



Public Services

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

August 29, 2019

Chris Blanton, Manager
Pacific Place, LLC
709 Royal Bonnet Dr.
Wilmington, NC 28405

**Subject: Stormwater Management Permit No. 2018013R1
Pacific Place
High Density**

Dear Mr. Blanton:

The City of Wilmington Engineering Division has received a request for a revision to the Stormwater Management Permit for Pacific Place. 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:

-Increase in building impervious area, within the future BUA allocation from the previous stormwater permit

Please be aware all terms and conditions of the permit Issued on 01/18/2018 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 blue ink, appearing to read "Sterling Cheatham".

for Sterling Cheatham, City Manager
City of Wilmington

cc: Howard Resnik, PE, CSD Engineering
Brian Chambers, Wilmington Development Services/Planning



Public Services
 Engineering
 414 Chestnut St, Suite 200
 Wilmington, NC 28401
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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.):

Pacific Place

2. Location of Project (street address):

6505 Pacific Road

City: Wilmington County: New Hanover Zip: 28409

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

From intersection of Oleander Dr. & Greenville Loop, travel south on Greenville Loop approximately 0.56 miles. Turn right onto Pacific Rd. to enter site.

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: 2018013 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:

NHC GP #3-19, Revision to GP #42-17 Rev. #1 Pacific Place issued 6-17-19



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: Pacific Place, LLC

Signing Official & Title: Chris Blanton, Manager

a. Contact information for Applicant / Signing Official:

Street Address: 709 Royal Bonnet Dr.

City: Wilmington State: NC Zip: 28405

Phone: 910-264-0940 Fax: Email: pacificplacellcnc@gmail.com

Mailing Address (if different than physical address):

City: State: Zip:

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

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

Runoff will be collected by storm drain collection system and discharged into a wet pond.

2. Total Property Area: 488,853 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: 488,853 square feet.

6. Existing Impervious Surface within Property Area: 0 square feet

7. Existing Impervious Surface to be Removed/Demolished: 0 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	132,600
Impervious Pavement	49,954
Pervious Pavement (adj. total, with 75 % credit applied)	0
Impervious Sidewalks	21,978
Pervious Sidewalks (adj. total, with 75 % credit applied)	
Other (describe)	
Future Development	2,400
Total Onsite Newly Constructed Impervious Surface	206,932

10. Total Onsite Impervious Surface

(Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) = 206,932 square feet

11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = 42 %

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

Impervious Pavement	804
Pervious Pavement (adj. total, with % credit applied)	
Impervious Sidewalks	
Pervious Sidewalks (adj. total, with % credit applied)	
Other (describe)	
Total Offsite Newly Constructed Impervious Surface	804

13. Total Newly Constructed Impervious Surface

(Total Onsite + Offsite Newly Constructed Impervious Surface) = 207736 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 #	(Type of BMP) BMP #
Receiving Stream Name	Bradley Creek		
Receiving Stream Index Number	18-87-244(2)		
Stream Classification	SC		
Total Drainage Area (sf)	409926	0	0
On-Site Drainage Area (sf)	409926		
Off-Site Drainage Area (sf)	0		
Total Impervious Area (sf)	206932	0	0
Buildings/Lots (sf)	132600		
Impervious Pavement (sf)	49954		
Pervious Pavement, % credit (sf)			
Impervious Sidewalks (sf)	21978		
Pervious Sidewalks, % credit (sf)			
Other (sf)			
Future Development (sf)	2400		
Existing Impervious to remain (sf)			
Offsite (sf)	0		
Percent Impervious Area (%)	50.5		

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
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: Howard Resnik, PE

Consulting Firm: CSD Engineering

a. Contact information for consultant listed above:

Mailing Address: PO BOX 4041

City: Wilmington State: NC Zip: 28406

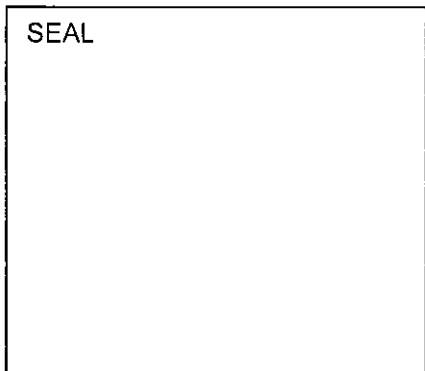
Phone: 910-791-4441 Fax: 910-791-1501 Email: howard@csd-engineering.com

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.

Signature: _____ Date: _____




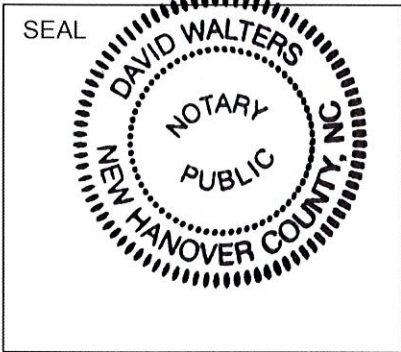
I, _____, a Notary Public for the State of _____, County of _____, do hereby certify that _____ personally appeared before me this day of _____, _____, and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,

My commission expires: _____

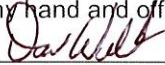
VIII. APPLICANT'S CERTIFICATION

I, *(print or type name of person listed in Contact Information, item 1)*, Chris Blanton 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:  Date: 8/6/19



I, David Walters, a Notary Public for the State of North Carolina, County of New Hanover, do hereby certify that Chris Blanton personally appeared before me this 6 day of August, 2019, and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,


My commission expires: June 4, 2024

THE DRAINAGE AREA		1
Drainage area number		
Total coastal wetlands area (sq ft)		
Total surface water area (sq ft)		
Total drainage area (sq ft)	409926 sf	
BUA associated with existing development (sq ft)		
Proposed new BUA (sq ft)	206932 sf	
Percent BUA of drainage area	50.5%	
COMPLIANCE WITH THE APPLICABLE STORMWATER PROGRAM		
Stormwater program(s) that apply (please specify):		
Design rainfall depth (in)		
Minimum volume required (cu ft)		
Design volume of SCM (cu ft)		
Break down of BUA in the drainage area (both new and existing):		
- Parking / driveway (sq ft)		sf
- Sidewalk (sq ft)		
- Roof (sq ft)		120000 sf
- Roadway (sq ft)		49954 sf
- Other, please specify in the comment box below (sq ft)		15000 sf
Total BUA (sq ft)		206932 sf

GENERAL MDC FROM 02H .1050			
#1 Is the SCM sized to treat the SW from all surfaces at build-out?	Yes	#7 If applicable, with the SCM be cleaned out after construction?	Yes
#2 Is the SCM located on or near contaminated soils?	No	#8 Does the maintenance access comply with General MDC (8)?	Yes
#3 What are the side slopes of the SCM (H:V)?	3:1	#9 Does the drainage easement comply with General MDC (9)?	Yes
#3 Does the SCM have retaining walls, gabion walls or other engineered side slopes?	No	#10 If the SCM is on a single family lot, does the plat comply with General MDC (10)?	Yes
#4 Are the inlets, outlets, and receiving stream protected from erosion (10-year storm)?	Yes	#11 Is there an O&M Agreement that complies with General MDC (11)?	Yes
#5 Is there a bypass for flows in excess of the design flow?	Yes	#12 Is there an O&M Plan that complies with General MDC (12)?	Yes
#6 What is the method for dewatering the SCM for maintenance?	Pump (preferred)	#13 Was the SCM designed by an NC licensed professional?	Yes

WET POND MDC FROM 02H .1053			
#1 Method used	SA/DA	#6 Width of the vegetated shelf (feet)	6 ft
#1 Surface area of the main permanent pool (square feet)	17456 sf	#6 Location of vegetated shelf	@ Normal Pool
#1 Volume of the main permanent pool (cubic feet)	54710 cf	#6 Elevation of top of shelf (fmsl)	22 ft
#2 Average depth of the main pool (feet)	3.51 ft	#6 Elevation of bottom of shelf (fmsl)	21 ft
#2 Was the vegetated shelf included in the calculation of average depth?	No	#6 Slope of vegetated shelf (H:V)	6:1
#2 Elevation of the bottom of the permanent pool (fmsl)	17,000 ft	#7 Diameter of drawdown orifice (inches)	3.5 in
#2 Elevation of the top of the permanent pool (fmsl)	21.5 ft	#7 Drawdown time for the temporary pool (hours)	53.0 hrs
#3 Depth provided for sediment storage (inches)	23.5 ft	#7 Does the orifice drawdown from below the top surface of the permanent pool?	Yes
#4 Are the inlet(s) and outlet located in a manner that avoids short-circuiting?	12 in	#8 Does the pond minimize impacts to the receiving channel from the 1-yr, 24-hr storm?	Yes
#4 Describe any measures, such as berms or baffles, that will be taken to improve the flow path.	Yes	#9 Are fountains proposed?	No
#5 Volume of the forebay (cubic feet)	8263	#9 If yes, is documentation provided per Wet Pond MDC (9)?	
#5 Is this 15-20% of the volume in the main pool?	Yes	#10 Is a trash rack or other device provided to protect the outlet system?	Yes
#5 Depth of forebay at entrance (inches)	48 in	#11 Are the dam and embankment planted in non-clumping turf grass?	Yes
#5 Depth of forebay at exit (inches)	.00 in	#11 Species of turf that will be used on the dam and embankment	centipede
#5 Does water flow out of the forebay in a non-erosive manner?	Yes	#11 Describe the planting plan for the vegetated shelf: minimum of 6 plant species will be planted at a rate of 50 plants per 200 sf of shelf area.	
#5 Clean-out depth for forebay (inches)	12 in		
#5 Will the forebay be cleaned out when the depth is reduced to less than the above?	Yes		

ADDITIONAL INFORMATION
Please use this space to provide any additional information about this wet pond that you think is relevant to the review.



Operation & Maintenance Agreement

Project Name: Pacific Place

Project Location: 6505 Pacific Road

Cover Page

Maintenance records shall be kept on the following BMP(s). This maintenance record shall be kept in a log in a known set location. Any deficient BMP elements noted in the inspection will be corrected, repaired, or replaced **immediately**. These deficiencies can affect the integrity of structures, safety of the public, and the pollutant removal efficiency of the BMP(s).

The BMP(s) on this project include (check all that apply & corresponding O&M tables will be added automatically):

Bioretention Cell	Quantity:		Location(s):	
Dry Detention Basin	Quantity:		Location(s):	
Grassed Swale	Quantity:		Location(s):	
Green Roof	Quantity:		Location(s):	
Infiltration Basin	Quantity:		Location(s):	
Infiltration Trench	Quantity:		Location(s):	
Level Spreader/VFS	Quantity:		Location(s):	
Permeable Pavement	Quantity:		Location(s):	
Proprietary System	Quantity:		Location(s):	
Rainwater Harvesting	Quantity:		Location(s):	
Sand Filter	Quantity:		Location(s):	
Stormwater Wetland	Quantity:		Location(s):	
Wet Detention Basin	Quantity:	1	Location(s):	rear of site
Disconnected Impervious Area	Present:	No	Location(s):	
User Defined BMP	Present:	No	Location(s):	

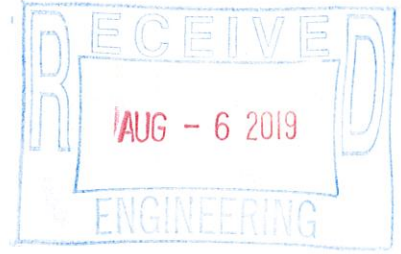
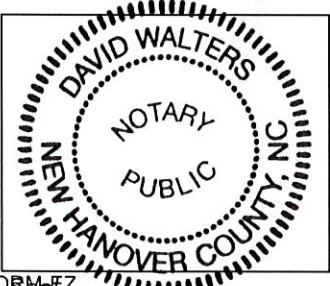
I acknowledge and agree by my signature below that I am responsible for the performance of the maintenance procedures listed for each BMP above, and attached O&M tables. I agree to notify NCDENR of any problems with the system or prior to any changes to the system or responsible party.

* Responsible Party:	Chris Blanton
Title & Organization:	Manager, Pacific Place, LLC
Street address:	709 Royal Bonnet Dr.
City, state, zip:	Wilmington, NC 28405
Phone number(s):	910-264-0940
Email:	pacificplacellcnc@gmail.com

Signature: *Chris Blanton* Date: 8/6/19

I, David Walters, a Notary Public for the State of North Carolina
 County of New Hanover, do hereby certify that Chris Blanton
 personally appeared before me this 6 day of August 2019 and
 acknowledge the due execution of the Operations and Maintenance Agreement.

Witness my hand and official seal, *David Walters*



Wet Detention Pond Maintenance Requirements

The wet detention basin system is defined as the wet detention basin, pretreatment including forebays and the vegetated filter if one is provided.

Important maintenance procedures:

- Immediately after the wet detention basin is established, the plants on the vegetated shelf and perimeter of the basin should be watered twice weekly if needed, until the plants become established (commonly six weeks).
- No portion of the wet detention pond should be fertilized after the first initial fertilization that is required to establish the plants on the vegetated shelf.
- Stable groundcover should be maintained in the drainage area to reduce the sediment load to the wet detention basin.
- If the basin must be drained for an emergency or to perform maintenance, the flushing of sediment through the emergency drain should be minimized to the maximum extent practical.
- Once a year, a dam safety expert should inspect the embankment.

After the wet detention pond is established, it should be inspected **once a month and within 24 hours after every storm event greater than 1.0 inches (or 1.5 inches if in a Coastal County)**. Records of operation and maintenance should be kept in a known set location and must be available upon request.

Inspection activities shall be performed as follows. Any problems that are found shall be repaired immediately.

BMP element:	Potential problem:	How I will remediate the problem:
The entire BMP	Trash/debris is present.	Remove the trash/debris.
The perimeter of the BMP	Areas of bare soil and/or erosive gullies have formed.	Regrade the soil if necessary to remove the gully, and then plant a ground cover and water until it is established. Provide lime and a one-time fertilizer application.
	Vegetation is too short or too long.	Maintain vegetation at a height of approximately six inches.
The inlet device	The pipe is clogged.	Unclog the pipe. Dispose of the sediment off-site.
	The pipe is cracked or otherwise damaged.	Replace the pipe.
	Erosion is occurring in the swale.	Regrade the swale if necessary to smooth it over and provide erosion control devices such as reinforced turf matting or riprap to avoid future problems with erosion.
	Stone verge is clogged or covered in sediment (if applicable).	Remove sediment and replace with clean stone.
The forebay	Sediment has accumulated to a depth greater than the original design depth for sediment storage.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the BMP.
	Erosion has occurred.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.
The vegetated shelf	Best professional practices show that pruning is needed to maintain optimal plant health.	Prune according to best professional practices
	Plants are dead, diseased or dying.	Determine the source of the problem: soils, hydrology, disease, etc. Remedy the problem and replace plants. Provide a one-time fertilizer application to establish the ground cover if a soil test indicates it is necessary.
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.

Wet Detention Pond Maintenance Requirements (Continued)

The main treatment area	Sediment has accumulated to a depth greater than the original design sediment storage depth.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the BMP.
	Algal growth covers over 50% of the area.	Consult a professional to remove and control the algal growth.
	Cattails, phragmites or other invasive plants cover 50% of the basin surface.	Remove the plants by wiping them with pesticide (do not spray).
The embankment	Shrubs have started to grow on the embankment.	Remove shrubs immediately.
	Evidence of muskrat or beaver activity is present.	Use traps to remove muskrats and consult a professional to remove beavers.
	A tree has started to grow on the embankment.	Consult a dam safety specialist to remove the tree.
	An annual inspection by an appropriate professional shows that the embankment needs repair. (if applicable)	Make all needed repairs.
The outlet device	Clogging has occurred.	Clean out the outlet device. Dispose of the sediment off-site.
	The outlet device is damaged	Repair or replace the outlet device.
The receiving water	Erosion or other signs of damage have occurred at the outlet.	Contact the local NC Department of Environment and Natural Resources Regional Office.
<p align="center">The measuring device used to determine the sediment elevation shall be such that it will give an accurate depth reading and not readily penetrate into accumulated sediments.</p>		

Wet Detention Pond Design Summary

Wet Pond Diagram

WET POND ID		FOREBAY		MAIN POND	
	1	Permanent Pool El.	21.5	Permanent Pool El.	21.5
		Temporary Pool El:	23	Temporary Pool El:	23
Pretreatment other than forebay?	No	Clean Out Depth:	4.5	Clean Out Depth:	4.5
Has Veg. Filter?	No	Sediment Removal El:	17	Sediment Removal El:	17
		Bottom Elevation:	16	Bottom Elevation:	16

High Density Residential Subdivisions
Deed Restrictions & Protective Covenances

1. *The following covenants are intended to ensure ongoing compliance with State Stormwater Management Permit Number 2018013, as issued by the City of Wilmington under Article 14, Division III of the Land Development Code.*
2. *The City of Wilmington is made a beneficiary of these covenants to the extent necessary to maintain compliance with the stormwater management permit.*
3. *These covenants are to run with the land and be binding on all persons and parties claiming under them.*
4. *The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the City of Wilmington, Engineering Division.*
5. *Alteration of the drainage as shown on the approved plan may not take place without the concurrence of the City of Wilmington, Engineering Division.*
6. *The maximum allowable built-upon area per lot is 3400 square feet. This allotted amount includes any built-upon area constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina and parking areas, but does not include raised, open wood decking, washed stone or the water surface of swimming pools.*
7. *All runoff from the built-upon areas on the lot must drain into the permitted system. This may be accomplished through a variety of means including roof drain gutters which drain to the street, grading the lot to drain toward the street, or grading perimeter swales to collect the lot runoff and directing them into a component of the stormwater collection system. Lots that will naturally drain into the system are not required to provide these additional measures.*

