RESOURCE CONSERVATION DISTRICT ENCROACHMENT EXEMPTION APPLICATION

TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 968-2728 *fax* (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788204502; 9788205716; 9788206500 Date: REV 5/11/20

Section A: Project Information

Project Name: Columbia Street Annex

Property Address: 1150 South Columbia Street, Chapel Hill, Zip Code: 27514

Existing Zoning District: R-2

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Coulter Jewell Thames P.A.

Address: 111 West Main Street

City: Durham State: NC Zip Code: 27701

Phone: 919-682-0368 Email: wramsden@cjtpa.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

Owner/Contract Purchaser Information:

☒ **Owner** ☐ **Contract Purchaser**

Name: CH Hotel Associates LLC

Address: 21 Glenwood Avenue

City: Raleigh State: NC Zip Code: _____

Phone: _____ Email: _____

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

RESOURCE CONSERVATION DISTRICT ENCROACHMENT EXEMPTION APPLICATION SUBMITTAL REQUIREMENTS

TOWN OF CHAPEL HILL
Planning Department

Submittal Requirements

Every application which proposes development or land-disturbing activities wholly or partially within the Resource Conservation District shall include the following, unless affirmatively exempted by the Town Manager in part or entirely, for the whole area covered by the application. The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

A. A utilities plan;

B. A grading plan showing existing and final contours;

C. A sedimentation and erosion control plan;

D. A storm water management plan;

E. A soils analysis;

F. Plans view showing: the topography of the site at a minimum horizontal scale of 1:60, at two-foot contour intervals; the location of streams, watercourses, stormwater runoff channels, etc; the limits of the floodway and floodplain; existing or proposed storm and sanitary sewers and sewer outfalls; septic tank systems and outlets, if any; existing and proposed structures and development; the 100-year flood and RCD elevations and limits; and existing and proposed tree lines;

G. Profile view showing: at a minimum horizontal scale of 1:60, and minimum vertical scale of 1:10, the elevations of the watercourses bed; waterway openings of existing and proposed culverts and bridges within or near the site; size and elevation of existing or proposed sewer and drain outlets; the 100-year water surface elevations and limits; and the elevation of the Resource Conservation District;

H. A description of existing vegetation, including significant trees and shrubs; and a landscape plan for the completed development;

I. A description of wildlife habitats, noting the types of habitat on site and their potential as habitats for various species of wild life and identifying any relevant limiting factors;

J. Description of proposed storage of materials and of waste disposal facilities;

K. Certificate from a registered professional engineer or architect with respect to floodproofing, or from a registered professional engineer or surveyor with respect to elevation, that any floodproofing measures on nonresidential uses or finished elevations meet the requirements of this article;

L. Copies of notifications to and responses by adjacent communities, the North Carolina Department of Crime Control, or its successor agency, and Public Safety, and the Federal Emergency Management Agency, or its successor agency, regarding any proposed alteration or relocation of a riverine watercourse;

M. The increase in elevation of the 100-year flood upstream from the development, velocity changes and rate of rise changes, runoff, water quality change, sediment deposit rate changes, and the duration of the flood. The Town Manager shall approve the methodology used to determine the changes;

N. A list of owners of properties located within five hundred (500) feet of the subject property boundaries with the full name and address of each property owner, with stamped, pre-addressed mailing envelopes for each owner on the mailing list.

Parcel Identifier Number (PIN):_____

COLUMBIA STREET ANNEX – RCD Application Attachment

1150 S Columbia Street
May 11, 2020

The following information is provided with the RCD Encroachment Exemption Application. The Information is numbered to correspond to the Submittal Requirement Numbering:

A. Utilities Plan (SUP-5.0)

B. Grading Plan (SUP-3.0)

C. Sedimentation and Erosion Control Plan (SUP-4.0)

D. Stormwater Management Plan (SUP-3.0)

E. Soils Analysis (SUP-1.1)

F. Topo Plan with streams, flood information, and RCD information (SUP-3.0)

G. Profile Plan (SUP-3.1)

H. Existing Vegetation
There are many specimen trees throughout the site. The understory is primarily invasive species such as kudzu and Chinese wisteria. The western portion of the site has a greater diversity of vegetation and less invasive dominance. This part of the site will be left natural and will not be developed. There is a more detailed description of the vegetation in the biologist's report, attached.
Existing Conditions Plan (SUP-1.0) and Landscape Plan (SUP-7.0)

I. Wildlife Habitat Description
Attached is a biologist's report of current wildlife habitat conditions on site. In general the biologist noted that the invasive vegetation in the eastern portion of the site is so prevalent that there is not much current useful wildlife habitat. The western portion of the site is not as dominated by invasives. It should be noted that west of the stream it is intended that the snags and deadfall will be left in place and will continue to provide wildlife habitat.
The other major habitat limitation on site is the general location bordered on two sides by major highway corridors which limit wildlife movement. This situation will not change by the proposed development of the eastern portion of our site.

J. Material Storage Description
During the construction of the Project, construction materials will be stored on the Project Site.

Storage will be within the Limits of Disturbance (and within any required Tree Protection and Silt Fencing). Construction waste will be collected and removed per local requirements. Portable toilets will be provided for Human Waste, which will be disposed per local requirements.

K. Floodproofing Certificate

A Floodproofing Certificate will not be required on this Project because the Project is not within a mapped 100-Year Flood Plain. In addition, the 100-Year flood elevation, based on Project-specific calculations, is approximately 35 feet below the proposed parking and basement-level parking, so no occupied building spaces are near flood locations.

L. Riverine Relocation Notices – NA – No relocation of channels

M. 100-Year Flood Elevation Description

RCD Calculations are provided with evaluations of the 100-Year Flood Elevation (both before and after proposed construction). The 100-Year Flood Elevation change at the Analysis Point, as calculated, will be raised by approximately 3 inches by the construction of the Project. Based on the topography of the site, this 3 inch increase will not impact any structures on this or on other properties.

N. Property Owner List – Attached

O. Additional Information

The reviewer made a specific request to include the amount of disturbance and impervious in each zone and compare that with the allowable disturbance and impervious in each zone. Note that a request has been made in the SUP application for a modification to allow the disturbed and impervious amounts over the LUMO stated limits.

Table Summarizing RCD Zone Disturbed and Impervious Areas

RCD Zone	Total Area	Proposed Disturbance	Maximum Disturbance by Code (LUMO)	Proposed Impervious	Maximum Impervious by Code (LUMO)
Streamside	35,935 sf	2,210 sf 6.15%	7,187 sf 20%	0	3,594 sf 10%
Managed	38,618 sf	23,100 sf 59.8%	15,447 sf 40%	5,380 sf 13.9%	7,724 sf 20%
Upland	34,668 sf	18,300 sf 52.8%	13,867 sf 40%	13,650 sf 39.4%	6,934 sf 20%

April 23, 2020

White Oak Properties Inc.
3008 Anderson Drive, Suite 120
Raleigh, NC 27609

Attention: Mr. Rolland Gammon

Reference: **Wildlife Habitat Assessment**
South Columbia Street Annex Site
Chapel Hill, Orange County, North Carolina
S&ME Project No. 4305-20-070

Dear Mr. Gammon,

S&ME, Inc. (S&ME) has conducted a wildlife habitat assessment on the proposed South Columbia Street Annex site. These services were performed in general accordance with S&ME Proposal 43-2000326, Rev. 1 dated April 8, 2020.

♦ BACKGROUND INFORMATION

It is our understanding that the site is the location of a proposed development. The proposed development is located on the west side of South Columbia Street and north of NC Highway 54 in Chapel Hill, Orange County, North Carolina.

Based on the review of the Orange County GIS website the site includes **three** parcels and an existing right-of-way as shown in the table below totaling approximately 3.75 acres:

Property Owner	Orange County GIS Pin No.	Parcel Size (acres)	Parcel No.
C H Hotel Associates Limited Partnership C/O White Oak Properties	9788-20-6500	0.19	1
C H Hotel Associates Limited Partnership	9788-20-4502	3.27	2
David L. Robert	9788-20-5716	0.29	3

The site is depicted on the attached Site Location Exhibit (**Figure 1**), Site Exhibit (**Figure 2**), and Vicinity Exhibit (**Figure 3**). Parcel numbers from the above table are depicted on **Figure 2**.

♦ SITE DESCRIPTION

The site is located on the west side of South Columbia Street and north of NC Highway 54 in Chapel Hill, Orange County, North Carolina. A site visit was conducted by S&ME natural resources personnel on April 14, 2020. The site was undeveloped and primarily consisted of uplands.

The site was dominated by invasive species. Common canopy species observed included American elm (*Ulmus americana*), white oak (*Quercus alba*), red maple (*Acer rubrum*), pignut hickory (*Carya glabra*), common hackberry (*Celtis occidentalis*), pecan (*Carya illinoinensis*), sweetgum (*Liquidambar styraciflua*), tulip poplar (*Liriodendron tulipifera*), green ash (*Fraxinus pennsylvanica*), black walnut (*Juglans nigra*), and loblolly pine (*Pinus taeda*). Species commonly identified within the understory included Chinese wisteria (*Wisteria sinensis*), kudzu (*Pueraria lobata*), Japanese honeysuckle (*Lonicera japonica*), English ivy (*Hedera helix*), boxelder (*Acer negundo*), common chickweed (*Stellaria media*), catchweed bedstraw (*Galium aparine*), henbit (*Lamium amplexicaule*), and painted buckeye (*Aesculus sylvatica*). Throughout the site, Chinese wisteria has formed dense thickets of vegetation and in some areas, has overtaken the shrubs and smaller trees. Representative photos of the uplands dominated by invasive species are depicted as **photos 1 to 3** in the attached photo log.

A small perennial stream transects the site flowing from north to south. Representative photos of the stream and surrounding vegetation are depicted as **photos 4 to 5** in the attached photo log. The western side of the stream is less dominated by invasive species and has a more open understory although the invasive species are still present. Common species include the canopy species identified above, including American elm, red maple, sweetgum, pine, green ash, pecan, and walnut. Additional species observed include American hophornbeam (*Carpinus caroliniana*), autumn olive (*Elaeagus umbellata*), sycamore (*Platanus occidentalis*), American beech (*Fagus grandifolia*), southern red oak (*Quercus falcata*), and northern red oak (*Quercus rubra*). Representative photos of the western portion of the site are depicted as **photos 6 to 7** in the attached photo log.

♦ WILDLIFE HABITAT

Due to the dominance of invasive plant species in certain portions of the site, there are two primary habitat types within the site. The eastern portion of the site is dominated by dense thickets of Chinese wisteria and kudzu. Neither Chinese wisteria nor kudzu are considered beneficial species for wildlife. These species are not known to provide food sources for wildlife and are known to alter communities drastically as they eradicate natural vegetation by outcompeting them and crushing them due to the heavy weight of vines on trees or shrubs ("Invasive, Exotic Plants of the Southeast: Kudzu", "Invasive, Exotic Plants of the Southeast: Wisterias", Growing Native). While there are still native trees within the canopy on the eastern portion of the site, including several species of mast trees, the dense Chinese wisteria and other invasive species discourage the presence of most species of wildlife. Similarly, the snags and logs have also been dominated by these invasive species, reducing their potential to be utilized by wildlife as habitat.

In the western portion of the site, the wisteria and other invasive species have not yet spread to the exclusion of other vegetation. The mast trees present such as the oaks, hickories, pecans, and walnuts provide food sources for species including white-tailed deer (*Odocoileus virginianus*), eastern gray squirrel (*Sciurus carolinensis*), eastern chipmunk (*Tamias striatus striatus*), raccoon (*Procyon lotor*), Virginia opposum (*Didelphimoprhia virginiana*), and several bird species (Di Silvestro 2013). In addition to living trees, there are a large number of standing snag trees.

Snags, or standing dead trees, provide habitat to a significant variety of animals. Per the National Wildlife Federation, the removal of snags and logs from the ground can remove habitat for approximately one-fifth of the animals in an ecosystem (Cover: Trees and Snags). Snags provide hollow cavities for nesting for birds, owls, bats, squirrels, and raccoons. In addition, they serve as a food source for insects, mosses, and fungi, which are in turn a food source for other species including raccoons, red fox (*Vulpes vulpes*), gray fox (*Urocyon cinereoargenteus*), and many bird species including the pileated woodpecker (*Dryocopus pileatus*). Similarly, fallen logs and other woody debris provide habitat and food sources for a wide variety of species including the black rat snake (*Elaphe obsolete*), rabbits, foxes, salamanders, frogs, insects, mosses, and fungi. Representative photos of the snags and woody debris found within the site are depicted as **photos 8 to 10** in the attached photo log.

The stream transecting the site provides a water source for terrestrial wildlife within the site and adjacent properties. In addition, the proximity of the stream also provides habitat for species that require aquatic habitat for a portion or the entirety of their life cycle. Examples of species that might utilize aquatic habitat can include turtles, frogs, salamanders, or birds who consume aquatic species.

Autumn olive, which was identified western portion of the property, has historically been utilized as a beneficial species for wildlife and was planted in wildlife management areas. The fruit of this species serves as a source of food for a variety of wildlife species including birds, raccoon, skunk (*Mephitis mephitis*), rabbits, and opossum. White-tailed deer are also known to browse this plant. Autumn olive is considered a non-native invasive species which can create thick thickets and reduce native plant species diversity. It is also considered highly invasive and can be difficult to remove or otherwise control ("*Elaeagnus umbellata*").

♦ HABITAT LIMITATIONS

The primary limitation of the site as wildlife habitat is the domination of the site by invasive plant species with very little value for wildlife. As discussed above, wisteria and kudzu, are both commonly found on the eastern portion of the site. These species are known to provide very little value to wildlife and are forming monocultures by outcompeting and crushing the native species. These species are often difficult to remove and do not provide adequate habitat for most wildlife ("Invasive, Exotic Plants of the Southeast: Wisterias").

The second significant limitation of the site is the location within the greater landscape. The site is located in the northwest quadrant of the intersection of NC-54, which is a four-lane highway with a grassy median, and South Columbia Street, which is approximately five lanes. The access ramp to NC-54 is also located to the south of the site. These large highways are in direct proximity to the site and represent a barrier for wildlife. Photos of these roadways from the site are included as **photos 11 to 12** in the attached photo log. The site is bordered to the north and east by residential developments. These barriers are depicted on the attached **Figure 3**.

♦ CONCLUSIONS

The quality of the wildlife habitat in the eastern portion of the site is severely limited by the dominance of several species of invasive plant species, especially Chinese wisteria. These species are not considered beneficial to wildlife and have created a monoculture by outcompeting or overpowering native plant species. The dense thickets created by the Chinese wisteria impede the use of the site by wildlife. While the western portion of the site has not been overcome by these species and currently has the potential to serve as habitat for a large number of

wildlife species, the site is bordered by several large roads and residential developments, limiting the ingress and egress of the site by wildlife.

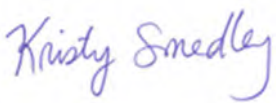
♦ CLOSING

S&ME appreciates the opportunity to provide natural resource services for this project. If you have any questions, please contact Ashley Bentz at 919-872-2660 or abentz@smeinc.com.

Sincerely,

S&ME, Inc.

Ashley Bentz
S&ME Staff Scientist



Kristy Smedley
S&ME Senior Reviewer

Enclosures

Qualifications

The field survey was led by Ashley Bentz of S&ME. Ms. Bentz is a biologist and staff scientist with eight years of experience in environmental and natural resources consulting. Ms. Bentz is proficient in conducting wetland delineations, environmental permitting activities, and habitat assessments, including protected species surveys. She holds a B.S. degree in Environmental Studies from Elon University with minors in Biology and Geographic Information Systems and has a Master of Natural Resources degree from North Carolina State University with a focus on ecological restoration. She possesses the knowledge and competence in evaluating impacts of construction projects on wildlife, fish, and flora and their habitats.

Works Cited

"Cover: Trees and Snags." *The National Wildlife Federation*, accessed April 22, 2020 from www.nwf.org/Garden-for-Wildlife/Cover/Trees-and-Snags.

Di Silvestro, Roger. "The Wildlife Benefits of Acorns and Oaks." The National Wildlife Federation, 16 Oct. 2013, accessed April 22, 2020 from www.blog.nwf.org/2013/10/the-wildlife-benefits-of-acorns-and-oaks/.

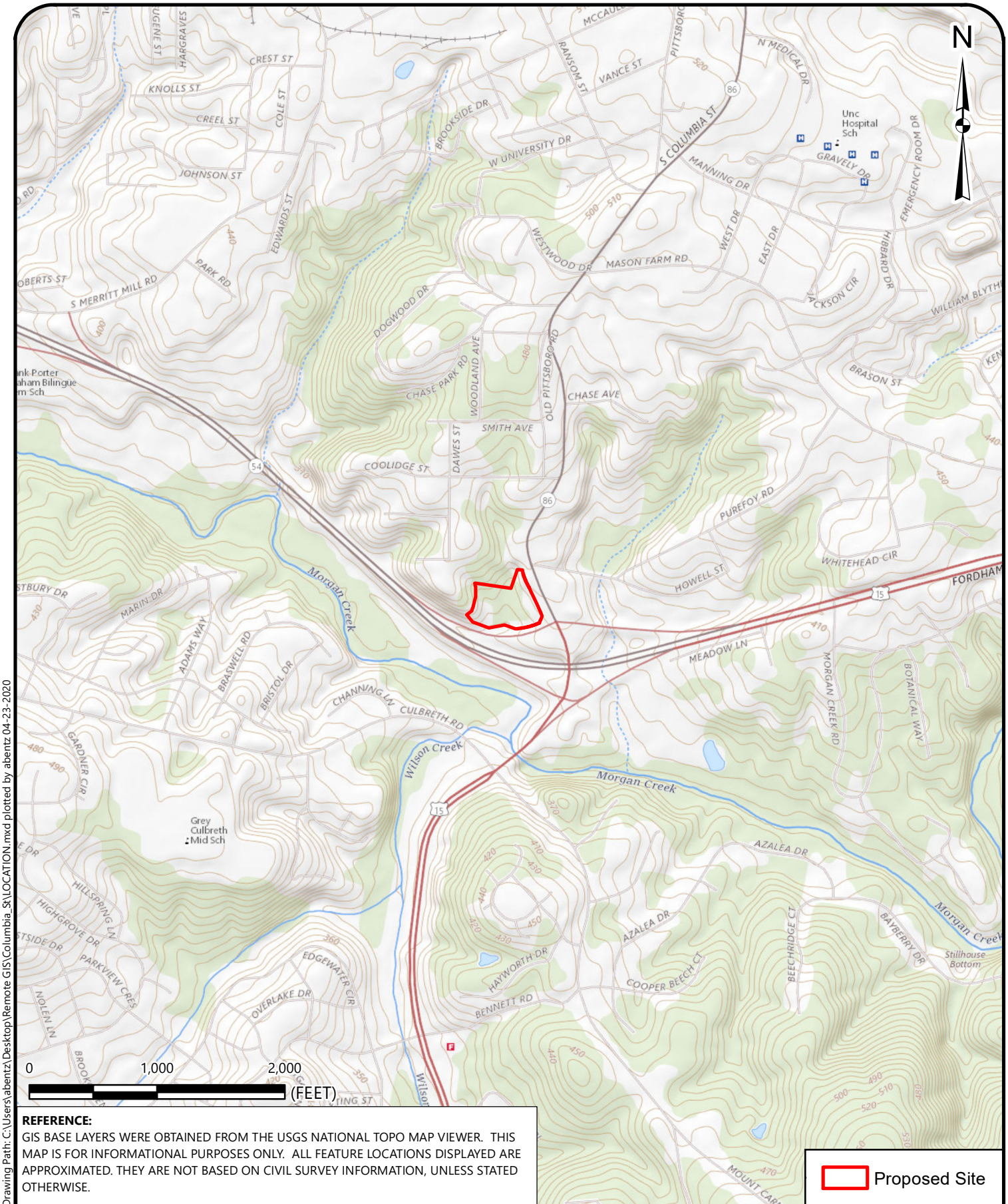
"*Elaeagnus umbellata*." In: Fire Effects Information System, U.S. Department of Agriculture, Forest Service, Rocky Mountain Research Station, Fire Sciences Laboratory, accessed April 22, 2020 from www.fs.fed.us/database/feis/plants/shrub/elaumb/all.html.

"Invasive, Exotic Plants of the Southeast: Kudzu." Going Native: Urban Landscaping for Wildlife with Native Plants, NC State University, accessed April 22, 2020 from www.projects.ncsu.edu/goingnative/howto/mapping/invexse/kudzu.html.

"Invasive, Exotic Plants of the Southeast: Wisterias." Going Native: Urban Landscaping for Wildlife with Native Plants, NC State University, accessed April 22, 2020 from www.projects.ncsu.edu/goingnative/howto/mapping/invexse/wisteria.html.

Attachments

Attachment I –Figures



REFERENCE:
GIS BASE LAYERS WERE OBTAINED FROM THE USGS NATIONAL TOPO MAP VIEWER. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

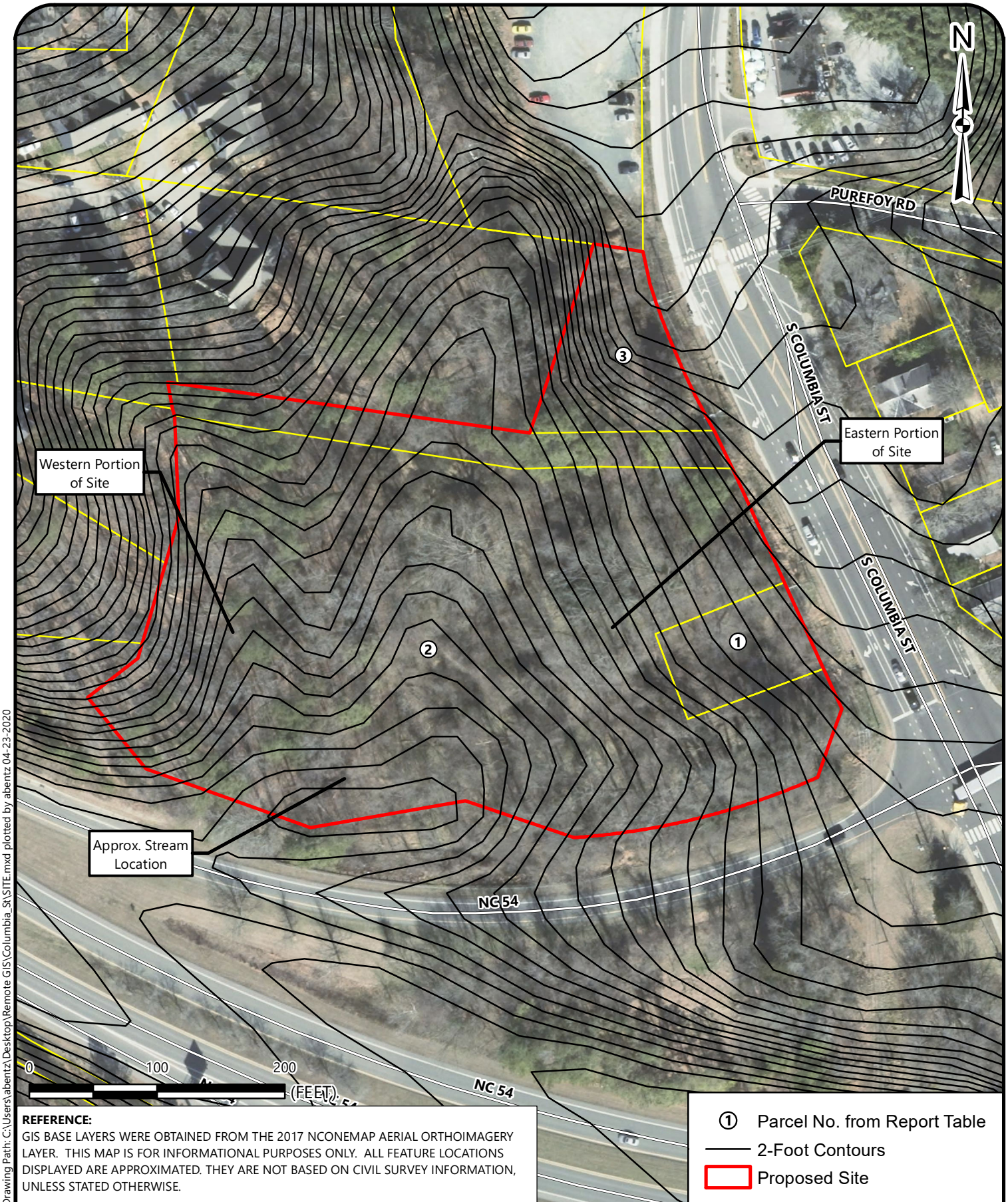
Drawing Path: C:\Users\abentz\Desktop\Remote GIS\Columbia_St\LOCATION.mxd plotted by abentz 04-23-2020

SITE LOCATION EXHIBIT

COLUMBIA STREET ANNEX
COLUMBIA STREET AND NC-54
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA

SCALE: 1 " = 1,000 '
DATE: 4-23-20
PROJECT NUMBER TBD

FIGURE NO. 1



REFERENCE:
GIS BASE LAYERS WERE OBTAINED FROM THE 2017 NCONEMAP AERIAL ORTHOIMAGERY LAYER. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

① Parcel No. from Report Table
2-Foot Contours
Proposed Site

Drawing Path: C:\Users\abentz\Desktop\Remote GIS\Columbia_St\SITE.mxd plotted by abentz 04-23-2020

SITE EXHIBIT

COLUMBIA STREET ANNEX
COLUMBIA STREET AND NC-54
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA

SCALE: 1 " = 100 '
DATE: 4-23-20
PROJECT NUMBER TBD

FIGURE NO. 2

REFERENCE:
GIS BASE LAYERS WERE OBTAINED FROM THE 2017 NCONEMAP AERIAL ORTHOIMAGERY LAYER. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

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VICINITY EXHIBIT

COLUMBIA STREET ANNEX
COLUMBIA STREET AND NC-54
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA

SCALE:	1 " = 500 '
DATE:	4-23-20
PROJECT NUMBER	TBD
FIGURE NO.	3

Attachment II – Photo Log

1	View of Chinese wisteria dominating the eastern portion of the site.

2	View of Chinese wisteria dominating the eastern portion of the site.

3	View of Kudzu, Chinese wisteria, and honeysuckle dominating the northeastern portion of the state.

4	View of the perennial stream taken from the southern portion of the site.

	Site Photographs **South Columbia Street Annex Site** **Chapel Hill, Orange County, North Carolina**	S&ME Project No. 4305-20-070
		Taken by: A. Bentz / Date Taken: 4/14/2020

5 View of the perennial stream taken from the northern portion of the site.

6 View of the western portion of the site. Autumn olive can be seen in the left side of the photo.

7 View of the western portion of the site depicting the lack of invasive species.

8 View of fallen logs and woody debris in the western portion of the site.

	Site Photographs **South Columbia Street Annex Site** **Chapel Hill, Orange County, North Carolina**	S&ME Project No. 4305-20-070 Taken by: A. Bentz | Date Taken: 4/14/2020

9 View of fallen logs and woody debris in the western portion of the site.

10 View of fallen logs and woody debris in the eastern portion of the site.

11 View of NC-54 from the southwestern corner of the site.

12 View of South Columbia Street looking south from the site.

	Site Photographs **South Columbia Street Annex Site** **Chapel Hill, Orange County, North Carolina**	S&ME Project No. 4305-20-070	
		Taken by: A. Bentz	Date Taken: 4/14/2020

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

October 13, 2017

Mr. Philip Szostak
310 ½ W. Franklin Street
Chapel Hill, NC 27516
pszostak@szostakdesign.com

RE: Stream Determination for 1150 South Columbia Street, Chapel Hill, North Carolina (PIN 9788-20-4502, 9788-20-6500, 9788-20-5716)

Dear Mr. Szostak:

As requested, the Town Public Works Department has performed a stream determination for the properties referenced above. 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 or upstream properties. These streams and their classifications are shown on the accompanying 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 both 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 Planning Department to determine the possible extent of the Resource Conservation District (RCD) and Jordan Lake Watershed Riparian Buffer on these properties and the applicable corresponding regulations.

In accordance with Town of Chapel Hill policy, we have classified stream segments located on the above-referenced properties based on the Town's adopted *Field Procedures for Classification of Streams*. We found each of the stream segments that bisect the property (PIN 9788-20-4502) to be a "variant" stream for most of their length through the property. In this case, the natural stream environment on the property has been significantly disturbed and modified by past land use activities and natural actions, and is characterized by considerable sediment deposition and diffuse flow. This means that the stream segments on the property cannot be accurately classified using standard evaluation criteria. In these situations, which are not uncommon, we must look upstream of the "variant" stream segments to determine the classification; the "variant" stream segments are classified the same as the stream segment upstream that exhibits natural features.

We have determined that the stream that bisects the property (PIN 9788-20-4502) is regulated as a perennial stream due to an upstream classification completed on August 24, 2016; that classification was reaffirmed during our site visit on October 5, 2017.

This stream determination will remain in effect for five years from the date of the 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 stream determinations, please contact me at (919) 969-7202 or aweakley@townofchapelhill.org. If you have questions regarding the Town's Resource Conservation District (RCD) or the Jordan Watershed Riparian Buffer regulations, please contact the Planning Department at (919) 968-2728, or view information online at: http://www.townofchapelhill.org/town-hall/departments-services/public-works/stormwater-management/regulations-ordinances.

Regards,

Allison Weakley

Allison Schwarz Weakley
Stormwater Analyst

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

STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	**Address / Location Description**
9788-20-4502, 9788-20-6500, 9788-20-5716	1150 South Columbia Street

These are the results of a site visit to the properties listed above for a stream determination conducted on 10/5/2017 & 10/6/2017 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 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. 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 or Jordan Watershed Riparian Buffer:

☐ FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated Resource Conservation District must 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.

☐ Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended.

Allison Weakley

Town Staff Signature

10/13/2017
Date

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

STREAM DETERMINATION RECORDS REVIEW

Property Information	
Parcel ID Number (PIN)	**Address / Location Description**
9788-20-4502, 9788-20-6500, 9788-20-5716	1150 South Columbia Street

After reviewing Town GIS information, USGS 1:24,000 Topographic maps, and County Soil Survey maps, I have determined no new stream determination will be required for the property(ies) listed above for the following reason(s):

☐ 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 done for this property, a property uphill or upstream, or a nearby property as of October 5, 2012 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): *9877-21-2555 (site visit 8/24/2016)*

A map showing water features, their Town flow classifications, presence of Jordan Watershed Riparian Buffers, and their approximate locations is attached. 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 Resource Conservation District 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. These segments do not have an associated Jordan Watershed Riparian Buffer.

☐ Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended.

Allison Weakley

Town Staff signature

10/13/17
Date

Stream Determination Area Map

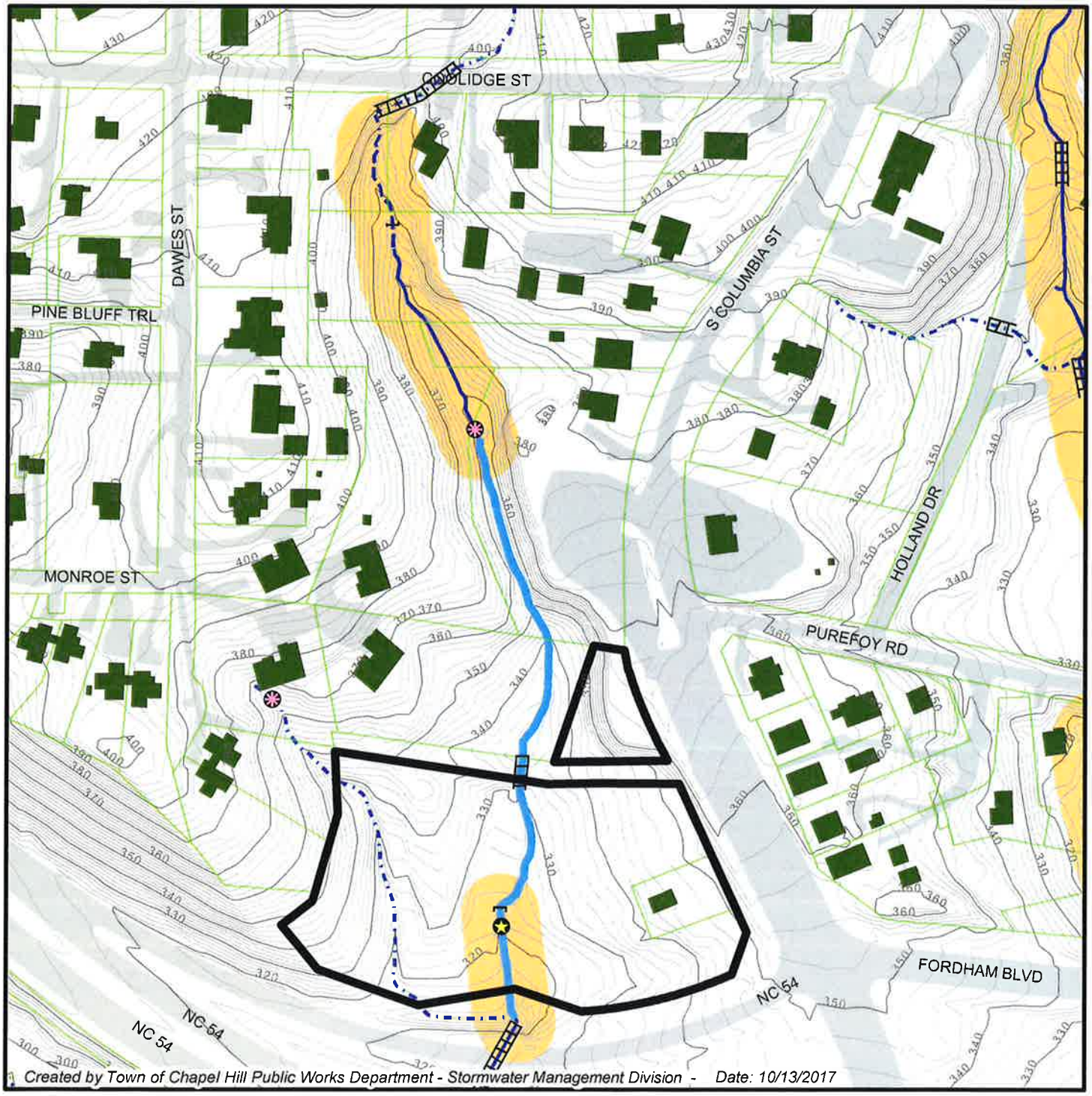
- Unclassified Stream
- Ephemeral Stream
- Intermittent Stream
- Perennial Stream
- Culverts
- 2-foot Contours
- 10-foot Contours
- Buildings
- Parcels
- Subject Property
- Possible Jurisdictional Wetlands
- Approximate Jordan Buffer
- Variant stream regulated as perennial
- Ephemeral Breakpoint
- Intermittent Breakpoint

Address: 1150 South Columbia Street
Chapel Hill, NC
Parcel ID: 9788-20-4502
9788-20-6500
9788-20-5716

0 90 180 360 Feet

1 inch = 183 feet

Stream locations are approximate and must be verified by survey.
Buffers are measured from top of bank.



Created by Town of Chapel Hill Public Works Department - Stormwater Management Division - Date: 10/13/2017

RCD buffers may apply. Please contact the Town of Chapel Hill Planning Department to verify.

USGS 24K Topographic / County Soil Survey Maps

Subject Property

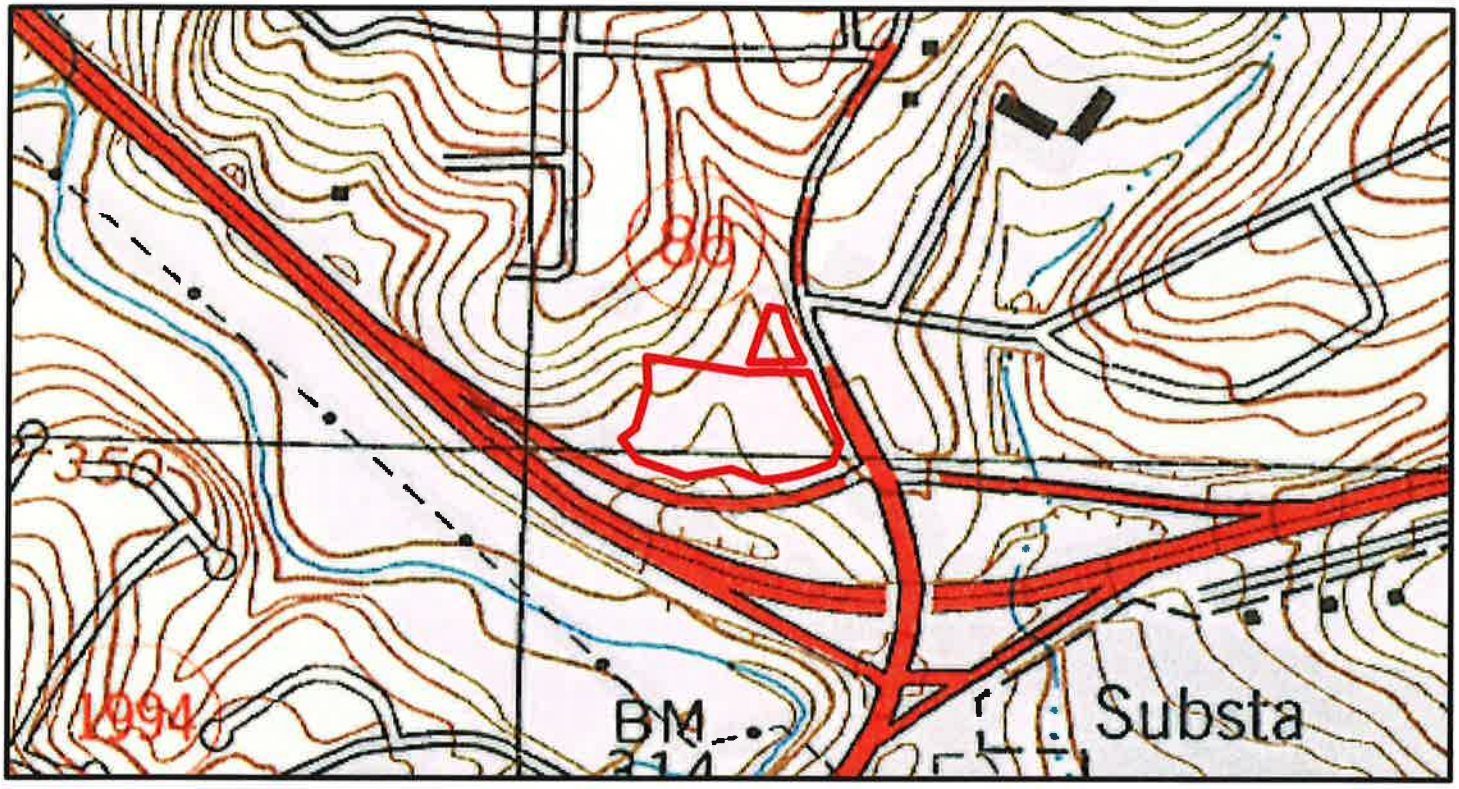
0 160 320 480 640 Feet

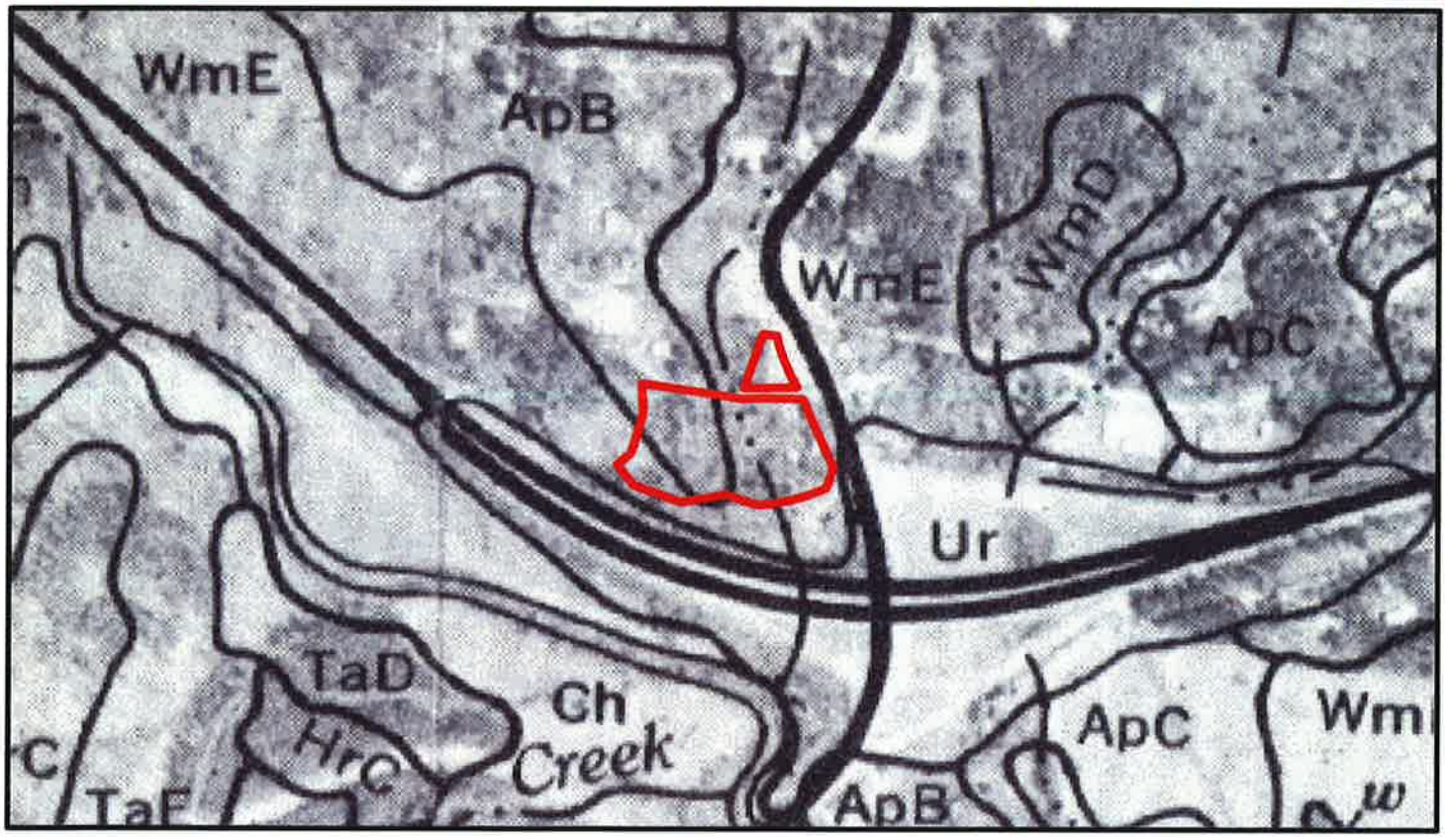
1 inch = 517 feet

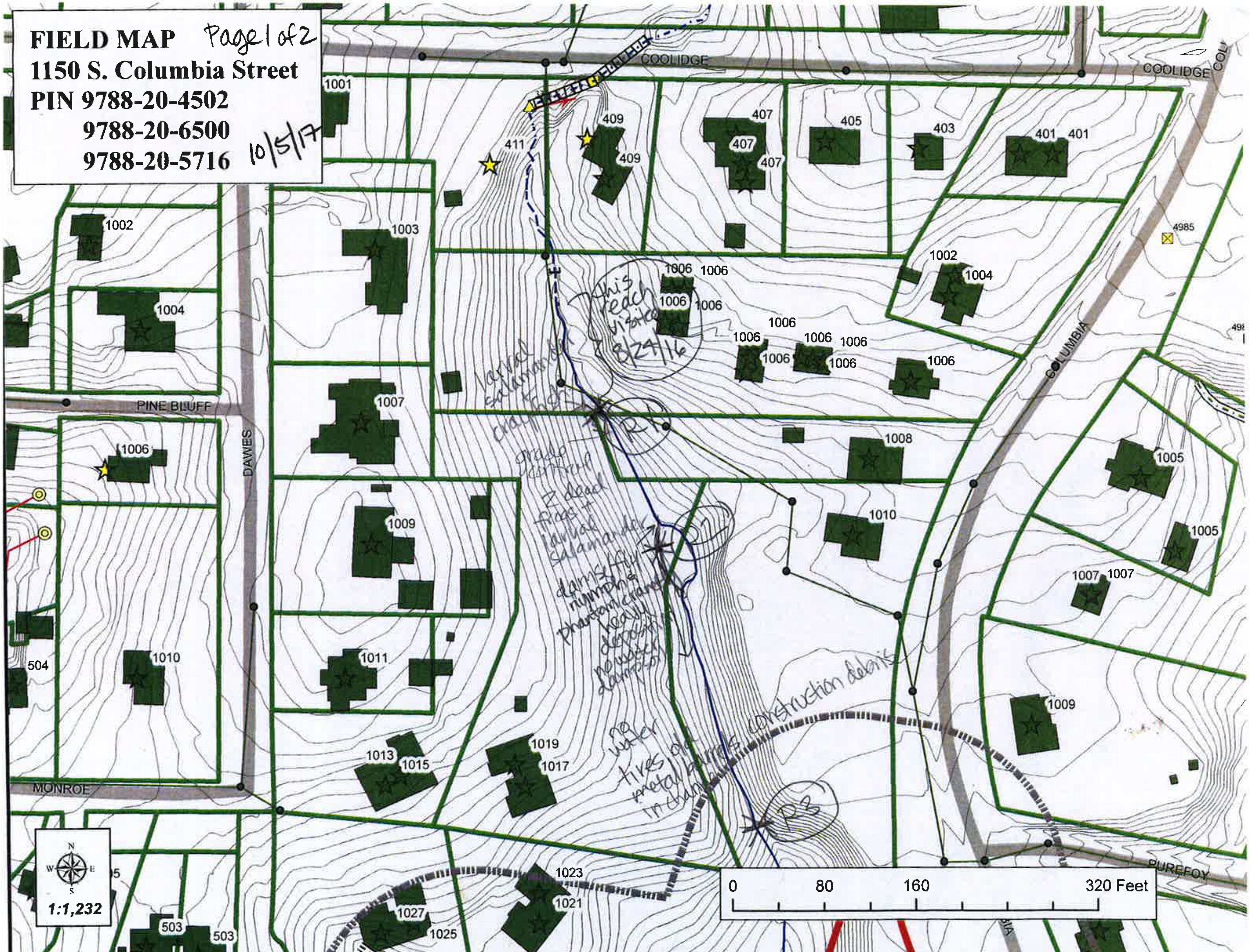
Address: 1150 South Columbia Street, Chapel Hill, NC

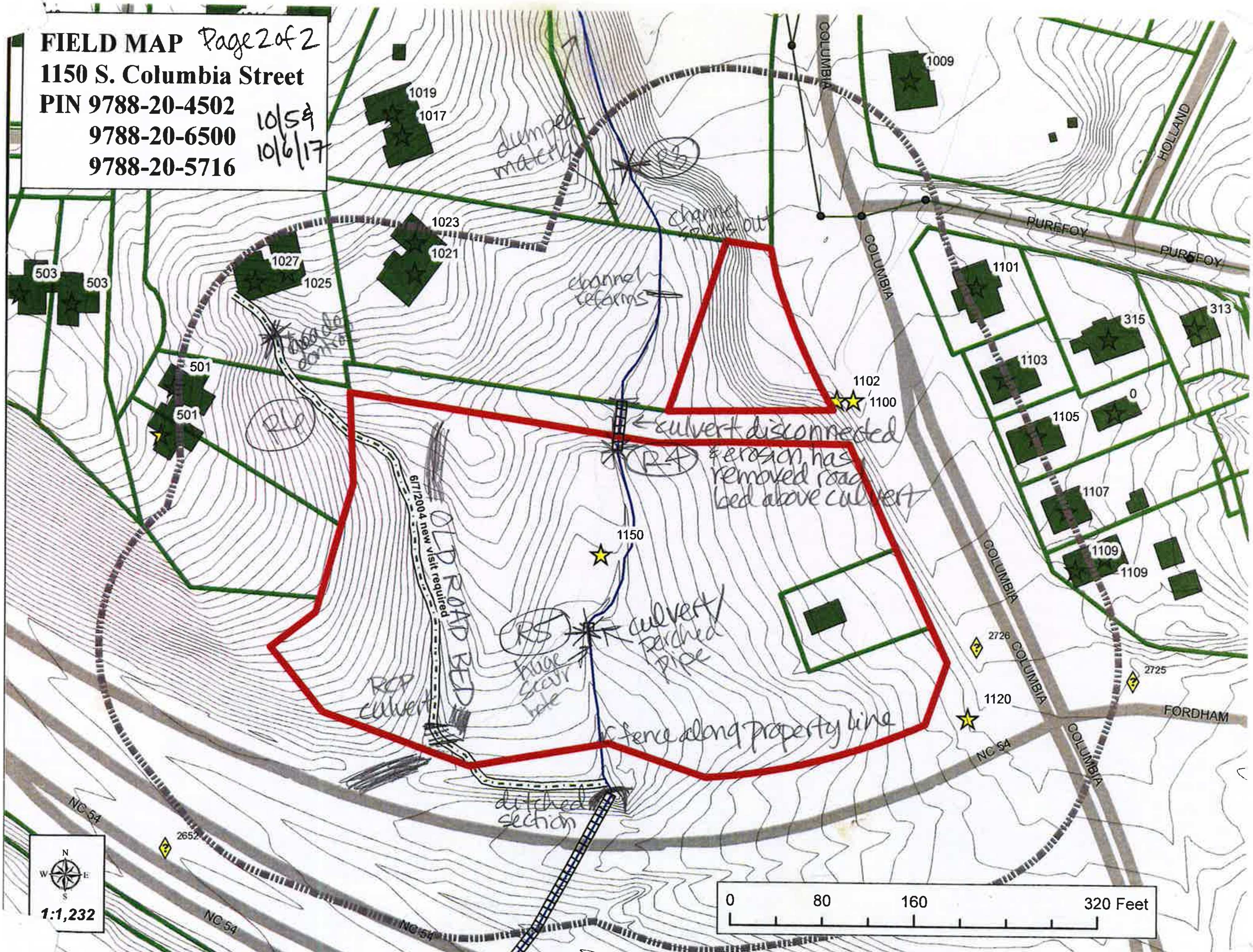
Parcel ID: 9788-20-4502, 9788-20-6500, 9788-20-5716

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 10/13/2017






FIELD MAP Page 1 of 2
1150 S. Columbia Street
PIN 9788-20-4502
9788-20-6500
9788-20-5716
10/5/17
COOLIDGE
COLUMBIA
PINE BLUFF
DAWES
MONROE
PUREFOY
This reach visited 8/24/16
larval salamander + crayfish
R1
grade control
2 dead frogs + larval salamander
R2
heavy deposition
construction debris
no water
tires old metal barrels in channel
R3
0
80
160
320 Feet
N
S
E
W
1:1,232


FIELD MAP Page 2 of 2
1150 S. Columbia Street
PIN 9788-20-4502
9788-20-6500
9788-20-5716
10/5 & 10/6/17
COLUMBIA
PUREFOY
HOLLAND
FORDHAM
NC 54
1009
1019
1017
1023
1021
1027
1025
503
501
1101
1103
1105
1107
1109
315
313
0
1102
1100
1150
1120
2726
2725
2652
dumped material
channel peters out
channel reforms
culvert disconnected & erosion has removed road bed above culvert
R3
R4
R5
R6
culvert/ perched pipe
huge scour hole
fence along property line
OLD ROAD BED
6/7/2004 new visit required
RCP culvert
ditched section
0
80
160
320 Feet
1:1,232

USGS 24K Topographic / County Soil Survey Maps

Site Parcel Boundary

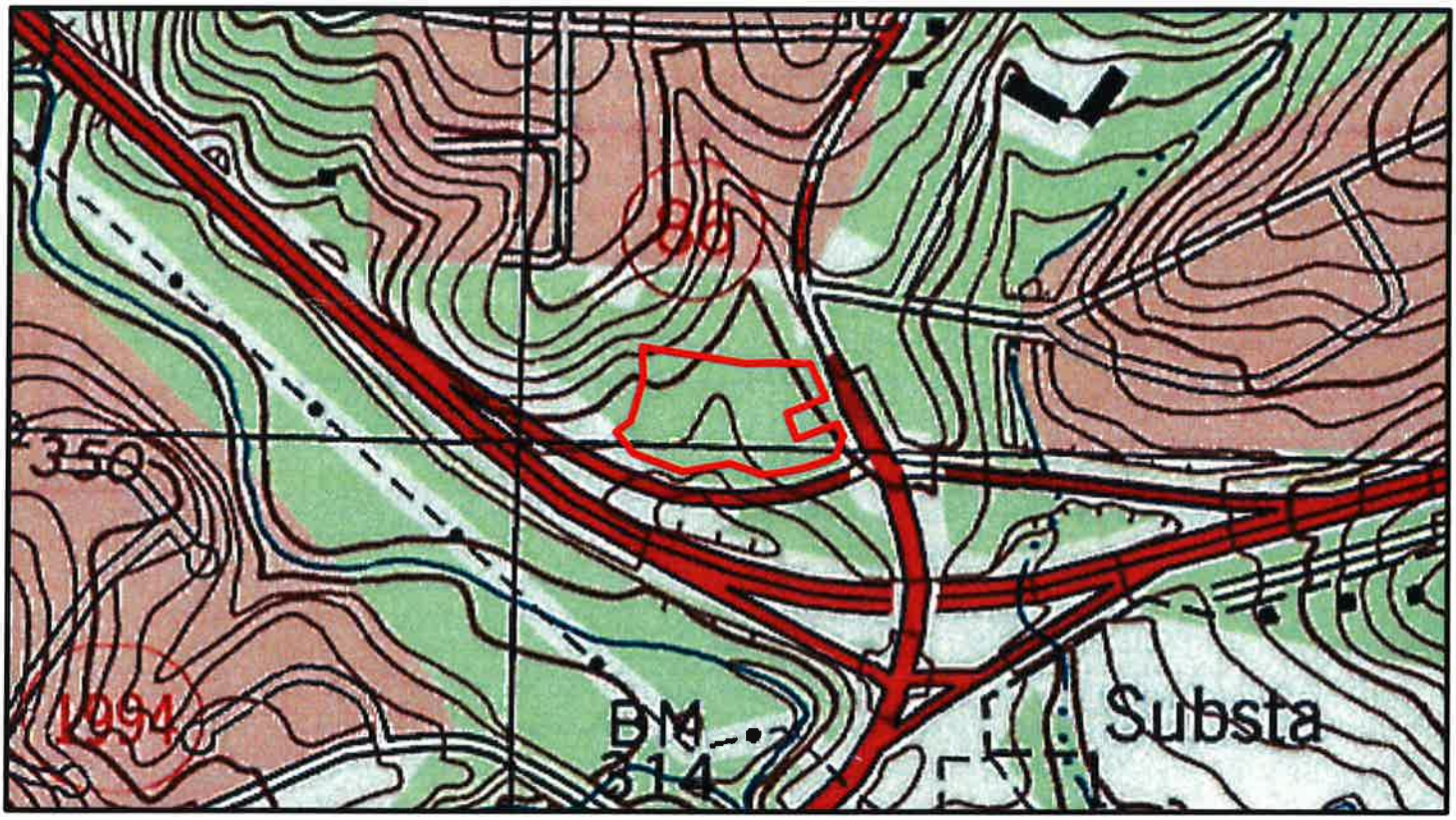
0 150 300 450 600 Feet

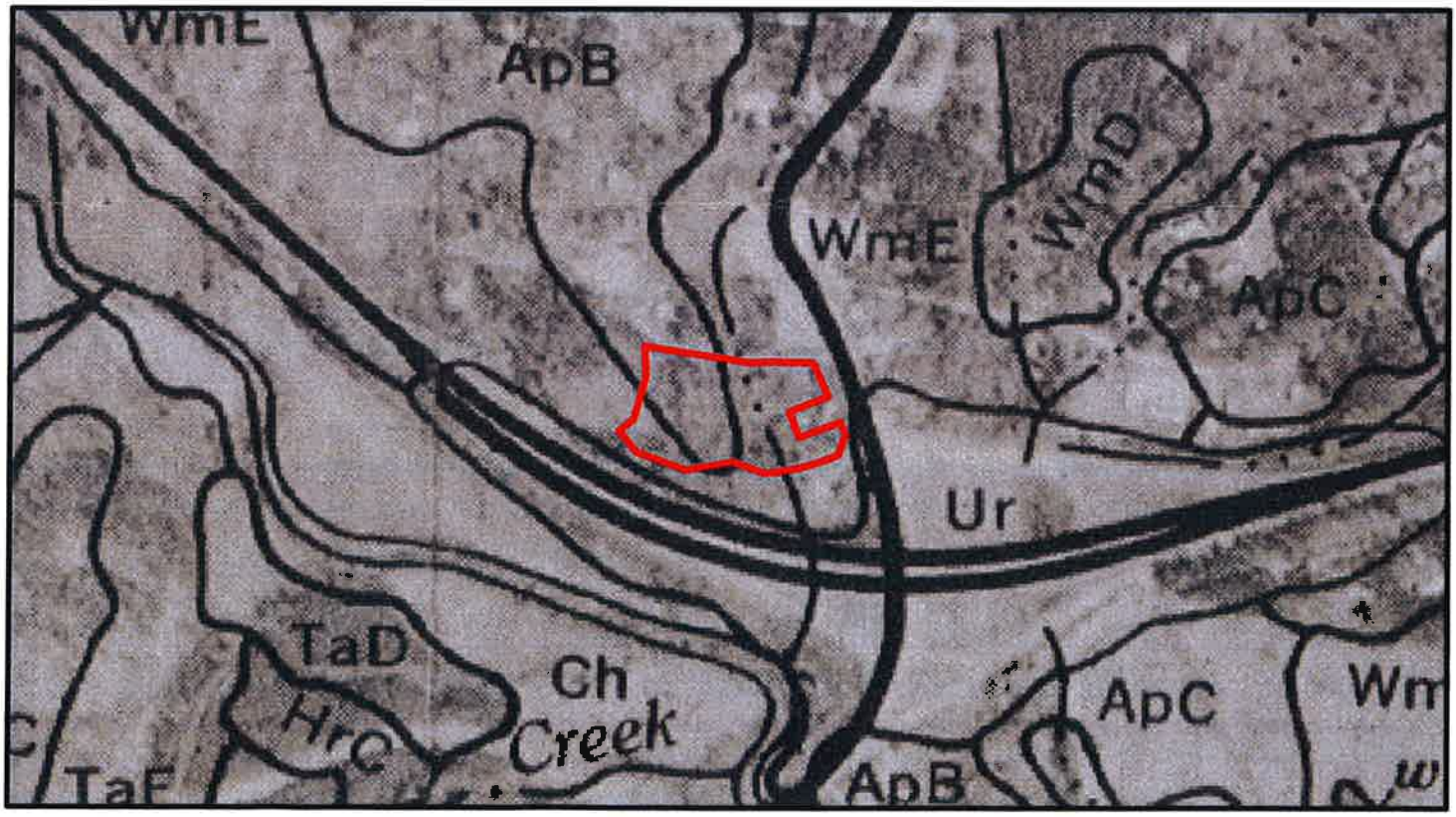
1 inch = 500 feet

Address: NW corner S Columbia St. and Fordham Blvd.

Parcel ID: 9788-20-4502

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division -- 6/3/2011





20171005l115

R1

NC DWQ Stream Identification Form Version 4.11

Date: 10/5/17	**Project/Site:** 1150 S. Columbia St	**Latitude:** 35.897
Evaluator: Weakley, Salat	**County:** Orange	**Longitude:** -79.06
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 30.5	**Stream Determination (circle one)** Ephemeral Intermittent (Perennial)	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 11)	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 cobble silt some gravel	0	1	← (2)	3
5. Active/relict floodplain lots of deposition in FP	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 = 10)				
12. Presence of Baseflow water flowing throughout channel with no rain in ~3 weeks	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 = 9.5)				
18. Fibrous roots in streambed	(3)	2	1	0
19. Rooted upland plants in streambed	(3)	2	1	0
⊛ 20. Macrobenthos (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 none	FACW = 0.75; OBL = 1.5 Other = 0			

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

Notes: Pouch snail, aquatic worm, phantom craneflies, damselfly nymph, dead adult frogs, larval salamander

Sketch: Feature begins @ grade control downstream from sewerline crossing. Larval salamander & crayfish found just upstream from grade control & downstream from sewerline (near property line). Channel much less defined than it is upstream. See Field Map.

⊛ → ID of Phantom Cranefly (Ptychopteridae) & Damselfly nymph (Calopterygidae) confirmed by Larry Eaton, retired NCDWR biologist.

20171005 1503

R2

NC DWQ Stream Identification Form Version 4.11

Date: 10/5/17	**Project/Site:** 1150 S Columbia St	**Latitude:** 35.896
Evaluator: Weakley, Salat	**County:** Orange	**Longitude:** -79.059
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 17	**Stream Determination (circle one)** Ephemeral Intermittent Perennial	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 11)	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 (sand, some gravel, boulders (one reach))	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? (yes in one area of reach see photo)	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. Macrobenthos (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 (none)	FACW = 0.75; OBL = 1.5 Other = 0			

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

Notes:

Sketch: Reach begins @ grade control (woody debris). No water present, but channel full of sediment that is damp & flow splays out then re-channelizes in lower reach where considerable dumping has taken place. See Field Map.

20171005154

(R3)

NC DWQ Stream Identification Form Version 4.11

Date: 10/5/17	**Project/Site:** 1150 S. Columbia St	**Latitude:** 35.896
Evaluator: Weakley, Salat	**County:** Orange	**Longitude:** -79.059
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 18.5	**Stream Determination (circle one)** (Ephemeral) Intermittent Perennial	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 13)	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 (cobble, gravel, sand, silt)	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 = 1.5)				
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. Macrobenthos (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: Reach begins @ prominent grade control, channel splays out, then reforms upstream from culvert. A lot of debris in channel in upper reach. See Field Map.

20171005 1619

NC DWQ Stream Identification Form Version 4.11

R4

Date: 10/5/17	**Project/Site:** 1150 S. Columbia St	**Latitude:** 35.895
Evaluator: Weakley, Salat	**County:** Orange	**Longitude:** -79.059
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 16	**Stream Determination (circle one)** (Ephemeral) Intermittent Perennial	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 10.5)	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 (mud, cobble, gravel, sand, silt)	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 = 1.5)				
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. Macrobenthos (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: Reach begins @ culvert outfall. channel flattens then reforms upstream of 2nd culvert (see Field Map).

20171006 1320

RS

NC DWQ Stream Identification Form Version 4.11

Date: 10/6/17	**Project/Site:** 115 S. Columbia St.	**Latitude:** 35.897
Evaluator: Weakley, Salat	**County:** Orange	**Longitude:** -79.059
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 = 13)	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 lots of sediment	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 = 5)				
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? stained w/ rain in weeks	No = 0		(Yes = 3)	

C. Biology (Subtotal = 6)				
18. Fibrous roots in streambed	(3)	2	1	0
19. Rooted upland plants in streambed	(3)	2	1	0
20. Macrobenthos (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 none	FACW = 0.75; OBL = 1.5 Other = 0			

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

Notes:

Sketch: Reach begins @ perched culvert outfall (see Field Map). Channel weakens in lower reach near fence. A lot of debris in channel, with large scour hole below culvert outfall.

20171006 1343

NC DWQ Stream Identification Form Version 4.11

(RL6)

Date: 10/6/17	**Project/Site:** US 64 Columbia St	**Latitude:** 35.895
Evaluator: Weakley, Salat	**County:** Orange	**Longitude:** -79.06
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 13	**Stream Determination (circle one)** Ephemeral Intermittent Perennial	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 8)	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 = 1)				
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. Macrobenthos (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 @ grade control on PIN 9788-20-1859 (see Field Map). Old road bed adj. to left bank in lower reach, and crosses feature @ culvert just upstream of ditched section that follows NC 54.

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

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: Philip Szostak

Mailing Address: 310 1/2 W. Franklin St.

City, State, ZIP: Chapel Hill, NC 27516

Phone / FAX / Email: 919-929-5244 / 919-960-7967 / pszostak@szostakdesign.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:

P. Szostak (Signature) 9/15/2017 (Date)

Owner Name(s): Philip Szostak (Please print)

Company Name (if applicable): Szostak Design

Property Information

Fill in both columns, *or* fill in Parcel ID Number (PIN) and attach a site map indicating location.

Parcel ID Number (PIN)	Address / Location Description
9788-20-4502 / 4520 - 716	1150 South Columbia St. Chapel Hill, NC 27514

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.

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

Stream Determination Request
AUTHORIZED AGENT FOR LEGAL REPRESENTATION FORM

PROPERTY LEGAL DESCRIPTION:

PARCEL ID (PIN) 9788.20.4502 / 9506 / 5716

STREET ADDRESS: 1150 South Columbia St. Chapel Hill, NC 27514

Please print:
Property Owner: Roland Flamiech MGR FOR C. H. Hunter Associates L.P.

Property Owner: _____

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

Philip Szostak (Contractor/Agent), of Szostak Design (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):

Twenty One Glenwild Ave #203, Raleigh NC 27603

Owner Telephone: 919 821 4655 Email: Rland@mmecaking.com

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

Owner Authorized Signature — Date 9.18.17

Owner Authorized Signature — Date

P. Szostak — Contractor/Agent Authorized Signature — Date 9/18/2017

Version 2/21/2017

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 13, 2011

Philip Szostak
310 ½ West Franklin Street
Chapel Hill, NC 27514

Dear Mr. Szostak,

As requested, the Town Public Works Department has performed a stream determination on the property 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 property in question or nearby properties. These streams and their classifications are shown on the accompanying map. Stream segments regulated by the Jordan Lake Stream Buffer ordinance 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 and Jordan Lake Stream Buffer. Specific land use regulations and restrictions apply within the boundaries of these protected areas. If you are considering any kind of work on your property, including clearing vegetation, paving, grading, or building, please consult with the Town Planning Department to determine the possible extent of the Resource Conservation District and Jordan Lake Stream Buffer on your property and corresponding regulations.

This classification will remain in effect for five years from the date of the site visit before a request for reclassification will be considered, unless the stream channel characteristics are significantly altered as a result of watershed changes.

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 stream determinations, please contact me at (919) 969-7202. If you have questions regarding the Town's Resource Conservation Districts or the Jordan Riparian Buffer regulations, please contact the Planning Department at (919) 968-2728, or view information online at http://www.townofchapelhill.org/index.aspx?page=1615.

Regards,

Patricia D'Arconte
Water Quality Specialist

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STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9788-20-4502	NW Corner S Columbia & Fordham

These are the results of a site visit to the properties listed above for a stream determination conducted on 5/25/2011 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 shown on the attached map.

A map showing water features, their Town flow classifications, presence of Jordan Riparian Buffers, and their approximate locations is attached. 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 or Jordan Stream Buffer:

☐ FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated Resource Conservation District must 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 Stream Buffer.

☐ Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended.

Town Staff signature

6/13/2011
date

Stream Determination Area Map

- Unclassified Stream
- Ephemeral Stream
- Intermittent Stream
- Perennial Stream
- Culverts
- 2-foot Contours
- 10-foot Contours
- Buildings
- Parcels
- Site visited
- Non-regulated Waterbody
- Non-perennial Waterbody
- Wide Perennial Stream
- Perennial Waterbody
- Approximate Jordan Buffer
- Ephemeral Breakpoint
- Intermittent Breakpoint
- Perennial Breakpoint

Address: NW corner of S Columbia and Fordham

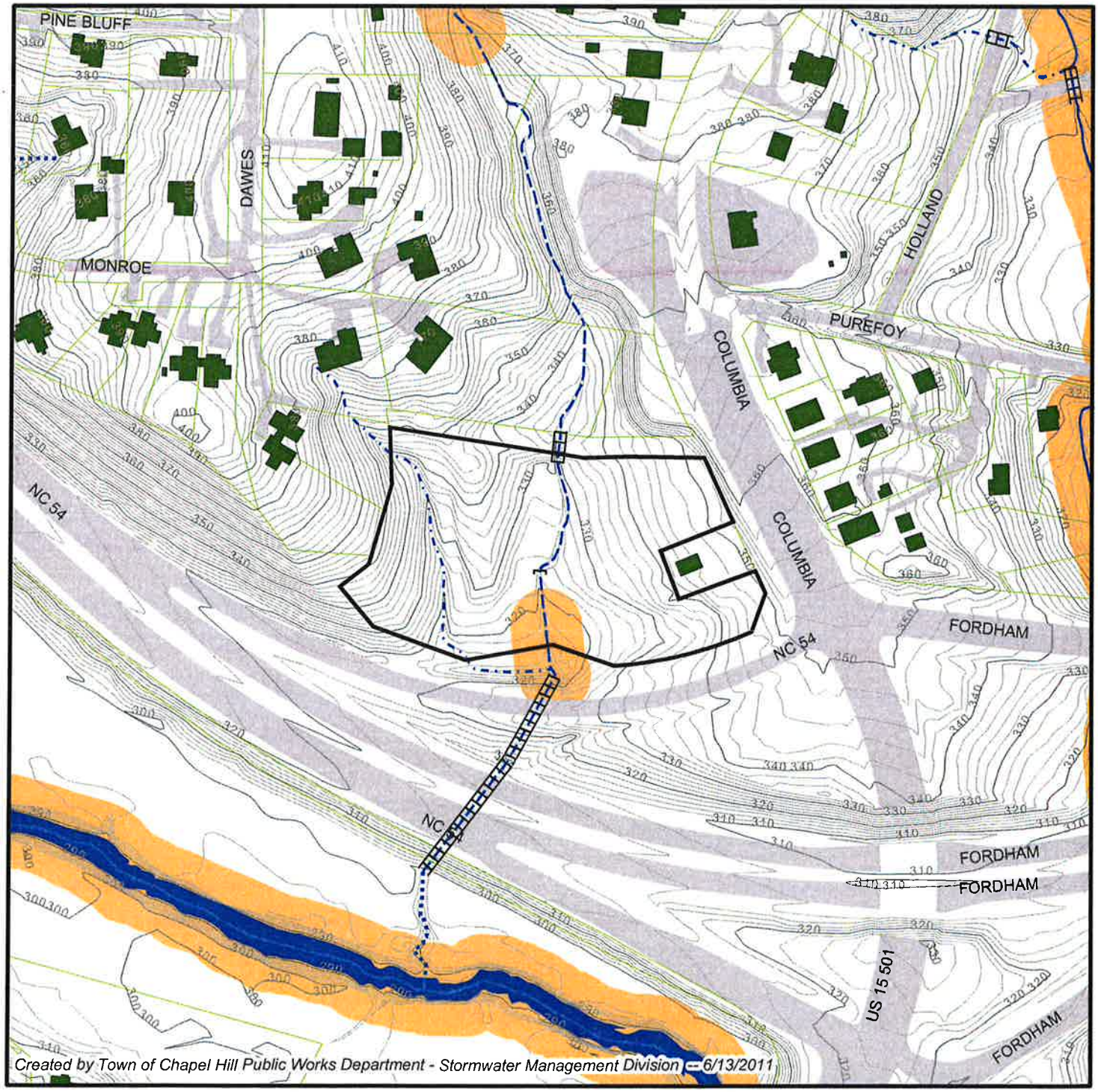
Parcel ID: 9788-20-4502

TMBL: 7.126.E.1

0 50 100 200 Feet

1 inch = 200 feet

Stream locations are approximate and must be verified by survey.



Created by Town of Chapel Hill Public Works Department - Stormwater Management Division - 6/13/2011