



Pre-Construction Notification (PCN) Form

For Nationwide Permits and Regional General Permits
(along with corresponding Water Quality Certifications)

April 13, 2022 Ver 4.3

Initial Review

Has this project met the requirements for acceptance in to the review process? *

- Yes
 No

Is this project a public transportation project? *

- Yes No

[Change only if needed.](#)

Pre-Filing Meeting Date Request was submitted on:

7/12/2023

BIMS # Assigned *

20231165

Version# *

1

Is a payment required for this project? *

- No payment required
 Fee received
 Fee needed - send electronic notification

What amount is owed? *

- \$240.00
 \$570.00

Reviewing Office *

Washington Regional Office - (252) 946-6481

Select Project Reviewer *

Robert Tankard:robert.tankard@ncdenr.gov

Information for Initial Review

1a. Name of project:

The Village at Old Wharf Road

1a. Who is the Primary Contact? *

Brad Alexander

1b. Primary Contact Email: *

aria.obx@gmail.com

1c. Primary Contact Phone: *

(252)796-7737

Date Submitted

8/18/2023

Nearest Body of Water

Croatan Sound

Basin

Pasquotank

Water Classification

SC

Site Coordinates

Latitude:

35.843066

Longitude:

-75.643242

A. Processing Information

Is this project connected with ARPA funding?

- Yes No

County (or Counties) where the project is located:

Dare

Is this a NCDMS Project

- Yes No

Is this project a public transportation project? *

- Yes No



1a. Type(s) of approval sought from the Corps:

- Section 404 Permit (wetlands, streams and waters, Clean Water Act)
- Section 10 Permit (navigable waters, tidal waters, Rivers and Harbors Act)

Has this PCN previously been submitted?*

- Yes
- No

1b. What type(s) of permit(s) do you wish to seek authorization?

- Nationwide Permit (NWP)
- Regional General Permit (RGP)
- Standard (IP)

1c. Has the NWP or GP number been verified by the Corps?

- Yes
- No

Nationwide Permit (NWP) Number:

18 - Minor Discharges

NWP Numbers (for multiple NWPS):

1d. Type(s) of approval sought from the DWR:

- 401 Water Quality Certification - Regular
- Non-404 Jurisdictional General Permit
- Individual 401 Water Quality Certification
- 401 Water Quality Certification - Express
- Riparian Buffer Authorization

1e. Is this notification solely for the record because written approval is not required?*

For the record only for DWR 401 Certification:

- Yes
- No

For the record only for Corps Permit:

- Yes
- No

1f. Is this an after-the-fact permit application?*

- Yes
- No

1g. Is payment into a mitigation bank or in-lieu fee program proposed for mitigation of impacts?

- Yes
- No

1g. Is payment into a mitigation bank or in-lieu fee program proposed for mitigation of impacts?

- Yes
- No

1h. Is the project located in any of NC's twenty coastal counties?

- Yes
- No

1i. Is the project located within a NC DCM Area of Environmental Concern (AEC)?

- Yes
- No
- Unknown

1j. Is the project located in a designated trout watershed?

- Yes
- No

B. Applicant Information



1d. Who is applying for the permit?

- Owner
- Applicant (other than owner)

1e. Is there an Agent/Consultant for this project?*

- Yes
- No

2. Owner Information

2a. Name(s) on recorded deed:

James V Daudhtry

2b. Deed book and page no.:

0245/0801

2c. Contact Person:

2d. Address

Street Address

6505 S Solomons Isl Rd

Address Line 2

City

Saint Leonard

Postal / Zip Code

20685

State / Province / Region

MD

Country

USA

2e. Telephone Number:

(410)917-9137

2f. Fax Number:

2g. Email Address: *

vdaughtry@chesapeake.net

3. Applicant Information (if different from owner)

3a. Name:

Brad Alexander

3b. Business Name:

Aria Construction

3c. Address

Street Address

1175 Meadow Lane

Address Line 2

PO Box 321

City

Creswell

Postal / Zip Code

27928

State / Province / Region

NC

Country

USA

3d. Telephone Number:

(252)796-7737

3e. Fax Number:

3f. Email Address: *

aria.obx@gmail.com

4. Agent/Consultant (if applicable)

4a. Name:

George H Wood PWS

4b. Business Name:

Environmental Professionals, Inc.

4c. Address

Street Address

224 Colington Ridge

Address Line 2

PO Box 3368

City

Kill Devil Hills

Postal / Zip Code

27948

State / Province / Region

NC

Country

USA

4d. Telephone Number:

(252)441-0239

4e. Fax Number:

4f. Email Address: *

obxwood@yahoo.com

C. Project Information and Prior Project History



1. Project Information

1b. Subdivision name:

(if appropriate)

1c. Nearest municipality / town:

Wanchese

2. Project Identification

2a. Property Identification Number:

979706482784

2b. Property size:

10.53

2c. Project Address

Street Address

0 Old Wharf Road

Address Line 2

City

Wanchese

Postal / Zip Code

27981

State / Province / Region

NC

Country

USA

3. Surface Waters

3a. Name of the nearest body of water to proposed project: *

Croatan Sound

3b. Water Resources Classification of nearest receiving water: *

SC

3c. What river basin(s) is your project located in? *

Pasquotank

3d. Please provide the 12-digit HUC in which the project is located.

030102051503

4. Project Description and History

4a. Describe the existing conditions on the site and the general land use in the vicinity of the project at the time of this application: *

The tract is an unimproved wooded area surrounded by single family residential properties

4b. Have Corps permits or DWR certifications been obtained for this project (including all prior phases) in the past? *

Yes No Unknown

4f. List the total estimated acreage of all existing wetlands on the property:

0.09

4g. List the total estimated linear feet of all existing streams on the property:

0

4h. Explain the purpose of the proposed project: *

prepare the site for single family residential construction.

4i. Describe the overall project in detail, including indirect impacts and the type of equipment to be used: *

The area will be cleared by bulldozers and roadway construction will occur. Houses will be modular built.

5. Jurisdictional Determinations

5a. Have the wetlands or streams been delineated on the property or proposed impact areas? *

Yes No Unknown

Comments:

5b. If the Corps made a jurisdictional determination, what type of determination was made? *

Preliminary Approved Not Verified Unknown N/A

Corps AID Number:

SAW-2022-02629

5c. If 5a is yes, who delineated the jurisdictional areas?

Name (if known): George H Wood PWS

Agency/Consultant Company: Environmental Professionals, Inc.

Other:

5d. List the dates of the Corp jurisdiction determination or State determination if a determination was made by the Corps or DWR

08/02/2023

6. Future Project Plans

6a. Is this a phased project? *

Yes No

Are any other NWP(s), regional general permit(s), or individual permits(s) used, or intended to be used, to authorize any part of the proposed project or related activity?

no

D. Proposed Impacts Inventory



1. Impacts Summary

1a. Where are the impacts associated with your project? (check all that apply):

- Wetlands Streams-tributaries Buffers
 Open Waters Pond Construction

2. Wetland Impacts

2a. Site #* (?)	2a1 Reason (?)	2b. Impact type* (?)	2c. Type of W.*	2d. W. name	2e. Forested*	2f. Type of Jurisdiction* (?)	2g. Impact area* (acres)
1	construction	P	Bottomland Hardwood Forest	none	Yes	Corps	0.090

2g. Total Temporary Wetland Impact

0.000

2g. Total Permanent Wetland Impact

0.090

2g. Total Wetland Impact

0.090

2i. Comments:

E. Impact Justification and Mitigation

1. Avoidance and Minimization

1a. Specifically describe measures taken to avoid or minimize the proposed impacts in designing the project:

avoidance and minimization were not possible due to setback requirements from wastewater and road alignment

1b. Specifically describe measures taken to avoid or minimize the proposed impacts through construction techniques:

avoidance and minimization were not possible due to setback requirements from wastewater and road alignment

2. Compensatory Mitigation for Impacts to Waters of the U.S. or Waters of the State

2a. Does the project require Compensatory Mitigation for impacts to Waters of the U.S. or Waters of the State?

- Yes No

2c. If yes, mitigation is required by (check all that apply):

- DWR Corps

2d. If yes, which mitigation option(s) will be used for this project?

- Mitigation bank Payment to in-lieu fee program Permittee Responsible Mitigation

3. Complete if Using a Mitigation Bank

3a. Name of Mitigation Bank:

The Great Dismal Swamp Restoration Bank, LLC

3b. Credits Purchased/Requested (attach receipt and letter)

Type:	Quantity:
Non-riparian wetland	0.185

3c. Comments

6. Buffer mitigation (State Regulated Riparian Buffer Rules) - required by DWR

6a. Will the project result in an impact within a protected riparian buffer that requires buffer mitigation? If yes, you must fill out this entire form - please contact DWR for more information.

- Yes No

F. Stormwater Management and Diffuse Flow Plan (required by DWR)

1. Diffuse Flow Plan

1a. Does the project include or is it adjacent to protected riparian buffers identified within one of the NC Riparian Buffer Protection Rules?

- Yes No

If no, explain why:

no buffers nearby

2. Stormwater Management Plan

2a. Is this a NCDOT project subject to compliance with NCDOT's Individual NPDES permit NCS000250? *

Yes No

2b. Does this project meet the requirements for low density projects as defined in 15A NCAC 02H .1003(2)?

Yes No

2c. Does this project have a stormwater management plan (SMP) reviewed and approved under a state stormwater program or state-approved local government stormwater program?

Yes No
 N/A - project disturbs < 1 acre

2d. Which of the following stormwater management program(s) apply:

Local Government State

State Stormwater Programs

Phase II
 HWQ or ORW

Coastal Counties
 Other

Comments:

G. Supplementary Information



1. Environmental Documentation

1a. Does the project involve an expenditure of public (federal/state/local) funds or the use of public (federal/state) land? *

Yes No

2. Violations (DWR Requirement)

2a. Is the site in violation of DWR Water Quality Certification Rules (15A NCAC 2H .0500), Isolated Wetland Rules (15A NCAC 2H .1300), or DWR Surface Water or Wetland Standards or Riparian Buffer Rules (15A NCAC 2B .0200)? *

Yes No

3. Cumulative Impacts (DWR Requirement)

3a. Will this project result in additional development, which could impact nearby downstream water quality? *

Yes No

3b. If you answered "no," provide a short narrative description.

This project will be contained within the boundaries of the property and runoff will be managed onsite.

4. Sewage Disposal (DWR Requirement)

4a. Is sewage disposal required by DWR for this project? *

Yes No N/A

5. Endangered Species and Designated Critical Habitat (Corps Requirement)

5a. Will this project occur in or near an area with federally protected species or habitat? *

Yes No

5b. Have you checked with the USFWS concerning Endangered Species Act impacts? *

Yes No

5c. If yes, indicate the USFWS Field Office you have contacted.

Raleigh

5d. Is another Federal agency involved? *

Yes No Unknown

5e. Is this a DOT project located within Division's 1-8?

Yes No

5f. Will you cut any trees in order to conduct the work in waters of the U.S.?

Yes No

5g. Does this project involve bridge maintenance or removal?

Yes No

5h. Does this project involve the construction/installation of a wind turbine(s)?*

Yes No

5i. Does this project involve (1) blasting, and/or (2) other percussive activities that will be conducted by machines, such as jackhammers, mechanized pile drivers, etc.?

Yes No

5j. What data sources did you use to determine whether your site would impact Endangered Species or Designated Critical Habitat?

Website

6. Essential Fish Habitat (Corps Requirement)

6a. Will this project occur in or near an area designated as an Essential Fish Habitat? *

Yes No

6b. What data sources did you use to determine whether your site would impact an Essential Fish Habitat? *

no water onsite

7. Historic or Prehistoric Cultural Resources (Corps Requirement)

7a. Will this project occur in or near an area that the state, federal or tribal governments have designated as having historic or cultural preservation status? *

Yes No

7b. What data sources did you use to determine whether your site would impact historic or archeological resources? *

website

8. Flood Zone Designation (Corps Requirement)

8a. Will this project occur in a FEMA-designated 100-year floodplain? *

Yes No

8b. If yes, explain how project meets FEMA requirements:

houses will be elevated above BFE

8c. What source(s) did you use to make the floodplain determination? *

surveyor

Miscellaneous



Please use the space below to attach all required documentation or any additional information you feel is helpful for application review. Documents should be combined into one file when possible, with a Cover Letter, Table of Contents, and a Cover Sheet for each Section preferred.

[Click the upload button or drag and drop files here to attach document](#)

scan1383.pdf	1.51MB
The Village at Old Wharf Road Wetlands.pdf	4.25MB

File must be PDF or KMZ

Comments

Signature



*

By checking the box and signing below, I certify that:

- The project proponent hereby certifies that all information contained herein is true, accurate, and complete to the best of my knowledge and belief; and
- The project proponent hereby requests that the certifying authority review and take action on this CWA 401 certification request within the applicable reasonable period of time.
- I have given true, accurate, and complete information on this form;
- I agree that submission of this PCN form is a "transaction" subject to Chapter 66, Article 40 of the NC General Statutes (the "Uniform Electronic Transactions Act");
- I agree to conduct this transaction by electronic means pursuant to Chapter 66, Article 40 of the NC General Statutes (the "Uniform Electronic Transactions Act");
- I understand that an electronic signature has the same legal effect and can be enforced in the same way as a written signature; AND
- I intend to electronically sign and submit the PCN form.

Full Name:

George H Wood

Signature

Date

8/18/2023