



Public Services

Engineering
212 Operations Center Dr.
Wilmington, NC 28412
910 341-7807
910 341-5881 fax
wilmingtonnc.gov
Dial 711 TTY/Voice

August 18, 2014

Mr. Steven Schilz
HRB Wilmington, LLC
4922 Pepys Lane
Wilmington, NC 28403

**Subject: Stormwater Management Permit No. 2013016R3
The Lighthouse Apartments
High Density - Revision**

Dear Mr. Schilz:

The City of Wilmington Engineering Division has received a request for a revision to the Stormwater Management Permit for The Lighthouse Apartments. Having reviewed the application and all supporting materials, the City of Wilmington has determined that the proposed revision meets the requirements of the City of Wilmington's Comprehensive Stormwater Ordinance.

The revisions include:

- Removal of the basketball court and addition of the Volleyball area
- Minor updates in impervious area totals

Please be aware all terms and conditions of the permit 7/16/2014 remain in full force and effect. Any additional changes to the approved plans must be approved by this office prior to construction. The issuance of the plan revision does not preclude the permittee from complying with all other applicable statutes, rules, regulations or ordinances which may have jurisdiction over the proposed activity, and obtaining a permit or approval prior to construction.

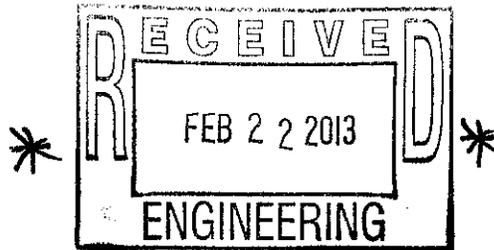
The revised stamped, approved stormwater management drawings will be released for construction by the Wilmington Planning Division under separate cover. Please replace any old plan sheets from the approved set with the new, revised sheet. An electronic copy of the approved drawing set, permit, application and supplementary documents will be maintained by the Wilmington Engineering Division. If you have any questions, or need additional information, please contact Robert Gordon at (910) 341-5856 or rob.gordon@wilmingtonnc.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Sterling Cheatham".

for Sterling Cheatham, City Manager
City of Wilmington

cc: Phil Norris, PE, N&T Consulting Engineers
Dawn Snotherly, Wilmington Development Services/Planning



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 Engineering
 414 Chestnut St, Suite 200
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** unless otherwise noted*

STORMWATER MANAGEMENT PERMIT APPLICATION FORM
 (Form SWP 2.1)

I. GENERAL INFORMATION

1. Project Name (subdivision, facility, or establishment name - should be consistent with project name on plans, specifications, letters, operation and maintenance agreements, etc.):

The Lighthouse Apartments

2. Location of Project (street address):

4922 Pepys Lane

City: Wilmington County: New Hanover Zip: 28403

3. Directions to project (from nearest major intersection):

From the intersection of South College Road (US 117 & 132) and Randall Parkway, turn west onto Randall Parkway and left onto Pepys Lane. The project is straight ahead.

II. PERMIT INFORMATION

1. Specify the type of project (check one): Low Density High Density
 Drains to an Offsite Stormwater System Drainage Plan Other
 If the project drains to an Offsite System, list the Stormwater Permit Number(s):

City of Wilmington: _____ State - NCDENR/DWQ: _____

2. Is the project currently covered (whole or in part) by an existing City or State (NCDENR/DWQ) Stormwater Permit? Yes No

If yes, list all applicable Stormwater Permit Numbers:

City of Wilmington: _____ State - NCDENR/DWQ: _____

3. Additional Project Permit Requirements (check all applicable):

CAMA Major Sedimentation/Erosion Control
 NPDES Industrial Stormwater 404/401 Permit: Proposed Impacts: _____

If any of these permits have already been acquired please provide the Project Name, Project/Permit Number, issue date and the type of each permit:

Application pending.

III. CONTACT INFORMATION

1. Print Applicant / Signing Official's name and title (specifically the developer, property owner, lessee, designated government official, individual, etc. who owns the project):

Applicant / Organization: HRB Wilmington, LLC

Signing Official & Title: Steven Schiltz, Officer

- a. Contact information for Applicant / Signing Official:

Street Address: 4922 Pepys Ln

City: Wilmington State: NC Zip: 28403

Phone: 312-441-4166 Fax: 312-993-0857 Email: sschiltz@tjbc.com

Mailing Address (if different than physical address): One North Wacker Drive, Suite 2400

City: Chicago State: IL Zip: 60606

- b. Please check the appropriate box. The applicant listed above is:

- The property owner (Skip to item 3)
 Lessee* (Attach a copy of the lease agreement and complete items 2 and 2a below)
 Purchaser* (Attach a copy of the pending sales agreement and complete items 2 and 2a below)
 Developer* (Complete items 2 and 2a below.)

2. Print Property Owner's name and title below, if you are the lessee, purchaser, or developer. (This is the person who owns the property that the project is on.)

Property Owner / Organization: HRB Wilmington, LLC

Signing Official & Title: Steven Schiltz, Officer

- a. Contact information for Property Owner:

Street Address: 4922 Pepys Ln

City: Wilmington State: NC Zip: 28403

Phone: 312-441-4166 Fax: 312-993-0857 Email: sschiltz@tjbc.com

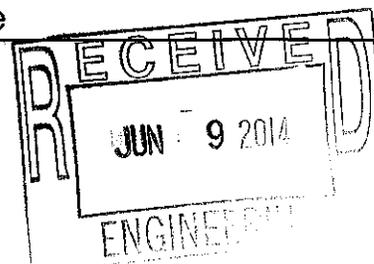
Mailing Address (if different than physical address): One North Wacker Drive, Suite 2400

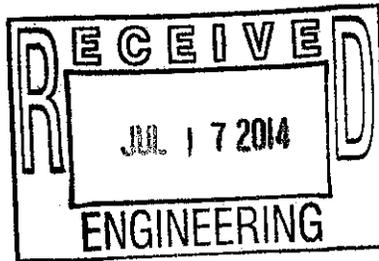
City: Chicago State: IL Zip: 60606

3. (Optional) Print the name and title of another contact such as the project's construction supervisor or another person who can answer questions about the project:

Other Contact Person / Organization: Buck Development Wilmington LLC

Signing Official & Title: Mike Moravek, Owner's Representative





a. Contact information for person listed in item 3 above:

Street Address: 1127 Floral Parkway, Suite 400
 City: Wilmington State: NC Zip: 28403
 Phone: 910-287-5900 Fax: 910-287-5902 Email: pnorris@ntengineers.com
 Mailing Address (if different than physical address): Same
 City: _____ State: _____ Zip: _____

IV. PROJECT INFORMATION

1. In the space provided below, briefly summarize how the stormwater runoff will be treated.

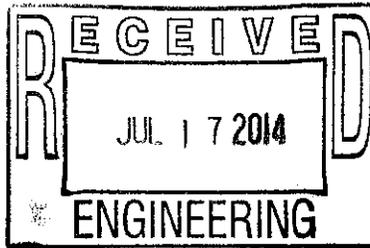
The stormwater will be treated by infiltration basins.

- 2. Total Property Area: 318,859 square feet
- 3. Total Coastal Wetlands Area: 0 square feet
- 4. Total Surface Water Area: 0 square feet
- 5. Total Property Area (2) – Total Coastal Wetlands Area (3) – Total Surface Water Area (4) = Total Project Area: 318,859 square feet.
- 6. Existing Impervious Surface within Property Area: 127,980 square feet
- 7. Existing Impervious Surface to be Removed/Demolished: 127,980 square feet
- 8. Existing Impervious Surface to Remain: 0 square feet
- 9. Total Onsite (within property boundary) Newly Constructed Impervious Surface (in square feet):

Buildings/Lots	52,753
Impervious Pavement	98,859
Pervious Pavement (adj. total, with % credit applied)	0
Impervious Sidewalks	<u>18,146</u>
Pervious Sidewalks (adj. total, with % credit applied)	0.00
Other (describe)	0
Future Development	<u>1,728</u>
Total Onsite Newly Constructed Impervious Surface	181286

10. Total Onsite Impervious Surface
 (Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) = 181,286 square feet

11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = 56.86 %



12. Total Offsite Newly Constructed Impervious Area (improvements made outside of property boundary, in square feet):

Impervious Pavement	0
Pervious Pavement (adj. total, with % credit applied)	0
Impervious Sidewalks	0
Pervious Sidewalks (adj. total, with % credit applied)	0
Other (describe)	0
Total Offsite Newly Constructed Impervious Surface	0

13. Total Newly Constructed Impervious Surface

(Total Onsite + Offsite Newly Constructed Impervious Surface) = 181286 square feet

14. Complete the following information for each Stormwater BMP drainage area. If there are more than three drainage areas in the project, attach an additional sheet with the information for each area provided in the same format as below. Low Density projects may omit this section and skip to Section V.

Basin Information	(Type of BMP) BMP # 1	(Type of BMP) BMP # 2	(Type of BMP) BMP #
Receiving Stream Name	UT of Burnt Mill Creek	UT of Burnt Mill Creek	
Receiving Stream Index Number	18-74-63-2	18-74-63-2	
Stream Classification	C;SW	C;SW	
Total Drainage Area (sf)	98380	185447	0
On-Site Drainage Area (sf)	98380	185447	
Off-Site Drainage Area (sf)	0	0	
Total Impervious Area (sf)	60289	120997	0
Buildings/Lots (sf)	15986	36767	
Impervious Pavement (sf)	35088	63571	
Pervious Pavement (sf)	0	0	
Impervious Sidewalks (sf)	<u>8505</u>	<u>19641</u>	
Pervious Sidewalks (sf)	0	0	
Other (sf)	0	0	
Future Development (sf)	<u>710</u>	<u>1018</u>	
Existing Impervious to remain (sf)	0	0	
Offsite (sf)	0	0	
Percent Impervious Area (%)	61.28%	65.25%	

15. How was the off-site impervious area listed above determined? Provide documentation:

N/A

V. SUBMITTAL REQUIREMENTS

1. Supplemental and Operation & Maintenance Forms - One applicable City of Wilmington Stormwater BMP supplement form and checklist must be submitted for **each** BMP specified for this project. One applicable proposed operation and maintenance (O&M) form must be submitted for **each type** of stormwater BMP. Once approved, the operation and maintenance forms must be referenced on the final plat and recorded with the register of deeds office.
2. Deed Restrictions and Restrictive Covenants - For all subdivisions, outparcels, and future development, the appropriate property restrictions and protective covenants are required to be recorded prior to the sale of any lot. Due to variability in lot sizes or the proposed BUA allocations, a table listing each lot number, lot size, and the allowable built-upon area must be provided as an attachment to the completed and notarized deed restriction form. The appropriate deed restrictions and protective covenants forms can be downloaded at the link listed in section V (3). Download the latest versions for each submittal.

In instances where the applicant is different than the property owner, it is the responsibility of the property owner to sign the deed restrictions and protective covenants form while the applicant is responsible for ensuring that the deed restrictions are recorded.

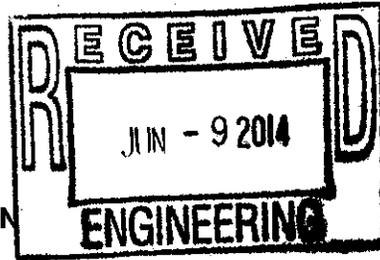
By the notarized signature(s) below, the permit holder(s) certify that the recorded property restrictions and protective covenants for this project, if required, shall include all the items required in the permit and listed on the forms available on the website, that the covenants will be binding on all parties and persons claiming under them, that they will run with the land, that the required covenants cannot be changed or deleted without concurrence from the City of Wilmington, and that they will be recorded prior to the sale of any lot.

3. Only complete application packages will be accepted and reviewed by the City. A complete package includes all of the items listed on the City Engineering Plan Review Checklist, including the fee. Copies of the Engineering Plan Review Checklist, all Forms, Deed Restrictions as well as detailed instructions on how to complete this application form may be downloaded from:

<http://www.wilmingtonnc.gov/PublicServices/Engineering/PlanReview/StormwaterPermits.aspx>

The complete application package should be submitted to the following address:

City of Wilmington – Engineering
Plan Review Section
414 Chestnut Street, Suite 200
Wilmington, NC 28402



VI. CONSULTANT INFORMATION AND AUTHORIZATION

1. Applicant: Complete this section if you wish to designate authority to another individual and/or firm (such as a consulting engineer and /or firm) so that they may provide information on your behalf for this project (such as addressing requests for additional information).

Consulting Engineer: J. Phillip Norris, P.E.

Consulting Firm: Norris & Tunstall Consulting Engineers, P.C.

a. Contact information for consultant listed above:

Mailing Address: 1127 Floral Parkway, Suite 400

City: Wilmington State: NC Zip: 28403

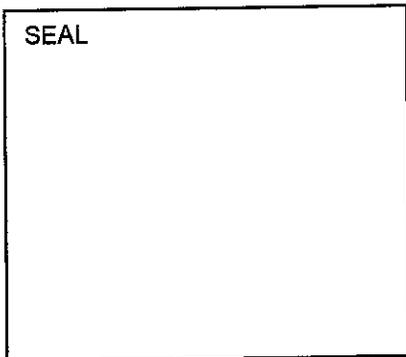
Phone: 910-287-5900 Fax: 910-287-5902 Email: pnorris@ntengineers.com

V. PROPERTY OWNER AUTHORIZATION (If Section III(2) has been filled out, complete this section)

I, (print or type name of person listed in Contact Information, item 2), certify that I own the property identified in this permit application, and thus give permission to (print or type name of person listed in Contact Information, item 1) with (print or type name of organization listed in Contact Information, item 1) to develop the project as currently proposed. A copy of the lease agreement or pending property sales contract has been provided with the submittal, which indicates the party responsible for the operation and maintenance of the stormwater system.

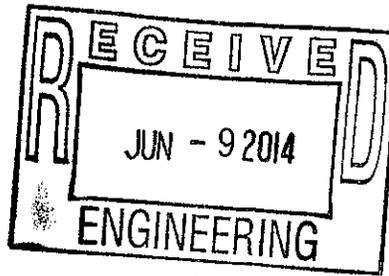
As the legal property owner I acknowledge, understand, and agree by my signature below, that if my designated agent (entity listed in Contact Information, item 1) dissolves their company and/or cancels or defaults on their lease agreement, or pending sale, responsibility for compliance with the City of Wilmington Stormwater Permit reverts back to me, the property owner. As the property owner, it is my responsibility to notify the City of Wilmington immediately and submit a completed Name/Ownership Change Form within 30 days; otherwise I will be operating a stormwater treatment facility without a valid permit. I understand that the operation of a stormwater treatment facility without a valid permit is a violation of the City of Wilmington Municipal Code of Ordinances and may result in appropriate enforcement including the assessment of civil penalties.

Signature: _____ Date: _____



I, _____, a Notary Public for the State of _____, County of _____, do hereby certify that _____ personally appeared before me this day of _____, _____, and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,

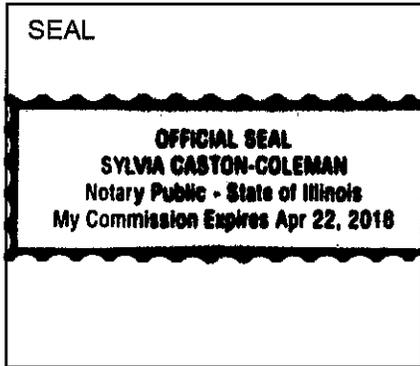
My commission expires: _____



VIII. APPLICANT'S CERTIFICATION

I, (print or type name of person listed in Contact Information, item 1) Steve Schiltz certify that the information included on this permit application form is, to the best of my knowledge, correct and that the project will be constructed in conformance with the approved plans, that the required deed restrictions and protective covenants will be recorded, and that the proposed project complies with the requirements of the applicable stormwater rules under.

Signature: *Steve Schiltz* Date: 6/3/14



I, Sylvia Caston Coleman, a Notary Public for the State of ILLINOIS, County of COOK, do hereby certify that Steve Schiltz personally appeared before me this day of June 3, 2014, and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal.
Sylvia Caston-Coleman
My commission expires: 4-22-2018