

August 28, 2025

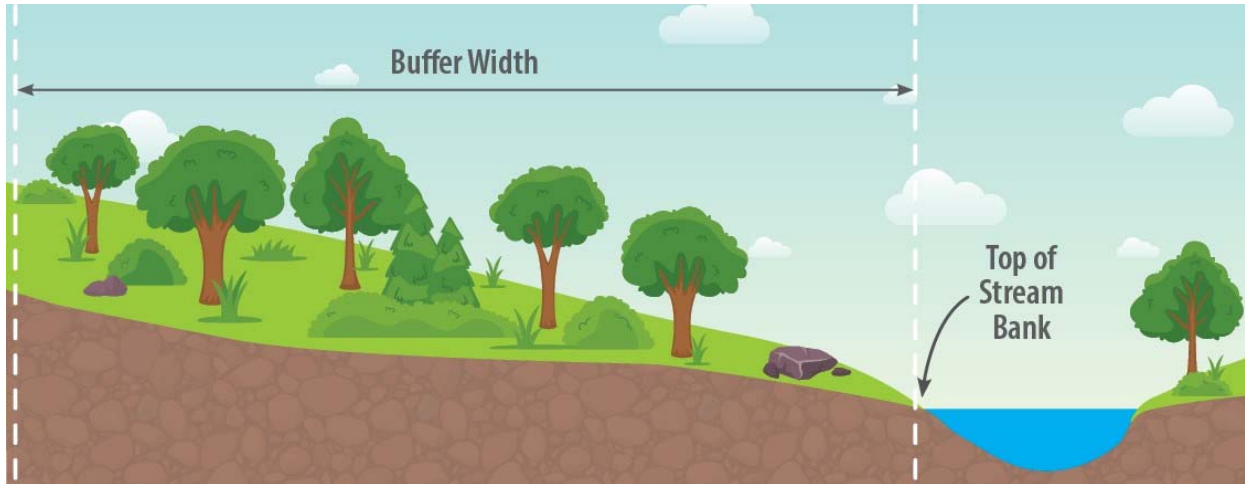
Christensen Properties LLC
400 Carraway Crossing Apt. 4402
Chapel Hill, NC 27517

Re: Orange County Unified Development Ordinance Surface Water Identification
Lower Eno Protected Watershed
PIN: 0805050049

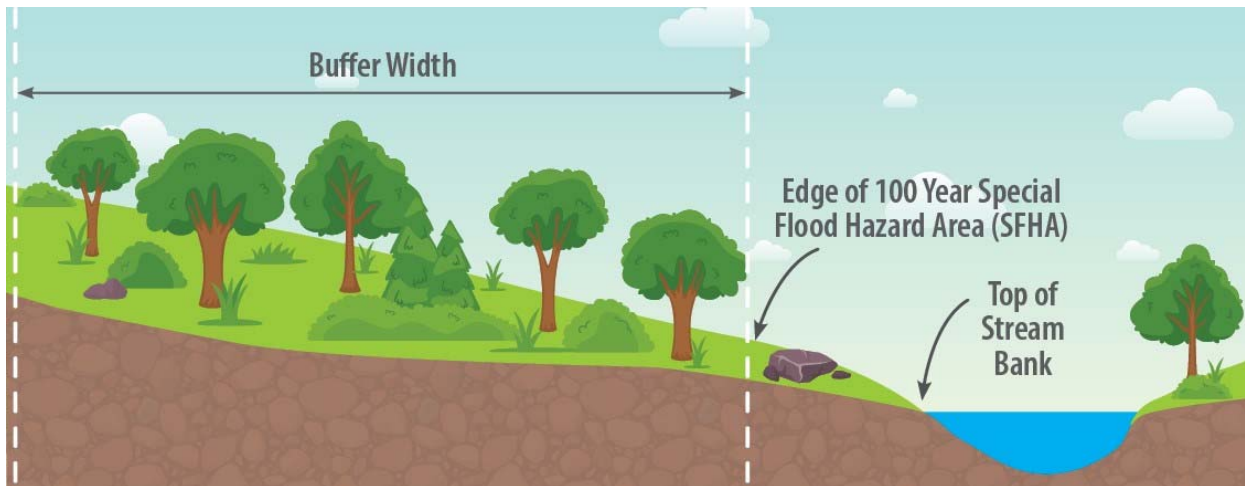
Dear Christensen Properties LLC,

This letter serves as confirmation of an on-site surface water identification made by Orange County Erosion Control Division staff for the referenced parcel. Orange County enforces a stream buffer along streams and water features in the County per the Orange County Unified Development Ordinance (see Section 6.13 Stream Buffers).

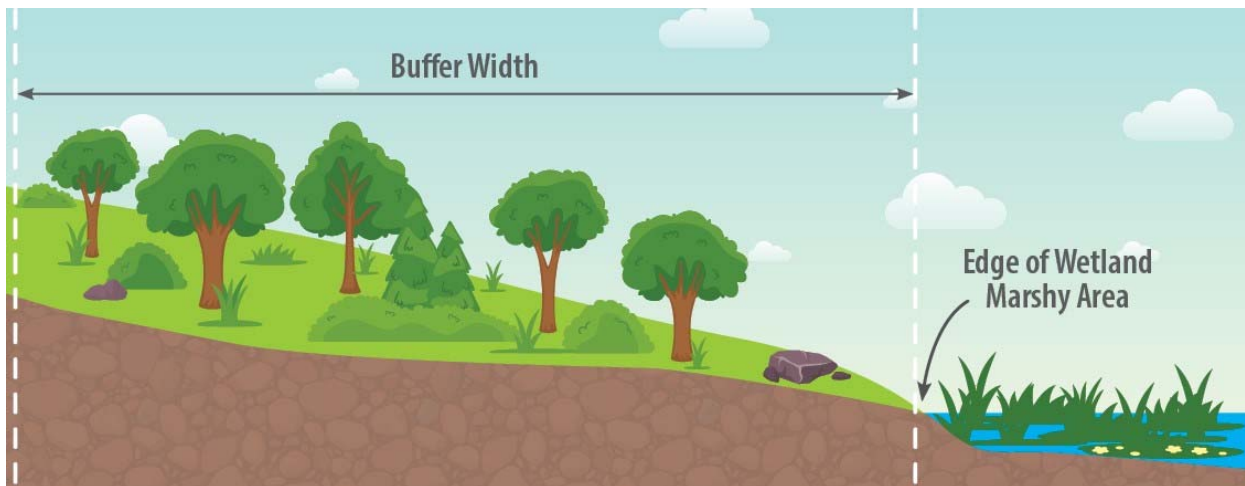
According to current Orange County GIS imagery of the parcel, there are (5) previously mapped water features, all of which were evaluated. 1 unmapped feature was evaluated as well. Features A, B, C, D, and E noted on the attached aerial photo were modified and updated within the Orange County GIS. The unmapped feature (Feature F) was also found to be jurisdictional. The water features noted on the attached aerial photo on the parcel require an undisturbed buffer along both sides, as calculated per the referenced Ordinance regulations. Undisturbed buffer areas shall be measured from the top of the stream bank, outer edge of wet, marshy areas, or outer edge of the floodplain where applicable. In the instance where a water feature has braided stream segments with channels running parallel to one another, the buffer shall be measured from the outermost bank on either side. See below for examples of how the buffer is to be measured in varying situations:



OR



OR



The following is a description of how the buffers affect the property:

1. Feature A, a previously mapped water feature, has been updated/modified as shown and is subject to buffer regulations.
2. Feature B, a previously mapped water feature, has been updated/modified as shown and is subject to buffer regulations.
3. Feature C, a previously mapped water feature, has been updated/modified as shown and is subject to buffer regulations. The Ephemeral / Intermittent (E/I) point has been flagged in the field.
4. Feature D, a previously mapped water feature, has been updated/modified as shown and is subject to buffer regulations. The Ephemeral / Intermittent (E/I) point has been flagged in the field.
5. Feature E, a previously mapped water feature, has been updated/modified as shown and is subject to buffer regulations. The Ephemeral / Intermittent (E/I) point has been flagged in the field.
6. Feature F, a previously unmapped water feature, has been evaluated and found to be subject to buffer regulations and the water feature has been added in the Orange County GIS system. The Ephemeral / Intermittent (E/I) point has been flagged in the field.

If you have questions about this determination, please contact me at (919) 245-2587. However, if you have further questions about the application of the Unified Development Ordinance to this parcel, how to calculate the buffer lengths, or possible restoration requirements, please contact Patrick Mallett, Deputy Director Development Services at 919-245-2577.

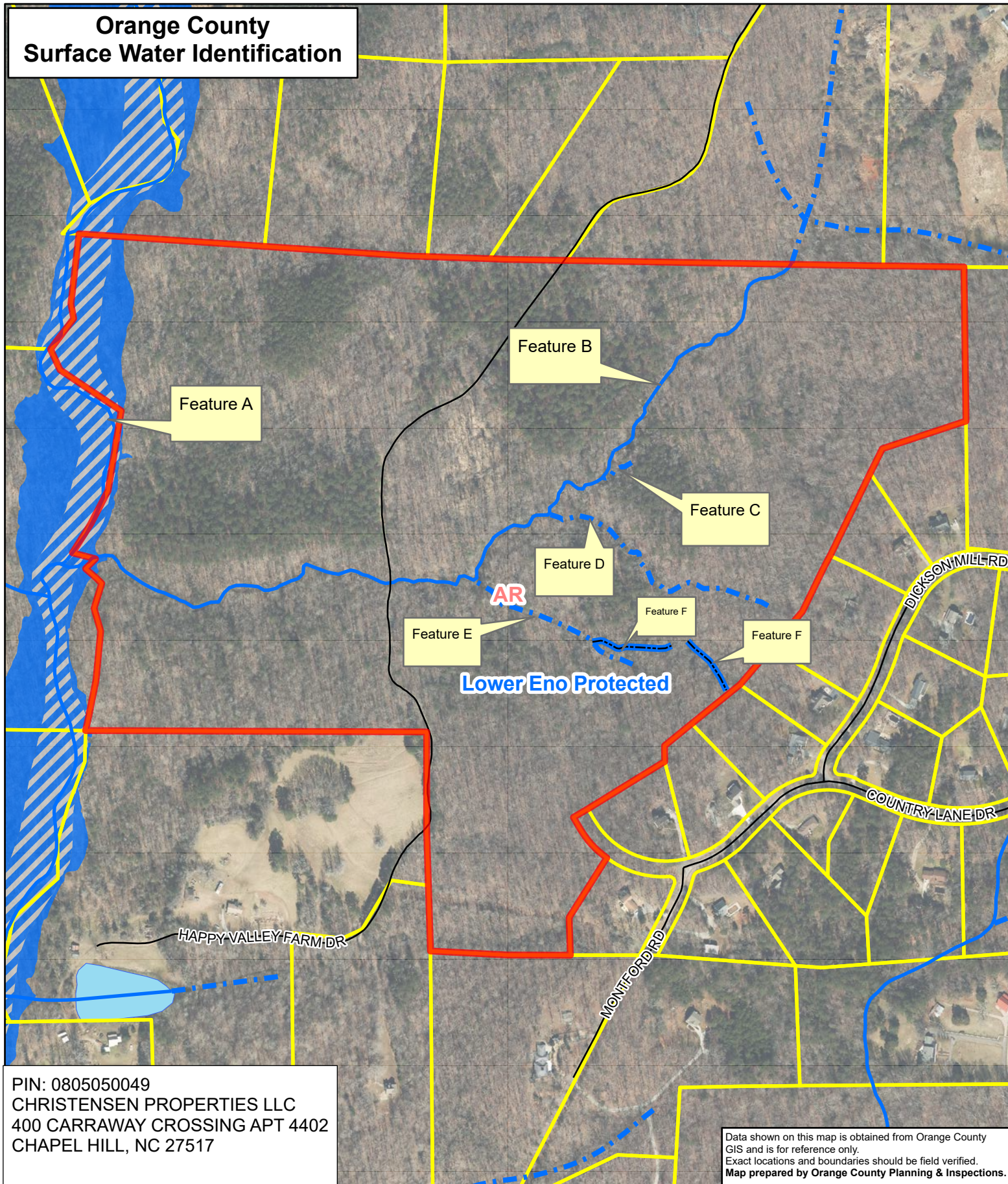
Sincerely,

Chase Ellis

Chase Ellis
Erosion Control Officer II

Attachments: Aerial Photograph / Map
cc: File

Orange County Surface Water Identification



- USGS Water Feature
- - - Soils Survey Water Feature
- OC Updated Water Feature
- Zoning
- Water Supply Watersheds:
- Parcels
- Regulatory floodway
- 1% Annual Chance of Flooding
- Water Body

