

COMPREHENSIVE STORMWATER MANAGEMENT PERMIT

HIGH DENSITY DEVELOPMENT SERVED BY AN OFF-SITE STORMWATER SYSTEM

SECTION 1 – APPROVAL

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

PERMIT HOLDER: **Cloud Real Estate Holdings, LLC**
PROJECT: **NCino Phase 1-Parking Deck**
ADDRESS: **6770 Parker Farm Road**
PERMIT #: **2005062R1**

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

This permit shall be effective from the date of issuance until rescinded and shall be subject to the following specified conditions and limitations:

Section 2 - CONDITIONS

1. The runoff associated with this project has been approved to be discharged into Wet Detention Pond #7 operated and maintained by Mayfaire I, LLC under the terms and conditions set forth in the latest version of State Stormwater Permit No. SW8 030701 and City Stormwater Discharge Permit 2004010.
2. This approval is valid only for the stormwater management system as proposed on the approved stormwater management plans dated February 5, 2021.
3. The built-upon area allocated to this development by Stormwater Management Permit No. SW8 030701, is 270,289 square feet. The built upon area for this project must not exceed the maximum built-upon area allocated to this project or a modification to the latest version of City Stormwater Management Permit No. 2004010 will be required. This project proposes 231,224 square feet. The amount available for future development is 39,065 square feet.
4. This permit is issued concurrently with NCDENR/DWQ State Stormwater Offsite Permit No. SW8 051006. This project is subject to the requirements, terms and conditions of both permits. A revision or modification to one permit will not be reflected in the other without separate application.
5. The project will be limited to the amount and type of built-upon area indicated in Section IV of the Stormwater Management Application Form submitted as part of the approved stormwater permit application package, and per the approved plans.



6. This permit shall become void unless the facilities are constructed in accordance with the approved stormwater management plans, specifications and supporting documentation, including information provided in the application and supplements.
7. The runoff from all built-upon area within any permitted drainage area must be directed into the permitted stormwater control system for that drainage area.
8. The permittee shall submit a revised stormwater management application packet to the City of Wilmington and shall have received approval prior to construction, for any modification to the approved plans, including, but not limited to, those listed below:
 - a. Any revision to any item shown on the approved plans, including the stormwater management measures, built-upon area, details, etc.
 - b. Redesign or addition to the approved amount of built-upon area or to the drainage area.
 - c. Further subdivision, acquisition, lease or sale of any part of the project area.
 - d. Filling in, altering, or piping of any vegetative conveyance shown on the approved plan.
 - e. Construction of any permitted future areas shown on the approved plans.
9. A copy of the approved plans and specifications shall be maintained on file by the Permittee.
10. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately.
11. All areas must be maintained in a permanently stabilized condition. If vegetated, permanent seeding requirements must follow the guidelines established in the North Carolina Erosion and Sediment Control Planning and Design Manual unless an alternative is specified and approved by the City of Wilmington.
12. The permittee is responsible for keeping the stormwater collection system within the lot property boundaries clear of trash, debris and sediment, and must control the sediment on the lot in accordance with the requirements of the NC Erosion and Sediment Control Design Manual. The following maintenance for the lot and its stormwater collection system shall be performed as indicated:
 - a. Semiannual scheduled inspections (every 6 months).
 - b. Sediment and trash removal as necessary.
 - c. Vegetate the non-paved areas of the lot.
 - d. Immediate repair and stabilization of any eroded areas on the lot.
 - e. Maintenance of all slopes in accordance with approved plans and specifications.
 - f. Repair or replacement of catch basins and piping as necessary to capture the lot's runoff and maintain adequate drainage to the permitted SCM.
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 of this permitted facility, the applicant shall submit to the City of Wilmington as-built plans for all stormwater management facilities. The plans shall show the final design specifications and the field location, type, depth, and invert of all measures, controls and devices, as-installed. A certification shall be submitted, along with all supporting documentation that specifies, under seal that the as-built stormwater measures, controls and devices are in compliance with the approved stormwater management plans. A final inspection by City of Wilmington personnel will be required prior to issuance of a certificate of occupancy or operation of the permitted facility.
15. This permit is not transferable except after application and approval by the City of Wilmington. In the event of a change of ownership, name change or change of address the permittee must submit a completed Name/Ownership Change form to the City of Wilmington at least 30 days prior to the change. It shall be signed by all applicable parties and be accompanied by all required supporting documentation. Submittal of a complete application shall not be construed as an approved application. The application will be reviewed on its own merits by the City of Wilmington and may or may not be approved. The project must be in compliance with the terms of this permit in order for the transfer request to be considered. The permittee is responsible for compliance with all permit conditions until such time as the City of Wilmington approves the transfer request. Neither the sale of the project nor the conveyance of common area to a third party should be considered as an approved transfer of the permit.
16. Failure to abide by the conditions and limitations contained in this permit may subject the Permittee to enforcement action by the City of Wilmington, in accordance with Sections 18-52 and 18-53 and any other applicable section of the Land Development Code.
17. The City of Wilmington may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the City of Wilmington for modifying the site to meet minimum requirements. The permittee shall provide copies of revised plans and certification in writing to the City of Wilmington that the changes have been made.
18. The issuance of this permit does not preclude the Permittee from complying with any and all statutes, rules, regulations, or ordinances, which may be imposed by other government agencies (local, state, and federal) having jurisdiction.
19. In the event that the facilities fail to perform satisfactorily, including the creation of nuisance conditions, the Permittee shall take immediate corrective action, including those as may be required by the City of Wilmington, such as the construction of additional or replacement stormwater management systems.
20. The permittee grants City of Wilmington Staff permission to enter the property during normal business hours for the purpose of inspecting all components of the permitted stormwater management facility.
21. The permit issued shall continue in force and effect until revoked or terminated by the City of Wilmington. The permit may be modified, revoked and reissued or terminated for cause. The filing of a request for a permit modification, revocation and re-issuance or termination does not stay any permit condition.



Public Services

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

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 1st day of July, 2021.

Richard Christensen

for Sterling Cheatham, City Manager
City of Wilmington

Permit Transfer & Minor Modification



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212 Operations Center Dr
Wilmington, NC 28412
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STORMWATER MANAGEMENT PERMIT APPLICATION FORM
(Form SWP 2.3)

N&T #20032

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.):
nCino Phase 1 - Parking Deck

2. Location of Project (street address):
6770 Parker Farm Road

City: Wilmington County: New Hanover Zip: 28405

II. PERMIT INFORMATION

1. Specify the type of project (check one): [] Low Density [x] High Density
[x] Offsite Stormwater System [] Drainage Plan [] Redevelopment [] Other

If the project drains to an Offsite System, list the Stormwater Permit Number(s):
City of Wilmington: N/A State - NCDEQ/DEMLR: SW8 030701

2. Is the project currently covered (whole or in part) by an existing City or State (NCDEQ/DEMLR) Stormwater Permit? [x] Yes [] No

If yes, list all applicable Stormwater Permit Numbers:
City of Wilmington: SDP2005062 State - NCDEQ/DEMLR: SW8 051006 (Offsite)
to SW8 030701)

3. Additional Project Permit Requirements (check all applicable):
[] CAMA Major [x] Sedimentation/Erosion Control [] 404/401 Permit

III. CONTACT INFORMATION

1. Print Applicant / Signing Official's name and title (the developer, property owner, lessee, designated government official, individual, etc. who owns the project):

Applicant / Organization: Cloud Real Estate Holdings, LLC

Signing Official & Title: Raiford G. Trask, III, Manager

a. Contact information for Applicant / Signing Official:

Address: 1201 Glen Meade Road

City: Wilmington State: NC Zip: 28401

Phone: 910-799-8755 Email: raiford@trasklandco.com

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

- The property owner/Purchaser (Skip to item 3)
 Lessee (Attach a copy of the lease agreement and complete items 2 and 2a below)
 Developer (Complete items 2 and 2a below.)

2. Print Property Owner's name and title (if different from the applicant).

Property Owner / Organization: _____

Signing Official & Title: _____

a. Contact information for Property Owner:

Street Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

3. (Optional) Other Contact name and title (such as a construction supervisor) who would like to be copied on all correspondence:

Other Contact Person / Organization: Trask Land Co., Inc.

Signing Official & Title: Gardner Noble / Development & Leasing Associate

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

Street Address: 1051 Military Cutoff Road, Suite 210

City: Wilmington State: NC Zip: 28405

Phone: 910-799-8755 Email: gardner@trasklandco.com

4. Agent Authorization: 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: T. Jason Clark, P.E. & John S. Tunstall, P.E.

Consulting Firm: Norris & Tunstall Consulting Engineers, P.C.

a. Contact information for consultant listed above:

Mailing Address: 2602 Iron Gate Drive, Suite 102

City: Wilmington State: NC Zip: 28412

Phone: 910-343-9653 Email: jclark@ntengineers.com &
jtunstall@ntengineers.com
& anorris@ntengineers.com

IV. PROJECT INFORMATION

1. Total Property Area: 337177 square feet
2. Total Coastal Wetlands Area: 0 square feet
3. Total Surface Water Area: 0 square feet
4. Total Property Area (1) – Total Coastal Wetlands Area (2) – Total Surface Water Area (3) = Total Project Area: 337177 square feet.
5. Existing Impervious Surface within Project Area: 230334 square feet
6. Existing Impervious Surface to be Removed/Demolished: 42133 square feet
7. Existing Impervious Surface to Remain: 188201 square feet
8. Total Onsite (within property boundary) Newly Constructed Impervious Surface (in square feet):

Buildings/Lots	43000
Impervious Pavement	0
Pervious Pavement (total area / adjusted area w credit applied)	0 / 0
Impervious Sidewalks	23
Pervious Sidewalks (total area / adjusted area w credit applied)	0 / 0
Other (Describe)	0
Future Development	39065
Total Onsite Newly Constructed Impervious Surface	82088

9. Total Onsite Impervious Surface
(Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) 270289 square feet
- * 10. Net Change in Onsite Impervious Surface (+ for net increase, - for net decrease) 39955 square feet
11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = 80 %
12. Total Offsite Newly Constructed Impervious Area (in square feet):

Impervious Pavement	0
Pervious Pavement (total area / adjusted area w credit applied)	0 / 0
Impervious Sidewalks	0
Pervious Sidewalks (total area / adjusted area w credit applied)	0 / 0
Other (Describe)	0
Total Offsite Newly Constructed Impervious Surface	0

*** This lot is allotted a total of 270,289 SF of BUA by Master Mayfaire Permit Sw8 030701.**

13. Complete the following information for each Stormwater SCM drainage area. Low Density and Drainage Plan projects (with no permeable pavements) may omit this section and skip to Section V.

Basin Information	Type of SCM SCM #	Type of SCM SCM #	Type of SCM SCM #
Receiving Stream Name	Bradley Creek		
Receiving Stream Index Number	18-87-24-4-(1)		
Stream Classification	Sc; HQW		
Total Drainage Area (sf)	337177		
On-Site Drainage Area (sf)	337177		
Off-Site Drainage Area (sf)	0		
Buildings/Lots (sf)	43000		
Impervious Pavement (sf)	0		
Pervious Pavement (total / adjusted) (sf)	0 / 0	/	/
Impervious Sidewalks (sf)	23		
Pervious Sidewalks (total / adjusted) (sf)	0 / 0	/	/
Other (sf)	0		
Future Development (sf)	39065		
Existing Impervious to remain (sf)	188201		
Offsite (sf)	0		
Total Impervious Area (sf)	270289		
Percent Impervious Area (%)	80%		

Basin Information	Type of SCM SCM #	Type of SCM SCM #	Type of SCM SCM #
Receiving Stream Name			
Receiving Stream Index Number			
Stream Classification			
Total Drainage Area (sf)			
On-Site Drainage Area (sf)			
Off-Site Drainage Area (sf)			
Buildings/Lots (sf)			
Impervious Pavement (sf)			
Pervious Pavement (total / adjusted) (sf)	/	/	/
Impervious Sidewalks (sf)			
Pervious Sidewalks (total / adjusted) (sf)	/	/	/
Other (sf)			
Future Development (sf)			
Existing Impervious to remain (sf)			
Offsite (sf)			
Total Impervious Area (sf)			
Percent Impervious Area (%)			

V. SUBMITTAL REQUIREMENTS

Only complete application packages will be accepted and reviewed by the City. A complete package includes all of the items listed below. Copies of forms, deed restrictions, checklists as well as detailed instructions on how to complete this application form may be downloaded from the City of Wilmington Plan Review website below:

<https://www.wilmingtonnc.gov/departments/engineering/plan-review/stormwater-permits>

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

Please indicate that the following required information have been provided by initialing in the space provided for each item.

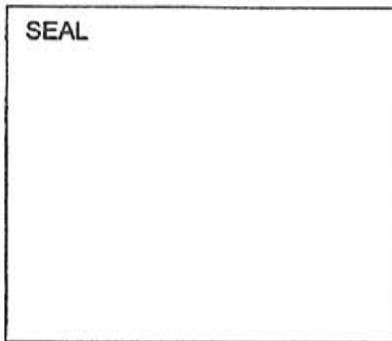
- | | Initials |
|--|-----------------------------|
| 1. One completed Stormwater Management Permit Application Form. | <u>Jpc/asn</u> |
| 2. One completed Supplement Form for each SCM proposed (signed, sealed and dated). | <u>N/A</u> → Under State SW |
| 3. One completed Operation & Maintenance agreement for each <u>type</u> of SCM. | <u>N/A</u> |
| 4. Proposed Deed Restrictions and Restrictive Covenants (for all subdivisions) | <u>N/A</u> ↗ |
| 5. Appropriate stormwater permit review fee. \$400.00 | <u>Jpc/asn</u> |
| 6. Minimum requirements identified on the Engineering Plan Review Checklist have been addressed. | <u>Jpc/asn</u> |
| 7. One set of calculations (sealed, signed and dated). | <u>Jpc/asn</u> |
| 8. A detailed narrative (one to two pages) describing the stormwater treatment/management system for the project. | <u>Jpc/asn</u> |
| 9. A USGS map identifying the site location. If the receiving stream is reported as class SA or the receiving stream drains to class SA waters within ½ mile of the site boundary, include the ½ mile radius on the map. | <u>Jpc/asn</u> |
| 10. A copy of the soils report, if applicable. Must meet NCDEQ SCM Manual and MDC requirements for the type of SCM proposed. The report must include boring logs and a map of boring locations. | <u>N/A</u> |
| 11. One full set of plans <u>folded to 8.5" x 14"</u> . | <u>Jpc/asn</u> |
| 12. A map delineating and labeling the drainage area for each SCM proposed. | <u>Jpc/asn</u> |
| 13. A map delineating and labeling the drainage area for each inlet and conveyance proposed. | <u>Jpc/asn</u> |
| 14. A digital copy of the entire submittal package (can be submitted via flash drive, CD, email, dropbox or other file sharing system). | <u>Jpc/asn</u> |

VI. PROPERTY OWNER AUTHORIZATION (If Section III(2) has been filled out, complete this section)

I, _____, certify that I own the property identified in this permit application, and thus give permission to _____ with _____ 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 _____ 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: _____



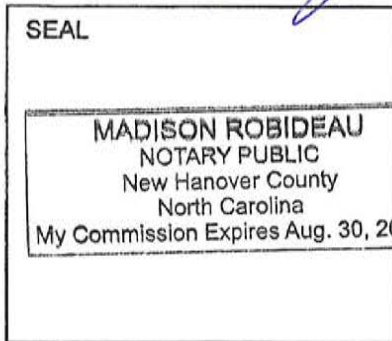
I, _____, a Notary Public for the State of _____, County of _____, do hereby certify that _____ personally appeared before me this day of _____, _____ and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,

My commission expires: _____

VII. APPLICANT'S CERTIFICATION

I, Raiford G. Trask, III 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 rules under the City's Comprehensive Stormwater Ordinance.

Signature: _____ Date: 12/16/20



I, Madison Robideau, a Notary Public for the State of North Carolina, County of New Hanover, do hereby certify that Raiford G. Trask III personally appeared before me this day of December 16, 2020 and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,

My commission expires: 8/30/22