



COMPREHENSIVE STORMWATER MANAGEMENT PERMIT

REDEVELOPMENT PROJECT

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: **Water Street Ventures, LLC**
PROJECT: **Riverplace**
ADDRESS: **240 Water St.**
PERMIT #: **2018014**
DATE: **March 20, 2018**

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This permit shall be effective from the date of issuance until rescinded and shall be subject to the following specified conditions and limitations: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. This approval is valid only for the stormwater management system as proposed on the approved stormwater management plans dated 3/16/2018.
2. 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.
3. 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.
4. 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 system, 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.
5. A copy of the approved plans and specifications shall be maintained on file by the Permittee.
6. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately.



7. 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.
8. The permittee shall at all times provide the operation and maintenance necessary to assure the permitted stormwater system functions at optimum efficiency. This includes, but is not limited to:
 - a. Sediment removal.
 - b. Debris removal and unclogging of catch basins and/or piping.
9. Upon completion of construction, before a Certificate of Occupancy shall be granted, and prior to operation or intended use 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, invert and planted vegetation 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 Engineering personnel will be required prior to issuance of a certificate of occupancy or operation of the permitted facility.
10. 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.
11. 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.
12. 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.
13. 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.



Public Services

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

14. 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.
15. The permittee shall provide the ability for 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.
16. 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.
17. 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.
18. 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.
19. 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 20th day of March, 2018



for Sterling Cheatham, City Manager
City of Wilmington

2018014



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212 Operations Center Dr
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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.):

Riverplace

2. Location of Project (street address):

200, 210, & 220 N Water Street, 10 Grace Street & 101 Chestnut Street

City: Wilmington County: New Hanover Zip: 28403

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

Block created by Chestnut Street, Grace Street, N Water Street and Nutt Street

II. PERMIT INFORMATION

1. Specify the type of project (check one): Low Density High Density
Drains to an Offsite Stormwater System Drainage Plan **Other (Redevelopment)**

If the project drains to an Offsite System, list the Stormwater Permit Number(s):

City of Wilmington: Existing to Cape Fear River 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:

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: Water Street Ventures, LLC

Signing Official & Title: Lucien Ellison, Project Manager

- a. Contact information for Applicant / Signing Official:

Street Address: 1450 Environ Way

City: Chapel Hill State: NC Zip: 27517

Phone: 910.200.3572 Fax: _____ Email: lellison@ewp-nc.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: City of Wilmington

Signing Official & Title: Sterling Cheatham

- a. Contact information for Property Owner:

Street Address: 102 N Third Street

City: Wilmington State: NC Zip: 28402

Phone: 910.341.7810 Fax: 910.341.5839 Email: sterling.cheatham@wilmingtonnc.gov

Mailing Address (if different than physical address): PO Box 1810

City: Wilmington State: NC Zip: 28402

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: McKim & Creed, Inc.

Signing Official & Title: Richard Collier, PE Assistant Vice-President

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

Street Address: 243 N Front Street

City: Wilmington State: NC Zip: 28403

Phone: 910.343.1048 Fax: 910.251.8282 Email: rcollier@mckimcreed.com

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 will be collected in roadside catch basins which will be connected to the existing city storm pipe system.

2. Total Property Area: 113,874 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: 113,847 square feet.

6. Existing Impervious Surface within Property Area: 110,730 square feet

7. Existing Impervious Surface to be Removed/Demolished: 110,730 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	52,883
Impervious Pavement	28,845
Pervious Pavement (adj. total, with % credit applied)	
Impervious Sidewalks	28,989
Pervious Sidewalks (adj. total, with % credit applied)	
Other (describe)	0
Future Development	0
Total Onsite Newly Constructed Impervious Surface	110,717

10. Total Onsite Impervious Surface

(Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) = 110,717 square feet

11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = 97.3 %

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

13. Total Newly Constructed Impervious Surface

(Total Onsite + Offsite Newly Constructed Impervious Surface) = 110,717 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	City System BMP #	BMP #	BMP #
Receiving Stream Name	Cape Fear River		
Receiving Stream Index Number	18-(71)		
Stream Classification	SC		
Total Drainage Area (sf)	113,847		
On-Site Drainage Area (sf)	113,847		
Off-Site Drainage Area (sf)	0		
Total Impervious Area (sf)	110,717		
Buildings/Lots (sf)	52,883		
Impervious Pavement (sf)	28,845		
Pervious Pavement (sf)	0		
Impervious Sidewalks (sf)	28,989		
Pervious Sidewalks (sf)	0		
Other (sf)	0		
Future Development (sf)	0		
Existing Impervious to remain (sf)	0		
Offsite (sf)	0		
Percent Impervious Area (%)	97.3		

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

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: Richard Collier, PE

Consulting Firm: McKim & Creed, Inc.

a. Contact information for consultant listed above:

Mailing Address: 243 N Front Street

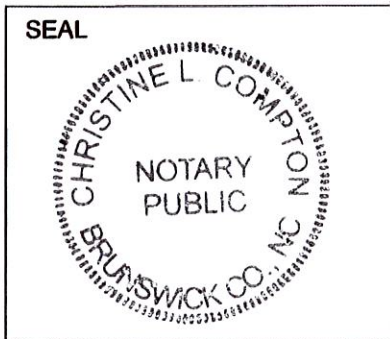
City: Wilmington State: NC Zip: 28403

Phone: 910.343.1048 Fax: 910.251.8282 Email: rcollier@mckimcreed.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) Sterling Cheatham, 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) Lucien Ellison with (print or type name of organization listed in Contact Information, item 1) Water Street Ventures, LLC 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: *Sterling B. Cheatham*

Date: October 18, 2016

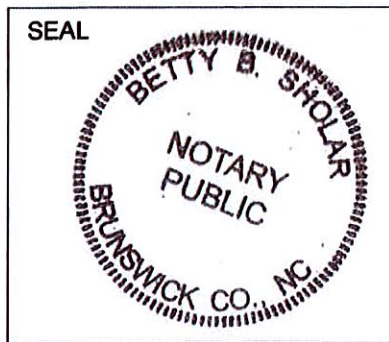
I, Christine L. Compton, a Notary Public for the State of North Carolina, County of Brunswick, do hereby certify that Sterling B. Cheatham personally appeared before me this day of October 18, 2016.

and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,

Christie J. Compton
My commission expires: June 7, 2019

VIII. APPLICANT'S CERTIFICATION

I, (print or type name of person listed in Contact Information, item 1), Lucien Ellison 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: [Handwritten Signature]
Date: 8/29/16

I, Betty B Sholar, a Notary Public for the State of NORTH CAROLINA, County of New Hanover, do hereby certify that Lucien Ellison personally appeared before me this day of 29, August, 2016, and acknowledge the due execution of the application for a stormwater

permit. Witness my hand and official seal,

Betty B. Sholar
My commission expires: January 13, 2020