

June 7, 2007  
**S&EC Project # 5815.W1**  
**DWQ# 05-0732**  
**Action ID #200121252**

NC Division of Water Quality  
Attn: Mr. John Dorney  
2321 Crabtree Boulevard  
Suite 250  
Raleigh, NC 27604

US Army Corps of Engineers  
Attn: Mr. Monte Matthews  
6508 Falls of Neuse Road  
Suite 120  
Raleigh, NC 27615

**Re: Revised Impact Maps for the Approved Brier Chapel Development**

Dear Mr. Dorney and Mr. Matthews:

The purpose of this letter is to provide a modification to the previously submitted impact maps for six of the previously permitted road crossings and one of the previously permitted utility impacts associated with Brier Chapel. The proposed impacts for five of the previously permitted road crossings (Crossings C, F, G, H and I) has increased from what was previously requested primarily due to NC DOT requiring design changes in the roadway's stream crossing structures. The previously permitted road Crossing K has been eliminated. Utility crossing Section 7 has also increased slightly due to a shift to the south to address constructability issues. Bridge Crossing Q and R are new proposed Pedestrian bridges that result in minor wetland impacts. These pedestrian bridges are part of the walking trails incorporated into the Brier Chapel Development as discussed in the original application submittal.

The site design within the area of Crossing K, which was approved with 150 linear feet of intermittent/unimportant stream impacts and 10,106 square feet (0.2320 ac.) of wetland impact, has been redesigned so as to avoid the proposed impact.

Overall, the increase in the proposed permanent impacts to perennial/important channels totals an additional 256 linear feet from what was previously approved. The increase in proposed permanent wetland impacts total an additional 6,638 square feet (0.1524 ac) from what was previously approved. The increase in temporary wetland impacts totals 6,006 square feet or 0.1379 acres. Crossings with increased impacts include Utility crossing Section 7, Road Crossings C, F, G, H and I and the addition of two pedestrian bridge crossings Q and R (see attached). It is important to note that Crossing K which proposed 150 linear feet of stream impact and 10,106 square feet (0.2320 ac) of wetland impact will be completely avoided and the relocated utility crossing 7 which originally proposed 20 linear feet of stream impact will also be avoided.

Proposed bridge crossing C increased proposed wetland impacts from the previously approved ± 8 square feet (0.0002 ac) to 58 square feet (0.0013 ac) for the final bridge piers [net increase of 50 square feet (0.0011 ac)]. There will also be 25 square feet (0.0006 ac) of temporary wetland impact due to a pier-supported temporary work bridge. Proposed crossing F increased proposed impacts to streams from the previously approved 155 linear feet of channel to 234 linear feet of channel (net increase of 79 linear feet). Proposed crossing G increased proposed impacts to streams from the previously approved 238 linear feet of channel impact to 302 linear feet of channel (net increase of 64 linear feet). Additionally, crossing G increased proposed impacts to wetlands from the previously approved 130 square feet (0.0030 ac) to 415 square feet (0.0095 ac) [net increase of 285 square feet (0.0065 ac)]. Proposed crossing H increased proposed impacts to streams from the previously approved 166 linear feet of channel to 279 linear feet of channel (net increase of 113 linear feet). Proposed crossing I only increased proposed impacts to wetlands from the previously approved 13 square feet (0.0003 ac) to 279 square feet (0.0068 ac) [(net increase of 284 square feet (0.0065 ac)].

Proposed utility crossing 7 increased proposed temporary impacts to wetlands from the previously approved 5,358 square feet (0.1230 ac) to 11,339 square feet (0.2603 ac) [net increase of 5,981 square feet (0.1373 ac)].

Proposed pedestrian bridge Q will result in 10 square feet (0.0002 ac) of permanent wetland impact due to 8-inch diameter driven piers to support the bridge spans. Proposed pedestrian bridge R will result in 20 square feet (0.0005 ac) of permanent wetland impact due to 8-inch diameter driven piers to support the bridge spans.

Impact	Previously Approved Stream Impact (LF)	Proposed Stream Impact (LF)	Net Difference (LF)	Previously Approved Wetland Impact (ac)	Proposed Wetland Impact (ac)	Net Difference (ac)
Utility Crossing Section 7 (temporary)	20	0	-20	0.1230	0.2603	+0.1373
Crossing C (permanent)	0	0	0	± 0.0002	0.0006 temp/ 0.001 perm	+ 0.0006 temp/ + 0.0008 perm
Crossing F (permanent)	155	234	+ 79*	0	0	0
Crossing G (permanent)	238	302	+ 64*	0.0030	0.0095	+ 0.0065
Crossing H (permanent)	166	279	+ 113*	0	0	0
Crossing I (permanent)	91	91	0	0.0003	0.0068	+0.0065
Crossing K (permanent)	150	0	-150	0.2320	0	-0.2320
Crossing Q (permanent)	0	0	0	0	0.0002	+ 0.0002
Crossing R (permanent)	0	0	0	0	0.0005	+ 0.0005
<b>Totals</b>	820 (800 perm/ 20 temp)	906	<b>+86<sup>®</sup></b>	0.3585	0.2783	<b>-0.0802</b>

<sup>®</sup> of the net difference in streams, 256 linear feet are additional permanent perennial/important channel impacts; the decrease to stream impacts is for temporary impacts as well as impacts to intermittent/unimportant channel

\* of the increase in stream impacts Crossing C required no mitigation, Crossing F required 2:1 mitigation and Crossings G and H required 1:1 mitigation

Stream and wetland mitigation for the Brier Chapel development has been addressed through payment into the NC Ecosystem Enhancement Program as well as The Harpers Crossroads stream mitigation site. Additionally, all remaining streams and wetlands on the Brier Chapel site have been placed within a conservation easement to preserve them in perpetuity. These two mechanisms far exceed the required mitigation necessary for the approved impacts for the Brier Chapel development. Therefore, we do not feel that these additional requested stream and wetland impacts will necessitate the need for additional onsite or offsite mitigation.

The overall impact totals for the project, including those proposed within this addendum, total 1,668 LF of permanent perennial/important stream channel impacts, 0.448 acres of permanent wetland impact, 91 LF of permanent intermittent stream channel impact, 211 LF of temporary stream channel impact, and 0.2749 acres of temporary wetland impacts. Please call or email me at [NThomson@sandec.com](mailto:NThomson@sandec.com) if you have any questions or require further explanation.

Sincerely,

Nicole Thomson  
Regulatory Specialist

Attachments: Revised Overall Utility Map (1 sheet)  
Revised Utility Impact Map (1 sheet)  
Previously Approved Utility Impact Map (1 sheet)  
Revised Overall Impact Map (1 sheet)  
Revised Road Crossing Impact Maps (6 sheets)  
Previously Approved Road Crossing Impact Maps (6 sheets)  
New Pedestrian Bridge Crossing Impact Maps (2 sheets)