

COMPREHENSIVE STORMWATER MANAGEMENT PERMIT

HIGH DENSITY DEVELOPMENT SERVED BY AN OFF-SITE STORMWATER SYSTEM

SECTION 1 – APPROVAL

Having reviewed the application and all supporting materials, the City of Wilmington has determined that the application is complete and the proposed development meets the requirements of the City of Wilmington's Comprehensive Stormwater Ordinance.

PERMIT HOLDER: **LG John Barry Drive, LLC**
PROJECT: **Arbor Commons**
ADDRESS: **4301 S. 17th St.**
PERMIT #: **2017006**
DATE: **03/29/2017**

Therefore, the above referenced site is hereby approved and subject to all conditions set forth in Section 2 of this approval and all applicable provisions of the City of Wilmington Comprehensive Stormwater Management Ordinance.

This permit shall be effective from the date of issuance until rescinded and shall be subject to the following specified conditions and limitations:

Section 2 - CONDITIONS

1. The runoff associated with this project has been approved to be discharged into the Preston Woods regional facility operated and maintained by the City of Wilmington under the terms and conditions set forth in the latest version of State Stormwater Permit No. SW8940810.
2. This approval is valid only for the stormwater management system as proposed on the approved stormwater management plans dated 3/25/17.
3. The built upon area for this project must not exceed the maximum built-upon area allocated to this project or a modification to both this permit and all pertinent State Stormwater permits will be will be required.
4. This permit is issued concurrently with NCDENR/DWQ State Stormwater Offsite Permit No. SW8160811. This project is subject to the requirements, terms and conditions of both permits. A revision or modification to one permit will not be reflected in the other without separate application.
5. The project will be limited to the amount and type of built-upon area indicated in Section IV of the Stormwater Management Application Form submitted as part of the approved stormwater permit application package, and per the approved plans.
6. This permit shall become void unless the facilities are constructed in accordance with the approved stormwater management plans, specifications and supporting documentation, including information provided in the application and supplements.



7. The runoff from all built-upon area within any permitted drainage area must be directed into the permitted stormwater control system for that drainage area.
8. The permittee shall submit a revised stormwater management application packet to the City of Wilmington and shall have received approval prior to construction, for any modification to the approved plans, including, but not limited to, those listed below:
 - a. Any revision to any item shown on the approved plans, including the stormwater management measures, built-upon area, details, etc.
 - b. Redesign or addition to the approved amount of built-upon area or to the drainage area.
 - c. Further subdivision, acquisition, lease or sale of any part of the project area.
 - d. Filling in, altering, or piping of any vegetative conveyance shown on the approved plan.
 - e. Construction of any permitted future areas shown on the approved plans.
9. A copy of the approved plans and specifications shall be maintained on file by the Permittee.
10. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately.
11. All areas must be maintained in a permanently stabilized condition. If vegetated, permanent seeding requirements must follow the guidelines established in the North Carolina Erosion and Sediment Control Planning and Design Manual unless an alternative is specified and approved by the City of Wilmington.
12. The permittee is responsible for keeping the stormwater collection system within the lot property boundaries clear of trash, debris and sediment, and must control the sediment on the lot in accordance with the requirements of the NC Erosion and Sediment Control Design Manual. The following maintenance for the lot and its stormwater collection system shall be performed as indicated:
 - a. Semiannual scheduled inspections (every 6 months).
 - b. Sediment and trash removal as necessary.
 - c. Vegetate the stormwater conveyance swales and the non-paved areas of the lot.
 - d. Immediate repair and stabilization of any eroded areas on the lot.
 - e. Maintenance of all slopes in accordance with approved plans and specifications.
 - f. Repair or replacement of swales, catch basins and piping as necessary to capture the lot's runoff and maintain adequate drainage to the permitted BMP.
13. Records of inspection, maintenance and repair for the permitted stormwater system must be kept by the permittee for at least 5 years from the date of record and made available upon request to authorized personnel of the City of Wilmington. The records will indicate the date, activity, name of person performing the work and what actions were taken.



Public Services

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

14. Upon completion of construction, before a Certificate of Occupancy shall be granted, and prior to operation of this permitted facility, the applicant shall submit to the City of Wilmington as-built plans for all stormwater management facilities. The plans shall show the final design specifications and the field location, type, depth, and invert of all measures, controls and devices, as-installed. A certification shall be submitted, along with all supporting documentation that specifies, under seal that the as-built stormwater measures, controls and devices are in compliance with the approved stormwater management plans. A final inspection by City of Wilmington personnel will be required prior to issuance of a certificate of occupancy or operation of the permitted facility.
15. This permit is not transferable except after application and approval by the City of Wilmington. In the event of a change of ownership, name change or change of address the permittee must submit a completed Name/Ownership Change form to the City of Wilmington at least 30 days prior to the change. It shall be signed by all applicable parties, and be accompanied by all required supporting documentation. Submittal of a complete application shall not be construed as an approved application. The application will be reviewed on its own merits by the City of Wilmington and may or may not be approved. The project must be in compliance with the terms of this permit in order for the transfer request to be considered. The permittee is responsible for compliance with all permit conditions until such time as the City of Wilmington approves the transfer request. Neither the sale of the project nor the conveyance of common area to a third party should be considered as an approved transfer of the permit.
16. Failure to abide by the conditions and limitations contained in this permit may subject the Permittee to enforcement action by the City of Wilmington, in accordance with Sections 18-52 and 18-53 and any other applicable section of the Land Development Code.
17. The City of Wilmington may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the City of Wilmington for modifying the site to meet minimum requirements. The permittee shall provide copies of revised plans and certification in writing to the City of Wilmington that the changes have been made.
18. The issuance of this permit does not preclude the Permittee from complying with any and all statutes, rules, regulations, or ordinances, which may be imposed by other government agencies (local, state, and federal) having jurisdiction.
19. In the event that the facilities fail to perform satisfactorily, including the creation of nuisance conditions, the Permittee shall take immediate corrective action, including those as may be required by the City of Wilmington, such as the construction of additional or replacement stormwater management systems.
20. The permittee grants City of Wilmington Staff permission to enter the property during normal business hours for the purpose of inspecting all components of the permitted stormwater management facility.
21. The permit issued shall continue in force and effect until revoked or terminated by the City of Wilmington. The permit may be modified, revoked and reissued or terminated for cause. The filing of a request for a permit modification, revocation and re-issuance or termination does not stay any permit condition.



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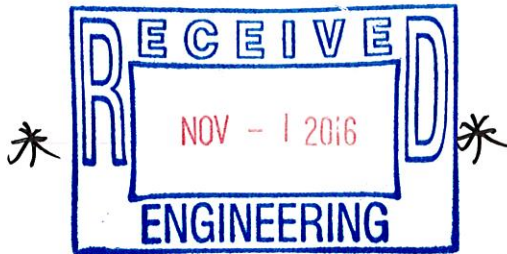
22. The approved stormwater management plans and all documentation submitted as part of the approved stormwater management permit application package for this project are incorporated by reference and are enforceable parts of the permit.
23. The permittee shall submit a renewal request with all required forms and documentation at least 180 days prior to the expiration date of this permit.
24. If any one or more of the conditions of this permit is found to be unenforceable or otherwise invalidated, all remaining conditions shall remain in full effect.

Stormwater Management Permit issued this the 29th day of March, 2017



for Sterling Cheatham, City Manager
City of Wilmington

2017006



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212 Operations Center Dr
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unless otherwise noted

STORMWATER MANAGEMENT PERMIT APPLICATION FORM (Form SWP 2.2)

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.):

Arbor Commons

2. Location of Project (street address):

4301 S. 17th Street

City: Wilmington County: New Hanover Zip: 28412

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

From intersection of College Road and 17th Street, head west toward Independence, turn right on John D Barry Drive, project site will be on the right after the retirement community.

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: SW8 940810

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: SW8 940810

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:

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: LG John Barry Drive, LLC

Signing Official & Title: Todd Harrelson, Vice President

- a. Contact information for Applicant / Signing Official:

Street Address: 2301 Cedar Springs Road, Suite 200

City: Dallas State: TX Zip: 75201

Phone: 336-327-3050 Fax: _____ Email: todd@leoncapitalgroup.com

Mailing Address (if different than physical address): _____

City: _____ State: _____ Zip: _____

- 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: _____

Signing Official & Title: _____

- a. Contact information for Property Owner:

Street Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Mailing Address (if different than physical address): _____

City: _____ State: _____ Zip: _____

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: _____

Signing Official & Title: _____



a. Contact information for person listed in item 3 above

Street Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Mailing Address (if different than physical address): _____

City: _____ State: _____ Zip: _____

IV. PROJECT INFORMATION

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

Stormwater runoff will be directed to the designed storm drain system that then drains to the existing stormwater pond to the north of the project.

2. Total Property Area: 461,154.37 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: 461,154.37 square feet.

6. Existing Impervious Surface within Property Area: 1,500 square feet

7. Existing Impervious Surface to be Removed/Demolished: 0 square feet

8. Existing Impervious Surface to Remain: 1,500 square feet

9. Total Onsite (within property boundary) Newly Constructed Impervious Surface (in square feet):

Buildings/Lots	
Impervious Pavement	54,042
Pervious Pavement (adj. total, with % credit applied)	
Impervious Sidewalks	8,641
Pervious Sidewalks (adj. total, with % credit applied)	
Other (describe)	
Future Development	272,540
Total Onsite Newly Constructed Impervious Surface	335,223

See attached exhibit

10. Total Onsite Impervious Surface

(Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) = 336,723 square feet

11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = 73.0 %



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

Impervious Pavement	3,600
Pervious Pavement (adj. total, with % credit applied)	
Impervious Sidewalks	1,225
Pervious Sidewalks (adj. total, with % credit applied)	
Other (describe)	
Total Offsite Newly Constructed Impervious Surface	4,825

13. Total Newly Constructed Impervious Surface

(Total Onsite + Offsite Newly Constructed Impervious Surface) = 341,548 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	BMP # 1	BMP #	BMP #
Receiving Stream Name	Barnards Creek		
Receiving Stream Index Number	18-80		
Stream Classification	C; Sw		
Total Drainage Area (sf)	469,490		
On-Site Drainage Area (sf)	435,284		
Off-Site Drainage Area (sf)	34,206		
Total Impervious Area (sf)	336,111		
Buildings/Lots (sf)	0		
Impervious Pavement (sf)	45,264		
Pervious Pavement (sf)	0		
Impervious Sidewalks (sf)	7,474		
Pervious Sidewalks (sf)	0		
Other (sf)	0		
Future Development (sf)	272,540		
Existing Impervious to remain (sf)	1,500		
Offsite (sf)	9,333		
Percent Impervious Area (%)	71.6		

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

From calculations from survey provided for 17th Street and MUP.

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
212 Operations Center Dr
Wilmington, NC 28412

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: Joe Boyd, PE

Consulting Firm: Withers Ravenel

a. Contact information for consultant listed above:

Mailing Address: 1410 Commonwealth Drive, Suite 101

City: Wilmington State: NC Zip: 28403

Phone: 910-256-9277 Fax: _____ Email: jboyd@withersravenel.com

VII. 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.

SEAL

Signature: _____

Date: _____

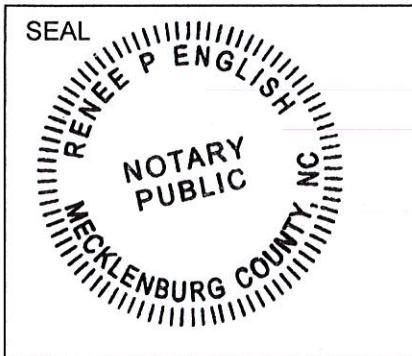
I, _____, a Notary Public for the State of _____, County of _____, do hereby certify that _____ personally appeared before me this day of _____, _____.

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) , Todd Harrelson 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: Todd Harrelson
Date: 10/28/16

I, Renee P. English, a Notary Public for the State of NC, County of Mecklenburg do hereby certify that Todd Harrelson personally appeared before me this day of 28th, Oct 2016 and acknowledge the due execution of the application for a stormwater

permit. Witness my hand and official seal,

Renee P. English
My commission expires: 3-3-20

Arbor Commons
Impervious Area Breakdown Exhibit

ONSITE AREAS:

Hollingsworth Drive Right of Way:

Roadway (Drains to Pond) =	36,717 sf	=	0.84 Ac.
Roadway (Not to Pond) =	8,253 sf	=	0.19 Ac.
Sidewalk (Drains to Pond) =	5,130 sf	=	0.12 Ac.
Sidewalk (Not to Pond) =	1,080 sf	=	0.02 Ac.

Lot 1:

Roadway to Pond(Road B) =	5,012 sf	=	0.12 Ac.
Roadway not to Pond(Road B) =	305 sf	=	0.01 Ac.
Sidewalk (All to Pond) =	812 sf	=	0.02 Ac.
Future Allocation =	133,540 sf	=	3.07 Ac.
<hr/>			
Total Impervious on Lot =	139,669 sf	=	3.21 Ac.

Lot 2:

Roadway to Pond(Road B) =	2,360 sf	=	0.05 Ac.
Roadway not to Pond(Road B) =	219 sf	=	0.01 Ac.
Sidewalk (Drains to Pond) =	647 sf	=	0.01 Ac.
Sidewalk (Not to Pond) =	88 sf	=	0.00 Ac.
Future Allocation =	33,000 sf	=	0.76 Ac.
<hr/>			
Total Impervious on Lot =	36,314 sf	=	0.83 Ac.

Lot 3:

Roadway(All to Pond)(Road B) =	2,675 sf	=	0.06 Ac.
Sidewalk (All to Pond) =	885 sf	=	0.02 Ac.
Future Allocation =	106,000 sf	=	2.43 Ac.
<hr/>			
Total Impervious on Lot =	109,560 sf	=	2.52 Ac.

OFFSITE AREAS:

Existing 17th Street Roadway and MUP (Drains to Pond) =	9,333 sf	=	0.21 Ac.
Proposed 17th Street Turn Lane (Not to Pond) =	3,600 sf	=	0.08 Ac.
Proposed Sidewalks (Not to Pond) =	1,225 sf	=	0.03 Ac.

