



**PUBLIC WORKS DEPARTMENT
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514-5705
Telephone (919) 969-7246
Fax (919) 969-7276
www.townofchapelhill.org

June 28, 2022

Mr. Preston Royster
Coulter Jewell Thames, PA
111 West Main Street
Durham, NC 27701
proyster@cjtpa.com

**RE: Stream Determination for 1 & 3 Couch Road, 200 S. Elliott Road, Chapel Hill, NC
PINs 9799-14-0340, 9799-14-2352, 9799-14-5239**

Dear Mr. Royster:

As requested, the Town Public Works Department has performed a stream determination for the properties identified on the attached forms. This determination indicates whether different types of streams (perennial, intermittent, and/or ephemeral) or perennial waterbodies are present on the properties in question or on nearby properties. These streams and their classifications are shown on the accompanying area map. Stream segments regulated by the Town's Jordan Lake Watershed Riparian Buffer regulations are highlighted. **Locations of all features on the map are approximate and must be field surveyed for precise location.**

This stream determination information is used to determine the location and extent of the Resource Conservation District (RCD) and Jordan Lake Watershed Riparian Buffers. Specific land use regulations and restrictions apply within the boundaries of these protected areas. If you are considering any kind of work on these properties, including clearing vegetation, paving, grading, or building, please consult with the Town's Planning Department to determine the possible extent of the Resource Conservation District (RCD) and Jordan Lake Watershed Riparian Buffer on this property and the applicable corresponding restrictions.

This stream determination will remain in effect for five years from the date of the last site visit, after which a new stream determination with site visit will be required.

In accordance with the Town's procedures, you may appeal this administrative decision to the Town Manager. If you wish to do so, you must file your written appeal accompanied by any materials you believe support your appeal, within **30 days** of receipt of this letter.

If you have questions regarding this stream determination, please contact me at (919) 969-7202 or aweakley@townofchapelhill.org. If you have questions about the application of the Town's Resource Conservation District (RCD) or Jordan Watershed Riparian Buffer regulations to these properties, please contact the Planning Department at planning@townofchapelhill.org or (919) 968-2728. You may also view information about buffer regulations online at: <http://www.townofchapelhill.org/stormwater>.

Sincerely,

A handwritten signature in cursive script that reads "Allison Schwarz Weakley".

Allison Schwarz Weakley
Stormwater Analyst



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STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9799-14-0340, 9799-14-2352, 9799-14-5239	1 & 3 Couch Road, 200 S. Elliott Road, Chapel Hill

These are the results of a site visit to the property(ies) listed above for a stream determination conducted on 6/24/2022 by Town Staff:

No perennial, intermittent, or ephemeral streams or perennial waterbodies were identified on or near the property(ies) in question.

Perennial, intermittent, or ephemeral streams, or perennial waterbodies, were identified on or near the property(ies) in question and are shown on the attached map(s).

A map showing water features, their Town flow classifications, presence of Jordan Watershed Riparian Buffers, and their approximate locations is attached. *Note that Resource Conservation District (RCD) buffers may also apply but are not shown. Origins or breakpoints that have been flagged in the field are marked on the map. Stream classification forms and additional site visit notes and maps are also attached.*

Other conditions exist which may affect the location of the Resource Conservation District (RCD) or Jordan Watershed Riparian Buffer:

FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated RCD must be determined by a field survey commissioned by the owner or a representative.

Segments of perennial or intermittent stream are piped in the area, as shown on the map. These segments do not have an associated Jordan Watershed Riparian Buffer, but do have an associated buffer if the RCD applies.

Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended if impacts to wetlands are anticipated.

Allison Weasley

Town Staff Signature

6/28/2022

Date



STREAM DETERMINATION RECORDS REVIEW

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9799-14-0340, 9799-14-2352, 9799-14-5239	1 & 3 Couch Road, 200 S. Elliott Road, Chapel Hill

After reviewing Town GIS information, USGS 1:24,000 Topographic maps, and County Soil Survey maps, I have determined:

No unclassified streams or waterbodies, streams or waterbodies identified as requiring a new classification or determination, or unidentified flowlines (possible streams) are shown within 150 feet of the property in question on the Town's GIS, the USGS 1:24,000 Topographic map, or the County Soil Survey map for the area.

A Resource Conservation District boundary was set on a recorded final plat for the property in question, and there are no streams or waterbodies shown on the USGS 1:24,000 Topographic map or County Soil Survey within 150 feet of the property.

A stream determination has been completed for this property, a property uphill or upstream, or a nearby property as of June 28, 2017 or later, and that stream determination applies to this property. A copy of the documentation for the relevant site visit(s) is available upon request.

Relevant PIN(s): 9799-14-0340 (site visit 5-15-2018)

A map showing water features, their Town flow classifications, presence of Jordan Watershed Riparian Buffers, and their approximate locations is attached. *Note that Resource Conservation District (RCD) buffers may also apply but are not shown. Origins or breakpoints that have been flagged in the field are marked on the map.*

Other conditions exist which may affect the location of the Resource Conservation District or Jordan Watershed Riparian Buffer:

FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated RCD must be determined by a field survey commissioned by the owner or a representative.

Segments of perennial or intermittent stream are piped in the area, as shown on the map. These segments do not have an associated Jordan Watershed Riparian Buffer, but do have an associated buffer if the RCD applies.

Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended if impacts to wetlands are anticipated.

Alison Weasley

Town Staff signature

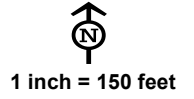
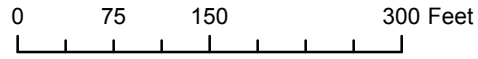
6/28/2022
Date

Stream Determination Area Map

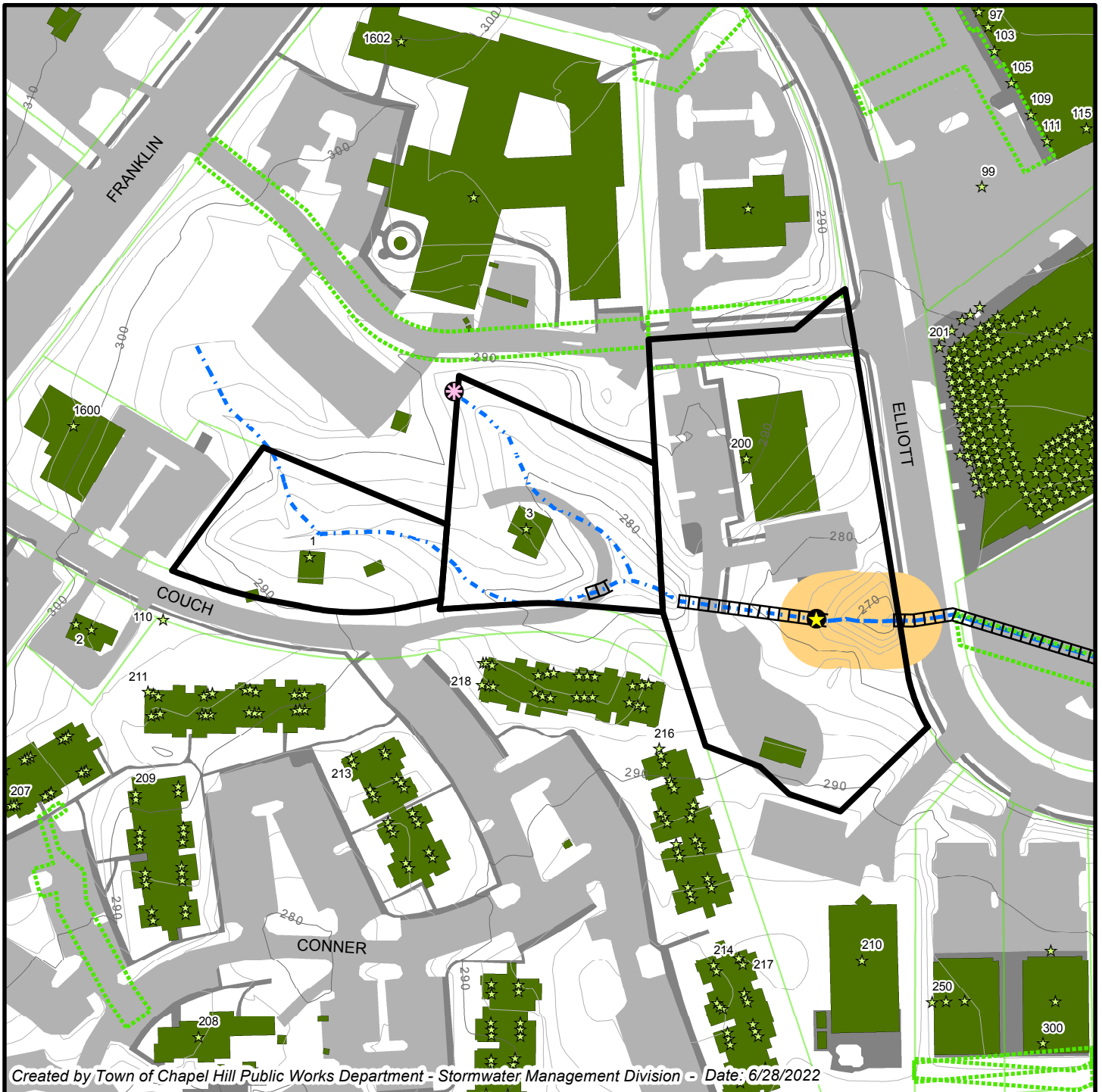
- - - Ephemeral Stream
- — — Intermittent Stream
- Culverts
- 2-foot Contours
- 10-foot Contours
- Buildings
- Parcels
- OWASA Easements
- Addresses
- Approximate Jordan Buffer
- Subject Property
- Ephemeral Breakpoint
- Intermittent Breakpoint
- Perennial Breakpoint

Address: 1 & 3 Couch Road, 200 S. Elliott Road, Chapel Hill, NC

Parcel ID: 9799-14-0340, 9799-14-2352, 9799-14-5239




Stream locations are approximate and must be verified by survey.
 Buffers are measured from top of bank. RCD buffers are not shown
 but may apply. Please contact the Town of Chapel Hill
 Planning Department to verify all applicable buffers.



USGS 24K Topographic / County Soil Survey Maps

 Subject Property

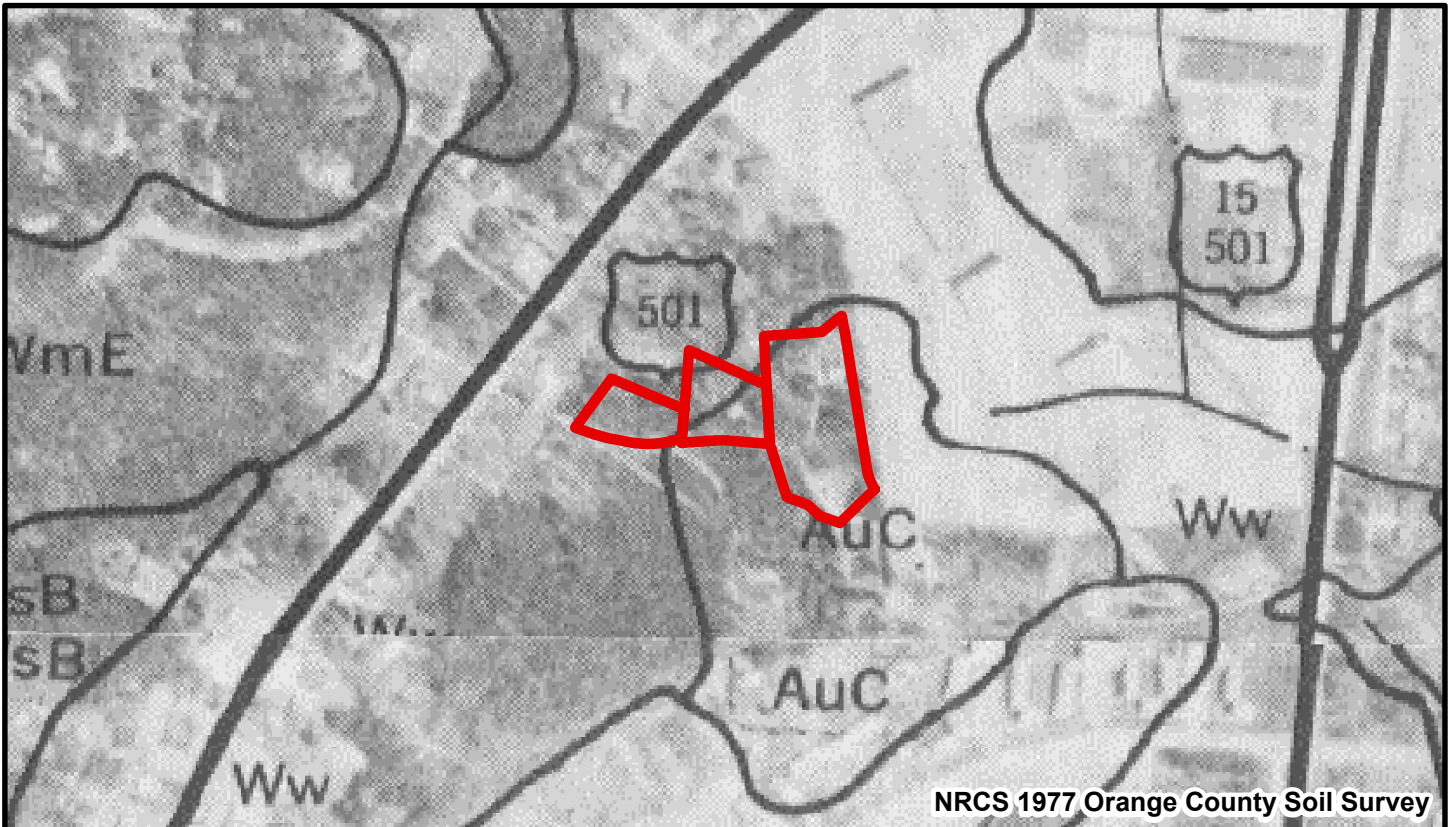
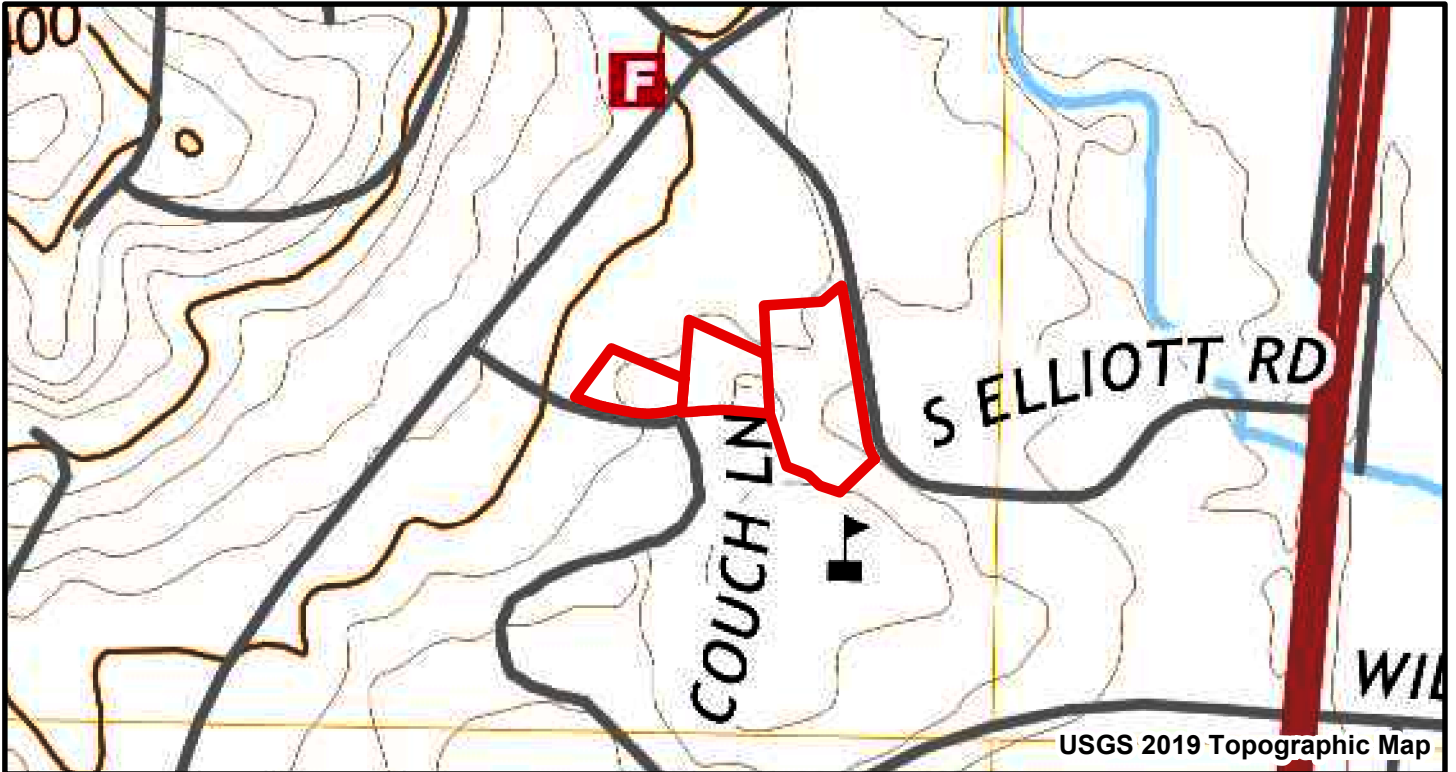
Address: 1 & 3 Couch Road, 200 S. Elliott Road, Chapel Hill, NC

0 150 300 450 600 Feet


Parcel ID: 9799-14-0340, 9799-14-2352, 9799-14-5239

1 inch = 500 feet

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 6/21/2022



FIELD MAP

6/24/22

1 & 3 Couch Rd, 200 S Elliott Rd

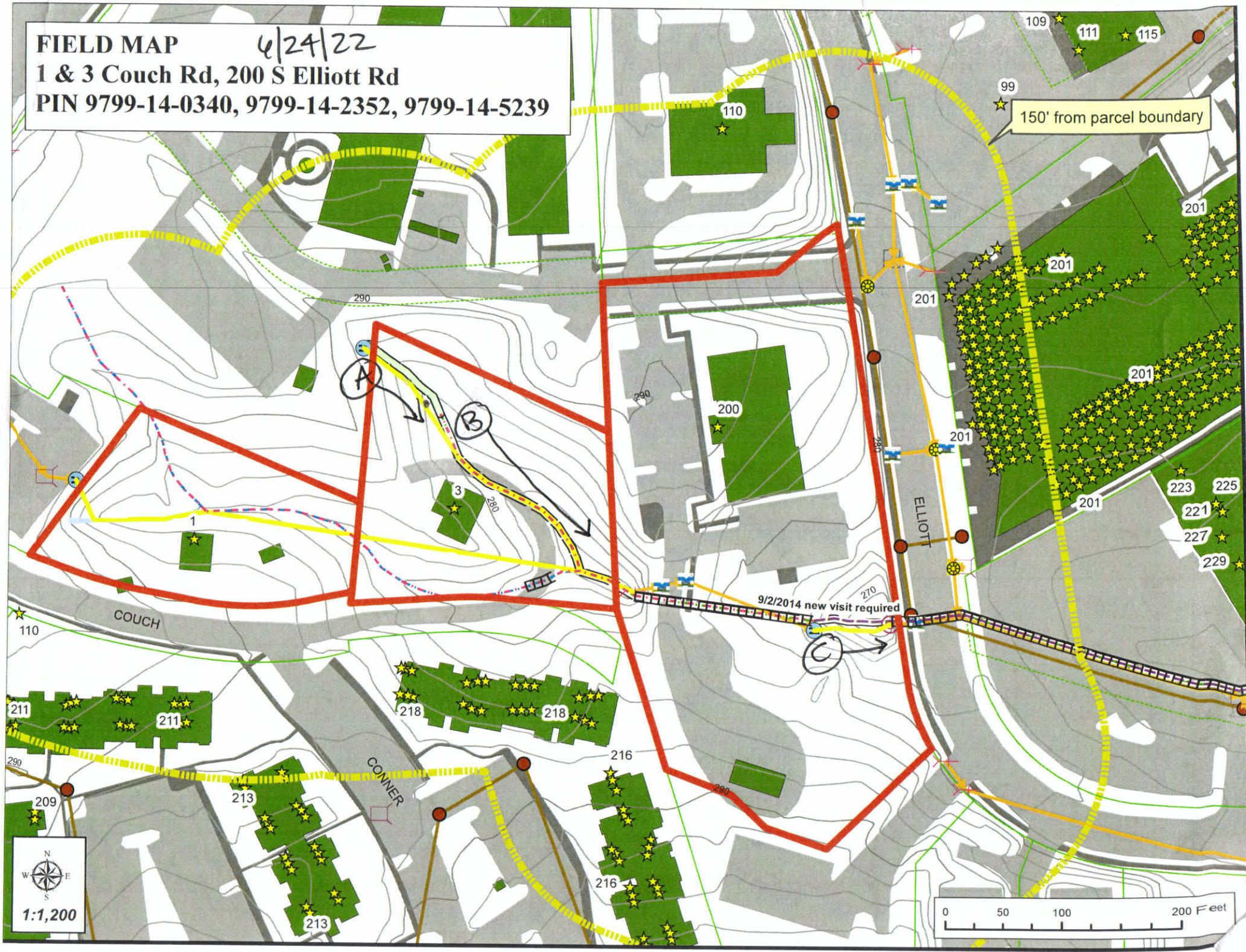
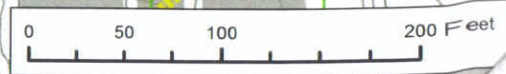
PIN 9799-14-0340, 9799-14-2352, 9799-14-5239

150' from parcel boundary

9/2/2014 new visit required



1:1,200



202206241130

Feature (A)

NC DWQ Stream Identification Form Version 4.11

Date: 6/24/2022	Project/Site: 195 Couch Rd 2005 Elliott	Latitude: 35.9331
Evaluator: Salat	County: Orange	Longitude: -79.0295
Total Points: 9.5 <i>Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*</i>	Stream Determination (circle one) Ephemeral Intermittent Perennial	Other e.g. Quad Name:

A. Geomorphology (Subtotal = 4.5)

	Absent	Weak	Moderate	Strong
1 ^a Continuity of channel bed and bank	0	← 1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active/relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

^a artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 2)

12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	← 1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology (Subtotal = 3)

18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0			

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch: Feature begins @ pipe outfall - see field map.

202206241158

Feature (B)

NC DWQ Stream Identification Form Version 4.11

Date: 6/24/2022	Project/Site: 143 Couch Rd 200 S. ELLIOTT	Latitude: 35.9329
Evaluator: Salat	County: Orange	Longitude: -79.0293
Total Points: 16 <i>Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*</i>	Stream Determination (circle one) Ephemeral Intermittent Perennial	Other e.g. Quad Name:

A. Geomorphology (Subtotal = 9)

	Absent	Weak	Moderate	Strong
1 ^a : Continuity of channel bed and bank	0	1	(2)	3
2. Sinuosity of channel along thalweg	0	(1)	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	(1)	2	3
4. Particle size of stream substrate	0	(1)	2	3
5. Active/relict floodplain	(0)	1	2	3
6. Depositional bars or benches	0	(1)	2	3
7. Recent alluvial deposits	0	(1)	2	3
8. Headcuts	0	(1)	2	3
9. Grade control	0	(0.5)	1	1.5
10. Natural valley	0	(0.5)	1	1.5
11. Second or greater order channel	(No = 0)		Yes = 3	

^a artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 3)

12. Presence of Baseflow	(0)	1	2	3
13. Iron oxidizing bacteria	(0)	1	2	3
14. Leaf litter	1.5	(1)	0.5	0
15. Sediment on plants or debris	0	0.5	(1)	1.5
16. Organic debris lines or piles	0	0.5	(1)	1.5
17. Soil-based evidence of high water table?	(No = 0)		Yes = 3	

C. Biology (Subtotal = 4)

18. Fibrous roots in streambed	3	2	(1)	0
19. Rooted upland plants in streambed	(3)	2	1	0
20. Macroinvertebrates (note diversity and abundance)	(0)	1	2	3
21. Aquatic Mollusks	(0)	1	2	3
22. Fish	(0)	0.5	1	1.5
23. Crayfish	(0)	0.5	1	1.5
24. Amphibians	(0)	0.5	1	1.5
25. Algae	(0)	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 (Other = 0)			

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch: starts @ headcut (flagged) - see field map.

202206241233

NC DWQ Stream Identification Form Version 4.11

Feature (C)

Date: 6/24/2022	Project/Site: 193 Couch Rd 2005 Ellipt	Latitude: 35.9324
Evaluator: Salat	County: Orange	Longitude: -79.0282
Total Points: Stream is at least intermittent if ≥ 19 or perennial if ≥ 30* 24	Stream Determination (circle one) Ephemeral Intermittent Perennial	Other e.g. Quad Name:

A. Geomorphology (Subtotal = 10)

	Absent	Weak	Moderate	Strong
1 ^a . Continuity of channel bed and bank	0	1	(2)	3
2. Sinuosity of channel along thalweg	(0)	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	(1)	2	3
4. Particle size of stream substrate	0	(1)	2	3
5. Active/relict floodplain	0	1	(2)	3
6. Depositional bars or benches	0	← (1)	2	3
7. Recent alluvial deposits	0	(1)	2	3
8. Headcuts	0	← (1)	2	3
9. Grade control	0	(0.5)	1	1.5
10. Natural valley	0	(0.5)	1	1.5
11. Second or greater order channel	(No = 0)		Yes = 3	

^a artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 7)

12. Presence of Baseflow	0	1	← (2)	3
13. Iron oxidizing bacteria	0	1	← (2)	3
14. Leaf litter	(1.5)	1	0.5	0
15. Sediment on plants or debris	0	0.5	(1)	1.5
16. Organic debris lines or piles	0	(0.5)	1	1.5
17. Soil-based evidence of high water table?	(No = 0)		Yes = 3	

C. Biology (Subtotal = 7)

18. Fibrous roots in streambed	(3)	2	1	0
19. Rooted upland plants in streambed	(3)	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	(1)	2	3
21. Aquatic Mollusks	(0)	1	2	3
22. Fish	(0)	0.5	1	1.5
23. Crayfish	(0)	0.5	1	1.5
24. Amphibians	(0)	0.5	1	1.5
25. Algae	(0)	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 (Other = 0)			

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes: mosquito larvae

Sketch: Feature begins @ pipe outfall - see field map.



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REQUEST FOR STREAM DETERMINATION

Stream determinations provide information used to determine whether the Town's Resource Conservation District (RCD) or Jordan Watershed Riparian Buffer Protection regulations apply to a property. Town staff will typically conduct a field visit to classify streams on the property(ies) indicated below within two weeks of a request, depending on weather conditions, staff availability, and scope of the request. Please note that stream determinations cannot be conducted within 48 hours of a rain event. There is no fee for stream determinations conducted by Town staff.

A stream determination report indicates the results of a stream classification. Stream classifications expire after five years. If a stream determination has been completed on or near the property(ies) listed below within the last five years, a site visit may not be required unless local hydrology has changed significantly or the stream classification has expired. If a site visit is not required, the stream determination will be based on a records review.

Requests may be emailed (aweakley@townofchapelhill.org), faxed, dropped off at Town Hall or the Stormwater Office, or mailed to the above address in care of the "Stormwater Analyst."

Requestor's Name: Preston Royster - CJT, PA

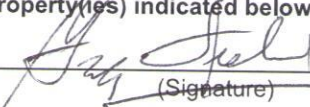
Mailing Address: 111 West Main Street

City, State, ZIP: Durham, NC 27701

Phone / FAX / Email: 919-682-0368 / 919-688-5646 / proyster@cjtpe.com

Check method(s) for report to be sent: US Mail Email FAX Call for pickup

Signature of property owner or designated legal agent granting permission to Town Staff to enter the property(ies) indicated below for purposes of a Stream Determination:

 6/15/2022
(Signature) (Date)

Owner Name(s): Gregg Ireland

Company Name (if applicable): Spike, LLC (Please print)

Property Information	
Fill in both columns, <u>or</u> fill in Parcel ID Number (PIN) and attach a site map indicating location.	
Parcel ID Number (PIN)	Address / Location Description
9799140340	1 Couch Road
9799142352	3 Couch Road
9799145239	200 South Elliott Road

Where the **total area** of the property(ies) to visit is **over 3 acres**, please attach an as-built drawing or a topographic map with current landmarks.



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**Stream Determination Request
AUTHORIZED AGENT FOR LEGAL REPRESENTATION FORM**

PROPERTY LEGAL DESCRIPTION:

PARCEL ID (PIN) 9799140340, 9799142352, 9799145239

STREET ADDRESS: 1 Couch Road, 3 Couch Road, 200 South Elliott Road

Please print:
Property Owner: Gregg Ireland

Property Owner: _____

The undersigned, owner(s) of the above described property, do hereby authorize

Preston Royster, of CJT, PA
(Contractor/Agent) (Name of consulting firm if applicable)

to request a stream determination on this property and to act on my/our behalf and take all actions, I/we could have taken if present, necessary for the processing, issuance and acceptance of the stream determination for this property.

Property Owner's Address (if different than property above):

1434 Arboretum Drive Chapel Hill, NC 27517

Owner Telephone: 919-260-3892 Email: irelandgregg@gmail.com

We hereby certify the above information submitted is true and accurate to the best of our knowledge.

Gregg Ireland 6/15/2022
Owner Authorized Signature Date

Owner Authorized Signature Date

Contractor/Agent Authorized Signature Date

Please return form by email (aweakley@townofchapelhill.org), fax, or mail to the above address in care of the "Stormwater Analyst." The form may also be dropped off at the Stormwater Management office at 208 N. Columbia Street, Chapel Hill, NC. For questions, please call (919) 969-RAIN.