



Public Services

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

COMPREHENSIVE STORMWATER MANAGEMENT PERMIT

HIGH DENSITY DEVELOPMENT

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: **Baker Motor Company, LLC**
PROJECT: **Baker Porsche of Wilmington**
ADDRESS: **4920 New Centre Drive**
PERMIT #: **SWP1999032R2**
DATE: **January, 17 2019**

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 January 17, 2029 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 January 17, 2019.
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 runoff from all built-upon area within any permitted drainage area must be directed into the permitted stormwater control system for that drainage area.



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5. 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.
6. A copy of the approved plans and specifications shall be maintained on file by the Permittee.
7. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately.
8. If the stormwater system was used as an Erosion Control device, it must be restored to design condition prior to operation as a stormwater treatment device, and prior to issuance of any certificate of occupancy for the project.
9. 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.
10. All applicable operation & maintenance agreements and easements pertaining to each stormwater treatment system shall be referenced on the final plat and recorded with the Register of Deeds upon final plat approval. If no plat is recorded for the site the operation and maintenance agreements and easements shall be recorded with the Register of Deeds so as to appear in the chain of title of all subsequent purchasers under generally accepted searching standards.
11. The stormwater management system shall be constructed in its entirety, vegetated and operational for its intended use prior to the construction of any built-upon surface unless prior approval is obtained. City Staff must be notified of any deviation prior to construction of the built-upon surface. Any deviation request shall include justification and must propose an alternative timeline or construction sequence. Notification shall not constitute approval. Any alternative timeline approved by City staff shall become an enforceable component of this permit.



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12. The permittee shall at all times provide the operation and maintenance necessary to assure the permitted stormwater system functions at optimum efficiency. The approved Operation and Maintenance Agreement must be followed in its entirety and maintenance must occur at the scheduled intervals including, but not limited to:
 - a. Scheduled inspections (interval noted on the agreement).
 - b. Sediment removal.
 - c. Mowing and revegetation of slopes and the vegetated areas.
 - d. Maintenance of landscape plants, including those within the landscape buffer and on the vegetated shelf.
 - e. Immediate repair of eroded areas, especially slopes.
 - f. Debris removal and unclogging of outlet structure, orifice device, flow spreader, catch basins and/or piping.
 - g. Access to the outlet structure must be available at all times.
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.
14. 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 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.



Public Services

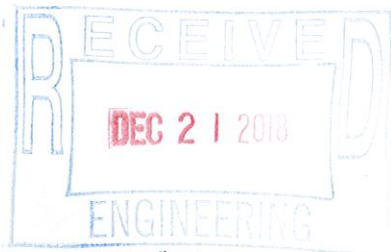
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17. The City of Wilmington may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the 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.
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 17th day of January, 2019



for Sterling Cheatham, City Manager
City of Wilmington



SWP1999032R2



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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.):

Baker Porsche of Wilmington

2. Location of Project (street address):

4920 New Centre Drive

City: Wilmington County: New Hanover Zip: 28403

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

Site is located approx. 700 ft south of the Market Street (US Hwy 17) and New Centre Drive intersection, on the west side of New Centre Drive.

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: 99032R1/R2 State – NCDENR/DWQ: SW8 990330 (06-25-99)

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:

All required permits have been submitted and are currently under review.

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: Baker Motor Company, LLC

Signing Official & Title: T. Dixon Dickens, Representative

- a. Contact information for Applicant / Signing Official:

Street Address: 4920 New Centre Drive

City: Wilmington State: NC Zip: 28403

Phone: 910-392-2700 Fax: _____ Email: ddickens@porscheofwilmington.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: Jasper Boulevard, LLC

Signing Official & Title: T. Dixon Dickens, Representative

- a. Contact information for Property Owner:

Street Address: 4920 New Centre Drive

City: Wilmington State: NC Zip: 28403

Phone: 910-392-2700 Fax: _____ Email: ddickens@porscheofwilmington.com

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 from the development will be treated in existing stormwater pond.

- 2. Total Property Area: 259,874 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: 259,874 square feet.
- 6. Existing Impervious Surface within Property Area: 150,039 square feet
- 7. Existing Impervious Surface to be Removed/Demolished: 48,373 square feet
- 8. Existing Impervious Surface to Remain: 101,666 square feet
- 9. Total Onsite (within property boundary) Newly Constructed Impervious Surface (*in square feet*):

Buildings/Lots	15,010
Impervious Pavement	32,693
Pervious Pavement (adj. total, with 0% credit applied)	0
Impervious Sidewalks	461
Pervious Sidewalks (adj. total, with 0 % credit applied)	0
Other (describe)	0
Future Development	0
Total Onsite Newly Constructed Impervious Surface	48,164

10. Total Onsite Impervious Surface
 (Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) = 149,830 square feet

11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = 58 %

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	86
Pervious Sidewalks (adj. total, with % credit applied)	0
Other (describe)	0
Total Offsite Newly Constructed Impervious Surface	86

13. Total Newly Constructed Impervious Surface
 (Total Onsite + Offsite Newly Constructed Impervious Surface) = 48250 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	Porsche Wet Pond BMP # 1	Runoff to Hunt Club BMP #	BMP #
Receiving Stream Name	Burnt Mill Creek	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)	291254	48501	0
On-Site Drainage Area (sf)	291254	48501	
Off-Site Drainage Area (sf)	0	0	
Total Impervious Area (sf)	214382	48501	0
Buildings/Lots (sf)	15010		
Impervious Pavement (sf)	32693		
Pervious Pavement, % credit (sf)	0		
Impervious Sidewalks (sf)	461		
Pervious Sidewalks, % credit (sf)	0		
Other (sf)	0	48501	
Future Development (sf)	0		
Existing Impervious to remain (sf)	53165		
Offsite (sf)	113053		
Percent Impervious Area (%)	73.6	100	

15. How was the off-site impervious area listed above determined? Provide documentation:
Refer to Site Plan and Drainage Area Map provided in design documents set.

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: Rob Balland, PE

Consulting Firm: Paramounte Engineering, Inc.

a. Contact information for consultant listed above:

Mailing Address: 122 Cinema Drive

City: Wilmington State: NC Zip: 28403

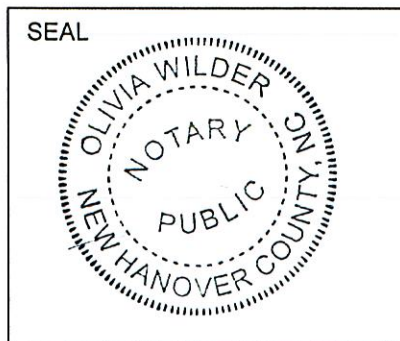
Phone: 910-791-6707 Fax: 910-791-6760 Email: rballand@paramounte-eng.com

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) T. Dixon Dickens, Representative, 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) T. Dixon Dickens, Representative with (print or type name of organization listed in Contact Information, item 1) Baker Motor Company, 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: [Signature] Date: 10/11/18

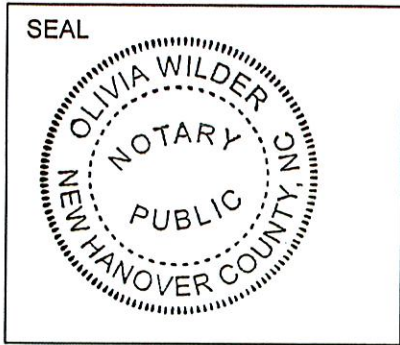


I, Olivia Wilder, a Notary Public for the State of NC, County of New Hanover, do hereby certify that Dixon Dickens personally appeared before me this day of 10-11, 2018, and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,
[Signature]
My commission expires: 3-4-2023

VIII. APPLICANT'S CERTIFICATION

I, *(print or type name of person listed in Contact Information, item 1)* T. Dixon Dickens 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: *T. Dixon Dickens* Date: 10/11/18



I, Olivia Wilder, a Notary Public for the State of NC, County of New Hanover, do hereby certify that Dixon Dickens personally appeared before me this day of 10-11, 2018, and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,
Olivia Wilder
My commission expires: 3-4-2023

SUPPLEMENT-EZ FORM COVER PAGE

Please indicate the types, quantities and locations of SCMs that will be used on this project:

	Quantity	Location(s)
Infiltration System		
Bioretention Cell		
Wet Pond	1	On Porsche Site
Stormwater Wetland		
Permeable Pavement		
Sand Filter		
Rainwater Harvesting		
Green Roof		
Level Spreader-Filter Strip		
Disconnected Impervious Surface		
Treatment Swale		
Dry Pond		

Designer information for this project:

Name and Title:	J. Branch Smith, PE
Organization:	Paramounte Engineering, Inc.
Street address:	122 Cinema Drive
City, State, Zip:	Wilmington, NC 28403
Phone number(s):	910-791-6707
Email:	bsmith@paramounte-eng.com

Applicant:

Company:	Baker Motor Company, LLC
Contact:	T. Dixon Dickens
Mailing Address:	4920 New Centre Drive
City, State, Zip:	Wilmington, NC 28403
Phone number(s):	910-624-6060
Email:	tdickens@aol.com

Project Name:

Baker BMW & Porsche of Wilmington

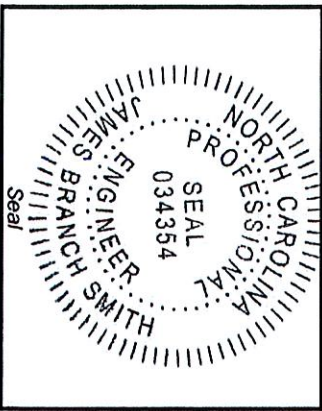
Address

4920 New Centre Drive

City / Town

Wilmington

Designer



James Branch Smith
Signature of Designer

1-8-19

Date

Certification Statement:

I certify, under penalty of law: that this Supplement-EZ form and all supporting information were prepared under my direction or supervision;
- that the information provided in the form is, to the best of my knowledge and belief, true, accurate, and complete; and
- that the engineering plans, specifications, operation and maintenance agreements and other supporting information are consistent with the information provided here.

I am aware that there are significant penalties for submitting false information including the possibility of fines and imprisonment for knowing violations as well as a report being made to my professional board.



WET POND

Baker BMW & Porsche of Wilmington

THE DRAINAGE AREA		1	Break down of BUA in the drainage area (both new and existing):
Drainage area number	1		
Total coastal wetlands area (sq ft)	sf		161795 sf
Total surface water area (sq ft)	sf		7339 sf
Total drainage area (sq ft)	291254 sf		45248 sf
BUA associated with existing development (sq ft)	sf		sf
Proposed new BUA (sq ft)	214382 sf		214382 sf
Percent BUA of drainage area	74%		

COMPLIANCE WITH THE APPLICABLE STORMWATER PROGRAM

Stormwater program(s) that apply (please specify):
 January 1, 2017 Rules [15A NCAC 02H.1000] - North Carolina coastal stormwater rules

GENERAL MDC FROM 02H.1050	Yes	No	Design rainfall depth (in)	Minimum volume required (cu ft)	Design volume of SCM (cu ft)
#1 Is the SCM sized to treat the SW from all surfaces at build-out?	Yes		1.5 in	25798 cf	37687 cf
#2 Is the SCM located on or near contaminated soils?	No				
#3 What are the side slopes of the SCM (H:V)?	(3:1)				
#4 Does the SCM have retaining walls, gabion walls or other engineered side slopes?	No				
#5 Are the inlets, outlets, and receiving stream protected from erosion (10-year storm)?	Yes				
#6 Is there a bypass for flows in excess of the design flow?	No				
#6 What is the method for dewatering the SCM for maintenance?	Pump (preferred)				
#7 If applicable, with the SCM be cleaned out after construction?	Yes				
#8 Does the maintenance access comply with General MDC (8)?	Yes				
#9 Does the drainage easement comply with General MDC (9)?	Yes				
#10 If the SCM is on a single family lot, does the plat comply with General MDC (10)?	No				
#11 Is there an O&M Agreement that complies with General MDC (11)?	Yes				
#12 Is there an O&M Plan that complies with General MDC (12)?	Yes				
#13 Was the SCM designed by an NC licensed professional?	Yes				

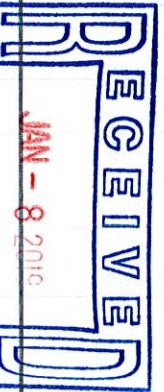
WET POND MDC FROM 02H.1053

#1 Method used	SADA	#6 Width of the vegetated shelf (feet)	6 ft
#1 Surface area of the main permanent pool (square feet)	20103 sf	#8 Location of vegetated shelf	@ Normal Pool
#1 Volume of the main permanent pool (cubic feet)	72445 cf	#6 Elevation of top of shelf (ftms)	35.8 @6 ft
#2 Average depth of the main pool (feet)	5 ft	#6 Elevation of bottom of shelf (ftms)	34.8 @6 ft
#2 Was the vegetated shelf included in the calculation of average depth?	Yes	#6 Slope of vegetated shelf (H:V)	(6:1)
#2 Elevation of the bottom of the permanent pool (ftms)	28 ft	#7 Diameter of drawdown orifice (inches)	2.3 in
#2 Elevation of the top of the permanent pool (ftms)	35.3 @6 ft	#7 Drawdown time for the temporary pool (hours)	108 hrs
#3 Depth provided for sediment storage (ftms)	37 ft	#7 Does the office 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?	Yes	#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: Berm between forebay and main pond		#9 Are fountains proposed?	No
#5 Volume of the forebay (cubic feet)	16093	#9 If yes, is documentation provided per Wet Pond MDC (9)?	No
#5 Is this 15-20% of the volume in the main pool?	No	#10 Is a trash rack or other device provided to protect the outlet system?	Yes
#5 Depth of forebay at entrance (inches)	72 in	#11 Are the dam and embankment planted in non-clumping turf grass?	No
#5 Depth of forebay at exit (inches)	6 in	#11 Species of turf that will be used on the dam and embankment: Per Original Permit	see below
#5 Does water flow out of the forebay in a non-erosive manner?	Yes		
#5 Clean-out depth for forebay (inches)	51.6 @2 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.
 This supplement was requested for the Permit Transfer from NCEDEQ to the City of Wilmington and follows the ASBUILT Conditions of the Pond. The pond was permitted under SW8 990330 and follows modifications completed up until Sept. 2017.

Revised Sept 17



Permit Number: _____
 (to be provided by City of Wilmington)
 BMP Drainage Basin #: _____

Wet Detention Basin Operation and Maintenance Agreement

NET #16038

I will keep a maintenance record on this BMP. This maintenance record will 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 removal efficiency of the BMP.

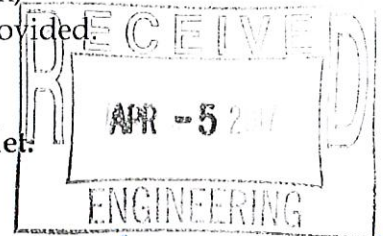
The wet detention basin system is defined as the wet detention basin, pretreatment including forebays and the vegetated filter if one is provided.

This system (check one):

does does not incorporate a vegetated filter at the outlet.

This system (check one):

does does not incorporate pretreatment other than a forebay. *Unless otherwise Noted*



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 1.5 inches**. 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 wet detention basin	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.

Permit Number: _____
 (to be provided by City of Wilmington)
 BMP Drainage Basin #: _____

BMP element:	Potential problem:	How I will remediate the problem:
The inlet device: pipe or swale	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.
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.
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).

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 BMP Drainage Basin #: _____

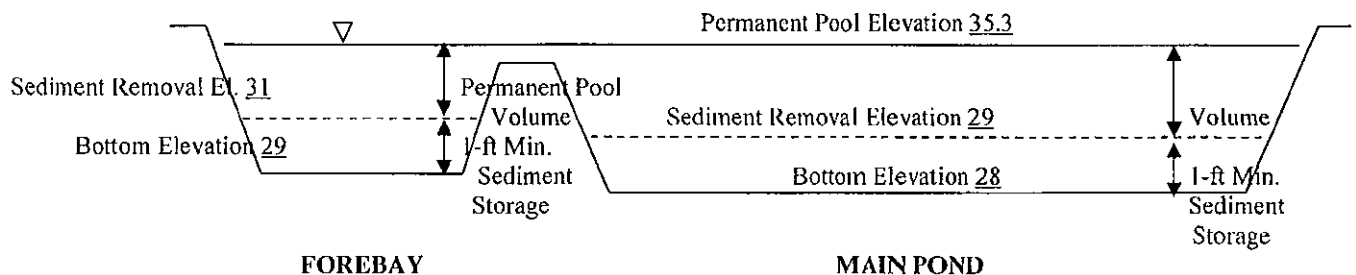
BMP element:	Potential problem:	How I will remediate the problem:
The embankment	Shrubs have started to grow on the embankment.	Remove shrubs immediately.
	Evidence of muskrat or beaver activity is present.	Use traps to remove muskrats and consult a professional to remove beavers.
	A tree has started 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 Division of Water Quality Regional Office, or the 401 Oversight Unit at 919-733-1786.

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.

When the permanent pool depth reads 6.3 feet in the main pond, the sediment shall be removed.

When the permanent pool depth reads 4.3 feet in the forebay, the sediment shall be removed.

BASIN DIAGRAM
 (fill in the blanks)

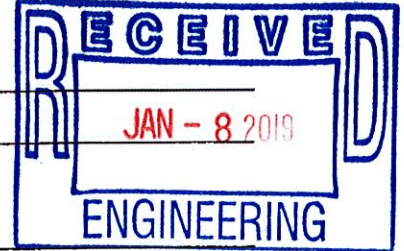


Permit Number: _____
(to be provided by City of Wilmington)

I acknowledge and agree by my signature below that I am responsible for the performance of the maintenance procedures listed above. I agree to notify the City of Wilmington of any problems with the system or prior to any changes to the system or responsible party.

Project name: Baker ~~BMW~~ of Wilmington

BMP drainage basin number: 1



Print name: T. Dixon Dickens

Title: Representative of Baker Motor Company, LLC (See Attached Authorization Letter)

Address: 4920 New Centre Drive, Wilmington, NC 28403

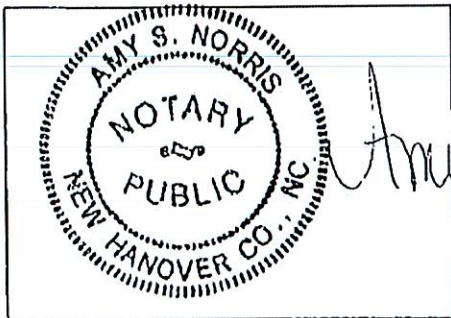
Phone: 910-624-6060

Signature: [Handwritten Signature]

Date: 3/31/17

Note: The legally responsible party should not be a homeowners association unless more than 50% of the lots have been sold and a resident of the subdivision has been named the president.

I, Amy S. Norris, a Notary Public for the State of North Carolina, County of New Hanover, do hereby certify that T. Dixon Dickens personally appeared before me this 31st day of March, 2017, and acknowledge the due execution of the forgoing wet detention basin maintenance requirements. Witness my hand and official seal,



Amy S. Norris

SEAL

My commission expires 05-06-19