

6/8/2017

Mr. Jacob D. Bachman, RLA
ColeJenest & Stone, P.A.
200 S Tryon St. Suite 1400
Charlotte, NC 2802

Re: **Potts Street Development**
Approval of Request for Stream Exemption
Potts Street
Davidson, North Carolina

Please be advised that the Request for Stream Exemption that you submitted for **Potts Street Development** has been approved by this Office. The stream reach to which this exemption applies is shown on the attached aerial photograph. This stream reach will not be subject to the buffer requirements of the Post Construction Storm Water Ordinance. Please note that this letter does not exempt the stream reach from compliance with other local, state, or federal ordinances involving jurisdictional stream / wetland requirements, such as Section 401 and 404 of the Clean Water Act.

This approval is required prior to the approval of your Concept Plan for this project and prior to your submittal of the Storm Water Management Permit Application. Please be sure to attach a copy of this approval letter to your Concept Plan Application and Storm Water Management Permit Application to avoid delay in application review.

The Planning Department for the **Town of Davidson** is being notified of this approval by copy of this letter.

If you have any questions, please call Nick Finelli at 980-721-9390.

Sincerely,

Nicholas Finelli
Environmental Specialist

Attachment

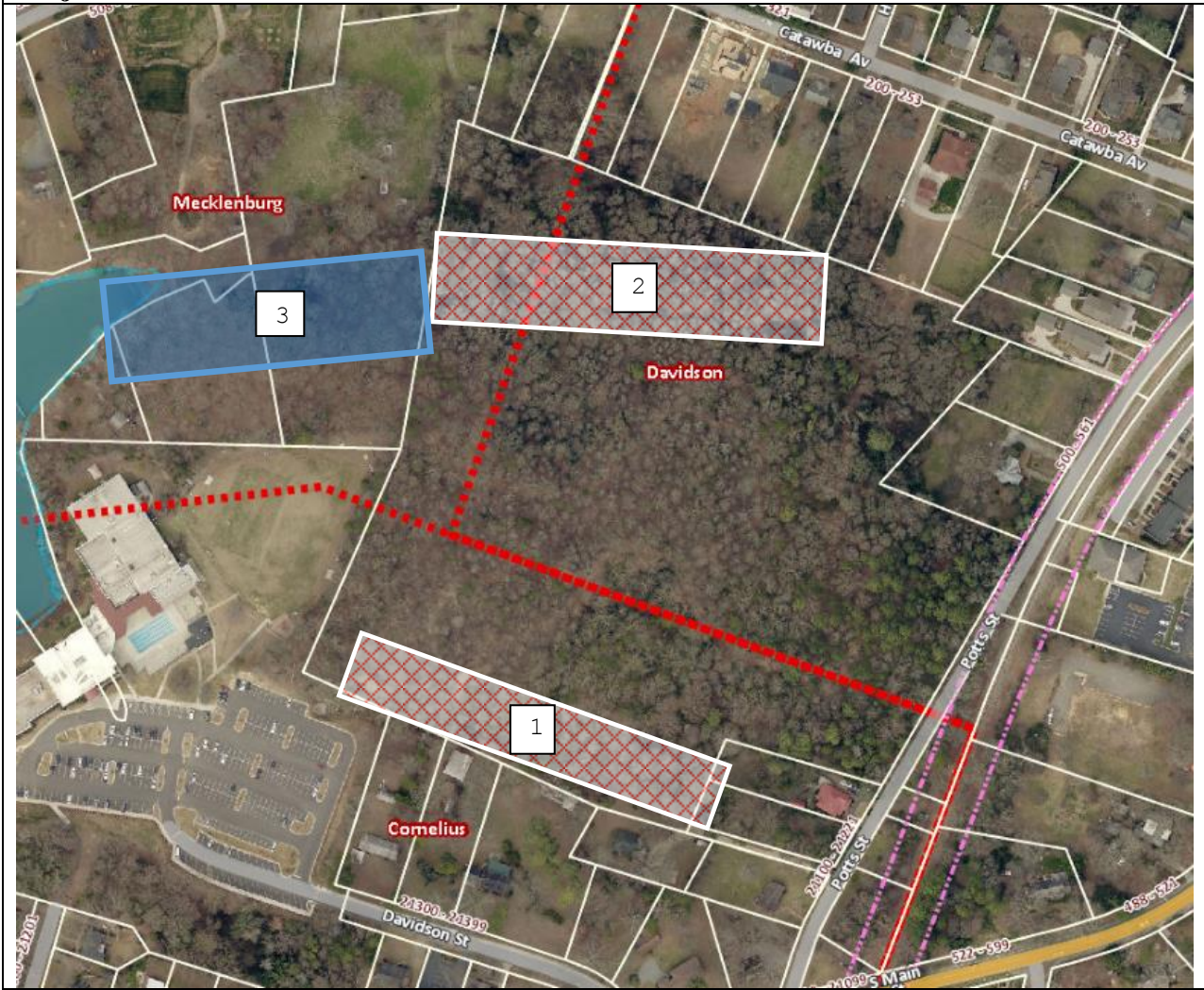
CC: Town of Davidson Planning Department

Form PCO# 39



Stream Reach Aerial Photograph

Project Name: Potts Street Development

Project Location: Potts Street, Davidson NC



LEGEND:

-  = Stream reach exempt from the Post Construction buffer requirements
-  = Stream reach not exempt from the Post Construction buffer requirements



Stream Reach Evaluation Form

Date:	6/8/2017	Evaluator:	J. Klingler	Easting:	
Project:	Potts Street Development			Northing:	
Total Points: Stream is at least intermittent if ≥ 19 or perennial if ≥ 30 (right-click the purple number and left-click Update Field to summarize points)					14.5

A. Geomorphology	Absent	Weak	Moderate	Strong	SCORE
1 ^a . Continuous bed and bank	0	1	2	3	1
2. Sinuosity	0	1	2	3	0
3. In-channel structure: riffle pool sequence	0	1	2	3	0
4. Soil texture or stream substrate sorting.	0	1	2	3	0
5. Active/relic floodplain	0	1	2	3	0
6. Depositional bars or benches	0	1	2	3	0
7. Braided channel	0	1	2	3	0
8. Recent alluvial deposits	0	1	2	3	1
9 ^a . Natural levels	0	1	2	3	1
10. Headcuts	0	1	2	3	0
11. Grade controls	0	0.5	1	1.5	0
12. Natural valley or drainageways	0	0.5	1	1.5	0
13. Second or greater order channel on existing USGS or NRCS map or other documented evidence.	No = 0		Yes = 3		0

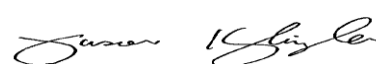
^a Man-made ditches are not rated: see discussion in Manual

B. Hydrology	Absent	Weak	Moderate	Strong	SCORE
14. Groundwater flow or discharge	0	1	2	3	2
15. Water in channel and >48 hrs since rain, or water in channel ~ dry or growing season	0	1	2	3	1
16. Leaf litter	1.5	1	0.5	0	0.5
17. Sediment on plants or debris	0	0.5	1	1.5	0
18. Organic debris lines or piles (Wrack lines)	0	0.5	1	1.5	2
19. Hydric soils (redoximorphic struct.) present?	No = 0		Yes = 1.5		0.5

C. Biology	Absent	Weak	Moderate	Strong	SCORE
20 ^b . Fibrous roots in channel	3	2	1	0	2
21 ^b . Rooted plants in channel	3	2	1	0	2
22. Crayfish	0	0.5	1	1.5	0
23. Bivalves	0	1	2	3	0
24. Fish	0	0.5	1	1.5	0
25. Amphibians	0	0.5	1	1.5	0
26. Macrobenthos (note diversity and abundance)	0	0.5	1	1.5	0
27. Filamentous algae: periphyton	0	1	2	3	0
28. Iron oxidizing bacteria/fungus	0	0.5	1	1.5	1.5
29 ^b . Wetland plants in streambed	FAC= 0.5, FACW= 0.75, OBL= 1.5, SAV= 2.0, Other= 0				0

^b Items 20 & 21 focus on the presence of upland plants, Item 29 focuses on the presence of aquatic/wetland plants.

Notes:	1
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I certify that this evaluation conforms to the latest version of the NCDWQ document entitled <u>Identification and Methods for the Origins of Intermittent and Perennial Streams.</u>	 _____ Signature of Certified Evaluator
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Potts Street Development

Date:	6//2017	Evaluator:	J. Klingler	Easting:	
Project:	Potts Street Development			Northing:	
Total Points:					8.5
Stream is at least intermittent if ≥ 19 or perennial if ≥ 30 (right-click the purple number and left-click Update Field to summarize points)					


A. Geomorphology	Absent	Weak	Moderate	Strong	SCORE
1 ^a . Continuous bed and bank	0	1	2	3	1
2. Sinuosity	0	1	2	3	1
3. In-channel structure: riffle pool sequence	0	1	2	3	
4. Soil texture or stream substrate sorting.	0	1	2	3	
5. Active/relic floodplain	0	1	2	3	
6. Depositional bars or benches	0	1	2	3	
7. Braided channel	0	1	2	3	
8. Recent alluvial deposits	0	1	2	3	
9 ^a . Natural levees	0	1	2	3	
10. Headcuts	0	1	2	3	
11. Grade controls	0	0.5	1	1.5	
12. Natural valley or drainageways	0	0.5	1	1.5	1
13. Second or greater order channel on existing USGS or NRCS map or other documented evidence.	No = 0		Yes = 3		
^a Man-made ditches are not rated: see discussion in Manual					

B. Hydrology	Absent	Weak	Moderate	Strong	SCORE
14. Groundwater flow or discharge	0	1	2	3	
15. Water in channel and >48 hrs since rain, or water in channel ~ dry or growing season	0	1	2	3	
16. Leaf litter	1.5	1	0.5	0	.5
17. Sediment on plants or debris	0	0.5	1	1.5	1
18. Organic debris lines or piles (Wrack lines)	0	0.5	1	1.5	.5
19. Hydric soils (redoximorphic struct.) present?	No = 0		Yes = 1.5		

C. Biology	Absent	Weak	Moderate	Strong	SCORE
20 ^b . Fibrous roots in channel	3	2	1	0	1
21 ^b . Rooted plants in channel	3	2	1	0	1
22. Crayfish	0	0.5	1	1.5	.5
23. Bivalves	0	1	2	3	
24. Fish	0	0.5	1	1.5	
25. Amphibians	0	0.5	1	1.5	
26. Macroinvertebrates (note diversity and abundance)	0	0.5	1	1.5	
27. Filamentous algae: periphyton	0	1	2	3	
28. Iron oxidizing bacteria/fungus	0	0.5	1	1.5	
29 ^b . Wetland plants in streambed	FAC= 0.5, FACW= 0.75, OBL= 1.5, SAV= 2.0, Other= 0				

^b Items 20 & 21 focus on the presence of upland plants, Item 29 focuses on the presence of aquatic/wetland plants.

Notes: 2

<p>I certify that this evaluation conforms to the latest version of the NCDWQ document entitled <u>Identification and Methods for the Origins of Intermittent and Perennial Streams</u>.</p>	 <hr/> Signature of Certified Evaluator
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Potts Street Development

Date:	6/8/2017	Evaluator:	J. Klingler	Easting:	
Project:	Potts Street Development			Northing:	
Total Points:					22
Stream is at least intermittent if ≥ 19 or perennial if ≥ 30 (right-click the purple number and left-click Update Field to summarize points)					

A. Geomorphology

	Absent	Weak	Moderate	Strong	SCORE
1 ^a . Continuous bed and bank	0	1	2	3	2
2. Sinuosity	0	1	2	3	2
3. In-channel structure: riffle pool sequence	0	1	2	3	0
4. Soil texture or stream substrate sorting.	0	1	2	3	0
5. Active/relic floodplain	0	1	2	3	1
6. Depositional bars or benches	0	1	2	3	1
7. Braided channel	0	1	2	3	0
8. Recent alluvial deposits	0	1	2	3	1
9 ^a . Natural levees	0	1	2	3	0
10. Headcuts	0	1	2	3	1
11. Grade controls	0	0.5	1	1.5	0
12. Natural valley or drainageways	0	0.5	1	1.5	0.5
13. Second or greater order channel on <u>existing</u> USGS or NRCS map or other documented evidence.	No = 0		Yes = 3		0

^a Man-made ditches are not rated: see discussion in Manual

B. Hydrology

14. Groundwater flow or discharge	0	1	2	3	3
15. Water in channel and >48 hrs since rain, or water in channel ~ dry or growing season	0	1	2	3	2
16. Leaf litter	1.5	1	0.5	0	1
17. Sediment on plants or debris	0	0.5	1	1.5	0.5
18. Organic debris lines or piles (Wrack lines)	0	0.5	1	1.5	0.5
19. Hydric soils (redoximorphic struct.) present?	No = 0		Yes = 1.5		1.5

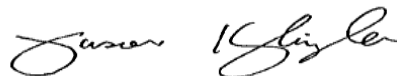
C. Biology

20 ^b . Fibrous roots in channel	3	2	1	0	2
21 ^b . Rooted plants in channel	3	2	1	0	2
22. Crayfish	0	0.5	1	1.5	0.5
23. Bivalves	0	1	2	3	0
24. Fish	0	0.5	1	1.5	0
25. Amphibians	0	0.5	1	1.5	0
26. Macroinvertebrates (note diversity and abundance)	0	0.5	1	1.5	0
27. Filamentous algae: periphyton	0	1	2	3	0
28. Iron oxidizing bacteria/fungus	0	0.5	1	1.5	1.5
29 ^b . Wetland plants in streambed	FAC= 0.5, FACW= 0.75, OBL= 1.5, SAV= 2.0, Other= 0				0

^b Items 20 & 21 focus on the presence of upland plants, Item 29 focuses on the presence of aquatic/wetland plants.

Notes:	3
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I certify that this evaluation conforms to the latest version of the NCDWQ document entitled Identification and Methods for the Origins of Intermittent and Perennial Streams.



Signature of Certified Evaluator

Potts Street Development

Date:	6/17/2017	Evaluator:	N. Finelli	Easting:	
Project:	Potts Street Development			Northing:	
Total Points:					13
Stream is at least intermittent if ≥ 19 or perennial if ≥ 30 (right-click the purple number and left-click Update Field to summarize points)					


A. Geomorphology	Absent	Weak	Moderate	Strong	SCORE
1 ^a . Continuous bed and bank	0	1	2	3	1
2. Sinuosity	0	1	2	3	0
3. In-channel structure: riffle pool sequence	0	1	2	3	0
4. Soil texture or stream substrate sorting.	0	1	2	3	1
5. Active/relic floodplain	0	1	2	3	0
6. Depositional bars or benches	0	1	2	3	0
7. Braided channel	0	1	2	3	0
8. Recent alluvial deposits	0	1	2	3	0
9 ^a . Natural levees	0	1	2	3	0
10. Headcuts	0	1	2	3	0
11. Grade controls	0	0.5	1	1.5	0
12. Natural valley or drainageways	0	0.5	1	1.5	0.5
13. Second or greater order channel on <u>existing</u> USGS or NRCS map or other documented evidence.	No = 0		Yes = 3		0
^a Man-made ditches are not rated: see discussion in Manual					

B. Hydrology	Absent	Weak	Moderate	Strong	SCORE
14. Groundwater flow or discharge	0	1	2	3	2
15. Water in channel and >48 hrs since rain, or water in channel ~ dry or growing season	0	1	2	3	2
16. Leaf litter	1.5	1	0.5	0	1
17. Sediment on plants or debris	0	0.5	1	1.5	0.5
18. Organic debris lines or piles (Wrack lines)	0	0.5	1	1.5	0.5
19. Hydric soils (redoximorphic struct.) present?	No = 0		Yes = 1.5		1.5

C. Biology	Absent	Weak	Moderate	Strong	SCORE
20 ^b . Fibrous roots in channel	3	2	1	0	1
21 ^b . Rooted plants in channel	3	2	1	0	0
22. Crayfish	0	0.5	1	1.5	0
23. Bivalves	0	1	2	3	0
24. Fish	0	0.5	1	1.5	0
25. Amphibians	0	0.5	1	1.5	0
26. Macroinvertebrates (note diversity and abundance)	0	0.5	1	1.5	0
27. Filamentous algae: periphyton	0	1	2	3	0
28. Iron oxidizing bacteria/fungus	0	0.5	1	1.5	1.5
29 ^b . Wetland plants in streambed	FAC= 0.5, FACW= 0.75, OBL= 1.5, SAV= 2.0, Other= 0				0

^b Items 20 & 21 focus on the presence of upland plants, Item 29 focuses on the presence of aquatic/wetland plants.

Notes:	This reach ends and the FES on the YMCA property and begins 100 feet east on the Potts Street Development site. (Reach 1)
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I certify that this evaluation conforms to the latest version of the NCDWQ document entitled <u>Identification and Methods for the Origins of Intermittent and Perennial Streams</u> .	 <hr/> Signature of Certified Evaluator
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Potts Street Development

Date:	6/8/2017	Evaluator:	N. Finelli	Easting:	
Project:	Potts Street Development			Northing:	
Total Points: Stream is at least intermittent if ≥ 19 or perennial if ≥ 30 (right-click the purple number and left-click Update Field to summarize points)					9.0


A. Geomorphology	Absent	Weak	Moderate	Strong	SCORE
1 ^a . Continuous bed and bank	0	1	2	3	1
2. Sinuosity	0	1	2	3	1
3. In-channel structure: riffle pool sequence	0	1	2	3	0
4. Soil texture or stream substrate sorting.	0	1	2	3	0
5. Active/relic floodplain	0	1	2	3	0
6. Depositional bars or benches	0	1	2	3	0
7. Braided channel	0	1	2	3	0
8. Recent alluvial deposits	0	1	2	3	0
9 ^a . Natural levees	0	1	2	3	0
10. Headcuts	0	1	2	3	0
11. Grade controls	0	0.5	1	1.5	0
12. Natural valley or drainageways	0	0.5	1	1.5	1
13. Second or greater order channel on <u>existing</u> USGS or NRCS map or other documented evidence.	No = 0		Yes = 3		0
^a Man-made ditches are not rated: see discussion in Manual					

B. Hydrology	Absent	Weak	Moderate	Strong	SCORE
14. Groundwater flow or discharge	0	1	2	3	0
15. Water in channel and >48 hrs since rain, or water in channel ~ dry or growing season	0	1	2	3	1
16. Leaf litter	1.5	1	0.5	0	1
17. Sediment on plants or debris	0	0.5	1	1.5	0.5
18. Organic debris lines or piles (Wrack lines)	0	0.5	1	1.5	0
19. Hydric soils (redoximorphic struct.) present?	No = 0		Yes = 1.5		0

C. Biology	Absent	Weak	Moderate	Strong	SCORE
20 ^b . Fibrous roots in channel	3	2	1	0	2
21 ^b . Rooted plants in channel	3	2	1	0	1
22. Crayfish	0	0.5	1	1.5	0
23. Bivalves	0	1	2	3	0
24. Fish	0	0.5	1	1.5	0
25. Amphibians	0	0.5	1	1.5	0
26. Macroinvertebrates (note diversity and abundance)	0	0.5	1	1.5	0
27. Filamentous algae: periphyton	0	1	2	3	0
28. Iron oxidizing bacteria/fungus	0	0.5	1	1.5	0.5
29 ^b . Wetland plants in streambed	FAC= 0.5, FACW= 0.75, OBL= 1.5, SAV= 2.0, Other= 0				0

^b Items 20 & 21 focus on the presence of upland plants, Item 29 focuses on the presence of aquatic/wetland plants.

Notes:	This reach begins roughly 200 feet to the east of the property line and turns intermittent near the property line. (Reach 2)
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I certify that this evaluation conforms to the latest version of the NCDWQ document entitled <u>Identification and Methods for the Origins of Intermittent and Perennial Streams</u> .	 <hr/> Signature of Certified Evaluator
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Potts Street Development

Date:	6/8/2017	Evaluator:	N. Finelli	Easting:	
Project:	Potts Street Development			Northing:	
Total Points:					20.5
Stream is at least intermittent if ≥ 19 or perennial if ≥ 30 (right-click the purple number and left-click Update Field to summarize points)					

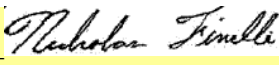
A. Geomorphology	Absent	Weak	Moderate	Strong	SCORE
1 ^a . Continuous bed and bank	0	1	2	3	1
2. Sinuosity	0	1	2	3	2
3. In-channel structure: riffle pool sequence	0	1	2	3	1
4. Soil texture or stream substrate sorting.	0	1	2	3	1
5. Active/relic floodplain	0	1	2	3	0
6. Depositional bars or benches	0	1	2	3	0
7. Braided channel	0	1	2	3	0
8. Recent alluvial deposits	0	1	2	3	0
9 ^a . Natural levees	0	1	2	3	1
10. Headcuts	0	1	2	3	0
11. Grade controls	0	0.5	1	1.5	0
12. Natural valley or drainageways	0	0.5	1	1.5	0.5
13. Second or greater order channel on <u>existing</u> USGS or NRCS map or other documented evidence.	No = 0		Yes = 3		0
^a Man-made ditches are not rated: see discussion in Manual					

B. Hydrology	Absent	Weak	Moderate	Strong	SCORE
14. Groundwater flow or discharge	0	1	2	3	2
15. Water in channel and >48 hrs since rain, or water in channel ~ dry or growing season	0	1	2	3	2
16. Leaf litter	1.5	1	0.5	0	1
17. Sediment on plants or debris	0	0.5	1	1.5	1
18. Organic debris lines or piles (Wrack lines)	0	0.5	1	1.5	0.5
19. Hydric soils (redoximorphic struct.) present?	No = 0		Yes = 1.5		1.5

C. Biology	Absent	Weak	Moderate	Strong	SCORE
20 ^b . Fibrous roots in channel	3	2	1	0	3
21 ^b . Rooted plants in channel	3	2	1	0	1
22. Crayfish	0	0.5	1	1.5	0
23. Bivalves	0	1	2	3	0
24. Fish	0	0.5	1	1.5	0
25. Amphibians	0	0.5	1	1.5	0
26. Macroinvertebrates (note diversity and abundance)	0	0.5	1	1.5	0
27. Filamentous algae: periphyton	0	1	2	3	0
28. Iron oxidizing bacteria/fungus	0	0.5	1	1.5	1.5
29 ^b . Wetland plants in streambed	FAC= 0.5, FACW= 0.75, OBL= 1.5, SAV= 2.0, Other= 0				0

^b Items 20 & 21 focus on the presence of upland plants, Item 29 focuses on the presence of aquatic/wetland plants.

Notes:	This reach begins above the property line but does not turn intermittent until it crosses from the proposed development site to the adjacent lot. (Reach 3)
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I certify that this evaluation conforms to the latest version of the NCDWQ document entitled <u>Identification and Methods for the Origins of Intermittent and Perennial Streams</u> .	 _____ Signature of Certified Evaluator
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