



August 14, 2020

Rivers Edge 1, LLC
1224 Pembroke Jones Drive
Wilmington, NC 28405

**Subject: Stormwater Management Permit No. 2003029R3 & R4
Marshes at Rivers Edge, Phases 3, 4 & 5
High Density Permit Revision**

To whom it may concern:

The City of Wilmington Engineering Division has received a request for a revision to the Stormwater Management Permit for The Marshes at Rivers Edge project. 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:

- Buildings 13, 14 and 15 along with associated parking and hardscape (Phases 3, 4 & 5) are covered under permit revision #2003029R3. Offsite Roadway improvements are not covered under this revision. See approved plans dated December 19, 2019.
- The offsite roadway improvements for phases 3, 4 & 5 are covered under the permit revision #2003029R4. See approved plans dated August 13, 2020.

Please be aware all terms and conditions of the permit 7/9/2003 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 Richard Christensen at (910) 341-7813 or richard.christensen@wilmingtonnc.gov

Sincerely,

A handwritten signature in blue ink that reads 'Rich Christensen'.

for Sterling Cheatham, City Manager
City of Wilmington

cc: Jimmy Fentress PE, Stroud Engineering
Brian Chambers, Senior Planner, City of Wilmington



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

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.):

The Marshes

2. Location of Project (street address):

4197 River Rd., Bounded by Independence Blvd., River Road and River Front Place

City: Wilmington County: New Hanover Zip: 28412

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

Proceed south on Independence Blvd. from its intersection with Carolina Beach Road approximately 1 mile to River Front Place, project is to south

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: 2003029 State -- NCDENR/DWQ: SW8 - 021201

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 83-99

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: River's Edge I, LLC

Signing Official & Title: John M. Franck, Manager

- a. Contact information for Applicant / Signing Official:

Street Address: 1224 Pembroke Jones Drive

City: Wilmington State: NC Zip: 28405

Phone: 910 344 0022 Fax: _____ Email: johnf@selectbank.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: River's Edge I LLC

Signing Official & Title: John M. Franck, Manager

- 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.

Minor modification of existing permit to account for fire marshal's requirement to
 provide turn around dimension to existing prior approved parking areas. Additional turn
 around areas are proposed as permeable turf stone pavers to offset additional parking area

2. Total Property Area: 24005916 square feet

3. Total Coastal Wetlands Area: _____ square feet

4. Total Surface Water Area: _____ square feet

5. Total Property Area (2) – Total Coastal Wetlands Area (3) – Total Surface Water Area (4) = Total Project Area: _____ square feet.

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

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

8. Existing Impervious Surface to Remain: _____ square feet

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

Buildings/Lots	188140
Impervious Pavement	217437
Pervious Pavement (adj. total, with % credit applied)	2338
Impervious Sidewalks	26285
Pervious Sidewalks (adj. total, with % credit applied)	
Other (describe)	
Future Development	
Total Onsite Newly Constructed Impervious Surface	431862

10. Total Onsite Impervious Surface

(Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) = 431862 square feet

11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = 18 %

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

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

13. Total Newly Constructed Impervious Surface

(Total Onsite + Offsite Newly Constructed Impervious Surface) = 431862 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 # 2	BMP # 3
Receiving Stream Name	BARNARDS CREEK	BARNARDS CREEK	BARNARDS CREEK
Receiving Stream Index Number	18-80	18-80	18-80
Stream Classification	C-SW	C-SW	C-SW
Total Drainage Area (sf)	80150	374180	142441
On-Site Drainage Area (sf)	80150	374180	142441
Off-Site Drainage Area (sf)			
Total Impervious Area (sf)	52462	211841	88844
Buildings/Lots (sf)	23947	93489	36943
Impervious Pavement (sf)	26105	74779	46353
Pervious Pavement (sf)			
Impervious Sidewalks (sf)			
Pervious Sidewalks (sf)	2410	14566	5548
Other (sf)		29007	
Future Development (sf)			
Existing Impervious to remain (sf)			
Offsite (sf)			
Percent Impervious Area (%)	65.5%	56.6%	62.4%

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

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

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

13. Total Newly Constructed Impervious Surface

(Total Onsite + Offsite Newly Constructed Impervious Surface) = 431862 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 # 4	BMP # 5	BMP #
Receiving Stream Name	BARNARDS CREEK	BARNARDS CREEK	
Receiving Stream Index Number	18-80	18-80	
Stream Classification	C-SW	C-SW	
Total Drainage Area (sf)	84071	45738	
On-Site Drainage Area (sf)	84071	45738	
Off-Site Drainage Area (sf)			
Total Impervious Area (sf)	48018	30697	
Buildings/Lots (sf)	20359	13402	
Impervious Pavement (sf)	25424	15769	
Pervious Pavement (sf)	807	1531	
Impervious Sidewalks (sf)	2235	1526	
Pervious Sidewalks (sf)			
Other (sf)			
Future Development (sf)			
Existing Impervious to remain (sf)			
Offsite (sf)			
Percent Impervious Area (%)	57.1%	67.1%	

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: JAMES H. FENTRESS JR. PE

Consulting Firm: STROUD ENGINEERING, P.A.

a. Contact information for consultant listed above:

Mailing Address: 102 D CINEMA DRIVE

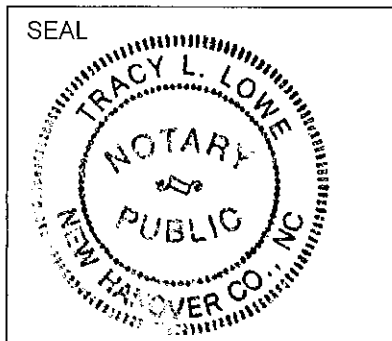
City: WILMINGTON State: NC Zip: 28403

Phone: 910 815 0775 Fax: 910 815 0593 Email: jfentress@stroudengineer.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) John Frank, 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) John Frank with (print or type name of organization listed in Contact Information, item 1) Rivus Edge 1 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: [Handwritten Signature]
 Date: 10/30/19

I, Tracy L. Lowe, a Notary Public for the State of North Carolina, County of New Hanover, do hereby certify that John Frank personally appeared before me this day of October 30, 2019.

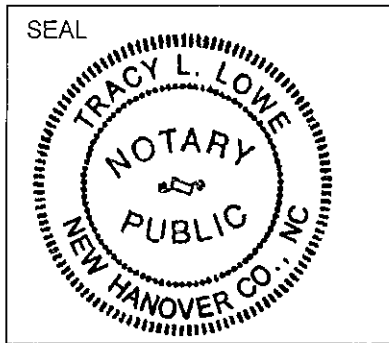
and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,

Tracy J. Lowe

My commission expires: May 15, 2024

VIII. APPLICANT'S CERTIFICATION

I, (print or type name of person listed in Contact Information, item 1), JOHN M FRANCK 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: 10/30/19

I, Tracy L. Lowe, a Notary Public for the State of North Carolina, County of New Hanover, do hereby certify that John Franck personally appeared before me this day of October 30, 2019, and acknowledge the due execution of the application for a stormwater

permit. Witness my hand and official seal,

Tracy J. Lowe

My commission expires: May 15, 2024