



Public Services

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

February 20, 2023

Jeffrey L. Zimmer, Manager
ZP 367 Office, LLC
P.O. Box 2628
Wilmington, NC 28402

**Subject: Stormwater Management Permit No. 2022016R1
Zimmer Development Company Office-Mayfaire
High Density Development Served Partially by an Off-site Stormwater System**

Dear Mr. Zimmer:

The City of Wilmington Engineering Division has received a request for a revision to the Stormwater Management Permit for Zimmer Development Company Office-Mayfaire. 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 footprint revisions;
- Pervious concrete section PC2 revisions;
- On-site drainage areas updated;
- Minimal changes to impervious allocations;
- See approved plans, dated 2/16/23.

Please be aware all terms and conditions of the permit Issued on October 31, 2022 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,

Richard Christensen

for Anthony Caudle, City Manager
City of Wilmington

cc: John S. Tunstall, P.E., Norris & Tunstall Consulting Engineers, P.C.
Jeff Walton, Associate Planner, City of Wilmington



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STORMWATER MANAGEMENT PERMIT APPLICATION FORM
 (Form SWP 2.3)

N&T #21144
 (Offsite Mod)

I. GENERAL INFORMATION

- Project Name (subdivision, facility, or establishment name - should be consistent with project name on plans, specifications, letters, operation and maintenance agreements, etc.):
Zimmer Development Company Office – Mayfaire
- Location of Project (street address):
6725 Monument Drive
 City: Wilmington County: New Hanover Zip: 28405

II. PERMIT INFORMATION

- Specify the type of project (check one): Low Density High Density
 Offsite Stormwater System Drainage Plan Redevelopment Other
 If the project drains to an Offsite System, list the Stormwater Permit Number(s):
 City of Wilmington: 2002031R2 State – NCDEQ/DEMLR: SW8 010512
- Is the project currently covered (whole or in part) by an existing City or State (NCDEQ/DEMLR) Stormwater Permit? Yes No
 If yes, list all applicable Stormwater Permit Numbers:
 City of Wilmington: 2022016 State – NCDEQ/DEMLR: SW8 220107
- Additional Project Permit Requirements (check all applicable):
 CAMA Major Sedimentation/Erosion Control 404/401 Permit

III. CONTACT INFORMATION

- Print Applicant / Signing Official's name and title (the developer, property owner, lessee, designated government official, individual, etc. who owns the project):
 Applicant / Organization: ZP 367 Office, LLC
 Signing Official & Title: Jeffrey L. Zimmer, Manager

a. Contact information for Applicant / Signing Official:

Address: P.O. Box 2628

City: Wilmington

State: NC

Zip: 28402

Phone: 910-763-4669 Ext. 219

Email: JeffreyZimmer@zdc.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: _____

Signing Official & Title: _____

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

Street Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Email: _____

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: 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: jtunstall@ntengineers.com

& anorris@ntengineers.com

IV. PROJECT INFORMATION

1. Total Property Area: 224783 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: 224783 square feet.
5. Existing Impervious Surface within Project Area: 0 square feet
6. Existing Impervious Surface to be Removed/Demolished: 0 square feet
7. Existing Impervious Surface to Remain: 0 square feet
8. Total Onsite (within property boundary) Newly Constructed Impervious Surface (in square feet):

Buildings/Lots	13342
Impervious Pavement Dumpster Pad	256
Pervious Pavement (total area / adjusted area w credit applied)	42367 / 0
Impervious Sidewalks with Curb	5946
Pervious Sidewalks (total area / adjusted area w credit applied)	1346 / 0
Other (Describe) Stone	722
Future Development Sidewalk, Curb & Future Building	15888
Total Onsite Newly Constructed Impervious Surface	36154

9. Total Onsite Impervious Surface
(Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) 36154 square feet
10. Net Change in Onsite Impervious Surface (+ for net increase, - for net decrease) +36154 square feet
11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = 16.08 %
12. Total Offsite Newly Constructed Impervious Area (in square feet):

Impervious Pavement Offsite Driveway	1013
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

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.

To Pond #4 (SW8 010512)

Basin Information	Type of SCM SCM # 1	Type of SCM - PC #1 SCM # 2	Type of SCM - PC #2 SCM # 3
Receiving Stream Name	Howe Creek	Howe Creek	Howe Creek
Receiving Stream Index Number	CPF24 18-87-23	CPF24 18-87-23	CPF24 18-87-23
Stream Classification	SA ORW	SA ORW	SA ORW
Total Drainage Area (sf)	50195	54945	4951
On-Site Drainage Area (sf)	44075	54945	4951
Off-Site Drainage Area (sf)	6120	0	0
Buildings/Lots (sf)	13342	0	0
Impervious Pavement (sf) Dumpster Pad	0	256	0
Pervious Pavement (total / adjusted) (sf)	0 / 0	42367 / 0	0 / 0
Impervious Sidewalks (sf) & Curb	1243	4014	689
Pervious Sidewalks (total / adjusted) (sf)	0 / 0	0 / 0	1346 / 0
Other (sf) Stone	722	0	0
Future Development (sf) Sidewalk, Curb & Bldg	15368	420	100
Existing Impervious to remain (sf)	0	0	0
Offsite (sf)	0	0	0
Total Impervious Area (sf)	30675	4690	789
Percent Impervious Area (%)	61.1%	8.54%	15.9%

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.

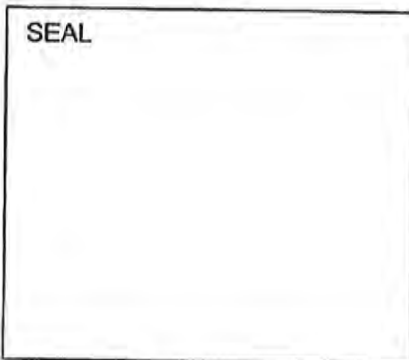
- | | Initials |
|--|----------------|
| 1. One completed Stormwater Management Permit Application Form. | <u>JST/asn</u> |
| 2. One completed Supplement Form for each SCM proposed (signed, sealed and dated). | <u>JST/asn</u> |
| 3. One completed Operation & Maintenance agreement for each <u>type</u> of SCM. <i>supp.</i> | <u>JST/asn</u> |
| 4. Proposed Deed Restrictions and Restrictive Covenants (for all subdivisions) | <u>N/A</u> |
| 5. Appropriate stormwater permit review fee. | <u>JST/asn</u> |
| 6. Minimum requirements identified on the Engineering Plan Review Checklist have been addressed. | <u>JST/asn</u> |
| 7. One set of calculations (sealed, signed and dated). | <u>JST/asn</u> |
| 8. A detailed narrative (one to two pages) describing the stormwater treatment/management system for the project. | <u>JST/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>JST/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. <i>In calcs</i> | <u>JST/asn</u> |
| 11. One full set of plans <u>folded to 8.5" x 14"</u> . | <u>JST/asn</u> |
| 12. A map delineating and labeling the drainage area for each SCM proposed. | <u>JST/asn</u> |
| 13. A map delineating and labeling the drainage area for each inlet and conveyance proposed. | <u>JST/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>JST/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: _____



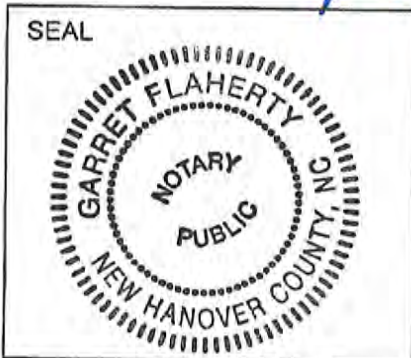
I, _____, a Notary Public for the State of _____, County of _____, do hereby certify that _____ personally appeared before me this day of _____, _____ and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,

My commission expires: _____

VII. APPLICANT'S CERTIFICATION

I, Jeffrey L. Zimmer 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: *[Handwritten Signature]* Date: 1/24/23



I, Garret Flaherty, a Notary Public for the State of North Carolina, County of New Hanover, do hereby certify that Jeffrey L. Zimmer personally appeared before me this day of January 24th, 2023, and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,

[Handwritten Signature]
My commission expires: August 31, 2026

STORMWATER MANAGEMENT PERMIT APPLICATION FORM

OFF-SITE SYSTEM SUPPLEMENT

FOR DEVELOPMENT DRAINING TO PERMITTED OFF-SITE TREATMENT SYSTEMS

This form may be photocopied for use as an original

NT #21144
(offsite mod)

City of Wilmington Stormwater Management Plan Review:

A complete stormwater management plan submittal includes a stormwater management permit application, an off-site system supplement for each off-site stormwater treatment system, appropriate supplement forms for any on-site stormwater treatment systems, and plans and specifications showing all stormwater conveyances and drainage details for the project.

I. PROJECT INFORMATION

Project Name : Zimmer Development Company Office - Mayfaire

Contact Person: John S. Tunstall, P.E., Phone Number: (910)343-9653

Is all drainage from the project directed to the off-site system? (check one): Yes No

II. OFF-SITE SYSTEM INFORMATION (please complete the following information for the off-site system that will treat runoff from your project):

Permit No. 2002031R2

Project Name: Mayfaire Town Center Phase I

Type of System (wet pond, infiltration basin, etc.): Wet Detention & Infiltration Basin - Pond #4

Lot No. (if part of a subdivision): _____

How much built upon area draining to the permitted treatment system has been allocated to this project? Per permit, Pond #4 has 112,819 SF of Future impervious area (SW8 010512). This project will direct 30,675 SF of impervious area to Pond #4, which the SW8 010512 permit will be modified to reduce Future to 82,144 SF (112,819 SF - 30,675 SF).

III. REQUIRED ITEMS CHECKLIST

Prior to issuing an off-site permit, verification of the following information must be provided. Initial in the space provided to indicate that the following requirements have been met and supporting documentation is attached. If the applicant has designated an agent in the Stormwater Management Permit Application Form, the agent may initial below. If a requirement has not been met, attach justification.

Applicants Initials

- * JST/ao a. Deed restrictions limiting the built-upon area on the site have been recorded.
 - * JST/ao b. Engineers certification for the existing off-site system has been submitted to DWQ.
 - * JST/ao c. There are no outstanding Notices of Violation for the off-site system.
 - * JST/ao d. Off-site system is in compliance with the issued permit.
- * *to the best of my knowledge.*

IV. STORMWATER COLLECTION SYSTEM MAINTENANCE REQUIREMENTS

1. Mowing will be accomplished as needed according to the season. Grass height will not exceed six inches at any time.
2. Accumulated sediment and trash will be removed from the collection system as necessary. Swales and ditches will be reseeded or sodded following sediment removal.
3. Eroded areas of swales and ditches will be repaired and reseeded. Swales and ditches will be revegetated as needed based on monthly inspections.
4. The collection system, including catch basins, curb cuts, velocity reduction devices, and piping, will be inspected monthly or after every significant runoff producing rainfall event. Trash and debris will be cleared away from grates, curb cuts, velocity reduction devices, and piping.
5. The collection system may not be altered in any way without prior approval from the City of Wilmington Engineering Division.

I acknowledge and agree by my signature below that I am responsible for maintaining the stormwater collection system in accordance with the five 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.

Print Name and Title: Jeffrey L. Zimmer, Manager / ZP 367 Office, LLC

Address: P.O. Box 2628 Wilmington, NC 28402

Phone: 910-766-4669 Ext. 219 Date: 1/24/23

Signature: * [Handwritten Signature]

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, Garret Flaherty, a Notary Public for the State of North Carolina County of New Hanover, do hereby certify that Jeffrey L. Zimmer personally appeared before me this 24th day of January, 2023, and acknowledge the due execution of the forgoing document including the stormwater collection system maintenance requirements. Witness my hand and official seal,



Garret Flaherty
Notary Public
My commission expires August 31, 2026