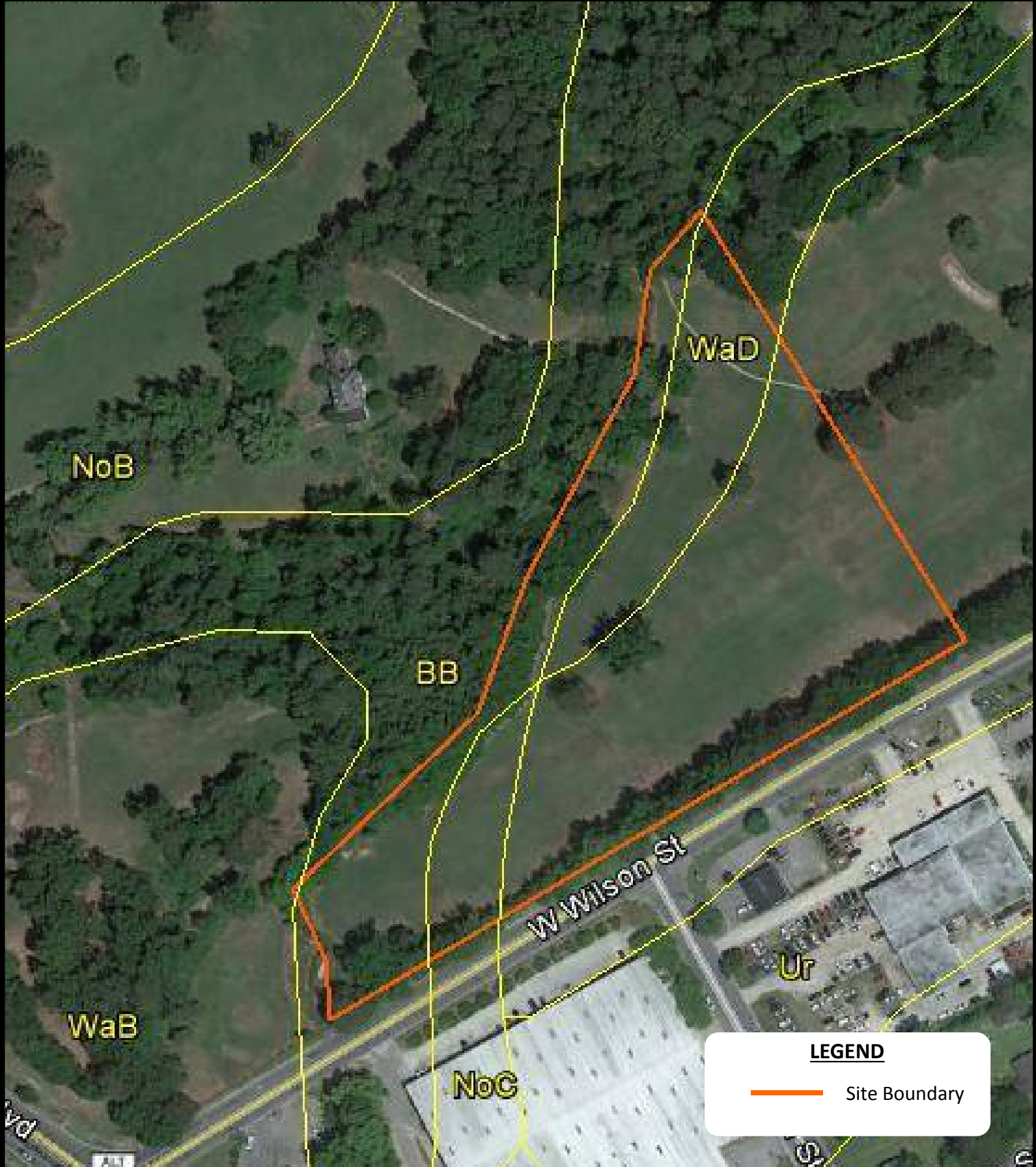
USGS Topographic Map
Tarboro, NC Quadrangle

Scale: 1" = 2,000'



USGS Topographic Map

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603



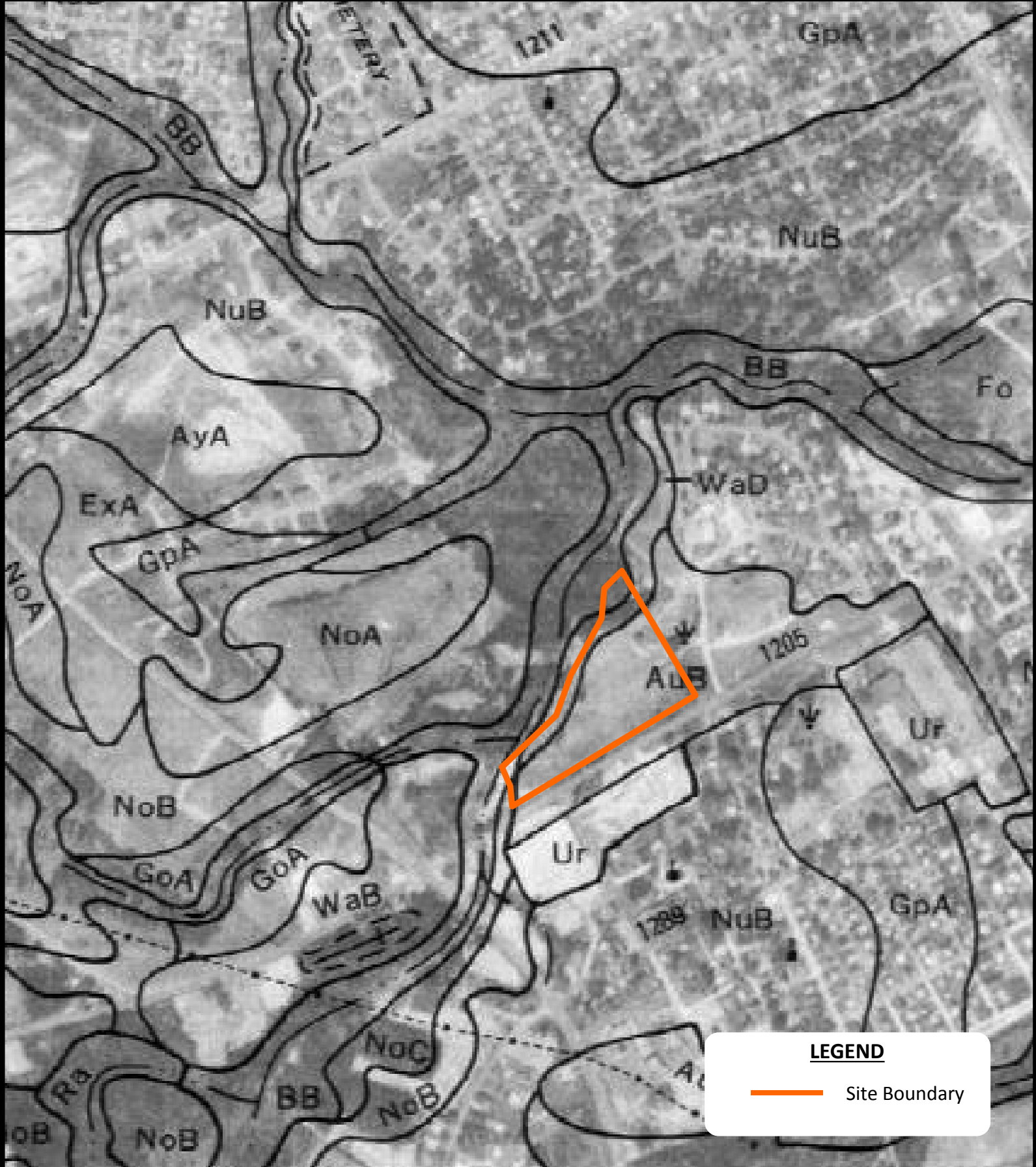
LEGEND

— Site Boundary

Drawing 2
USDA Web Soil Survey
Of Edgecombe County
Not to Scale



USDA Soils Map
HILMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603



LEGEND

— Site Boundary

Drawing 2A

USDA Soil Survey of
Edgecombe County,
Published 1979 Sheet Number 18

Not to Scale



USDA Soils Map

HILMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603











Hilma
Country
Club

Farrar

LEGEND

— Site Boundary

NWI Designations

-  Freshwater Emergent
-  Freshwater Forested/Shrub
-  Estuarine and Marine Deepwater
-  Estuarine and Marine
-  Freshwater Pond
-  Lake
-  Riverine
-  Other

Drawing 3

USFWS NWI
Wetlands Mapper

Not to Scale



NWI Map

HILMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603


LEGEND

Approximate Site Boundary

 SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.


- ZONE A** No Base Flood Elevation determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Areas to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

 OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

 OTHER AREAS









ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.



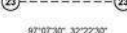
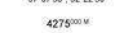
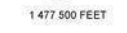

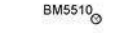
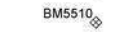

 COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

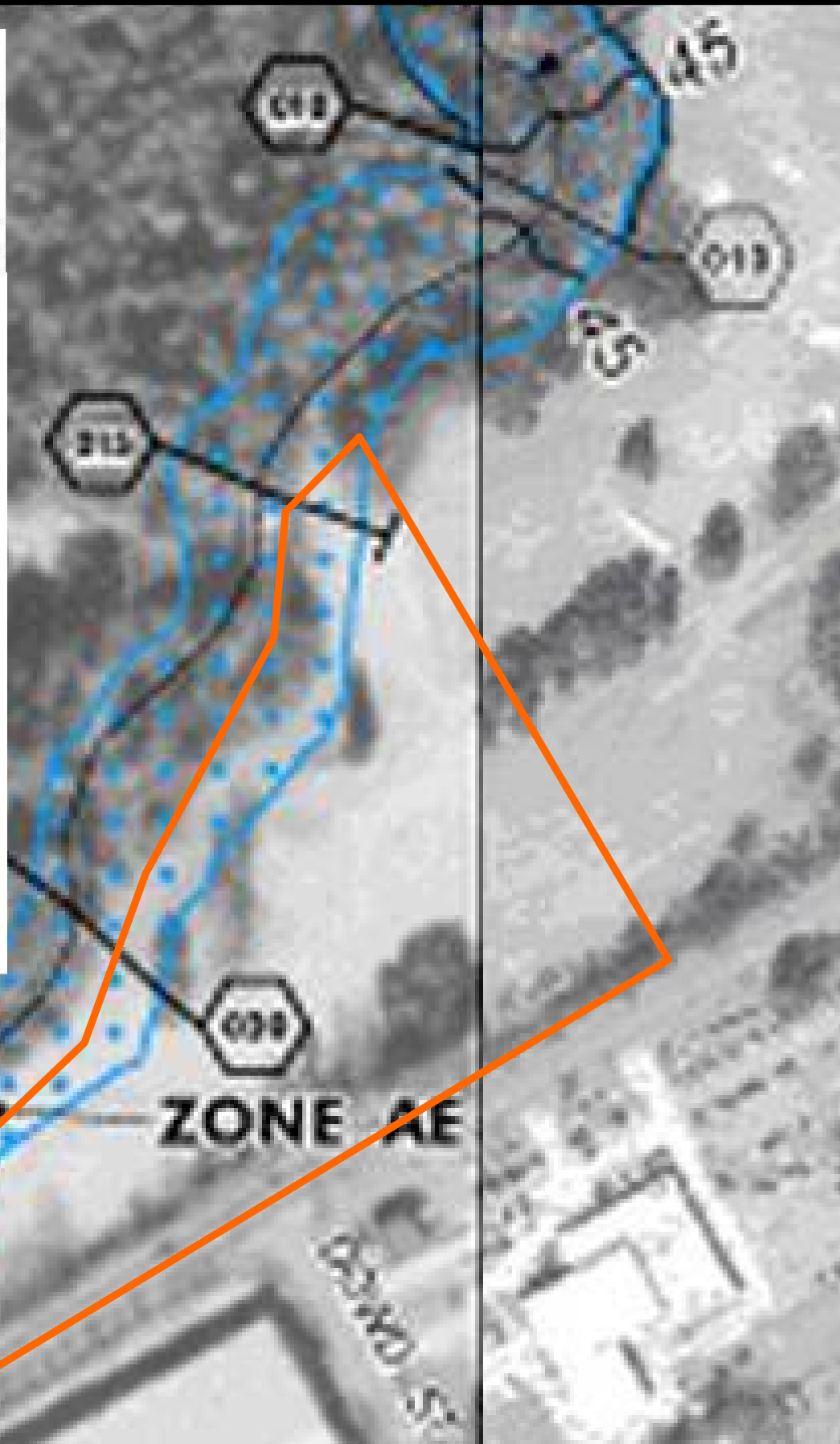
 OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

-  1% annual chance floodplain boundary
-  0.2% annual chance floodplain boundary
-  Floodway boundary
-  Zone D boundary
-  CBRS and OPA boundary
-  Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
-  Base Flood Elevation line and value; elevation in feet*
-  Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

-  Cross section line
-  Transect line
-  Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
-  2000-meter Universal Transverse Mercator grid ticks, zone 17
-  5000-foot grid values; North Carolina State Plane coordinate system (FIPSZONE 3200, State Plane NAD 83 feet)
-  North Carolina Geodetic Survey bench mark (for more information visit <http://www.ncgs.state.nc.us>)
-  National Geodetic Survey bench mark (for more information visit <http://www.ngs.noaa.gov>)
-  NGS-S8 GPS 2-5 cm Vertical Control Marks or Contractor-Established NCFMP Bench Marks (for more information visit <http://www.ncgs.state.nc.us>)
-  River Mile



Drawing 4

FEMA FIRM Panel Numbers
3720472800J & 3720473800K,
Dated Nov 3, 2004 & Jun 2, 2015
Not to Scale



FEMA FIRM

HILMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603

LEGEND

- Site Boundary
- Perennial Stream



THE LOCATIONS OF FEATURES SHOWN ON THIS MAP ARE PRELIMINARY. THEY HAVE NOT BEEN VERIFIED BY THE USACE AND/OR THE NCDENR-DWR. THIS EXHIBIT DOES NOT INCLUDE GPS LOCATIONS OF JURISDICTIONAL FEATURES.

Drawing 5

2015 Aerial Photograph from Google Earth

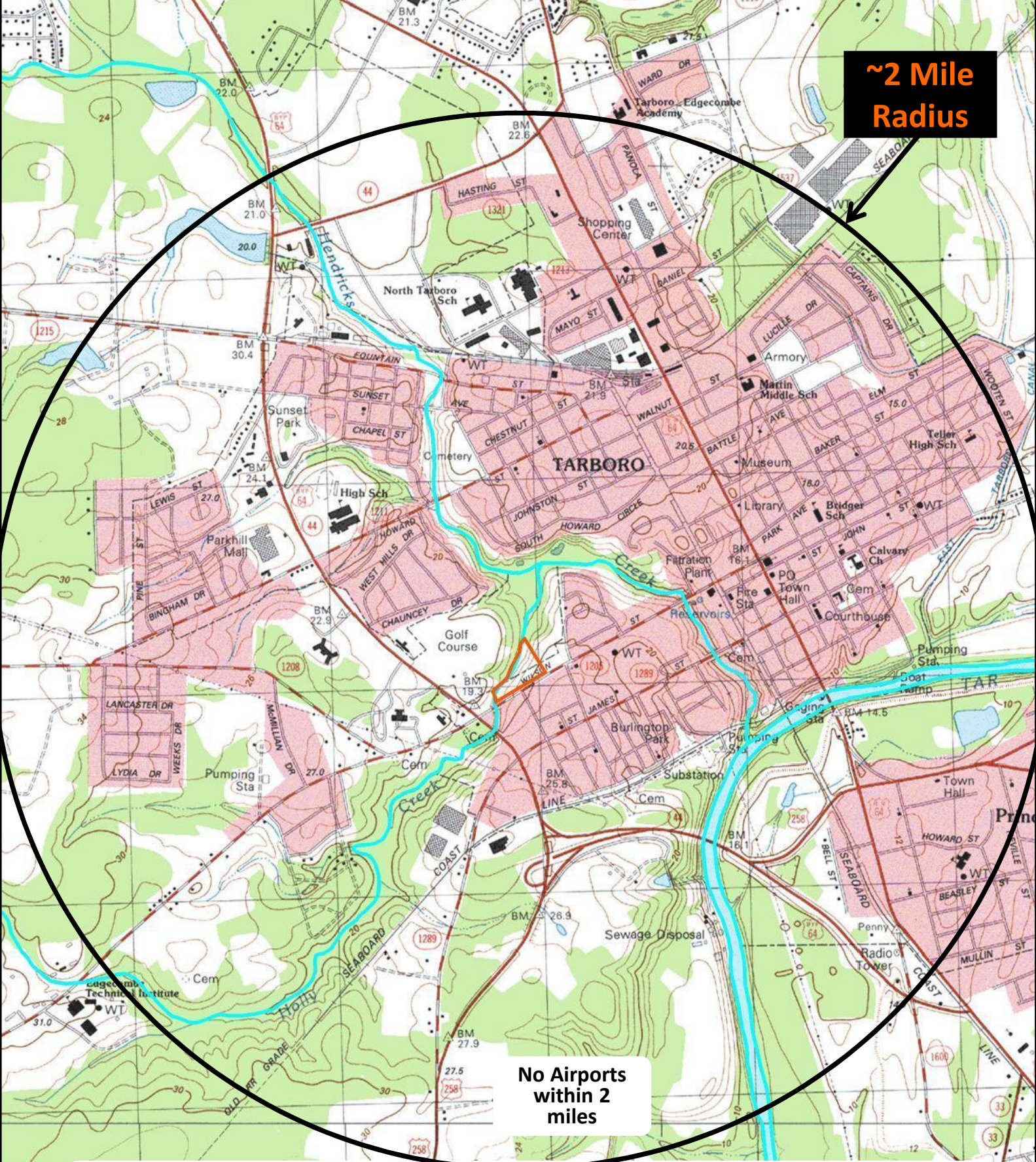
Scale: 1" = 200'



2015 Aerial Photograph

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI Project No. 1603

**~2 Mile
Radius**



**No Airports
within 2
miles**

Drawing 6

USGS Topographic Map
Tarboro, NC Quadrangle

Scale: 1" = 2,000'

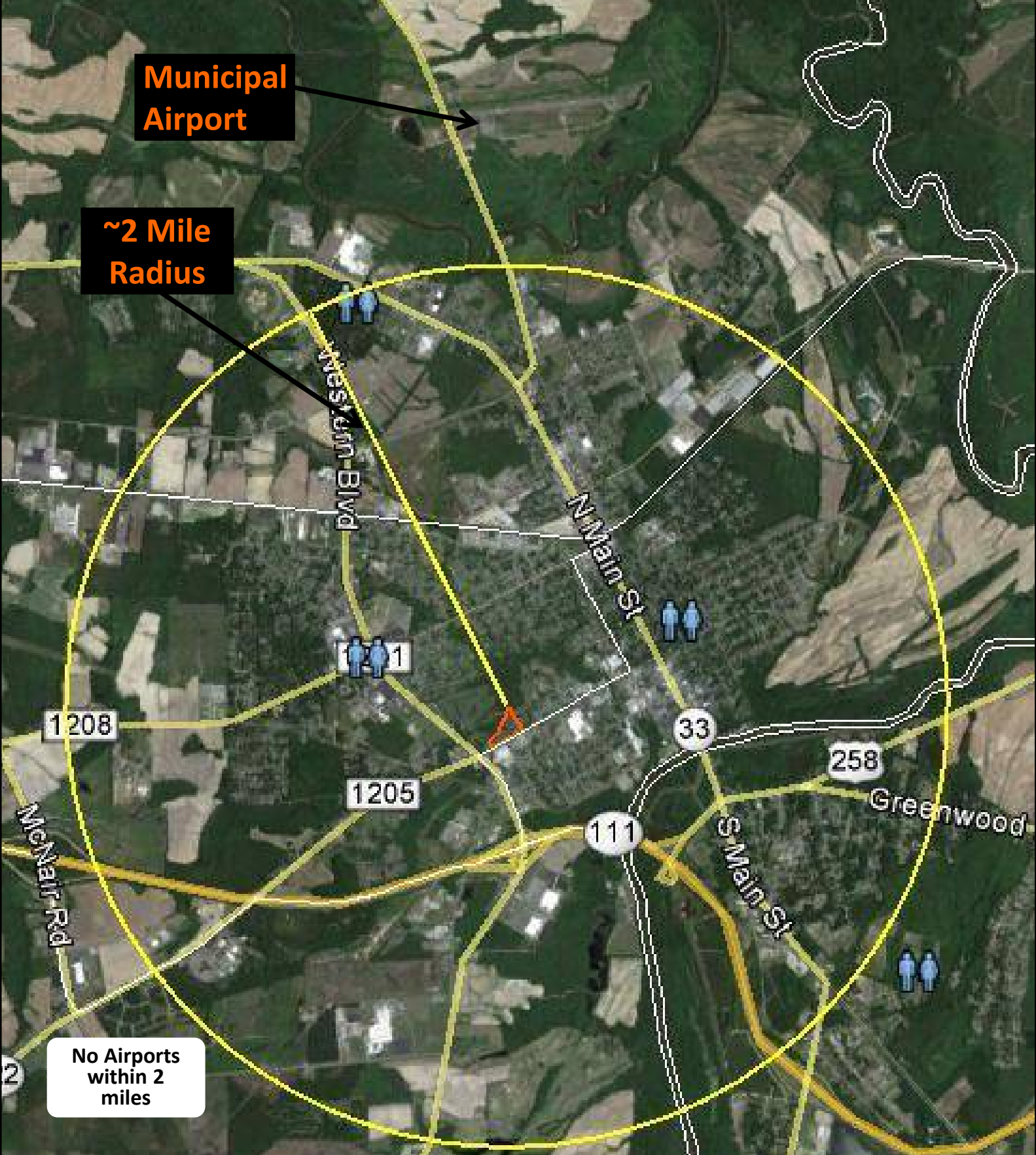


USGS Topographic/Airport Map

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603

Municipal Airport

~2 Mile Radius



No Airports within 2 miles

Drawing 6B

Google Earth
2015 Aerial Photograph

Not to Scale



Aerial Photograph/Airport Map

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603

**Discharge
Point of
Fishing
Creek**

Site

Drawing 7

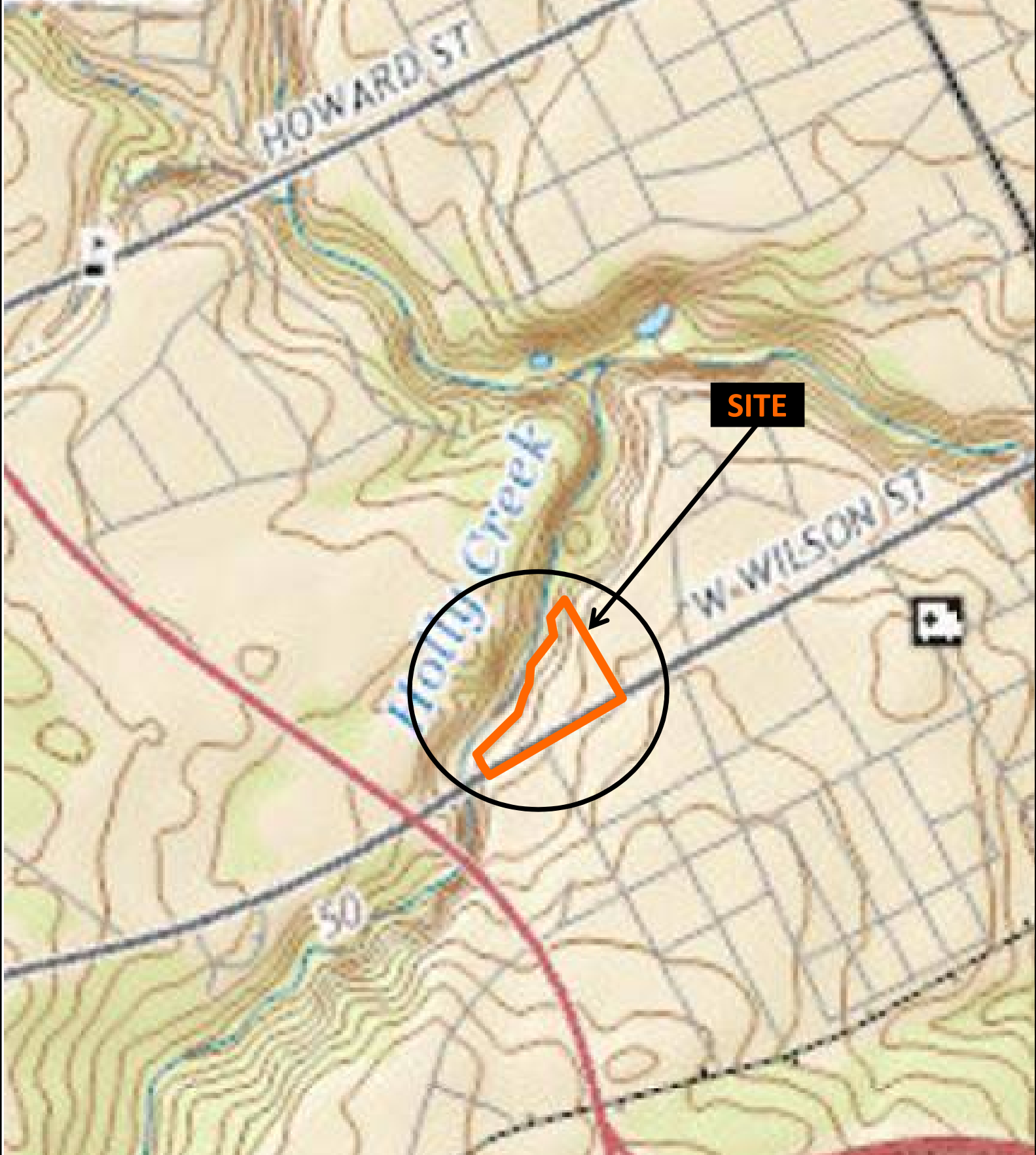
USGS Topographic Map
Tarboro, NC Quadrangle

Scale: 1" = 8,000'



USGS Topographic/River Map

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603



Drawing 8

USGS Topographic Map
Dated 2013
USGS Online Interactive Mapper

Not to Scale



2013 USGS Topographic Map

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603



SITE

Pink Area
Denotes Urban
Setting



Drawing 9

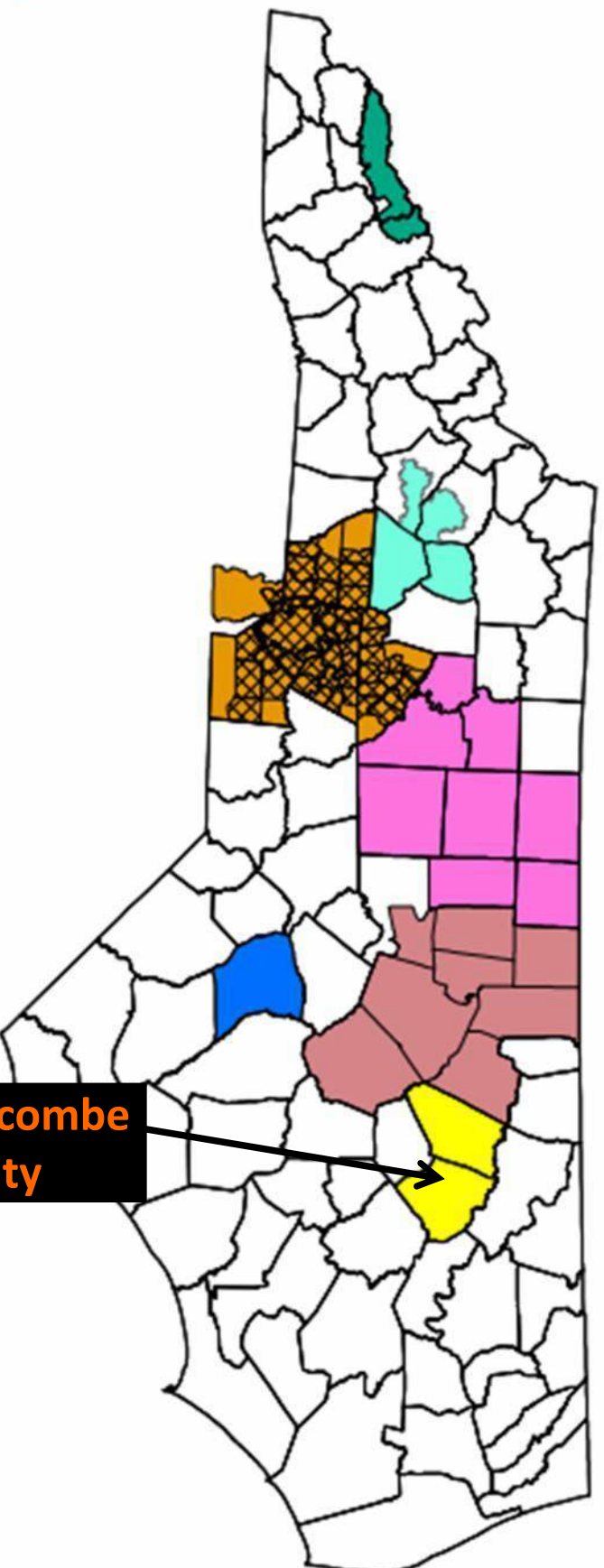
U. S. Census Bureau Map
Photograph
Not to Scale



U. S. Census Bureau Map

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603

North Carolina's Current Ozone Designation Status

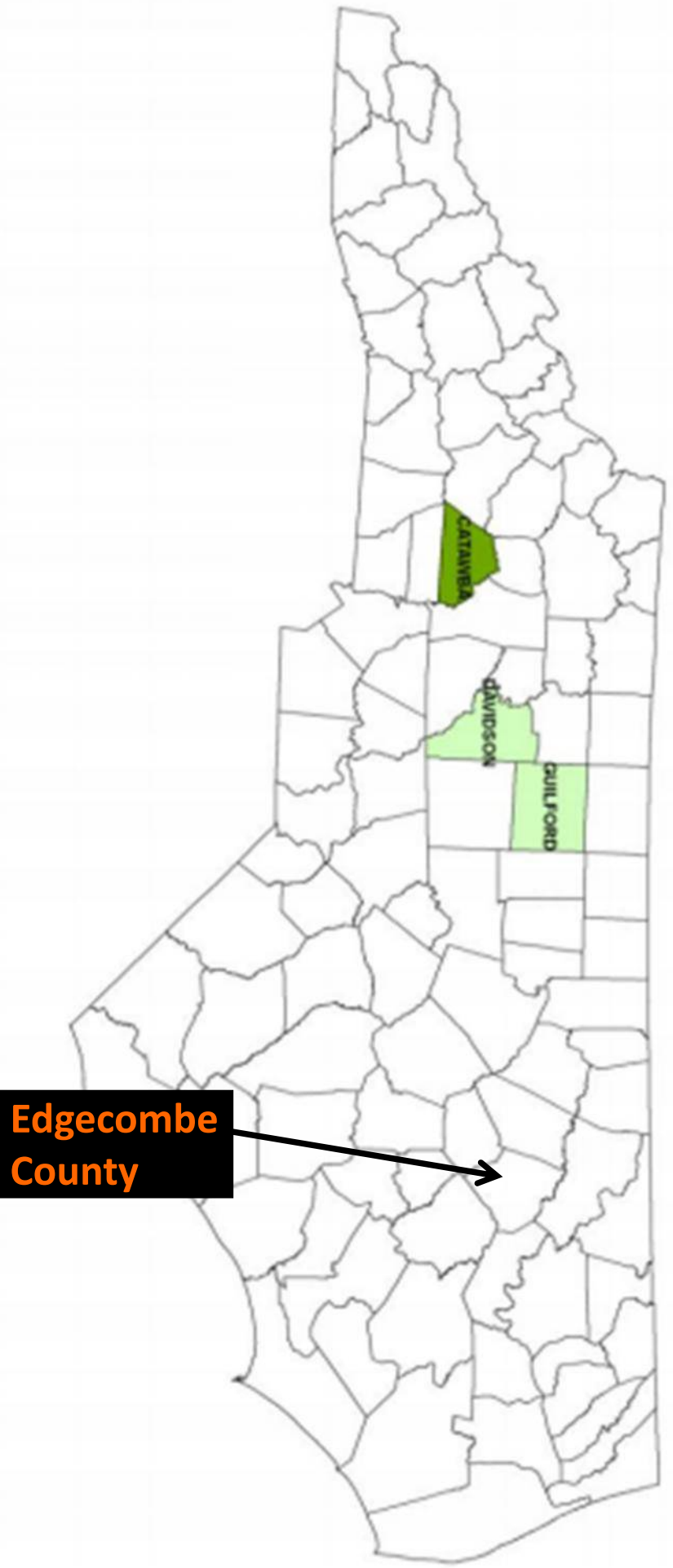


**Edgecombe
County**




- Legend**
- Charlotte-Gastonia-Rock Hill 2008 Ozone Attainment/Maintenance August 27, 2015
 - Charlotte-Gastonia-Rock Hill, NC-SC: 1997 Ozone Attainment/Maintenance January 2, 2014
 - Fayetteville, NC: EAC, Designated as 1997 Ozone Attainment April 15, 2008
 - Greensboro-Winston Salem-High Point, NC:EAC, Designated as 1997 Ozone Attainment April 15, 2008
 - Haywood and Swain Counties (Great Smoky Mountains NP): Designated as 1997 Ozone Attainment/Maintenance January 6, 2010
 - Hickory-Morganton-Lenoir, NC:EAC, Designated as 1997 Ozone Attainment April 15, 2008
 - Raleigh-Durham-Chapel Hill, NC: Designated as 1997 Ozone Attainment/Maintenance December 26, 2007
 - Rocky Mount, NC: Redesignated as 1997 Ozone Attainment/Maintenance January 5, 2007
 - Attainment/Unclassified

NC DENR - DAQ
Map valid: 26 Aug 2015
Not to Scale (KO)

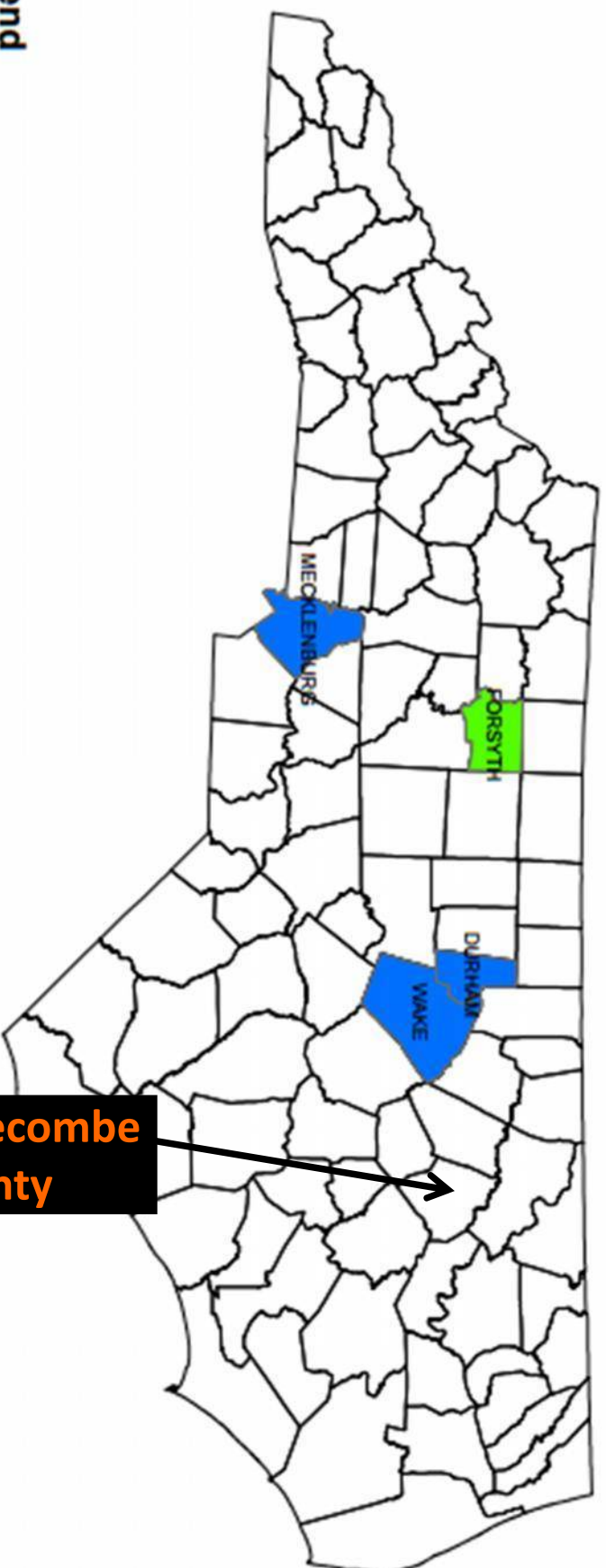
North Carolina's Current Annual Fine Particulate Matter (PM2.5) Designation Status



Legend

-  Catwba County Redesignated Attainment/Maintenance for 1997 PM2.5 Standard, December 19, 2011
-  Davidson and Guilford Counties Redesignated Attainment/Maintenance for 1997 PM2.5 Standard December 19, 2011
-  Attainment/Unclassified

North Carolina's Current 1994 Carbon Monoxide Designation Status



Legend

- Forsyth County Attainment/Maintenance November 7, 1994
- Mecklenburg, Durham and Wake Counties Attainment September 18, 2015
- Attainment/Unclassifiable

North Carolina's Current Sulfur Dioxide (SO₂) Designation Status



Edgecombe County

NCDENR - DAQ
Map valid: 29 April 2014
Not to Scale (KO)

JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM NORTH CAROLINA



Number of CBRS Units:	17
Number of System Units:	10
Number of Otherwise Protected Areas:	7
Total Acres:	146,875
Upland Acres:	32,627
Associated Aquatic Habitat Acres:	114,247
Shoreline Miles:	194

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and are maintained by the U.S. Fish and Wildlife Service. The official CBRS maps are available for download at <http://www.fws.gov/CBRA/index.html>.

Map Date: December 18, 2014



Engineers
Planners
Surveyors

Borum, Wade and Associates, P.A.

May 6, 2015

FLOOD CERTIFICATION

Re: Hilma Greens Apartments Site- 300 Block – W. Wilson Rd.
Tarboro, Edgecombe Co., N.C.

Tax Ref. Pin No: 4738-04-1356 (part)
Parcel No.: 47384135600 (part) (D.B. 1585, Pg. 0992) (Site-9.25 acres)

Current Owner: Hilma LLC
300 W. St. James Street
Tarboro, N.C.

This is to certify that I have checked the location of the subject property on the Flood Insurance Rate Map Panel Numbers 3720472800 J and 3720473800 J, dated: November 3, 2004 as issued by the Federal Emergency Management Agency, and to the best of my knowledge and belief, a portion of the Tract shown on the attached Flood Exhibit Map Showing Subject Property is in Zone AE and within the 500-year flood boundary and the 100-year flood boundary, a portion of the subject property is located in a SPECIAL FLOOD HAZARD AREA.

No field survey was preformed to determine this location. The designation zone is strictly determined by the FEMA Flood Insurance Rate Maps of North Carolina.

DATE

5/6/2015

BY

Homer S. Wade, P.L.S.



HILMA LLC, WILSON STREET, TARBORO

4/29/2015



North Carolina
Floodplain Mapping Program



3976 000 M

35°54'00"

JOINS PANEL 4738

45

45

3975 000 M

35°53'30"



GRID NORTH

MAP SCALE 1" = 500' (1 : 6,000)

250 0 500 1000 FEET

50 0 150 300 MET

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 4728J

FIRM
FLOOD INSURANCE RATE MAP
 NORTH CAROLINA

PANEL 4728

(SEE LOCATION DIAGRAM OR MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
EDGECOMB# COUNTY	370087	4728	-
TARBORO, TOWN OF	370084	4728	-

Notes to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

EFFECTIVE DATE
 NOVEMBER 3, 2004

MAP NUMBER
 3720472800J



State of North Carolina
 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

SITE INFORMATION:

SITE: 9.25 ACRES
 DENSITY: 6.92 UNITS/ACRES
 BUILDINGS: (1) 1 STORY CLUBHOUSE
 (1) 2-STORY APARTMENT BUILDING
 (2) 3-STORY APARTMENT BUILDINGS
 SPRINKLERS: 13R
 PARKING SPACES: 128 PROVIDED @ 2 PER UNIT

NO EXISTING STRUCTURES TO BE DEMOLISHED

UNIT INFORMATION:

UNIT MIX	SPCS/UNIT	PKG. REQ.
2-BR (B UNITS) = 38	2.0	76
3-BR (C UNITS) = 26	2.0	52
TOTAL = 64 UNITS		128

REQUIRED SITE AMENITIES:

- A. PLAYGROUND - (W/ MIN. 1 BENCH)
- B. MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- C. COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)

ADDITIONAL AMENITIES:

- D. OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
- E. EXERCISE ROOM - (W/ NEW EQUIPMENT)
- F. RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)
- G. RESIDENT MAILBOXES

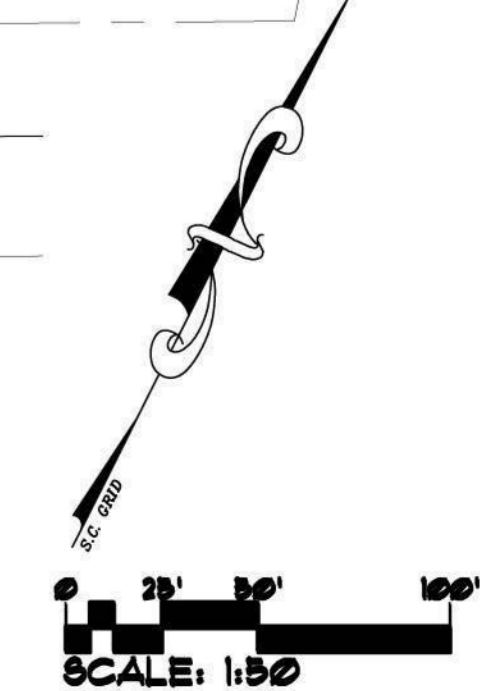
HILMA GREENS APARTMENTS

TARBORO, NC

4-27-2015



EXISTING COMMERCIAL
 1 CONCEPTUAL SITE PLAN
 SCALE: 1" = 50'



PROJECT	2014-07B
DATE	4/27/2015
DRAWN BY / CHECKED BY	DA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-573-2800
 HILMA GREENS APARTMENTS
 TARBORO, NC

CSP.1

NOT RELEASED FOR CONSTRUCTION

PLOTTED: May 07, 2015 11:10 AM C:\Users\jrd\OneDrive\Documents\Hilma Greens Apartments\2014-07B\01.dwg User: jrd Date: 5/7/2015 11:10 AM

Clean Air Response

Complex Sources – Based upon a review of 15A NCAC 02D .0800 the project does not fall into one of the complex (transportation) source categories.

Stationary Sources – Based upon a review of 15A NCAC 02Q .0102 the following activities associated with the development are discussed:

- 15A NCAC 02Q .0102(c)(1)(B) “air conditioning or ventilation: comfort air conditioning or comfort ventilating systems that do not transport, remove, or exhaust regulated air pollutants to the atmosphere” - The project consists of the development of the site with a 64-unit multifamily residential development. The units will utilize individual residential electrical heating, ventilation and air conditioning (HVAC) units. The units utilized will not transport, remove or exhaust regulated air pollutants to the atmosphere.
- 15A NCAC 02Q (c)(L)(viii) “refrigeration equipment that is consistent with Section 601 through 618 of Title VI (Stratospheric Ozone Protection) of the Federal Clean Air Act,.....” - The project consists of the development of the site with a 64-unit multifamily residential development. The units will utilize individual residential refrigerators. The refrigerators will meet requirements of the Federal Clean Air Act.

Based on this information, Complex and Stationary Sources are not associated with the project. Additionally, the attached maps (NC Ozone Designation Map, NC Fine Particulate Matter Designation Status Map, NC Carbon Monoxide Designation Map and NC Sulfur Dioxide Designation Status Map) indicate that the site is located in an area that is considered to be within attainment. Based on the fact that the site is located in an area of attainment and the fact that Complex and Stationary Sources are not associated with the project, clean air act permits should not be required as part of this project.

SECTION .0800 - COMPLEX SOURCES

15A NCAC 02D .0801 **PURPOSE AND SCOPE**

15A NCAC 02D .0802 **DEFINITIONS**

History Note: *Authority G.S. 143-215.3(a)(1); 143-215.109;*
Eff. February 1, 1976;
Amended Eff. July 1, 1984; December 1, 1976;
Temporary Amendment Eff. March 8, 1994 for a period of 180 days or until the permanent rule
becomes effective, whichever is sooner;
Amended Eff. February 1, 2005; July 1, 1994;
Repealed Eff. January 1, 2015.

15A NCAC 02D .0803 HIGHWAY PROJECTS

History Note: Authority G.S. 143-215.3(a)(1); 143-215.109;
Eff. February 1, 1976;
Amended Eff. July 1, 1984;
Temporary Amendment Eff. March 8, 1994 for a period of 180 days or until the permanent rule becomes effective, whichever is sooner;
Amended Eff. July 1, 1994;
Repealed Eff. February 1, 2005.

15A NCAC 02D .0804 AIRPORT FACILITIES

*History Note: Authority G.S. 143-215.3(a)(1); 143-215.109;
Eff. February 1, 1976;
Amended Eff. July 1, 1984;
Temporary Amendment Eff. March 8, 1994 for a period of 180 days or until the permanent rule
becomes effective, whichever is sooner;
Amended Eff. July 1, 1996; July 1, 1994;
Repealed Eff. January 1, 2015.*

15A NCAC 02D .0805 PARKING FACILITIES

15A NCAC 02D .0806 AMBIENT MONITORING AND MODELING ANALYSIS

*History Note: Authority G.S. 143-215.3(a)(1); 143-215.66; 143-215.109;
Temporary Rule Eff. March 8, 1994 for a period of 180 days or until the permanent rule becomes
effective, whichever is sooner;
Eff. July 1, 1994;
Amended Eff. July 1, 1996;
Repealed Eff. January 1, 2015.*

15A NCAC 02Q .0102 ACTIVITIES EXEMPTED FROM PERMIT REQUIREMENTS

(a) This Rule does not apply to facilities required to have a permit under Section .0500 of this Subchapter. This Rule applies only to permits issued under Section .0300 of this Subchapter.

(b) If a source is subject to any of the following rules, then the source is not exempted from permit requirements:

- (1) new source performance standards under Rule 15A NCAC 02D .0524 or 40 CFR Part 60, except when the following activities are eligible for exemption under Paragraph (c) of this Rule:
 - (A) 40 CFR Part 60, Subpart Dc, industrial, commercial, and institutional steam generating units;
 - (B) 40 CFR Part 60, Subparts K, Ka, or Kb, volatile organic liquid storage vessels;
 - (C) 40 CFR Part 60, Subpart AAA, new residential wood heaters;
 - (D) 40 CFR Part 60, Subpart JJJ, petroleum dry cleaners;
 - (E) 40 CFR Part 60, Subpart WWW, municipal solid waste landfills;
 - (F) 40 CFR Part 60, Subpart IIII, stationary compression ignition internal combustion engines; or
 - (G) 40 CFR Part 60, Subpart JJJJ, stationary spark ignition internal combustion engines;
- (2) national emission standards for hazardous air pollutants under Rule 15A NCAC 02D .1110 or 40 CFR Part 61, except asbestos demolition and renovation activities, which are eligible for exemption under Paragraph (c) of this Rule;
- (3) prevention of significant deterioration under Rule 15A NCAC 02D .0530;
- (4) new source review under Rule 15A NCAC 02D .0531 or .0532;
- (5) sources of volatile organic compounds subject to the requirements of Section .0900, Volatile Organic Compounds, that are located in Mecklenburg County according to Rule 15A NCAC 02D .0902(f);
- (6) sources required to apply maximum achievable control technology (MACT) for hazardous air pollutants under Rule 15A NCAC 02D .1109, .1111, .1112, or 40 CFR Part 63 that are required to have a permit under Section .0500 of this Subchapter;
- (7) sources at facilities subject to Section .1100 of Subchapter 02D. (If a source qualifies for an exemption in Subparagraphs (a)(1) through (a)(24) of 15A NCAC 02Q .0702, or does not emit a toxic air pollutant for which the facility at which it is located has been modeled, it shall be exempted from needing a permit if it qualifies for one of the exemptions in Paragraph (c) of this Rule).

(c) The following activities do not require a permit or permit modification under Section .0300 of this Subchapter. The Director may require the owner or operator of these activities to register them under 15A NCAC 02D .0200:

- (1) categories of exempted activities:
 - (A) maintenance, upkeep, and replacement:
 - (i) maintenance, structural changes, or repairs which do not change the capacity of such process, fuel-burning, refuse-burning, or control equipment, and do not involve any change in quality or nature or increase in quantity of emission of regulated air pollutants;
 - (ii) housekeeping activities or building maintenance procedures, including painting buildings, resurfacing floors, roof repair, washing, portable vacuum cleaners, sweeping, use and associated storage of janitorial products, or insulation removal;
 - (iii) use of office supplies, supplies to maintain copying equipment, or blueprint machines;
 - (iv) use of fire fighting equipment;
 - (v) paving parking lots; or
 - (vi) replacement of existing equipment with equipment of the same size, type, and function that does not result in an increase to the actual or potential emission of regulated air pollutants and that does not affect the compliance status, and with replacement equipment that fits the description of the existing equipment in the permit, including the application, such that the replacement equipment can be operated under that permit without any changes in the permit;
 - (B) air conditioning or ventilation: comfort air conditioning or comfort ventilating systems that do not transport, remove, or exhaust regulated air pollutants to the atmosphere;
 - (C) laboratory activities:
 - (i) bench-scale, on-site equipment used exclusively for chemical or physical analysis for quality control purposes, staff instruction, water or wastewater analyses, or non-production environmental compliance assessments;

- (ii) bench-scale experimentation, chemical or physical analyses, training or instruction from not-for-profit, non-production educational laboratories;
 - (iii) bench-scale experimentation, chemical or physical analyses, training or instruction from hospitals or health laboratories pursuant to the determination or diagnoses of illness; or
 - (iv) research and development laboratory activities provided the activity produces no commercial product or feedstock material;
- (D) storage tanks:
- (i) storage tanks used solely to store fuel oils, kerosene, diesel, crude oil, used motor oil, lubricants, cooling oils, natural gas or liquefied petroleum gas;
 - (ii) storage tanks used to store gasoline or ethanol-based fuels for which there are no applicable requirements except Stage I controls under 15A NCAC 02D .0928;
 - (iii) storage tanks used solely to store inorganic liquids; or
 - (iv) storage tanks or vessels used for the temporary containment of materials resulting from an emergency response to an unanticipated release of hazardous materials;
- (E) combustion and heat transfer equipment:
- (i) space heaters burning distillate oil, kerosene, natural gas, or liquefied petroleum gas operating by direct heat transfer and used solely for comfort heat;
 - (ii) residential wood stoves, heaters, or fireplaces;
 - (iii) hot water heaters which are used for domestic purposes only and are not used to heat process water;
- (F) wastewater treatment processes: industrial wastewater treatment processes or municipal wastewater treatment processes for which there are no applicable requirements;
- (G) gasoline distribution: gasoline service stations or gasoline dispensing facilities;
- (H) dispensing equipment: equipment used solely to dispense diesel fuel, kerosene, lubricants or cooling oils;
- (I) solvent recycling: portable solvent distillation systems used for on-site solvent recycling if
- (i) the portable solvent distillation system is not:
 - (I) owned by the facility, and
 - (II) operated at the facility for more than seven consecutive days; and
 - (ii) the material recycled is recycled at the site of origin;
- (J) processes:
- (i) electric motor burn-out ovens with secondary combustion chambers or afterburners;
 - (ii) electric motor bake-on ovens;
 - (iii) burn-off ovens for paint-line hangers with afterburners;
 - (iv) hosiery knitting machines and associated lint screens, hosiery dryers and associated lint screens, and hosiery dyeing processes where bleach or solvent dyes are not used;
 - (v) blade wood planers planing only green wood;
- (K) solid waste landfills: municipal solid waste landfills. This does not apply to flares and other sources of combustion at solid waste landfills; these flares and other combustion sources are required to be permitted under Section .0300 of this Subchapter unless they qualify for another exemption under this Paragraph;
- (L) miscellaneous:
- (i) motor vehicles, aircraft, marine vessels, locomotives, tractors or other self-propelled vehicles with internal combustion engines;
 - (ii) non-self-propelled non-road engines, except generators, regulated by rules adopted under Title II of the Federal Clean Air Act (Generators are required to be permitted under Section .0300 of this Subchapter unless they qualify for another exemption under this Paragraph.);
 - (iii) portable generators regulated by rules adopted under Title II of the Federal Clean Air Act;
 - (iv) equipment used for the preparation of food for direct on-site human consumption;

- (v) a source whose emissions are regulated only under Section 112(r) or Title VI of the Federal Clean Air Act;
- (vi) exit gases from in-line process analyzers;
- (vii) stacks or vents to prevent escape of sewer gases from domestic waste through plumbing traps;
- (viii) refrigeration equipment that is consistent with Section 601 through 618 of Title VI (Stratospheric Ozone Protection) of the Federal Clean Air Act, 40 CFR Part 82, and any other regulations promulgated by EPA under Title VI for stratospheric ozone protection, except those units used as or in conjunction with air pollution control equipment (A unit used as or in conjunction with air pollution control equipment is required to be permitted under Section .0300 of this Subchapter unless it qualifies for another exemption under this Paragraph);
- (ix) equipment not vented to the outdoor atmosphere with the exception of equipment that emits volatile organic compounds (Equipment that emits volatile organic compounds is required to be permitted under Section .0300 of this Subchapter unless it qualifies for another exemption under this Paragraph);
- (x) equipment that does not emit any regulated air pollutants;
- (xi) facilities subject only to a requirement under 40 CFR Part 63 (This Subpart does not apply when a control device is used to meet a MACT or GACT emission standard; a control device used to meet a MACT or GACT emission standard is required to be permitted under Section .0300 of this Subchapter unless it qualifies for another exemption under this Paragraph);
- (xii) sources for which there are no applicable requirements;
- (xiii) animal operations not required to have control technology under Section .1800 of the Subchapter 02D (If an animal operation is required to have control technology, it shall be required to have a permit under this Subchapter).

(2) categories of exempted size or production rate:

- (A) storage tanks:
 - (i) above-ground storage tanks with a storage capacity of no more than 1100 gallons storing organic liquids with a true vapor pressure of no more than 10.8 pounds per square inch absolute at 70°F; or
 - (ii) underground storage tanks with a storage capacity of no more than 2500 gallons storing organic liquids with a true vapor pressure of no more than 10.8 psi absolute at 70°F;
- (B) combustion and heat transfer equipment:
 - (i) fuel combustion equipment, except for internal combustion engines, firing exclusively kerosene, No. 1 fuel oil, No. 2 fuel oil, equivalent unadulterated fuels, or a mixture of these fuels or one or more of these fuels mixed with natural gas or liquefied petroleum gas with a heat input of less than:
 - (I) 10 million Btu per hour for which construction, modification, or reconstruction commenced after June 9, 1989; or
 - (II) 30 million Btu per hour for which construction, modification, or reconstruction commenced before June 10, 1989;

Internal combustion engines are required to be permitted under Section .0300 of this Subchapter unless they qualify for another exemption under this Paragraph;

- (ii) fuel combustion equipment, except for internal combustion engines, firing exclusively natural gas or liquefied petroleum gas or a mixture of these fuels with a heat input rating less than 65 million Btu per hour (Internal combustion engines are required to be permitted under Section .0300 of this Subchapter unless they qualify for another exemption under this Paragraph);
- (iii) space heaters burning waste oil if:
 - (I) the heater burns only oil that the owner or operator generates or used oil from do-it-yourself oil changers who generate used oil as household wastes;

- (II) the heater is designed to have a maximum capacity of not more than 500,000 Btu per hour; and
 - (III) the combustion gases from the heater are vented to the ambient air;
 - (iv) fuel combustion equipment with a heat input rating less than 10 million Btu per hour that is used solely for space heating except:
 - (I) space heaters burning waste oil; or
 - (II) internal combustion engines;
 - (v) emergency use generators and other internal combustion engines not regulated by rules adopted under Title II of the Federal Clean Air Act, except self-propelled vehicles, that have a rated capacity of no more than:
 - (I) 680 kilowatts (electric) or 1000 horsepower for natural gas-fired engines;
 - (II) 1800 kilowatts (electric) or 2510 horsepower for liquefied petroleum gas-fired engines;
 - (III) 590 kilowatts (electric) or 900 horsepower for diesel-fired or kerosene-fired engines; or
 - (IV) 21 kilowatts (electric) or 31 horsepower for gasoline-fired engines;
 (Self-propelled vehicles with internal combustion engines are exempted under Subpart (1)(c)(L)(i) of this Paragraph.)
 - (vi) portable generators and other portable equipment with internal combustion engines not regulated by rules adopted under Title II of the Federal Clean Air Act, except self-propelled vehicles, that operate at the facility no more than a combined 350 hours for any 365-day period provided the generators or engines have a rated capacity of no more than 750 kilowatt (electric) or 1100 horsepower each and provided records are maintained to verify the hours of operation. Self-propelled vehicles with internal combustion engines are exempted under Subpart (1)(c)(L)(i) of this Paragraph;
 - (vii) peak shaving generators that produce no more than 325,000 kilowatt-hours of electrical energy for any 12-month period provided records are maintained to verify the energy production on a monthly basis and on a 12-month basis;
- (C) gasoline distribution: bulk gasoline plants with an average daily throughput of less than 4000 gallons;
- (D) processes:
 - (i) graphic arts operations, paint spray booths or other painting or coating operations without air pollution control devices (water wash and filters that are an integral part of the paint spray booth are not considered air pollution control devices), and solvent cleaning operations located at a facility whose facility-wide actual emissions of volatile organic compounds are less than five tons per year (Graphic arts operations, coating operations, and solvent cleaning operations are defined in Rule 15A NCAC 02Q .0803);
 - (ii) sawmills that saw no more than 2,000,000 board feet per year, provided only green wood is sawed;
 - (iii) perchloroethylene dry cleaners that emit less than 13,000 pounds of perchloroethylene per year;
 - (iv) electrostatic dry powder coating operations with filters or powder recovery systems, including electrostatic dry powder coating operations equipped with curing ovens with a heat input of less than 10,000,000 Btu per hour;
- (E) miscellaneous:
 - (i) any source whose emissions would not violate any applicable emissions standard and whose potential emissions of particulate, sulfur dioxide, nitrogen oxides, volatile organic compounds, and carbon monoxide before air pollution control devices, such as potential uncontrolled emissions, would each be no more than five tons per year and whose potential emissions of hazardous air pollutants would be below their lesser quantity cutoff except:
 - (I) storage tanks;

- (II) fuel combustion equipment;
 - (III) space heaters burning waste oil;
 - (IV) generators, excluding emergency generators, or other non-self-propelled internal combustion engines;
 - (V) bulk gasoline plants;
 - (VI) printing, paint spray booths, or other painting or coating operations;
 - (VII) sawmills;
 - (VIII) perchloroethylene dry cleaners; or
 - (IX) electrostatic dry powder coating operations, provided that the total potential emissions of particulate, sulfur dioxide, nitrogen oxides, volatile organic compounds, and carbon monoxide from the facility are each less than 40 tons per year and the total potential emissions of all hazardous air pollutants are below their lesser quantity cutoff emission rates or provided that the facility has an air quality permit. A source identified in Subpart (I) through (IX) of this Part is required to be permitted under 15A NCAC 02Q .0300 unless it qualifies for another exemption under this Paragraph;
- (ii) any facility whose actual emissions of particulate, sulfur dioxide, nitrogen oxides, volatile organic compounds, and carbon monoxide before air pollution control devices, such as uncontrolled emissions, would each be less than five tons per year, whose potential emissions of all hazardous air pollutants would be below their lesser quantity cutoff emission rate, and none of whose sources would violate an applicable emissions standard;
 - (iii) any source that only emits hazardous air pollutants that are not also a particulate or a volatile organic compound and whose potential emissions of hazardous air pollutants are below their lesser quantity cutoff emission rates; or
 - (iv) any incinerator covered under Subparagraph (c)(4) of Rule 15A NCAC 02D .1201;
- (F) case-by-case exemption: activities that the applicant demonstrates to the satisfaction of the Director:
- (i) to be negligible in their air quality impacts;
 - (ii) not to have any air pollution control device; and
 - (iii) not to violate any applicable emission control standard when operating at maximum design capacity or maximum operating rate, whichever is greater.
- (d) An activity that is exempt from the permit or permit modification process is not exempted from other applicable requirements. The owner or operator of the source is not exempt from demonstrating compliance with any applicable requirement.
- (e) Emissions from stationary source activities identified in Paragraph (c) of this Rule shall be included in determining compliance with the toxic air pollutant requirements under 15A NCAC 02D .1100 or 02Q .0700 according to Rule 15A NCAC 02Q .0702 (exemptions from air toxic permitting).
- (f) The owner or operator of a facility or source claiming an exemption under Paragraph (c) of this Rule shall provide the Director documentation upon request that the facility or source is qualified for that exemption.
- (g) If the Director finds that an activity exempted under Paragraph (c) of this Rule is in violation of or has violated a rule in 15A NCAC 02D, he shall revoke the permit exemption for that activity and require that activity to be permitted under this Subchapter if necessary to obtain or maintain compliance.

History Note: Authority G.S. 143-215.3(a)(1); 143-215.107(a)(4); 143-215.108; Temporary Adoption Eff. March 8, 1994 for a period of 180 days or until the permanent rule becomes effective, whichever is sooner; Eff. July 1, 1994; Amended Eff. April 1, 1999; July 1, 1998; July 1, 1997; November 1, 1996; Temporary Amendment Eff. December 1, 1999; Amended Eff. May 1, 2013; January 1, 2009; July 1, 2007; June 29, 2006; July 18, 2002; July 1, 2000.



September 11, 2015

Mr. Pete Benjamin
U.S. Fish and Wildlife Services, Raleigh Field Office
P.O. Box 33726
Raleigh, North Carolina 27636-3726

Reference: Request for Information
Threatened and Endangered Species/Critical Habitat
HLMA Golf Course - Approximate 9.25 Acre Tract
810 West Wilson Street
Tarboro, Edgecombe County, North Carolina
PEI Project No. 1603

Dear Mr. Benjamin:

Pilot Environmental Inc. (PEI) is requesting information concerning the possible presence of threatened and endangered species and their habitat at the approximate 9.25 acre tract located at 810 West Wilson Street in Tarboro, Edgecombe County, North Carolina. The site contains grass covered areas (former golf course) and wooded land. Structures are not located on the site. A USGS Topographic Map (Drawing 1) of the site is included as an attachment.

Project Description

The site is being evaluated to determine the feasibility of development with a multifamily residential complex. The development of the site will be done in a manner that will avoid and minimize impacts to streams/wetlands/buffers as well as cultural and natural resources. PEI has conducted a stream/wetland determination for the site. Based on the stream/wetland determination, a stream is located along the northwestern boundary. Wetlands are not located within the development area. Drawing 2 shows the approximate locations of the jurisdictional features.

Site Reconnaissance

The site contains grass covered land (former golf course fairway) and wooded land. The wooded land consists of mature pine/hardwood stands containing species of oak, loblolly and sweet gum. A portion of the wooded area contains a thick growth of bamboo. Under story was moderately thick with species including green briar, red cedar, soap bush, previtte and muscadine.

Database Review

We reviewed the USFWS Endangered Species Database to identify federally protected threatened and endangered species in Edgecombe County, North Carolina. The following federally protected threatened and endangered species are identified:

Common Name	Scientific name	Federal Status	Record Status
Vertebrate:			
Bald eagle	<i>Haliaeetus leucocephalus</i>	BGPA	Current
Red-cockaded woodpecker	<i>Picoides borealis</i>	E	Current
Invetebrate:			
Tar River spiny mussel	<i>Elliptio steinstansana</i>	E	Current

E – Endangered BGEPA – Bald and Golden Eagle Protection Act

Species/Habitat Description

Bald Eagle (*Haliaeetus leucocephalus*)

Description: The Bald Eagle is a regulated species under the Bald and Golden Eagle Protection Act (BGPA). Bald Eagles were removed from the federal list of threatened and endangered species on August 9, 2007, and are no longer protected under the Endangered Species Act. However, Bald Eagles remain protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The Bald and Golden Eagle Act prohibits anyone from taking, possessing, or transporting a Bald Eagle (*Haliaeetus leucocephalus*) or Golden Eagle (*Aquila chrysaetos*), or the parts, nests, or eggs of such birds without prior authorization. This includes inactive nests as well as active nests. Take means to pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, destroy, molest, or disturb. Activities that directly or indirectly lead to take are prohibited without a permit.

A large raptor (bird of prey), the bald eagle has a wingspread of 5½ to 8 feet. Adults have a dark brown body and wings, white head and tail, and a yellow beak. In flight, the bald eagle often soars or glides with the wings held at a right angle to the body. Juvenile bald eagles have mottled brown and white plumage, gradually acquiring their dark brown body and distinctive white head and tail as they mature. Bald eagles generally attain adult plumage by 5 years of age. Adults weigh 8 to 14 pounds, occasionally reaching 16 pounds in Alaska. Those in the northern range grow larger than those in the south, and females are somewhat larger than males.

Habitat: Bald eagles generally nest near coastlines, rivers, large lakes or streams that support an adequate food supply. They often nest in mature or old-growth trees; snags (dead trees); cliffs; rock promontories; rarely on the ground; and with increasing frequency on human-made

structures such as power poles and communication towers. In forested areas, bald eagles often select the tallest trees with limbs strong enough to support a nest that can weigh more than 1,000 pounds. Nest sites typically include at least one perch with a clear view of the water where the eagles usually forage. Shoreline trees or snags located near reservoirs provide the visibility and accessibility needed to locate aquatic prey. Eagle nests are constructed with large sticks, and may be lined with moss, grass, plant stalks, lichens, seaweed, or sod. Nests are usually about 4-6 feet in diameter and 3 feet deep, although larger nests exist.

Conclusion: Large water bodies are not located on the site or in the immediate vicinity of the site. Therefore, it is the opinion of PEI that the proposed project will not disturb the bald eagle.

Red-cockaded Woodpecker (*Picoides borealis*)

Description: The red-cockaded woodpecker (RCW) is a small bird measuring about seven inches in length. Identifiable by its white cheek patch and black and white barred back, the males have a few red feathers, or "cockade". These red feathers usually remain hidden underneath black feathers between the black crown and white cheek patch unless the male is disturbed or excited. Female RCWs lack the red cockade. Juvenile males have a red 'patch' in the center of their black crown. This patch disappears during the fall of their first year at which time their 'red-cockades' appear.

Habitat: Red-cockaded woodpecker habitat includes forests with trees old enough for roosting, generally at least 30-120 years old, or greater than 10 inches diameter at breast height, depending on species of pine. The most prominent adaptation of RCWs is their use of living pines for cavity excavation.

For nesting and roosting habitat, red-cockaded woodpeckers prefer open stands of pine containing trees greater than 30 years old. RCWs need live, large older pines to excavate their cavities. Longleaf pines (*Pinus palustris*) are preferred, but other species of southern pine are also acceptable. Dense stands with a thick hardwood under story are avoided. Foraging habitat is provided in pine and pine hardwood stands 30 years old or older with foraging preference for pine trees 10 inches or larger in diameter. An open under story with "meadow-like" characteristic is preferred by the red-cockaded woodpecker. In good, moderately-stocked, pine habitat, sufficient foraging substrate can be provided on 75 to 125 acres. Prescribed burning is the most efficient and ecologically beneficial method to accomplish hardwood mid-story control.

Conclusion: Suitable habitat for the RCW is not located on the site.

Tar River spinymussel (*Picoides borealis*)

Description: The Tar River spinymussel is one of only three freshwater mussels with spines in the world. The brownish shell is rhomboid-shaped, up to 2.4 inches long, with 0-6 spines on each valve. The shell is rather smooth and shiny, with concentric rings, and ends in a blunt point. Younger individuals are orange-brown with greenish rays streaking outward from the hinge area.

Adults are darker with less distinct rays. One to three small thin ridges run on the interior surface of the shell from the beak cavity to the lower ventral area of the shell. The anterior half of the shell's inner surface is salmon-colored, the posterior half is iridescent blue. Juveniles may have up to 12 spines, however, adults tend to lose their spines as they mature. Their method of reproduction is similar among freshwater mussel species. Males release sperm into the water column, and the sperm are taken in by the females through their siphons as they respire. The eggs are fertilized and develop within the females' gills into larvae (glochidia). The females release the glochidia that must then attach to the gills or fins of specific fish species. The glochidia transform into juvenile mussels and drop off the fish onto the stream bottom.

Habitat: The Tar River spiny mussel lives in relatively silt-free un-compacted gravel and/or coarse sand in fast-flowing, well oxygenated stream reaches. It is found in association with other mussels, but it is never very numerous. It feeds by syphoning and filtering small food particles that are suspended in the water.

Conclusion: A stream is located along the northwestern site boundary. The stream has been undercut and is unstable in most areas. Evidence of bivalves was not observed in the streams. Additionally, the proposed project will be designed in a manner that will not impact the streams or their associated buffers. Based on our knowledge of the proposed project and observations, it is our opinion that the proposed project will not adversely affect Tar River spiny mussel or potentially suitable habitat. A conceptual site plan is attached.

Closure

We appreciate your assistance. Please contact us at 336.310.4527 if you have any questions concerning the site or this request.

Sincerely,

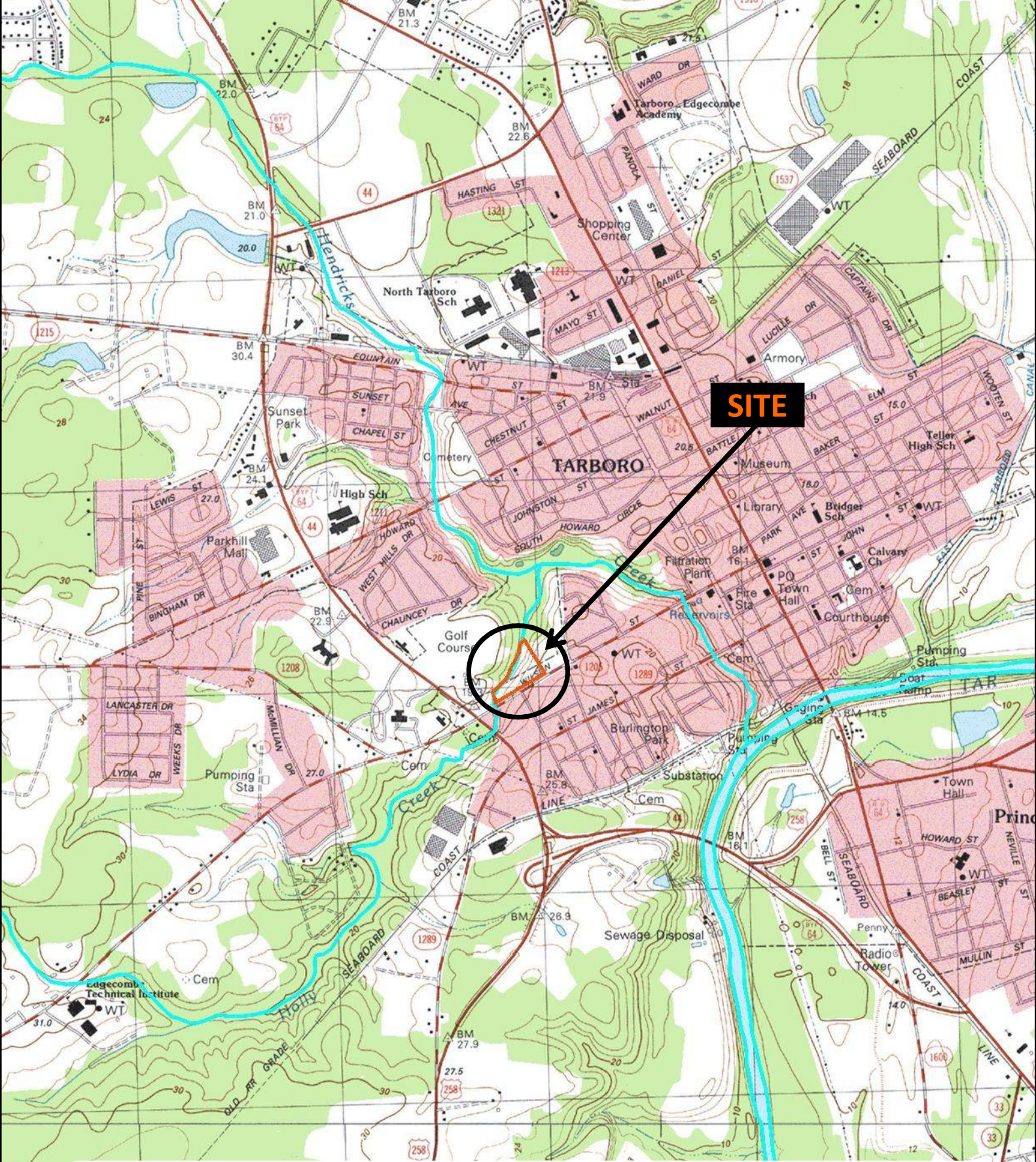


Matthew B. Carter
Project Manager



B. J. Lineback, CIEC, LEED AP
Principal

Attachments: Drawing 1 – USGS Topographic Map
 Drawing 2 – 2013 Aerial Photograph/Wetland Delineation Map
 Drawing CSP.1 – Martin Riley Associates – Architects, PC



SITE



Drawing 1

USGS Topographic Map
Tarboro, NC Quadrangle

Scale: 1" = 2,000'

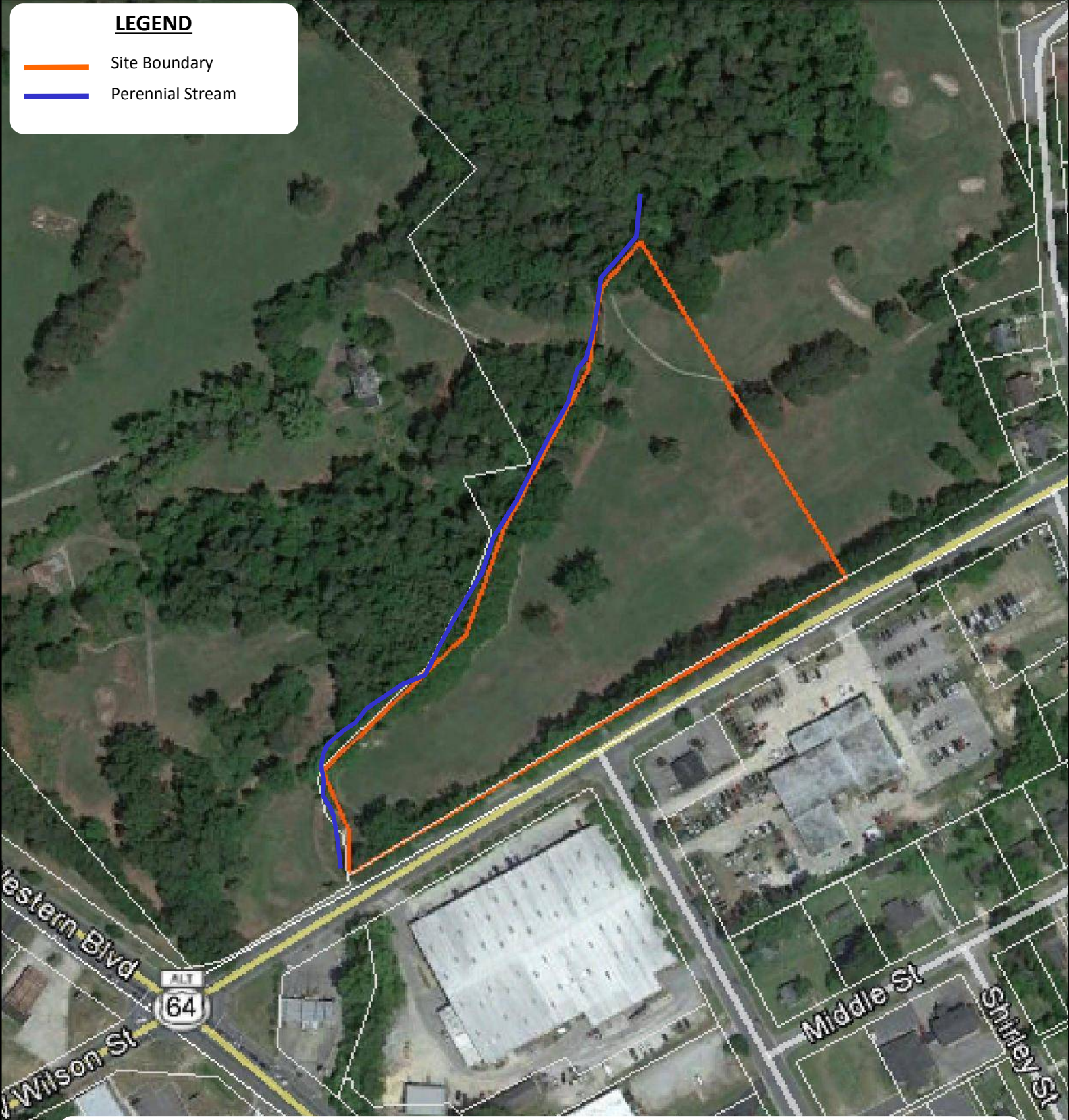


USGS Topographic Map

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI Project No. 1603

LEGEND

- Site Boundary
- Perennial Stream



THE LOCATIONS OF FEATURES SHOWN ON THIS MAP ARE PRELIMINARY. THEY HAVE NOT BEEN VERIFIED BY THE USACE AND/OR THE NCDENR-DWR. THIS EXHIBIT DOES NOT INCLUDE GPS LOCATIONS OF JURISDICTIONAL FEATURES.

Drawing 2

2015 Aerial Photograph from Google Earth
Scale: 1" = 200'



2015 Aerial Photograph

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI Project No. 1603

SITE INFORMATION:

SITE: 9.25 ACRES
 DENSITY: 6.92 UNITS/ACRES
 BUILDINGS: (1) 1 STORY CLUBHOUSE
 (1) 2-STORY APARTMENT BUILDING
 (2) 3-STORY APARTMENT BUILDINGS
 SPRINKLERS: 13R
 PARKING SPACES: 128 PROVIDED @ 2 PER UNIT

NO EXISTING STRUCTURES TO BE DEMOLISHED

UNIT INFORMATION:

UNIT MIX	SPCS/UNIT	PKG. REQ.
2-BR (B UNITS) = 38	2.0	76
3-BR (C UNITS) = 26	2.0	52
TOTAL = 64 UNITS		128

REQUIRED SITE AMENITIES:

- A. PLAYGROUND - (W/ MIN. 1 BENCH)
- B. MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- C. COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)

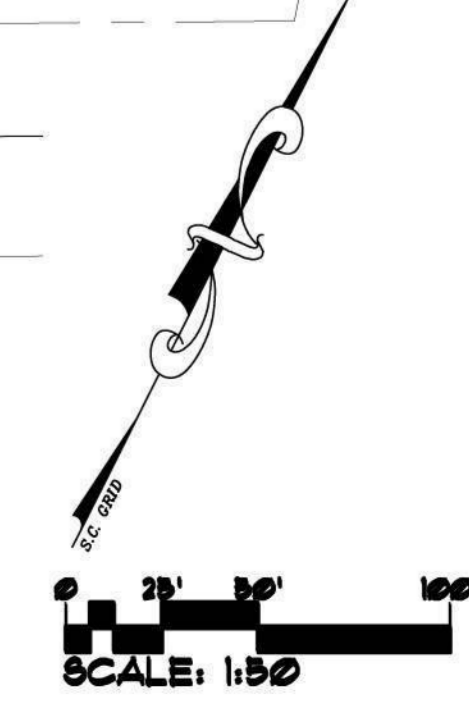
ADDITIONAL AMENITIES:

- D. OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
- E. EXERCISE ROOM - (W/ NEW EQUIPMENT)
- F. RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)
- G. RESIDENT MAILBOXES

HILMA GREENS APARTMENTS

TARBORO, NC

4-27-2015



EXISTING COMMERCIAL
 1 CONCEPTUAL SITE PLAN
 SCALE: 1" = 80'

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT: 2014-018
 DATE: 4/27/2015
 DRAWN BY: DA
 CHECKED BY: DA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
 HILMA GREENS APARTMENTS
 TARBORO, NC

CSP.1

NOT RELEASED FOR CONSTRUCTION

PLOTTED: May 07, 2015 - 2:25pm - L:\CADD\PROJECTS\14-00001\14-00001.dwg (14-00001.dwg) by: D:\h\hobbye - Copy\rg\light 2:28:55



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Raleigh ES Field Office

Post Office Box 33726

Raleigh, North Carolina 27636-3726

October 16, 2015

Matthews Carter
Pilot Environmental Inc
PO Box 128
Kernersville, NC 27285

Re: HLMA Golf Course- Edgecombe County, NC

Dear Mr. Carter:

This letter is to inform you that a list of all federally-protected endangered and threatened species with known occurrences in North Carolina is now available on the U.S. Fish and Wildlife Service's (Service) web page at <http://www.fws.gov/raleigh>. Therefore, if you have projects that occur within the Raleigh Field Office's area of responsibility (see attached county list), you no longer need to contact the Raleigh Field Office for a list of federally-protected species.

Our web page contains a complete and frequently updated list of all endangered and threatened species protected by the provisions of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.)(Act), and a list of federal species of concern¹ that are known to occur in each county in North Carolina.

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.

¹ The term "federal species of concern" refers to those species which the Service believes might be in need of concentrated conservation actions. Federal species of concern receive no legal protection and their designation does not necessarily imply that the species will eventually be proposed for listing as a federally endangered or threatened species. However, we recommend that all practicable measures be taken to avoid or minimize adverse impacts to federal species of concern.

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.

With regard to the above-referenced project, we offer the following remarks. Our comments are submitted pursuant to, and in accordance with, provisions of the Endangered Species Act.

Based on the information provided and other information available, it appears that the proposed action is not likely to adversely affect any federally-listed endangered or threatened species, their formally designated critical habitat, or species currently proposed for listing under the Act at these sites. We believe that the requirements of section 7(a)(2) of the Act have been satisfied for your project. Please remember that obligations under section 7 consultation must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner not previously considered; (2) this action is subsequently modified in a manner that was not considered in this review; or, (3) a new species is listed or critical habitat determined that may be affected by the identified action.

However, the Service is concerned about the potential impacts the proposed action might have on aquatic species. Aquatic resources are highly susceptible to sedimentation. Therefore, we recommend that all practicable measures be taken to avoid adverse impacts to aquatic species, including implementing directional boring methods and stringent sediment and erosion control measures. An erosion and sedimentation control plan should be submitted to and approved by the North Carolina Division of Land Resources, Land Quality Section prior to construction. Erosion and sedimentation controls should be installed and maintained between the construction site and any nearby down-gradient surface waters. In addition, we recommend maintaining natural, vegetated buffers on all streams and creeks adjacent to the project site.

The North Carolina Wildlife Resources Commission has developed a Guidance Memorandum (a copy can be found on our website at (<http://www.fws.gov/raleigh>) to address and mitigate secondary and cumulative impacts to aquatic and terrestrial wildlife resources and water quality. We recommend that you consider this document in the development of your projects and in completing an initiation package for consultation (if necessary).

We hope you find our web page useful and informative and that following the process described above will reduce the time required, and eliminate the need, for general correspondence for species' lists. If you have any questions or comments, please contact John Ellis of this office at (919) 856-4520 ext. 26.

Sincerely,

A handwritten signature in blue ink that reads "Pete Benjamin". The signature is written in a cursive style with a large initial "P" and "B".

Pete Benjamin
Field Supervisor

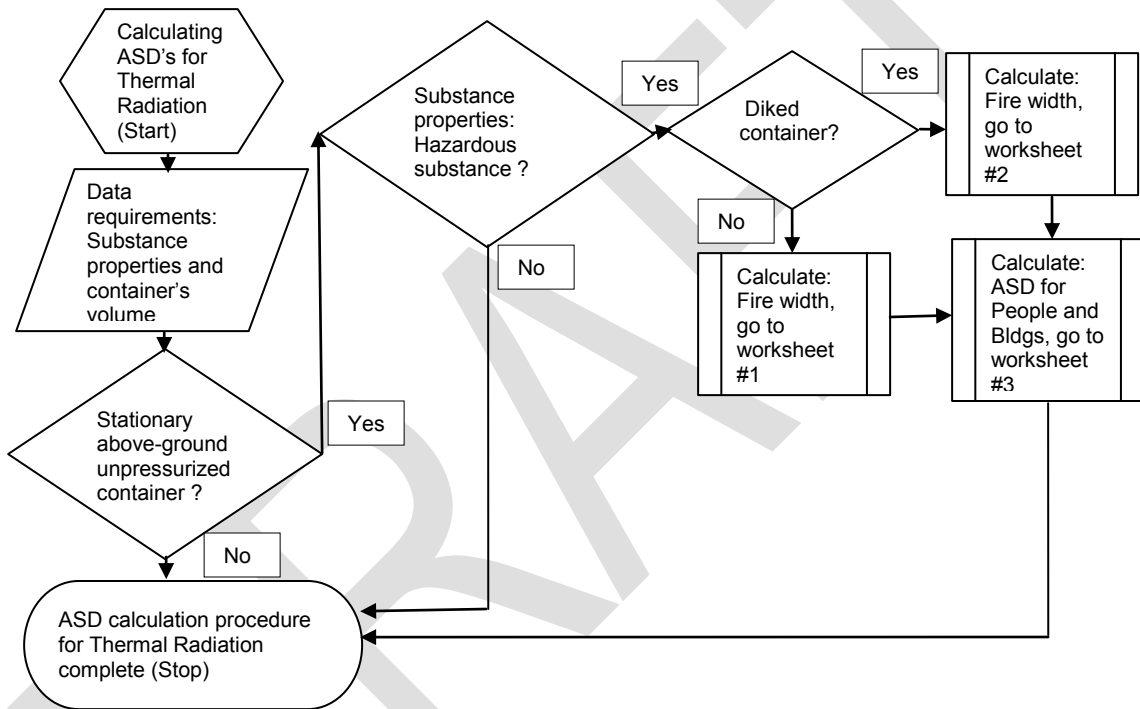
List of Counties in the Service's Raleigh Field Office Area of Responsibility

Alamance	Perquimans
Beaufort	Person
Bertie	Pitt
Bladen	Randolph
Brunswick	Richmond
Camden	Robeson
Carteret	Rockingham
Caswell	Sampson
Chatham	Scotland
Chowan	Tyrrell
Columbus	Vance
Craven	Wake
Cumberland	Warren
Currituck	Washington
Dare	Wayne
Duplin	Wilson
Durham	
Edgecombe	
Franklin	
Gates	
Granville	
Greene	
Guilford	
Halifax	
Harnett	
Hertford	
Hoke	
Hyde	
Johnston	
Jones	
Lee	
Lenoir	
Martin	
Montgomery	
Moore	
Nash	
New Hanover	
Northampton	
Onslow	
Orange	
Pamlico	
Pasquotank	
Pender	

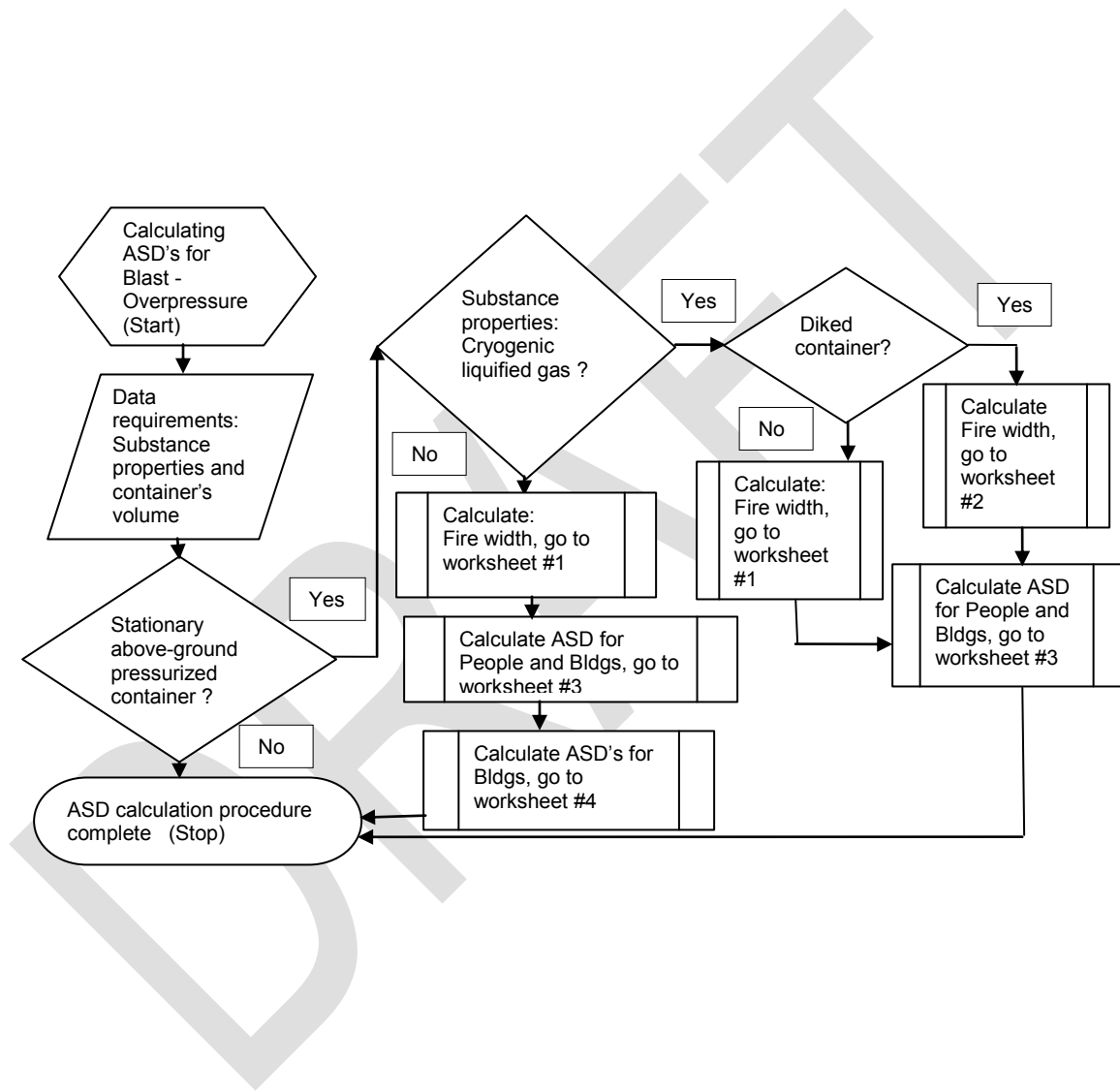
Appendix A –Flowcharts

DRAFT

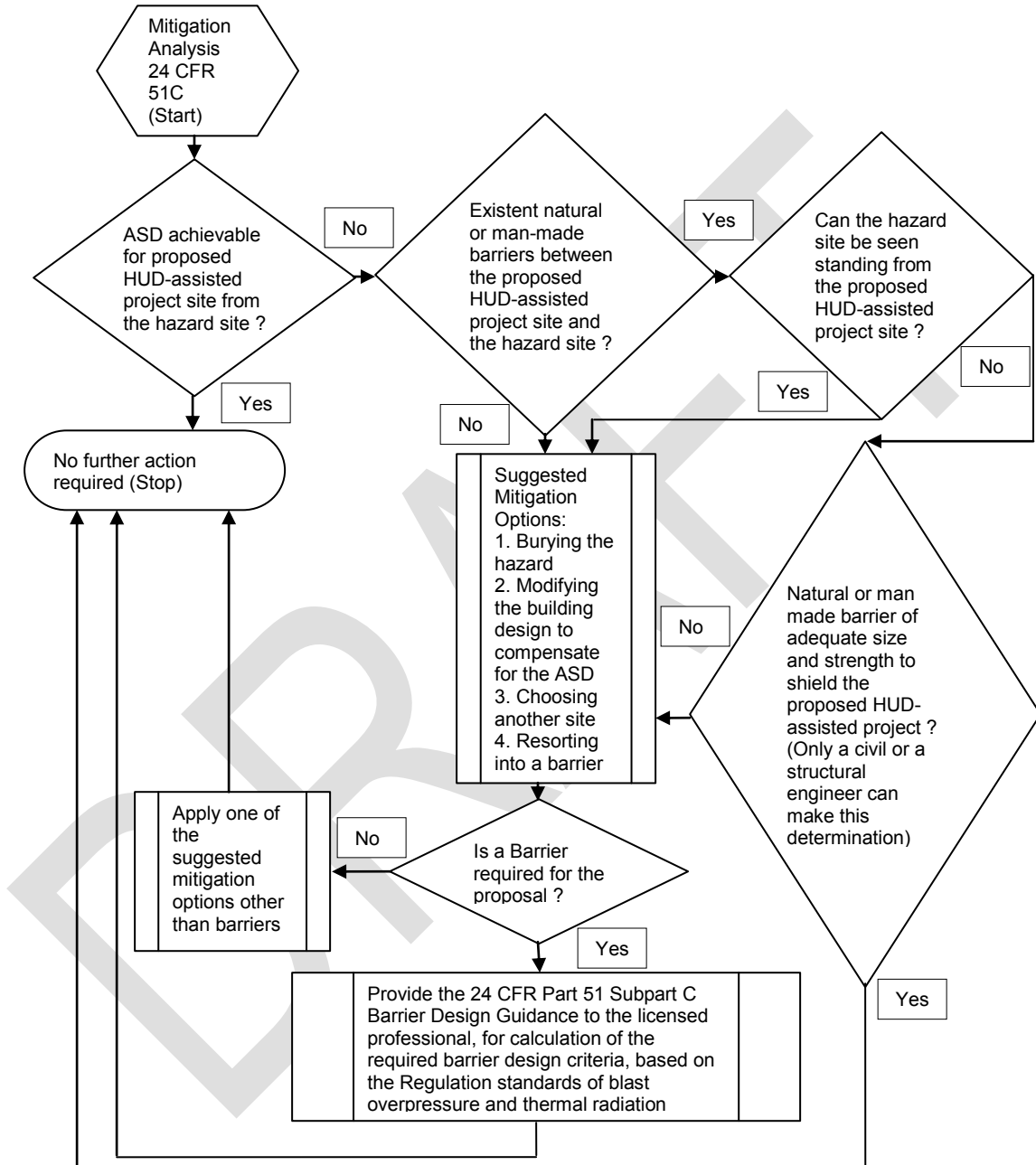
The flowchart below illustrates procedural calculation of the ASD for Thermal radiation (fire).



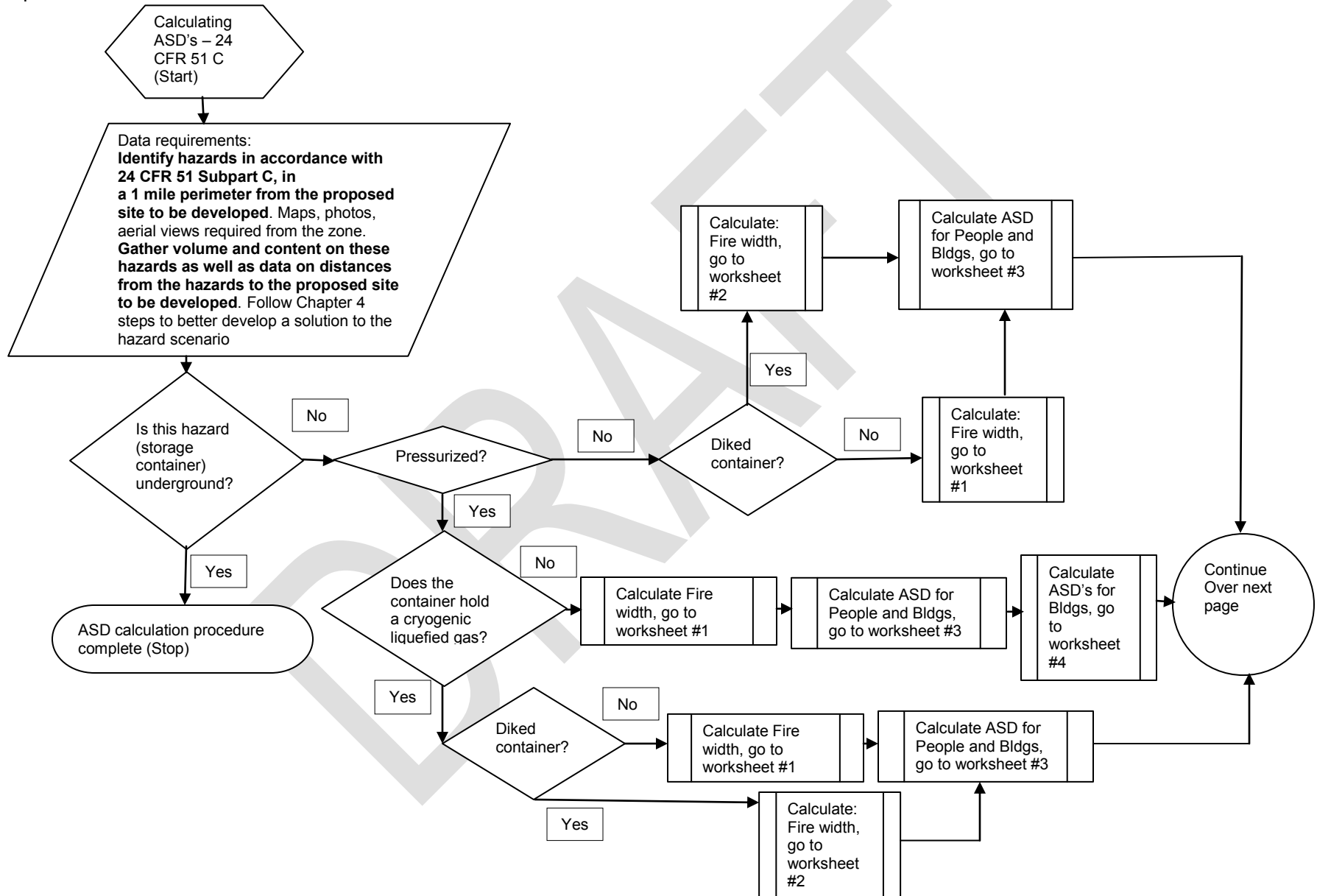
The flowchart below illustrates procedural calculation of the ASD for Blast-Overpressure (explosion) only or Thermal Radiation (fire) and Blast-Overpressure if the substance being assessed has flammable properties and is in a stationary, above-ground pressurized container.

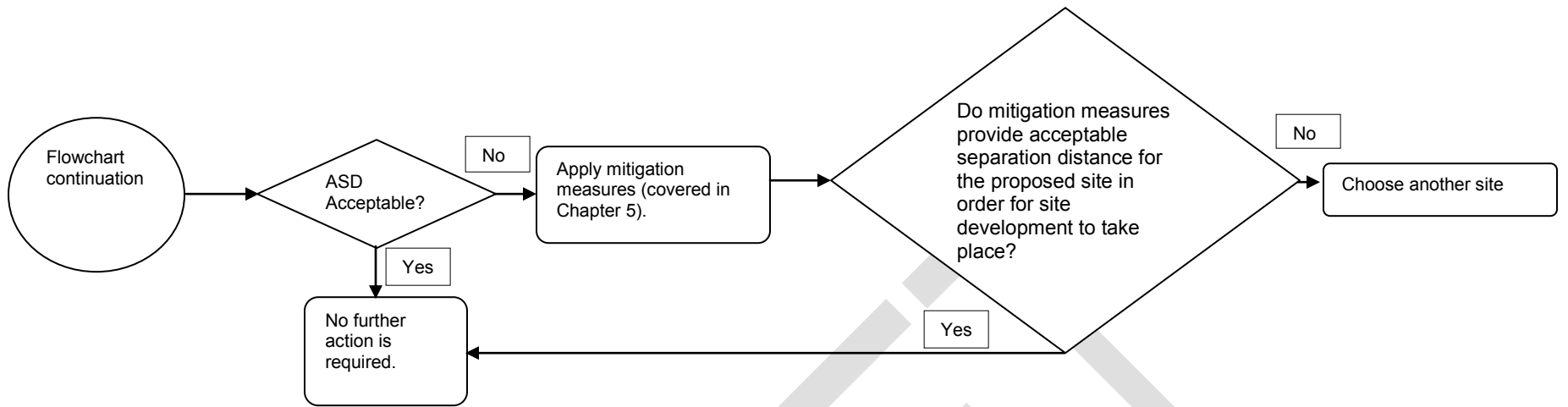


Flowchart illustrating a mitigation analysis for a proposed HUD-assisted project site.



Summary Flowchart of Site Analysis Steps on Acceptable Separation Distance (ASD) calculation procedures and findings for a HUD-assisted project from hazards of fire or explosion prone nature.





DRAFT



State Historic
Preservation Office
NATURAL AND
CULTURAL RESOURCES

Ramona M. Bartos
Administrator

October 12, 2015

Matthew Carter
Pilot Environmental, Inc.
PO Box 128
Kernersville, NC 27285

Re: HLMA Greens, 810 West Wilson Street, Tarboro, PEI 1603, Edgecombe County, ER 15-2151

Dear Mr. Carter:

Thank you for your letter of September 11, 2015, concerning the above project.

We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we have no comment on the project as proposed.

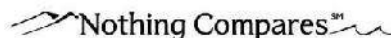
The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

A handwritten signature in blue ink that reads "Renee Gledhill-Earley".

for Ramona M. Bartos



State of North Carolina | Department of Natural and Cultural Resources
State Historic Preservation Office
4617 Mail Service Center | Raleigh, NC 27699-4617
919 807 6579 T | 919 807 6599 F



September 11, 2015

Ms. Caitlin Totherow
Catawba Indian THPO Archeology Department
1536 Tom Stevens Road
Rock Hill, South Carolina 29730

Reference: Tribal Historic Preservation Office Inquiry
HILMA Greens – Approximate 9.25 Acre Tract
810 West Wilson Street
Tarboro, Edgecombe County, North Carolina
PEI Project No. 1603

Dear Ms. Totherow:

As part of an environmental assessment to satisfy Housing and Urban Development (HUD) requirements, Pilot Environmental Inc. (PEI) is requesting information for an approximate 9.25 acre tract located at 810 West Wilson Street in Tarboro, Edgecombe County, North Carolina. The site consist of a tract of land that contains grass areas and wooded land. Surrounding properties contain a shopping center, various retail buildings, restaurants and residential properties. The site is being evaluated for multi-family residential development. A USGS Topographic Map and aerial photograph of the site are included as attachments. Please provide us with any comments or concerns you may have about the proposed project. Thanks in advance for your assistance.

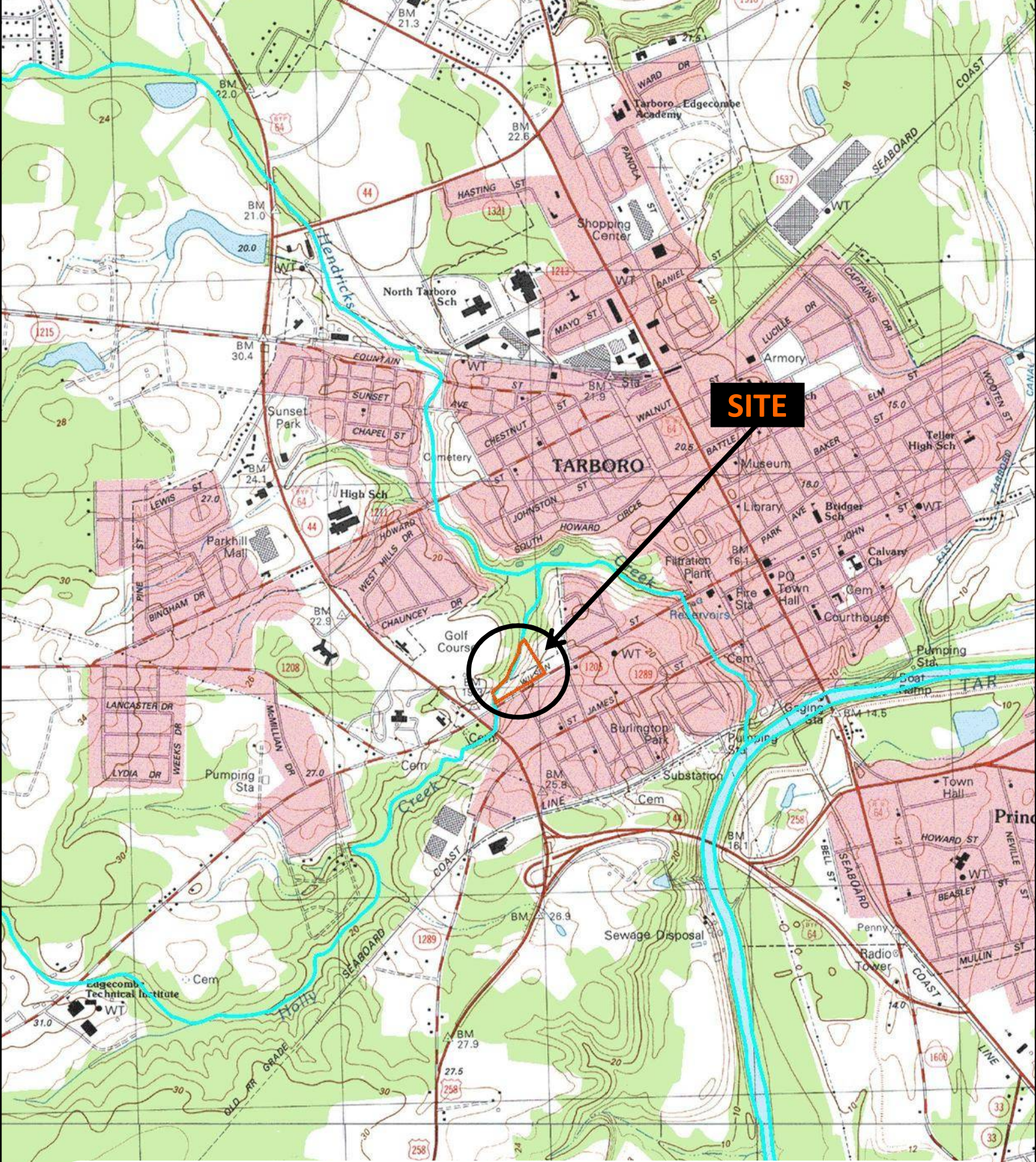
We appreciate your assistance. Please contact us at (336) 310-4527 if you have any questions concerning the site or this request.

Sincerely,

Matthew B. Carter
Project Manager

B. J. Lineback, CIEC, LEED AP
Principal

Attachments: Drawing 1 – USGS Topographic Map
Drawing 2 – Aerial Photograph



SITE



Drawing 1

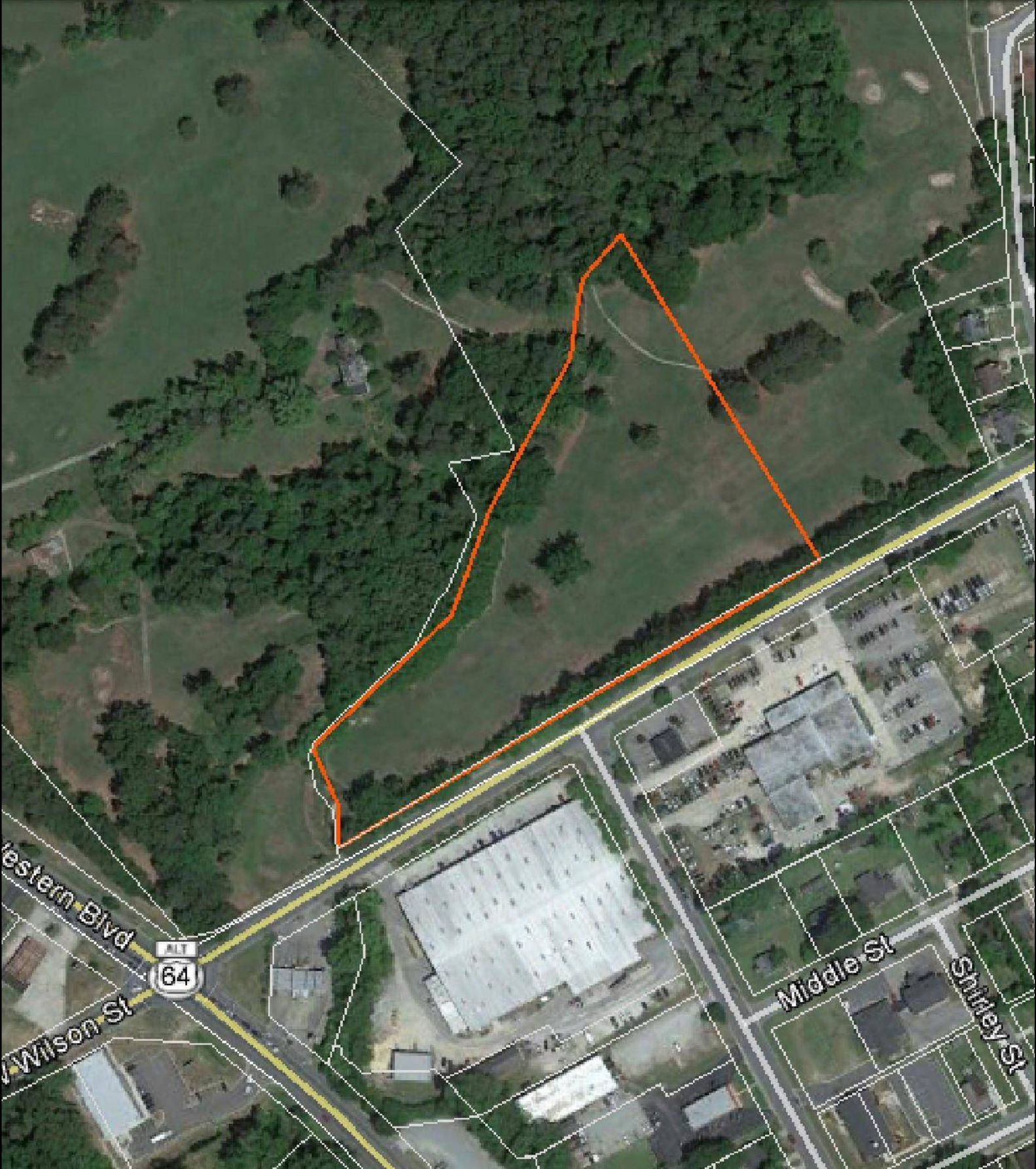
USGS Topographic Map
Tarboro, NC Quadrangle

Scale: 1" = 2,000'



USGS Topographic Map

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI Project No. 1603



Drawing 2

2015 Aerial Photograph from
Google Earth

Scale: 1" = 200'



2015 Aerial Photograph

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI Project No. 1603



September 21, 2015

Chief Leo Henry
Tuscarora Nation of New York
Tuscarora Reservation
2006 Mount Hope Road
Lewiston, New York 14092

Reference: Tribal Historic Preservation Office Inquiry
HILMA Greens – Approximate 9.25 Acre Tract
810 West Wilson Street
Tarboro, Edgecombe County, North Carolina
PEI Project No. 1603

Dear Chief Henry:

As part of an environmental assessment to satisfy Housing and Urban Development (HUD) requirements, Pilot Environmental Inc. (PEI) is requesting information for an approximate 9.25 acre tract located at 810 West Wilson Street in Tarboro, Edgecombe County, North Carolina. The site consist of a tract of land that contains grass areas and wooded land. Surrounding properties contain a shopping center, various retail buildings, restaurants and residential properties. The site is being evaluated for multi-family residential development. A USGS Topographic Map and aerial photograph of the site are included as attachments. Please provide us with any comments or concerns you may have about the proposed project. Thanks in advance for your assistance.

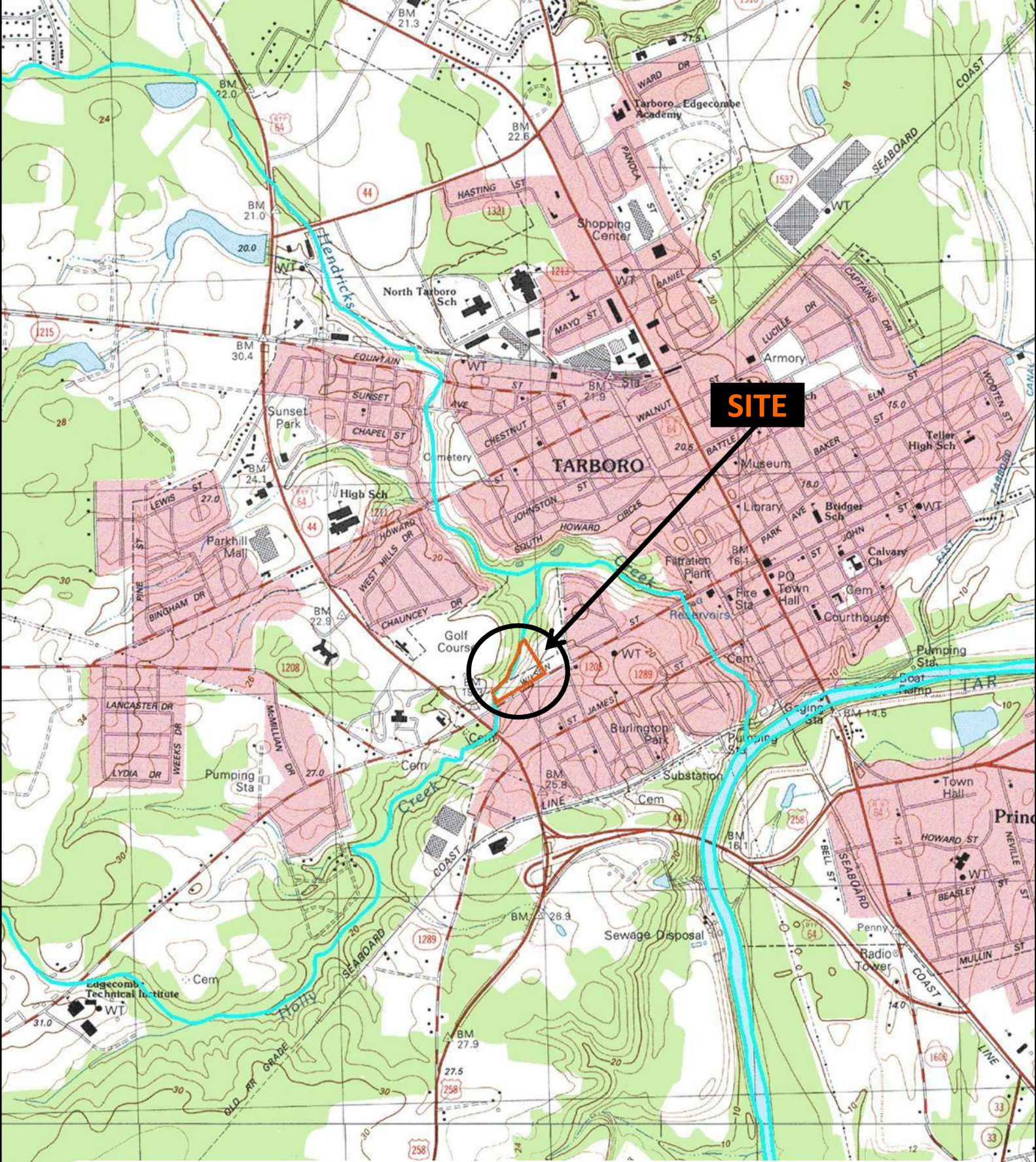
We appreciate your assistance. Please contact us at (336) 310-4527 if you have any questions concerning the site or this request.

Sincerely,

Matthew B. Carter
Project Manager

B. J. Lineback, CIEC, LEED AP
Principal

Attachments: Drawing 1 – USGS Topographic Map
Drawing 2 – Aerial Photograph



SITE



Drawing 1

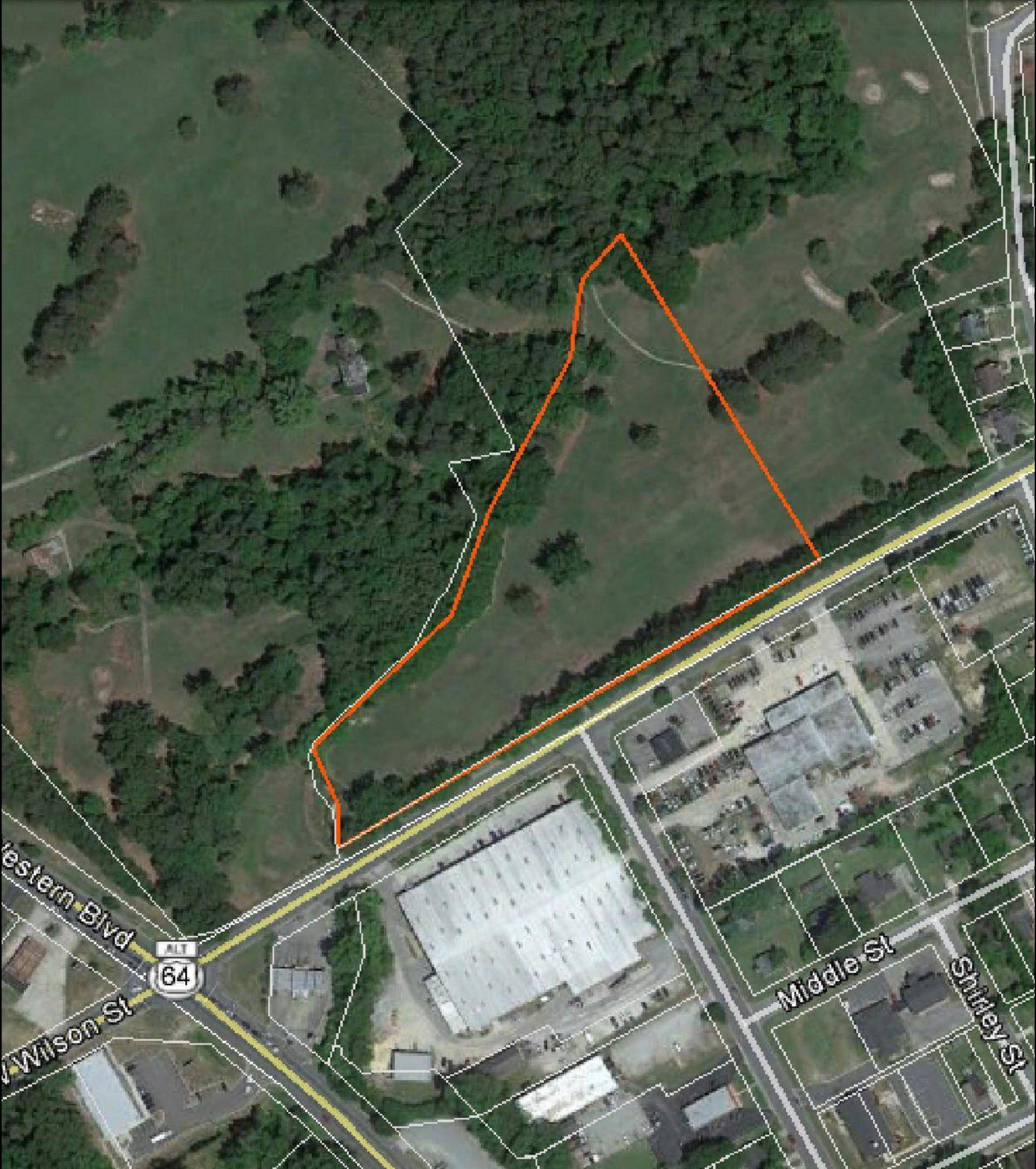
USGS Topographic Map
Tarboro, NC Quadrangle

Scale: 1" = 2,000'



USGS Topographic Map

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI Project No. 1603



Drawing 2

2015 Aerial Photograph from
Google Earth

Scale: 1" = 200'



2015 Aerial Photograph

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI Project No. 1603



HAUDENOSAUNEE

TUSCARORA NATION

2006 MT. HOPE ROAD — VIA: LEWISTON, NEW YORK 14092

September 24, 2015

Matthew B. Carter
Project Manager
Pilot Environmental Inc.
P.O. Box 128
Kernerville, NC 27285

Dear Mr. Carter:

The Tuscarora Nation wish to inform you that they have NO objections to your proposed project listed on the attached letter received by the Tuscarora Nation. The Tuscarora Nation only ask that should you uncover any human remains, funerary or sacred objects that you cease work and consult with the Tuscarora Nation on what to do with the findings.. If you have any questions, please feel free to telephone 716-601-4737.

Thank you for your cooperation in this project.

ONEH!

Chief Leo R. Henry
Clerk
Tuscarora Nation



September 21, 2015

Chief Leo Henry
Tuscarora Nation of New York
Tuscarora Reservation
2006 Mount Hope Road
Lewiston, New York 14092

Reference: Tribal Historic Preservation Office Inquiry
HILMA Greens – Approximate 9.25 Acre Tract
810 West Wilson Street
Tarboro, Edgecombe County, North Carolina
PEI Project No. 1603

Dear Chief Henry:

As part of an environmental assessment to satisfy Housing and Urban Development (HUD) requirements, Pilot Environmental Inc. (PEI) is requesting information for an approximate 9.25 acre tract located at 810 West Wilson Street in Tarboro, Edgecombe County, North Carolina. The site consist of a tract of land that contains grass areas and wooded land. Surrounding properties contain a shopping center, various retail buildings, restaurants and residential properties. The site is being evaluated for multi-family residential development. A USGS Topographic Map and aerial photograph of the site are included as attachments. Please provide us with any comments or concerns you may have about the proposed project. Thanks in advance for your assistance.

We appreciate your assistance. Please contact us at (336) 310-4527 if you have any questions concerning the site or this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew B. Carter".

Matthew B. Carter
Project Manager

A handwritten signature in black ink, appearing to read "B. J. Lineback".

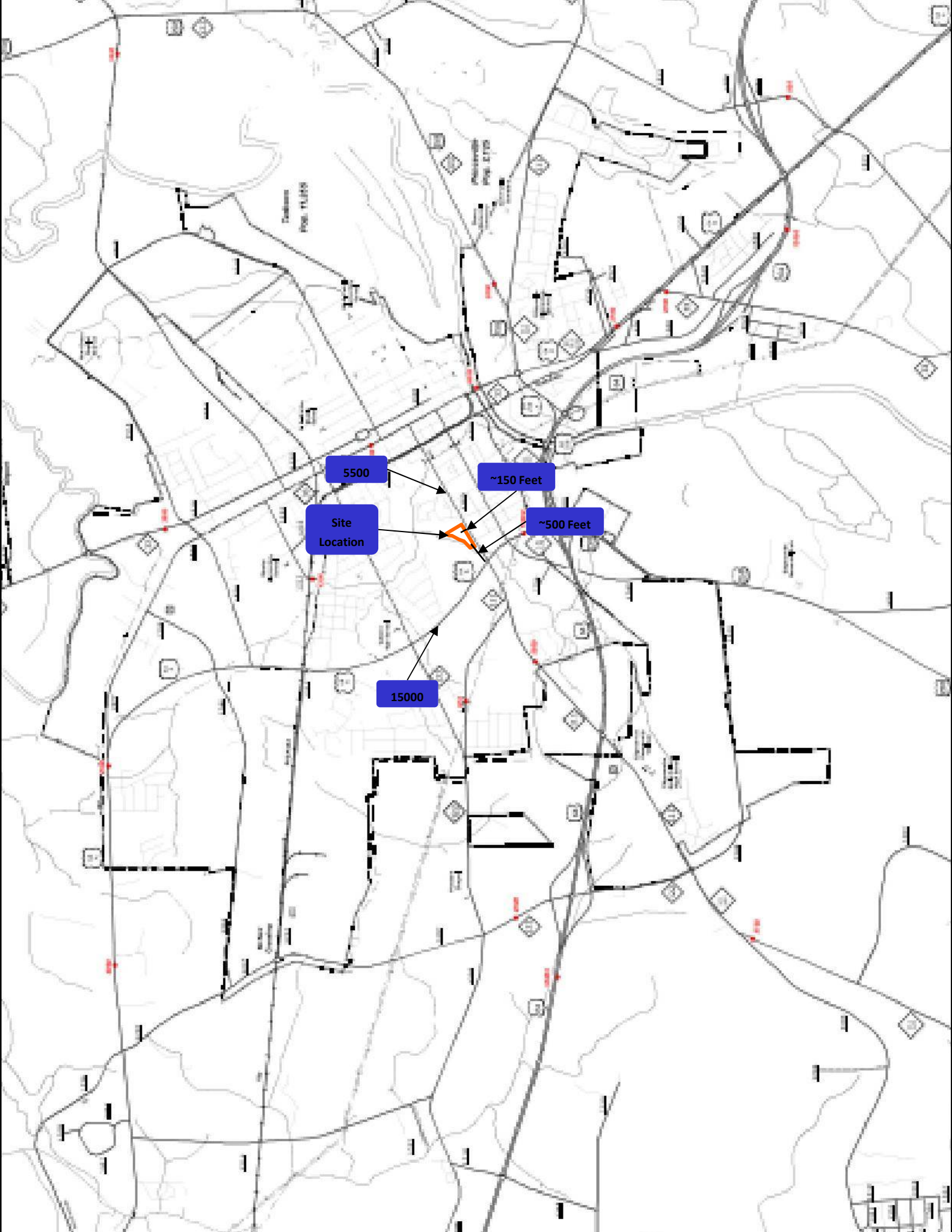
B. J. Lineback, CIEC, LEED AP
Principal

Attachments: Drawing 1 – USGS Topographic Map
Drawing 2 – Aerial Photograph

Two Roadways are within 1000 feet of the project site for HILMA Apartments. Various theoretical noise exposures were undertaken by comparing the proposed site plan to actual land to be used for construction of the multifamily project. A large portion of the site set aside for flood control, including the construction of a detention pond was not calculated for noise.

Conclusion: No source of unacceptable noise was discovered.

See Attachments.



Road	Average Daily Trips	10-Year Projected
64A	15000	17407.5
Highway 111	5500	6382.75

[Environmental Review Main \(/programs/environmental-review/\)](/programs/environmental-review/)

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (<https://onecpd.info/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/>).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="500"/>	<input type="text" value="500"/>	<input type="text" value="500"/>
Distance to Stop Sign	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Average Speed	<input type="text" value="40"/>	<input type="text" value="40"/>	<input type="text" value="40"/>
Average Daily Trips (ADT)	<input type="text" value="16015"/>	<input type="text" value="696"/>	<input type="text" value="696"/>

Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Vehicle DNL	<input type="text" value="42.5"/>	<input type="text" value="38.9"/>	<input type="text" value="59.3"/>
Calculate Road #1 DNL	<input type="text" value="59.4"/>	<input type="text"/>	<input type="text"/>

Road # 2 Name:

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="150"/>	<input type="text" value="150"/>	<input type="text" value="150"/>
Distance to Stop Sign	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Average Speed	<input type="text" value="35"/>	<input type="text" value="35"/>	<input type="text" value="35"/>
Average Daily Trips (ADT)	<input type="text" value="5872"/>	<input type="text" value="255"/>	<input type="text" value="255"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Vehicle DNL	<input type="text" value="44.8"/>	<input type="text" value="41.2"/>	<input type="text" value="62.8"/>
Calculate Road #2 DNL	<input type="text" value="62.8"/>	<input type="text"/>	<input type="text"/>

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

[Calculate](#)

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your Field or Regional Environmental Officer (<https://www.onecpd.info/programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (<https://www.onecpd.info/resource/313/hud-noise-guidebook/>)
 - Construct noise barrier. See the Barrier Performance Module (<https://onecpd.info/programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (<https://www.onecpd.info/resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (<https://www.onecpd.info/resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

Stream/Wetland Delineation

The site wetland delineation was conducted by Mr. Matt Carter of PEI during the September 10, 2015 site reconnaissance. The delineation was conducted in accordance with the 1989 Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

The delineation identified a stream at the northern and western site boundary. The stream has high banks and a well-defined channel. The stream appears to be perennial with evidence of aquatic life. Wetlands were not observed on the site adjacent to stream or at other areas of the subject site. Additionally, a Wetland Inventory Map (Drawing 3) does not identify wetlands on the subject site.



PARCEL: 473804135600 ADDRESS: WILSON OFF ST

OWNER: HILMA LLC

Property Address WILSON OFF ST

Current Owner HILMA LLC

Property Description HILMA LD

Owner Address 300 W ST JAMES ST

Township 01

TARBORO, NC 27886-4923

Zone RA12

Deed Book/Page 1585/0992

Neighborhood 75

Date Recorded 07/31/2012

Subdivision

Sales Price

Valid Sale C

Number of Buildings 0

Percentage Complete

Land Tax Value \$253,000

Acreage 46

Building Tax Value \$

Square Footage 2003760

Land Deferment Amount \$

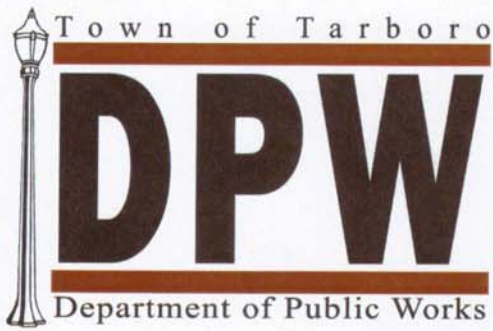
Topography

Exemption Amount \$

Utilities PUBLIC WATER

Net Tax Amount \$253,000

Date Last Appraised 01/01/09



PUBLIC SEWER CERTIFICATION

Project Name: HILMA Greens Apartments
Proposed No. of Units: 64 Apartment Units
Address: 810 West Wilson Street
Tarboro, NC 27886

Closest street intersection or landmark: Northeast of the intersection of West Wilson Street
And Western Boulevard. Across from the Tarboro Public Works.

Public Sewer is available and adequate or is not available to serve the above project. The closest tap is a 18 inch line located about feet off-site. This line is approximately 8-10 feet deep. This will be a gravity flow system ; a lift station will be required or will not be required
Location of line: Adjacent to Hendricks Creek at the rear of the property

Additional Comments/Conditions/Concerns Location of the tap to be determined by design engineer. This will determine the sewer depth at the desired location. Design of the project will determine if gravity or force main is required.

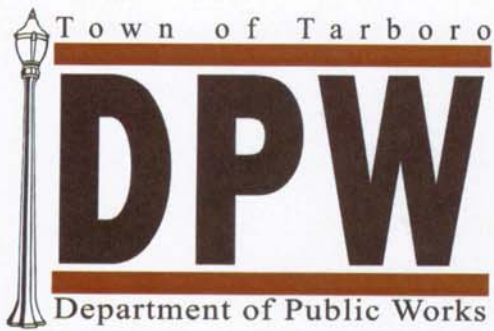
9/28/15
Date


(Officials Signature)

Troy R. Lewis
(Officials Name – Print or Type)

Director of Public Works
(Official's Title)

Department of Public Works
(Department Name)



PUBLIC WATER CERTIFICATION

Project Name: HILMA Greens Apartments
Proposed No. of Units: 64 Apartment Units
Address: 810 West Wilson Street
Tarboro, NC 27886

Closest street intersection or landmark: Northeast of the intersection of West Wilson Street
And Western Boulevard. Across from the Tarboro Public Works.

Public Water is available and adequate or is not available to serve the above
project. The closest tap is a 8 inch line located about feet off-site.
Location of line: Wilson Street Right of Way

Additional Comments/Conditions/Concerns Distance to tap location should be field
verified by the design engineer, based on site requirements.

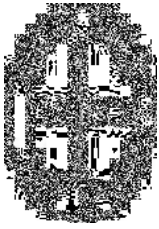
9/28/15
Date


(Officials Signature)

Troy R. Lewis
(Officials Name – Print or Type)

Director of Pubic Works
(Official's Title)

Department of Public Works
(Department Name)



Town of Tarboro

Parks and Recreation Department

P.O. Box 220-500 Main Street

Tarboro, NC 27886-0220

Telephone (252)-641-4276, Fax (252)-641-4287

www.tarboro-nc.com

RECREATIONAL SERVICES CERTIFICATION

Project Name: HILMA Greens Apartments

Proposed No. of Units: 64 Apartment Units

Address: 810 West Wilson Street

Tarboro, NC

Closest street intersection or landmark: Northeast of the intersection of West Wilson Street
And Western Boulevard. Across from the Tarboro Public Works.

Adequate and appropriate Recreational Services and Facilities are are not available
for this project. Furthermore, available Recreational Services and Facilities will will
not be adversely affected by this project.

Recreational facilities and organization that may serve the project are: Town of Tarboro
Parks and Recreation Department Park System including three community centers, Sports
Complex, Outdoor Public Swimming Pools, 3 Tennis Courts, Community Parks, and walking
trails.

Additional Comments/Conditions/Concerns N/A

9/28/2015

Date

Travis Stigge

(Officials Signature)

Travis Stigge

(Officials Name – Print or Type)

Director

(Official's Title)

Town of Tarboro, Parks and Recreation

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

Matt Carter

From: Matt Carter
Sent: Thursday, November 19, 2015 1:03 PM
To: 'Mark Morgan'
Subject: FW: Multifamily Residential Development
Attachments: LAW ENFORCEMENT CERTIFICATION.docx; EMERGENCY MEDICAL SERVICE CERTIFICATION.docx; FIRE PROTECTION CERTIFICATION.docx

Here is another.

Matthew B. Carter

336.701.9052 (c)
336.310.4527 (o)
www.pilotenviro.com
mcarter@pilotenviro.com



From: Matt Carter
Sent: Friday, September 25, 2015 11:59 AM
To: 'damonwilliams@tarboro-nc.com' <damonwilliams@tarboro-nc.com>
Subject: Multifamily Residential Development

Please assist with providing comment. If you have any questions, please do not hesitate to call.

Thank you,

Matthew B. Carter

336.701.9052 (c)
336.310.4527 (o)
www.pilotenviro.com
mcarter@pilotenviro.com



EMERGENCY MEDICAL SERVICE CERTIFICATION

Project Name: HILMA Greens Apartments
Proposed No. of Units: 64 Apartment Units
Address: 810 West Wilson Street

Closest street intersection or landmark: Northeast of the intersection of West Wilson Street
And Western Boulevard. Across from the Tarboro Public Works and Chevrolet Dealership.

Emergency Medical Service is available and adequate for the project as the average response time of _____ minutes falls within the average community response time of _____ minutes; or adequate Emergency Medical Service is not available for the project. Furthermore, available Emergency Medical Service will will not be adversely affected by the project.

Additional Comments/Conditions/Concerns _____

_____ Date	_____ (Officials Signature)
	_____ (Officials Name – Print or Type)
	_____ (Official’s Title)
	_____ (Department Name)

Note: Copying official letterhead onto this certification is encouraged.

FIRE PROTECTION CERTIFICATION

Project Name: HILMA Greens Apartments
Proposed No. of Units: 64 Apartment Units
Address: 810 West Wilson Street
Tarboro, NC

Closest street intersection or landmark: Located northeast of the intersection of West Wilson Street and Western Boulevard. Across from the Taboro Public Works.

Fire Protection is available and adequate for the project as the average response time of _____ minutes falls within the average community response time of _____ minutes; or adequate Fire Protection is not available for the project. Furthermore, available Fire Protection will will not be adversely affected by the project.

Additional Comments/Conditions/Concerns _____

_____ Date	_____ (Officials Signature)
	_____ (Officials Name – Print or Type)
	_____ (Official’s Title)
	_____ (Department Name)

Note: Copying official letterhead onto this certification is encouraged.

LAW ENFORCEMENT CERTIFICATION

Project Name: HILMA Greens Apartments
Proposed No. of Units: 64 Apartment Units
Address: 810 West Wilson Street
Tarboro, NC

Closest street intersection or landmark: Northeast of the intersection of West Wilson Street
And Western Boulevard. Across from the Tarboro Public Works.

Police Service is available and adequate for the project as the average response time of _____ minutes falls within the average community response time of _____ minutes; or adequate Police Service is not available for the project. Furthermore, available Police Service will will not be adversely affected by the project.

Additional Comments/Conditions/Concerns _____

Date (Officials Signature)

(Officials Name – Print or Type)

(Official’s Title)

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

Matt Carter

From: Matt Carter
Sent: Thursday, November 19, 2015 1:03 PM
To: 'Mark Morgan'
Subject: FW: Residential Development
Attachments: PUBLIC EDUCATION CERTIFICATION.docx

Here is a original request.

Matthew B. Carter

336.701.9052 (c)
336.310.4527 (o)
www.pilotenviro.com
mcarter@pilotenviro.com



From: Matt Carter
Sent: Friday, September 25, 2015 12:11 PM
To: 'shoke@ecps.us' <shoke@ecps.us>
Subject: Residential Development

Please provide comment. If you have any questions, please do not hesitate to contact me.

Thank you,

Matthew B. Carter

336.701.9052 (c)
336.310.4527 (o)
www.pilotenviro.com
mcarter@pilotenviro.com



PUBLIC EDUCATION CERTIFICATION

Project Name: HILMA Greens Apartments
Proposed No. of Units: 64 Apartment Units
Address: 810 West Wilson Street
Tarboro, NC

Closest street intersection or landmark: Located northeast of the intersection of West Wilson Street and Western Boulevard. Across from the Tarboro Public Works.

The above project, which is located in the _____ school district(s), will will not adversely affect the schools serving this project. Furthermore, schools located in this district are are not considered high risk or poor performing schools per state or federal performance standards.

The schools that will serve project are: _____

Additional Comments/Conditions/Concerns _____

Date (Officials Signature)

(Officials Name – Print or Type)

(Official’s Title)

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

Jennifer Percy

From: State Clearinghouse <State.Clearinghouse@doa.nc.gov>
Sent: Friday, November 20, 2015 11:56 AM
To: Jennifer Percy
Subject: EMAIL NOTIFICATION: SCH# 16-E-0000-0132

Dear Ms. Percy,

This is a notification to you that the N.C. State Environmental Review Clearinghouse has received the *HILMA Greens* project. This project has been assigned State Clearinghouse #16-E-0000-0132 and this number should be used in all inquiries or correspondence with this office.

Copies of the environmental document are being sent to various governmental organizations for review and comment. In addition, notification of the availability of the document will appear on the North Carolina Environmental Bulletin at <http://www.doa.nc.gov/clearing/ebulletin.aspx>.

The review of this project should be completed on **December 16, 2015**. After the review has concluded, the comments and signoff letter will be email to the email address used for this message. If you have an alternate email, please email it to me at State.Clearinghouse@doa.nc.gov.

Should you have any questions, please email State.Clearinghouse@doa.nc.gov

Sincerely,

Crystal Best

State Environmental Review Clearinghouse

NC Department of Administration

Office: (919) 807-2419

Email: State.Clearinghouse@doa.nc.gov

Notice: E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

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Clearing House Request Responses

From: Smith, Lenwood E [<mailto:Lenwood.E.Smith@hud.gov>]

Sent: Wednesday, December 02, 2015 1:51 PM

To: Jennifer Percy <jpercy@nchfa.com>

Cc: Frye, Sandra L <sandra.l.frye@hud.gov>

Subject: HILMA Green Apartment Comments

My comments are as follows:

- Airport Hazards – The map shown to indicate the absence of airport hazards is not sufficient. The project site is not shown and the underlying topographic map is from 1981.
- Clean Air Act – Either documentation to support the determination that no permits are required must be provided, or documentation to show that the community is in attainment must be provided.
- Coastal Zone Management – The Coastal County list was not included in the documentation.
- Explosive and Flammable Hazards – According to the Phase I, PEI contacted the Fire Department regarding the presence of releases, not thermal explosive hazards. The USGS maps used to indicate the absence of remotely visible ASTs is from 1981. Documentation to indicate that a review complete in accordance with the *Acceptable Separation Distance Guidebook* (<https://www.hudexchange.info/resource/2762/acceptable-separation-distance-guidebook/>) must be provided.
- Endangered Species – The letter submitted to the US Fish and Wildlife Service must be included in the documentation.
- Farmland Protection - The map that is supposed to indicated the site is located within an urban area does not show the project site or the urban area boundary.
- Cumulative Impact Analysis – The Environmental Report states this is not applicable. This is unacceptable as the National Environmental Policy Act requires consideration of cumulative impact. The report must outline the cumulative impacts or state why detailed consideration of cumulative impacts is not necessary.
- Consideration of Alternatives –The Environmental Report states that consideration of a No Action Alternative is not applicable. This is unacceptable as The National Environmental Policy Act requires consideration of at least a No Action Alternative.

Human Trafficking is Modern Slavery! National Human Trafficking Resource Center: 1-888-373-7888

Lenwood E. Smith, II, CL
Environmental Protection Specialist
US Department of Housing and Urban Development
1500 Pincroft Road, Suite 401
Greensboro, NC 27407-3838
Ph.: (336) 851-8054
Fx.: (336) 547-4138

Listserver sign up: <http://www.hud.gov/subscribe/localmailinglist.cfm#nc>

Region IV Environmental Website:

<http://www.hud.gov/local/shared/working/r4/environment/index.cfm?state=ga>

Environmental Compliance Website: <https://www.hudexchange.info/environmental-review/>

Governments have an inescapable responsibility for the conservation and wise use of all natural resources, especially soil and water. Owners have actually merely a lifetime interest in their lands; but communities, countries, States, and the Federal Government have a perpetual interest in the preservation of this indispensable asset. – Harlow S. Person, National Resources Committee, Washington D.C., 1936

What is the use of a house if you haven't got a tolerable planet to put it on? - Henry David Thoreau

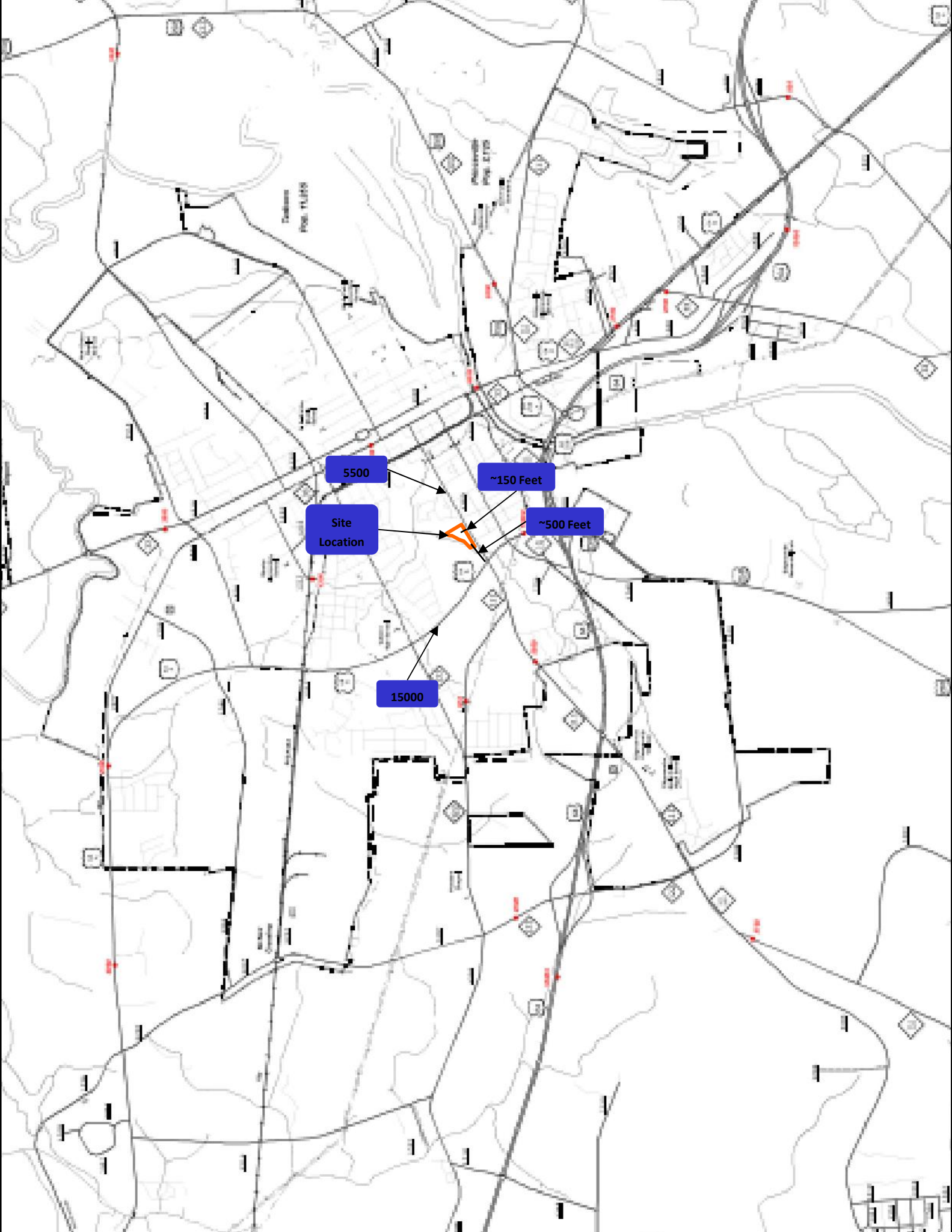
It is difficult to get a man to understand something when his salary depends on his not understanding it. - Upton Sinclair

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and may be disclosed to third parties.

Two Roadways are within 1000 feet of the project site for HILMA Apartments. Various theoretical noise exposures were undertaken by comparing the proposed site plan to actual land to be used for construction of the multifamily project. A large portion of the site set aside for flood control, including the construction of a detention pond was not calculated for noise.

Conclusion: No source of unacceptable noise was discovered.

See Attachments.



Road	Average Daily Trips	10-Year Projected
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Highway 111	5500	6382.75

[Environmental Review Main \(/programs/environmental-review/\)](/programs/environmental-review/)

DNL Calculator

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DNL Calculator

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="500"/>	<input type="text" value="500"/>	<input type="text" value="500"/>
Distance to Stop Sign	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Average Speed	<input type="text" value="40"/>	<input type="text" value="40"/>	<input type="text" value="40"/>
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Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Vehicle DNL	<input type="text" value="42.5"/>	<input type="text" value="38.9"/>	<input type="text" value="59.3"/>
Calculate Road #1 DNL	<input type="text" value="59.4"/>	<input type="text"/>	<input type="text"/>
		<input type="text" value="Reset"/>	

Road # 2 Name:

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="150"/>	<input type="text" value="150"/>	<input type="text" value="150"/>
Distance to Stop Sign	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Average Speed	<input type="text" value="35"/>	<input type="text" value="35"/>	<input type="text" value="35"/>
Average Daily Trips (ADT)	<input type="text" value="5872"/>	<input type="text" value="255"/>	<input type="text" value="255"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Vehicle DNL	<input type="text" value="44.8"/>	<input type="text" value="41.2"/>	<input type="text" value="62.8"/>
Calculate Road #2 DNL	<input type="text" value="62.8"/>	<input type="text"/>	<input type="text"/>
		<input type="text" value="Reset"/>	

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Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

[Calculate](#)

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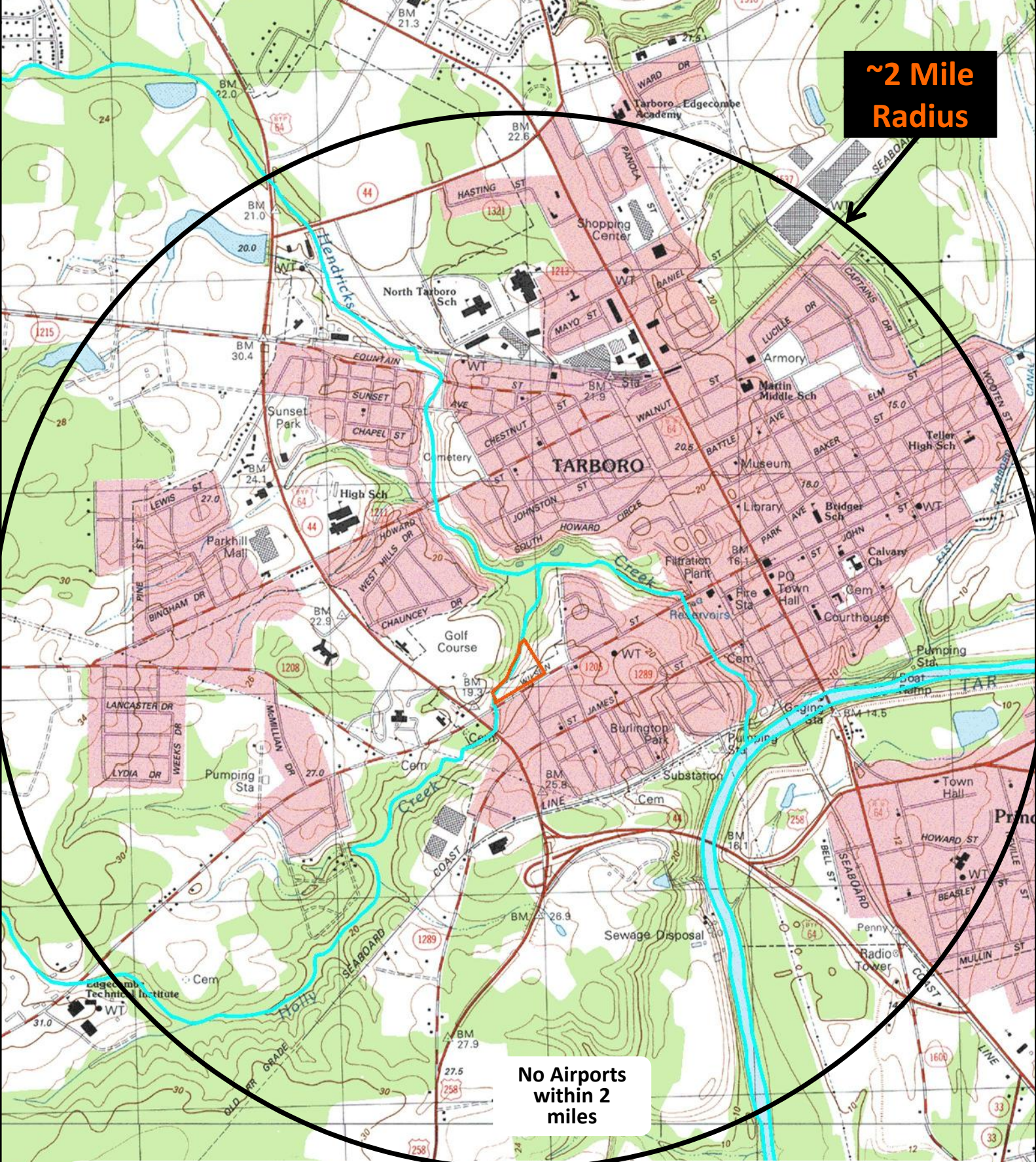
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Day/Night Noise Level Assessment Tool Flowcharts (<https://www.onecpd.info/resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

~2 Mile Radius



No Airports within 2 miles

Drawing 6

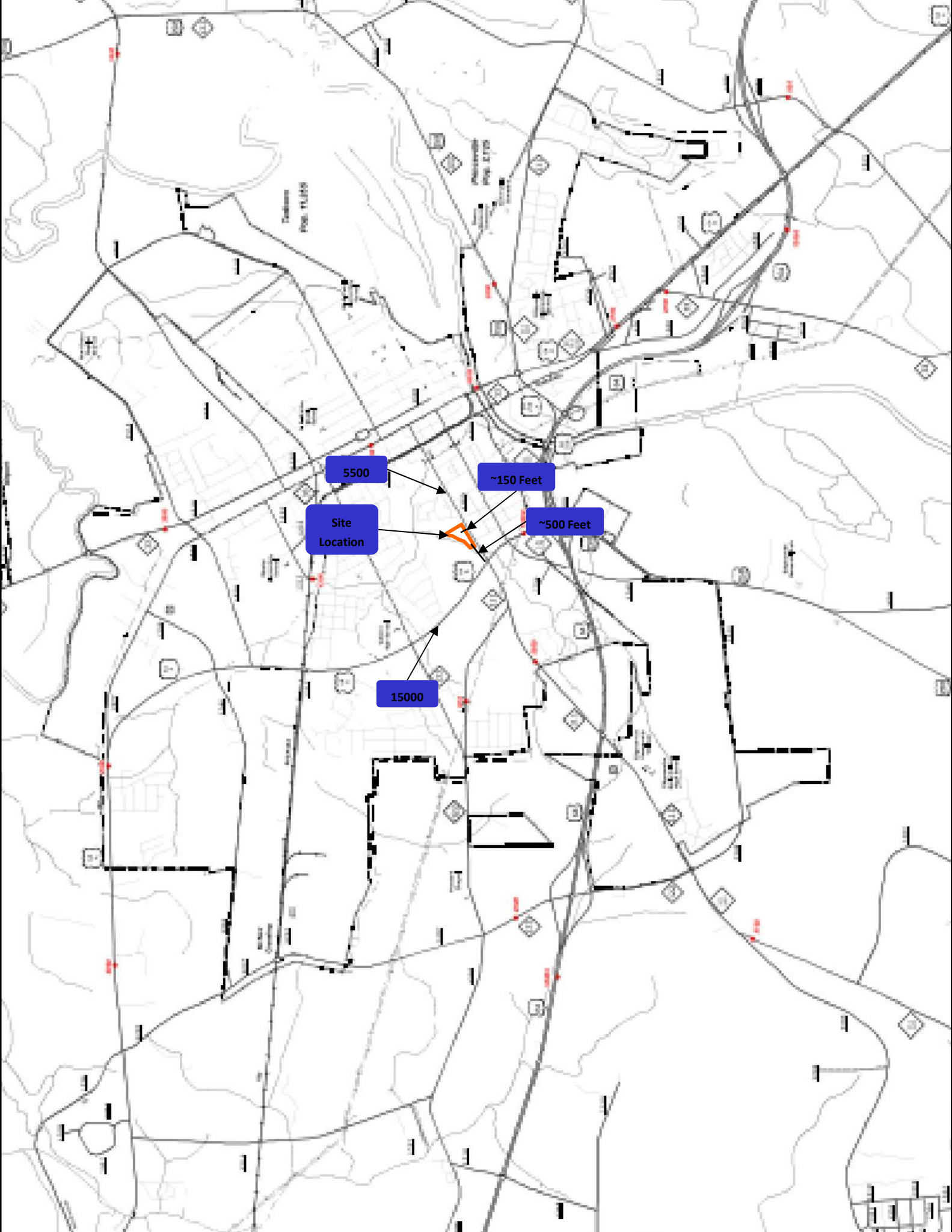
USGS Topographic Map
Tarboro, NC Quadrangle

Scale: 1" = 2,000'



USGS Topographic/Airport Map

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603



Stream/Wetland Delineation

The site wetland delineation was conducted by Mr. Matt Carter of PEI during the September 10, 2015 site reconnaissance. The delineation was conducted in accordance with the 1989 Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

The delineation identified a stream at the northern and western site boundary. The stream has high banks and a well-defined channel. The stream appears to be perennial with evidence of aquatic life. Wetlands were not observed on the site adjacent to stream or at other areas of the subject site. Additionally, a Wetland Inventory Map (Drawing 3) does not identify wetlands on the subject site.

Wild and Scenic Rivers

A review of the wild and scenic rivers Nationwide Inventory River website identified one stream located within Edgecombe County, North Carolina (site location). This stream is a portion of Fishing Creek. The closet point on this scenic river to the site is its discharge point into the Tar River, approximately 10 miles north of the subject site. Therefore, this project will not affect wild and scenic rivers.

**Discharge
Point of
Fishing
Creek**

Site

Drawing 7

USGS Topographic Map
Tarboro, NC Quadrangle

Scale: 1" = 8,000'



USGS Topographic/River Map

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603

Clean Air Response

Complex Sources – Based upon a review of 15A NCAC 02D .0800 the project does not fall into one of the complex (transportation) source categories.

Stationary Sources – Based upon a review of 15A NCAC 02Q .0102 the following activities associated with the development are discussed:

- 15A NCAC 02Q .0102(c)(1)(B) “air conditioning or ventilation: comfort air conditioning or comfort ventilating systems that do not transport, remove, or exhaust regulated air pollutants to the atmosphere” - The project consists of the development of the site with a 64-unit multifamily residential development. The units will utilize individual residential electrical heating, ventilation and air conditioning (HVAC) units. The units utilized will not transport, remove or exhaust regulated air pollutants to the atmosphere.
- 15A NCAC 02Q (c)(L)(viii) “refrigeration equipment that is consistent with Section 601 through 618 of Title VI (Stratospheric Ozone Protection) of the Federal Clean Air Act,.....” - The project consists of the development of the site with a 64-unit multifamily residential development. The units will utilize individual residential refrigerators. The refrigerators will meet requirements of the Federal Clean Air Act.

Based on this information, Complex and Stationary Sources are not associated with the project. Additionally, the attached maps (NC Ozone Designation Map, NC Fine Particulate Matter Designation Status Map, NC Carbon Monoxide Designation Map and NC Sulfur Dioxide Designation Status Map) indicate that the site is located in an area that is considered to be within attainment. Based on the fact that the site is located in an area of attainment and the fact that Complex and Stationary Sources are not associated with the project, clean air act permits should not be required as part of this project.

Coastal Zone Management

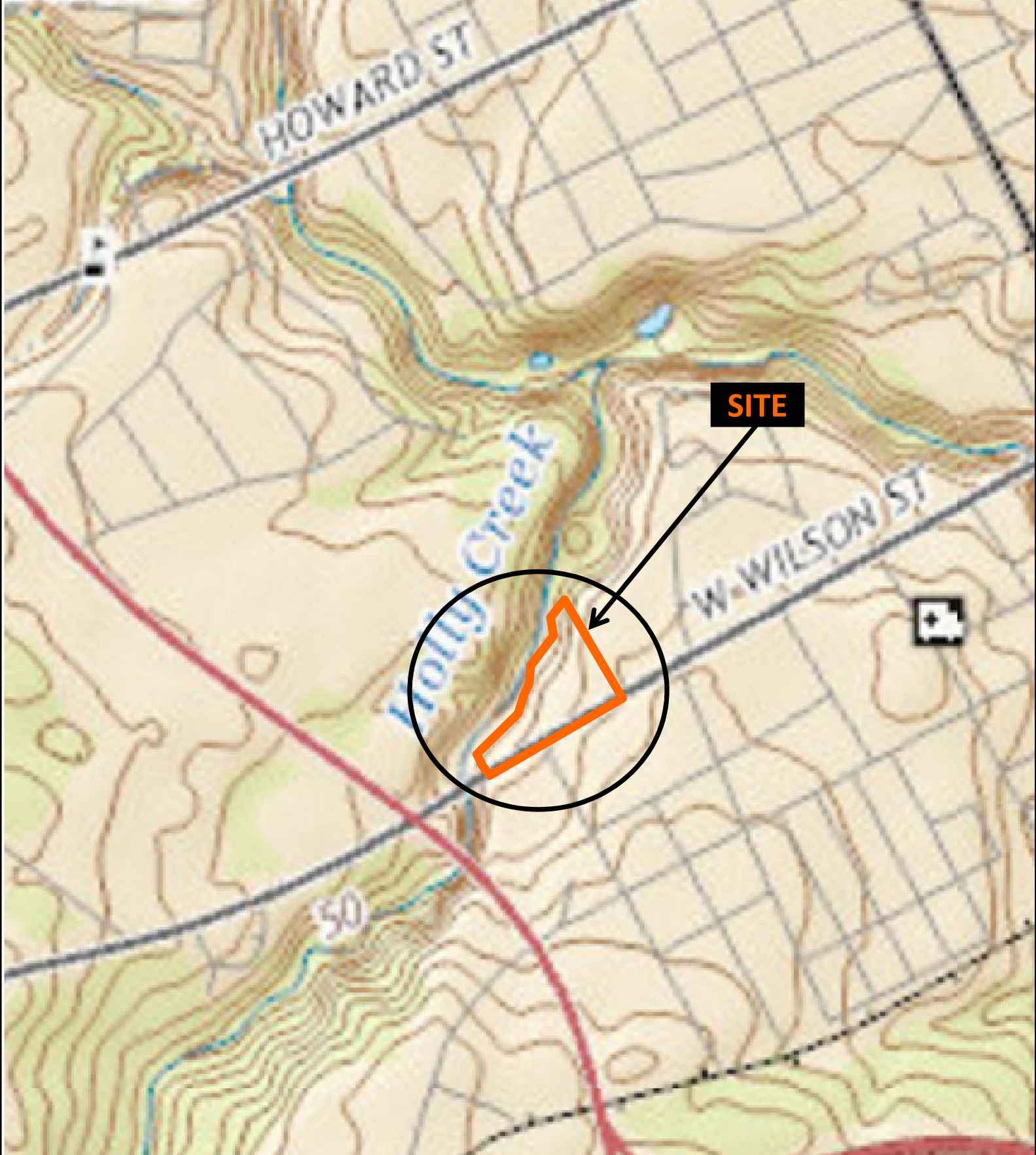
The site is located in Edgecombe County, North Carolina. According to a listing of Coastal Zone Management (CZMA) counties, the following 20 counties are CZMA counties: Beaufort, Bertie, Brunswick, Camden, Carteret, Chowan, Craven, Currituck, Dare, Gates, Hertford, Hyde, New Hanover, Onslow, Pamlico, Pasquotank, Pender, Perquimans, Tyrrell and Washington. – the site is not located within an CZMA county.

Explosive and Flammable Hazards

PEI re-contacted Fire Chief Frankie Winslow of the Tarboro Fire Department and requested information associated with thermal explosive hazards at the site or at properties in the vicinity of the site. Chief Winslow indicated that he is not aware of explosive hazards at the site or in the vicinity of the site.

The attached 2013 USGS map does not depict visible ASTs in the vicinity of the site. Additionally, ASTs were not observed within one-half mile of the site during the site reconnaissance.

Additionally, attached are flow charts from the Acceptable Separation Distance Guidebook for Explosive and Flammable Hazards. Based on the flow charts and the fact that there is no evidence of explosive/flammable hazards in the vicinity of the site, these hazards do not appear to exist.



SITE

Drawing 7

USGS Topographic Map
Dated 2013
USGS Online Interactive Mapper
Not to Scale



2013 USGS Topographic Map

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603



September 11, 2015

Mr. Pete Benjamin
U.S. Fish and Wildlife Services, Raleigh Field Office
P.O. Box 33726
Raleigh, North Carolina 27636-3726

Reference: Request for Information
Threatened and Endangered Species/Critical Habitat
HLMA Golf Course - Approximate 9.25 Acre Tract
810 West Wilson Street
Tarboro, Edgecombe County, North Carolina
PEI Project No. 1603

Dear Mr. Benjamin:

Pilot Environmental Inc. (PEI) is requesting information concerning the possible presence of threatened and endangered species and their habitat at the approximate 9.25 acre tract located at 810 West Wilson Street in Tarboro, Edgecombe County, North Carolina. The site contains grass covered areas (former golf course) and wooded land. Structures are not located on the site. A USGS Topographic Map (Drawing 1) of the site is included as an attachment.

Project Description

The site is being evaluated to determine the feasibility of development with a multifamily residential complex. The development of the site will be done in a manner that will avoid and minimize impacts to streams/wetlands/buffers as well as cultural and natural resources. PEI has conducted a stream/wetland determination for the site. Based on the stream/wetland determination, a stream is located along the northwestern boundary. Wetlands are not located within the development area. Drawing 2 shows the approximate locations of the jurisdictional features.

Site Reconnaissance

The site contains grass covered land (former golf course fairway) and wooded land. The wooded land consists of mature pine/hardwood stands containing species of oak, loblolly and sweet gum. A portion of the wooded area contains a thick growth of bamboo. Under story was moderately thick with species including green briar, red cedar, soap bush, previtte and muscadine.

Database Review

We reviewed the USFWS Endangered Species Database to identify federally protected threatened and endangered species in Edgecombe County, North Carolina. The following federally protected threatened and endangered species are identified:

Common Name	Scientific name	Federal Status	Record Status
Vertebrate:			
Bald eagle	<i>Haliaeetus leucocephalus</i>	BGPA	Current
Red-cockaded woodpecker	<i>Picoides borealis</i>	E	Current
Invetebtrate:			
Tar River spiny mussel	<i>Elliptio steinstansana</i>	E	Current

E – Endangered BGEPA – Bald and Golden Eagle Protection Act

Species/Habitat Description

Bald Eagle (*Haliaeetus leucocephalus*)

Description: The Bald Eagle is a regulated species under the Bald and Golden Eagle Protection Act (BGPA). Bald Eagles were removed from the federal list of threatened and endangered species on August 9, 2007, and are no longer protected under the Endangered Species Act. However, Bald Eagles remain protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The Bald and Golden Eagle Act prohibits anyone from taking, possessing, or transporting a Bald Eagle (*Haliaeetus leucocephalus*) or Golden Eagle (*Aquila chrysaetos*), or the parts, nests, or eggs of such birds without prior authorization. This includes inactive nests as well as active nests. Take means to pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, destroy, molest, or disturb. Activities that directly or indirectly lead to take are prohibited without a permit.

A large raptor (bird of prey), the bald eagle has a wingspread of 5½ to 8 feet. Adults have a dark brown body and wings, white head and tail, and a yellow beak. In flight, the bald eagle often soars or glides with the wings held at a right angle to the body. Juvenile bald eagles have mottled brown and white plumage, gradually acquiring their dark brown body and distinctive white head and tail as they mature. Bald eagles generally attain adult plumage by 5 years of age. Adults weigh 8 to 14 pounds, occasionally reaching 16 pounds in Alaska. Those in the northern range grow larger than those in the south, and females are somewhat larger than males.

Habitat: Bald eagles generally nest near coastlines, rivers, large lakes or streams that support an adequate food supply. They often nest in mature or old-growth trees; snags (dead trees); cliffs; rock promontories; rarely on the ground; and with increasing frequency on human-made

structures such as power poles and communication towers. In forested areas, bald eagles often select the tallest trees with limbs strong enough to support a nest that can weigh more than 1,000 pounds. Nest sites typically include at least one perch with a clear view of the water where the eagles usually forage. Shoreline trees or snags located near reservoirs provide the visibility and accessibility needed to locate aquatic prey. Eagle nests are constructed with large sticks, and may be lined with moss, grass, plant stalks, lichens, seaweed, or sod. Nests are usually about 4-6 feet in diameter and 3 feet deep, although larger nests exist.

Conclusion: Large water bodies are not located on the site or in the immediate vicinity of the site. Therefore, it is the opinion of PEI that the proposed project will not disturb the bald eagle.

Red-cockaded Woodpecker (*Picoides borealis*)

Description: The red-cockaded woodpecker (RCW) is a small bird measuring about seven inches in length. Identifiable by its white cheek patch and black and white barred back, the males have a few red feathers, or "cockade". These red feathers usually remain hidden underneath black feathers between the black crown and white cheek patch unless the male is disturbed or excited. Female RCWs lack the red cockade. Juvenile males have a red 'patch' in the center of their black crown. This patch disappears during the fall of their first year at which time their 'red-cockades' appear.

Habitat: Red-cockaded woodpecker habitat includes forests with trees old enough for roosting, generally at least 30-120 years old, or greater than 10 inches diameter at breast height, depending on species of pine. The most prominent adaptation of RCWs is their use of living pines for cavity excavation.

For nesting and roosting habitat, red-cockaded woodpeckers prefer open stands of pine containing trees greater than 30 years old. RCWs need live, large older pines to excavate their cavities. Longleaf pines (*Pinus palustris*) are preferred, but other species of southern pine are also acceptable. Dense stands with a thick hardwood under story are avoided. Foraging habitat is provided in pine and pine hardwood stands 30 years old or older with foraging preference for pine trees 10 inches or larger in diameter. An open under story with "meadow-like" characteristic is preferred by the red-cockaded woodpecker. In good, moderately-stocked, pine habitat, sufficient foraging substrate can be provided on 75 to 125 acres. Prescribed burning is the most efficient and ecologically beneficial method to accomplish hardwood mid-story control.

Conclusion: Suitable habitat for the RCW is not located on the site.

Tar River spinymussel (*Picoides borealis*)

Description: The Tar River spinymussel is one of only three freshwater mussels with spines in the world. The brownish shell is rhomboid-shaped, up to 2.4 inches long, with 0-6 spines on each valve. The shell is rather smooth and shiny, with concentric rings, and ends in a blunt point. Younger individuals are orange-brown with greenish rays streaking outward from the hinge area.

Adults are darker with less distinct rays. One to three small thin ridges run on the interior surface of the shell from the beak cavity to the lower ventral area of the shell. The anterior half of the shell's inner surface is salmon-colored, the posterior half is iridescent blue. Juveniles may have up to 12 spines, however, adults tend to lose their spines as they mature. Their method of reproduction is similar among freshwater mussel species. Males release sperm into the water column, and the sperm are taken in by the females through their siphons as they respire. The eggs are fertilized and develop within the females' gills into larvae (glochidia). The females release the glochidia that must then attach to the gills or fins of specific fish species. The glochidia transform into juvenile mussels and drop off the fish onto the stream bottom.

Habitat: The Tar River spiny mussel lives in relatively silt-free un-compacted gravel and/or coarse sand in fast-flowing, well oxygenated stream reaches. It is found in association with other mussels, but it is never very numerous. It feeds by syphoning and filtering small food particles that are suspended in the water.

Conclusion: A stream is located along the northwestern site boundary. The stream has been undercut and is unstable in most areas. Evidence of bivalves was not observed in the streams. Additionally, the proposed project will be designed in a manner that will not impact the streams or their associated buffers. Based on our knowledge of the proposed project and observations, it is our opinion that the proposed project will not adversely affect Tar River spiny mussel or potentially suitable habitat. A conceptual site plan is attached.

Closure

We appreciate your assistance. Please contact us at 336.310.4527 if you have any questions concerning the site or this request.

Sincerely,

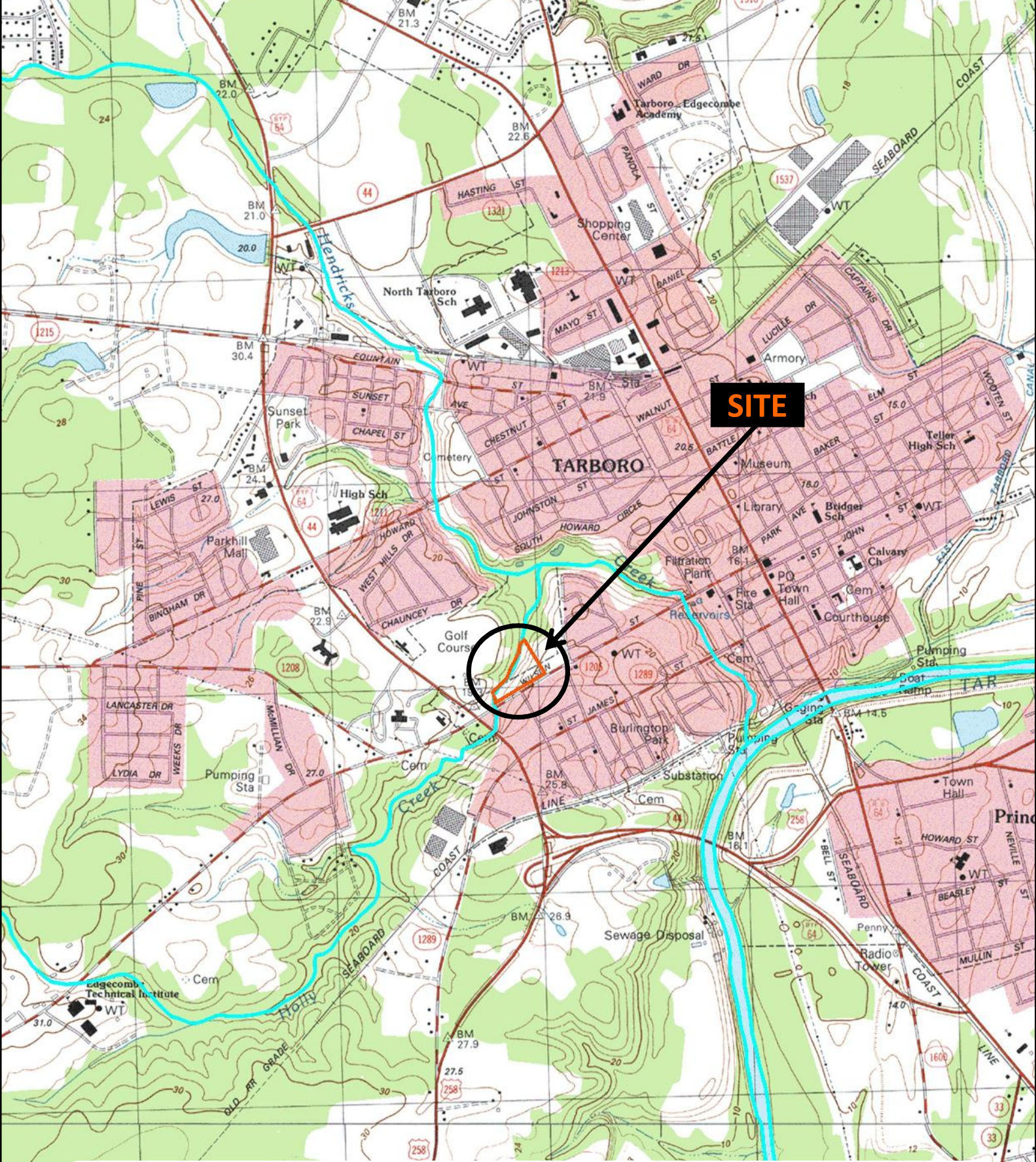


Matthew B. Carter
Project Manager



B. J. Lineback, CIEC, LEED AP
Principal

Attachments: Drawing 1 – USGS Topographic Map
 Drawing 2 – 2013 Aerial Photograph/Wetland Delineation Map
 Drawing CSP.1 – Martin Riley Associates – Architects, PC



SITE



Drawing 1

USGS Topographic Map
Tarboro, NC Quadrangle

Scale: 1" = 2,000'

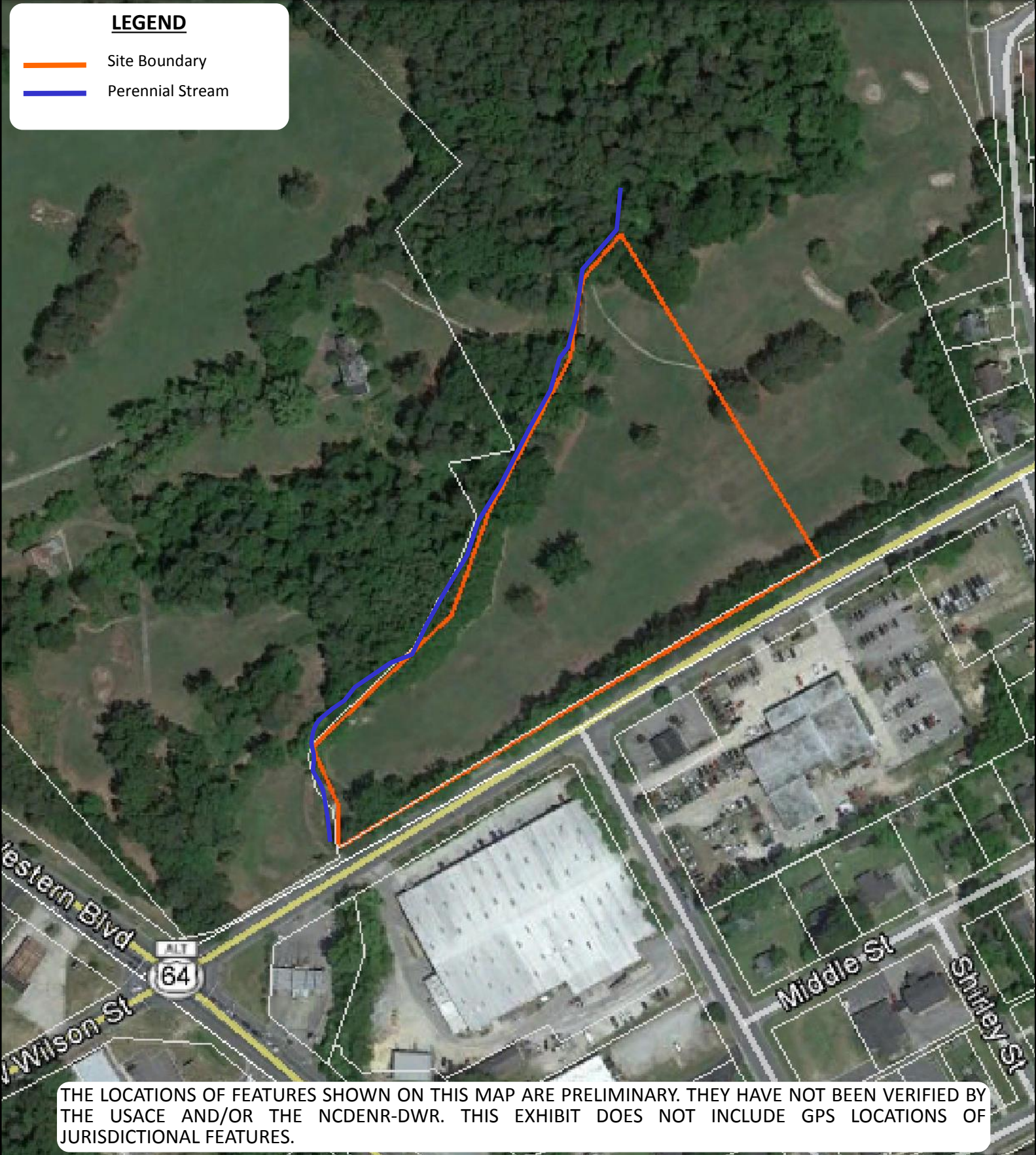


USGS Topographic Map

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI Project No. 1603

LEGEND

- Site Boundary
- Perennial Stream



THE LOCATIONS OF FEATURES SHOWN ON THIS MAP ARE PRELIMINARY. THEY HAVE NOT BEEN VERIFIED BY THE USACE AND/OR THE NCDENR-DWR. THIS EXHIBIT DOES NOT INCLUDE GPS LOCATIONS OF JURISDICTIONAL FEATURES.

Drawing 2

2015 Aerial Photograph from Google Earth

Scale: 1" = 200'



2015 Aerial Photograph

HLMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI Project No. 1603

Farmland Protection Response

Attached are a USGS Topographic Map dated 2013 and a map from the U. S. Census Bureau website. The two maps depict the site area “pink” indicating urban area. Therefore, the site area should not fall within an area that would be deemed “farmland protection area.”

Cumulative Impact Analysis Response

Based upon the land development, socioeconomic, community facilities/services and natural features impact analysis conducted for the project; potential impact results are either minor beneficial impacts or no anticipated impacts. Based on the fact that we do not anticipate adverse impacts due to the project, there is no potential cumulative negative impact.

Consideration of Alternatives

The purpose of the project is to provide affordable housing for the Tarboro community (specifically for low to middle income families). Providing affordable housing for this community will meet a need that is currently not being met. The alternative plan would be a “no action alternative” or simply not moving forward with the project. This alternative plan would have an adverse effect on this community and a negative effect in meeting the community’s affordable housing demand.

Flood Plain 8 Step Process



Town of Tarboro

P.O. Box 220 – 500 Main Street

Tarboro, NC 27886-0220

Telephone (252) 641-4200

Fax (252) 641-4286

www.tarboro-nc.com

February 9, 2016

Mr. Mark Morgan
HILMA Greens, LLC
PO Box 16038
High Point, North Carolina 27261

Mr. Morgan:

This letter is to inform you that the Town of Tarboro has been notified of the HILMA Greens residential development that is to occur on the former golf course property, north of West Wilson Street. As the local floodplain management agency, the Town of Tarboro Planning Department was informed of the development and its impact to the 100-year flood plain of Holly Creek during the installation of a community sewer line.

This letter is a response to the local floodplain management agency notification. Thank you for your notification and please do not hesitate to contact us in the future.

Thank you,

Catherine W. Grimm

Catherine W. Grimm
Town of Tarboro Planning Director

Public Notice – HILMA Greens Apartments

A residential development (HILMA Greens Apartments) is to occur north of West Wilson Street in Tarboro on the former HILMA golf course property. The development will involve the construction of a multifamily residential property that will utilize municipal water and sanitary sewer services provided by the Town of Tarboro. The multifamily development will provide affordable housing to the Tarboro community. Sewer connections will occur on the northern portion of the site to a main sewer line parallel to Holly Creek. In order to complete sewer access, a sewer line must cross approximately 50 linear feet (250 square feet) of a 100-year flood plain on the property. This notice is to inform the public of the impact the sewer line will make on the flood plain. The HUD Flood Plain Management Determination is available for public review at the following:

Website: www.pilotenviro.com
Login: hilmagreens
Password: guest

Or

Posted on bulletin board at Public Library
Edgecombe Public Library
909 North Main Street
Tarboro, North Carolina 27886

Please contact Mr. Mark Morgan with HILMA Greens, LLC with any comments or concerns (336) 689-0447.

Flood Plain Management Determination – HILMA Greens Apartment Complex

Step 1: Based upon the conceptual site plan, there will be impacts to the 100-year flood plain of the project site with approximately 50 linear feet (250 square feet) of sewer piping. This piping will cross the 100-year flood plain of the project site in order to access sewer infrastructure associated with a main sewer line that runs adjacent to Holly Creek.

Step 2: Attached are public and responsible agency notices performed for this determination.

Step 3: Practicable Alternatives

Alternatives to placing a sewer line within the 100-year flood plain include constructing a sewer pump station on the project site and the no action alternative. The no action alternative would be not constructing the residential development.

Costs associated with constructing a sewer pump station on the project site could be upwards of \$100,000. Additionally, limited space on the site is available that would make it difficult to complete the sewer pump station without impacts to the floodplain. Therefore, cost and space limit the practicality of this alternative.

Considering the alternative of not completing the residential development would inhibit Tarboro's ability to meet the demand of affordable housing within the community. Construction of HILMA Greens apartment complex will allow Tarboro to fulfill the need for affordable housing.

Step 4: Direct and Indirect Impacts

Negative impacts to natural resources associated with burying and maintaining a sewer line within the 100-year flood plain of the project site should be minimal. Water resources, flora/fauna, forestry resources should have short term impacts due to the development (trench installation). However, these impacts should be short term and of no-effect following the development.

Step 5: Devise actions to minimize potential adverse impacts

Use of native grass plant species will be utilized for over seeding following the implementation of the sewer line trench. The natural topography will be restored to pre-development heights. Best management practices will be utilized in order to minimize erosion runoff.

Step 6: Reevaluation of Proposed Action and Alternatives

Based upon the proposed action and alternatives presented, the initial plan (impacting the flood plain and installing a 50-linear foot sewer line) appears to be the best alternative.

Step 7: Final Notice (to be published)

This will be published following the completion of the Public Notice timeframe.

Step 8: Implementation of Proposed Action

The project will be implemented following the published final notice and associated review time.


LEGEND

Approximate Site Boundary

 SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.


- ZONE A** No Base Flood Elevation determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Areas to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.


 OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

 OTHER AREAS









ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.










 COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

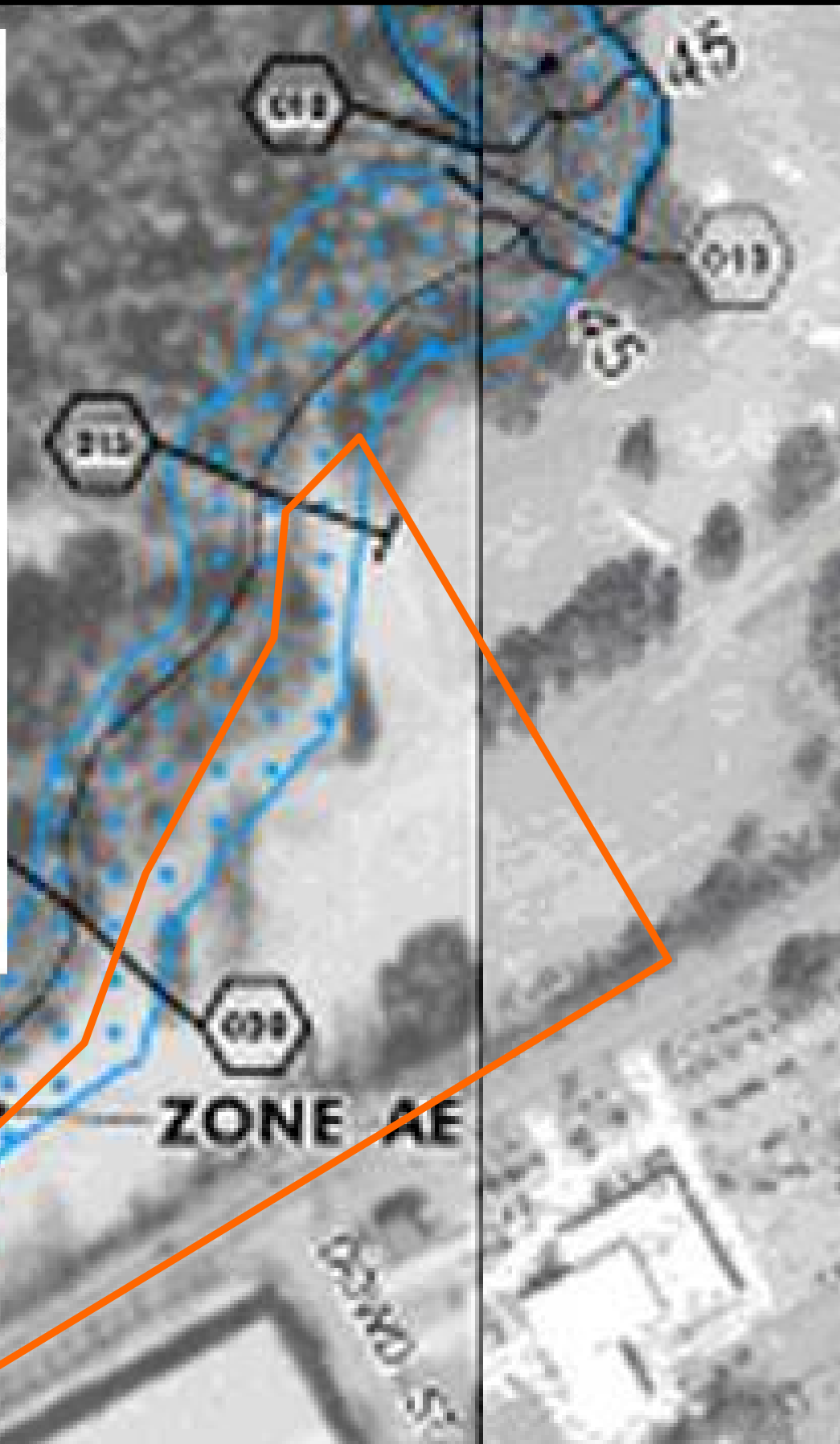
 OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

-  1% annual chance floodplain boundary
-  0.2% annual chance floodplain boundary
-  Floodway boundary
-  Zone D boundary
-  CBRS and OPA boundary
-  Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
-  Base Flood Elevation line and value; elevation in feet*
-  Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

-  Cross section line
-  Transect line
-  Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
-  2000-meter Universal Transverse Mercator grid ticks, zone 17
-  5000-foot grid values; North Carolina State Plane coordinate system (FIPSZONE 3200, State Plane NAD 83 feet)
-  North Carolina Geodetic Survey bench mark (for more information visit <http://www.ncgs.state.nc.us>)
-  National Geodetic Survey bench mark (for more information visit <http://www.ngs.noaa.gov>)
-  NCS-S8 GPS 2-5 cm Vertical Control Marks or Contractor-Established NCFMP Bench Marks (for more information visit <http://www.ncgs.state.nc.us>)
-  River Mile



Drawing 4

FEMA FIRM Panel Numbers
3720472800J & 3720473800K,
Dated Nov 3, 2004 & Jun 2, 2015
Not to Scale



FEMA FIRM

HILMA Greens
810 West Wilson Street
Tarboro, North Carolina
PEI No. 1603

Matt Carter

From: Matt Carter
Sent: Tuesday, January 12, 2016 2:45 PM
To: 'troylewis@tarboro-nc.com'
Cc: 'catherinegrimm@tarboro-nc.com'
Subject: Notification to Responsible Agency
Attachments: FEMA Map.pdf; Site Plan Map.pdf

Troy,

I am writing this email today to provide notification to the “floodplain management agency” for a project that is to occur in the town limits of Tarboro and will be partially funded with HUD financing. The project (I believe that I and Mr. Mark Morgan have contacted you about over the past couple of months) is the HILMA Greens residential development along West Wilson Street on the former golf course property. Attached are a site plan and a flood plain map.

In speaking with Mark and the site engineer (Gene Mustin – Borum, Wade and Assoc.) the plan is to tie on to the sewer line at the back of the property along Holly Creek. This would in turn require running a sewer line from the development to the main sewer line across a 100-year flood plain. Although, there are no plans to build up, construct or add fill in the area of the sewer line, the process of constructing a below grade sewer line across the flood plain is considered a “long-term impact” to the flood plain as described by Mr. Lenwood Smith (HUD Environmental Protection Specialist).

With that being said, in order to fulfill the requirements of our Environmental Assessment, we must contact the you guys and make you aware of the plains and impact to the flood plain. If you have any questions about this email, please do not hesitate to contact me. Thank you for your time.

Thank you,

Matthew B. Carter

336.701.9052 (c)

336.310.4527 (o)

www.pilotenviro.com

mcarter@pilotenviro.com



Matt Carter

From: Rocky Mount Telegram Classifieds <RockyMountTelegramClassifieds@clicknbuy.com>
Sent: Saturday, January 23, 2016 9:08 PM
To: Matt Carter
Subject: Thank you for placing your classified advertisement.



Ad # 97404

Thank you for placing your classified advertisement with Rocky Mount Telegram Classifieds

The following represents the current text of your advertisement:

Public Notice HILMA Greens Apartments A residential development (HILMA Greens Apartments) is to occur north of West Wilson Street in Tarboro on the former HILMA golf course property. The development will involve the construction of a multifamily residential property that will utilize municipal water and sanitary sewer services provided by the Town of Tarboro. The multifamily development will provide affordable housing to the Tarboro community. Sewer connections will occur on the northern portion of the site to a main sewer line parallel to Holly Creek. In order to complete sewer access, a sewer line must cross approximately 50 linear feet (250 square feet) of a 100-year flood plain on the property. This notice is to inform the public of the impact the sewer line will make on the flood plain. The HUD Flood Plain Management Determination is available for public review at the following: Posted on bulletin board at Public Library Edgecombe Public Library 909 North Main Street Tarboro, North Carolina 27886 Please contact Mr. Mark Morgan with HILMA Greens, LLC with any comments or concerns (336) 689-0447 1/24/16 As published in the Rocky Mount Telegram

You also have the exciting option to enhance your online advertisement with extended text, photos and even multimedia. Enhancing your classified advertisement will give you increased exposure to thousands of online shoppers who visit our classified section every day. You can also choose to add shipping and delivery options for the buyer.

Enhancing your advertisement is easy: just follow the online Ad Wizard to add an expanded description, photos and even video/audio of your item.

To log in to the New Ad Wizard use your email address and new password **97404**. Go to:

http://secure.adpay.com/adwizard_login.aspx?l=29774569, if this link is inactive, cut and paste it into your browser address window.

If you need any assistance with your advertisement, please contact our classifieds department.

Thank you for using Click-N-Buy Classifieds.

Final Floodplain Notice – HILMA Greens Apartments

A planned residential development (HILMA Greens Apartments) is to occur north of West Wilson Street in Tarboro on the former HILMA golf course property. The development will involve impacts to the 100-year floodplain of Holly Creek. Alternatives were evaluated and determined to be not practical. A public notice was advertised in the Rocky Mount Telegram on January 24, 2016 and a 15-day public notice period did not generate public comment. This final notice is to inform interested parties that a notice following the public response period is available for public review at the following:

Posted on bulletin board at Public Library
Edgecombe Public Library
909 North Main Street
Tarboro, North Carolina 27886

Please contact Mr. Mark Morgan with HILMA Greens, LLC with any comments or concerns (336) 689-0447.

Notice Following Public Response Period – HILMA Greens Apartment Complex

The HILMA Greens Apartment Complex is a multifamily residential development that will occur on the former HILMA golf course property immediately north of West Wilson Street in Tarboro. The development will provide affordable housing to middle and low income families in the area. A sewer line will cross approximately 50 linear feet of a 100-year floodplain of Holly Creek in order to access a main sewer line. Alternatives to not impacting the floodplain were evaluated and determined not to be practical. The alternatives evaluated included a “no action” alternative or the construction of an on-site pump station.

Mitigation measures will be utilized to minimize impacts while working in the floodplain. Mitigation measures will include erosion control best-management-practices, utilization of native grass species for over-seeding and restoring the area topography to the natural pre-construction heights.

A public notice for the floodplain impact was advertised in the Rocky Mount Telegram on January 24, 2016 referring to a publicly reviewable document available at the Edgecombe County Public Library in Tarboro. A 15-day public response period did not generate comment. Additionally, the local floodplain management agency was notified of the project.

This final public notice is to inform interested parties that appropriate channels were followed and notices were provided without response prior to implementing the proposed floodplain impacts associated with this project. Please contact Mr. Mark Morgan with HILMA Greens, LLC with any comments or concerns (336) 689-0447.

Matt Carter

From: Rocky Mount Telegram Classifieds <RockyMountTelegramClassifieds@clicknbuy.com>
Sent: Wednesday, February 10, 2016 9:10 PM
To: Matt Carter
Subject: Thank you for placing your classified advertisement.



Ad # 100753

Thank you for placing your classified advertisement.

The following represents the current text of your advertisement:

Final Floodplain Notice HILMA Greens Apartments A planned residential development (HILMA Greens Apartments) is to occur north of West Wilson Street in Tarboro on the former HILMA golf course property. The development will involve impacts to the 100-year floodplain of Holly Creek. Alternatives were evaluated and determined to be not practical. A public notice was advertised in the Rocky Mount Telegram on January 24, 2016 and a 15-day public notice period did not generate public comment. This final notice is to inform interested parties that a notice following the public response period is available for public review at the following: Posted on bulletin board at Public Library Edgecombe Public Library 909 North Main Street Tarboro, North Carolina 27886 Please contact Mr. Mark Morgan with HILMA Greens, LLC with any comments or concerns (336) 689-0447 2/11/2016 As published in the Rocky Mount Telegram

You also have the exciting option to enhance your online advertisement with extended text, photos and even multimedia. Enhancing your classified advertisement will give you increased exposure to thousands of online shoppers that visit our classified section every day. You can also choose to add shipping and delivery options for the buyer.

Enhancing your advertisement is easy; just follow the online AdWizard to add an expanded description, photos and even video/audio of your item.

To log in to the New Ad Wizard use your email address and existing password. Go to:

http://secure.adpay.com/adwizard_login.aspx?l=29817513, if this link is inactive, cut and paste it into your browser address window.

If you need any assistance with your advertisement, please contact our classifieds department.

Thank you for using Click-N-Buy Classifieds.