



January 12, 2022

910 254-0900
910 341-3264 fax
wilmingtonnc.gov
Dial 711 TTY/Voice

CONSTRUCTION RELEASE
Autumn Hall Commercial Buildings 3 & 4
1202 Eastwood Road – Project #: 2021052

Consultant/Agent: Mr. John Tunstall, PE
Norris & Tunstall
2602 Iron Gate Drive
Wilmington, NC 28412

Property Owner: TRASK D WEBSTER
REVOCABLE TRUST
6336 OLEANDER DR 1
WILMINGTON NC 28403

The City thanks you for your investment in our community and we look forward to working with you towards the construction of a quality development project. Your project is hereby conditionally released for construction. Please make note of the conditions for this release as they appear below. These conditions must be followed and met for the construction to be approved.

Conditions of Release

1. A pre-construction meeting must be held between the site contractor/superintendent and city staff prior to any site work, tree removal, clearing or grading commences on site. Failure to comply will result in civil penalties. Please contact our zoning office at 910.254.0900 to schedule the preconstruction meeting.
2. Any trees, including the critical root zone area and/or the area designated to be saved, must be properly barricaded or marked with fencing and protected throughout construction to ensure that no clearing or grading will occur in those areas.
3. No equipment is allowed on the site and no construction of any building, structure, wall, utilities, infrastructure, etc. of any kind, including footings and building slabs, will be permitted until:
 - a. All tree protection fencing and silt fencing has been installed
 - b. New Hanover County has issued the grading permit and authorized the activity
 - c. Cape Fear Public Utility Authority has authorized the water and sewer activities
 - d. The assigned city zoning compliance officer has authorized the activity
4. This development shall comply with all local, regional, state, and federal development regulations. All applicable City of Wilmington Technical Review Committee requirements must be completed prior to the issuance of final zoning approval.
5. All truck traffic to and from the site shall adhere to NCDOT and City of Wilmington truck routes and restrictions (e.g. S. 3rd Street, Market Street). See city GIS gallery for routes, weight restrictions, etc.
6. Failure to comply with the above conditions may result in the issuance of a Stop Work Order (SWO).



Conditions of Final Zoning Approval

1. An Administrative Adjustment was approved on 10/26/21 for the following standards:
 - Maximum Length of a Private Driveway (500'/800' rule)
2. All improvements included in the approved Traffic Impact Analysis (TIA) shall be installed and inspected prior to the issuance of the final zoning approval.
3. A plat showing all required easements and right(s)-of-way must be reviewed by city staff and recorded at the Register of Deeds prior to issuance of final zoning approval.
4. This project will require the dedication of public access easement(s).
5. Proper dedication of public easements requires an easement plat (or legal description) and a deed of easement. The easement plat or legal description is prepared by a licensed surveyor. The deed of easement is prepared by the City Attorney's Office (CAO). A title policy for the property is necessary to prepare the document. These documents can be submitted to the project planner for distribution to the pertinent city departments. Recordation of both the easement plat and the deed of easement will be required prior to the issuance of a Certificate of Occupancy. Please allow for no less than two weeks for deed preparation.
6. Per the requirements of the stormwater permit, the following shall occur prior to issuance of a certificate of occupancy or operation of the permitted facility:
 - As-built drawings for all stormwater management facilities shall be submitted to the City of Wilmington Engineering Division.
 - An Engineer's certification shall also 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 is required by City of Wilmington Engineering personnel (910) 341-5856.
7. No construction activity shall occur within the North Carolina Department of Transportation (NCDOT) right-of-way until all NCDOT permits have been issued and received by the City. All improvements required shall be installed and approved by NCDOT prior to issuance of a certificate of occupancy.
8. Contractor shall submit a Radio Signal Strength Study for all commercial buildings that demonstrates that existing emergency responder radio signal levels meet the requirements of Section 510 of the 2018 NC Fire Code.
9. Approval of a major or minor site plan shall expire after 18 months from the date of such approval if the applicant has failed to make substantial progress on the site. The technical review committee may grant a single, six-month extension of this time limit for major and minor site plans, for good cause shown, upon receiving a request from the applicant before the expiration of the approved plan. In the event approval of a site plan has expired, for whatever reasons, the owner and/or applicant will be required to resubmit for approval of a site plan that meets current development standards unless otherwise noted in this chapter.
10. To obtain a final zoning inspection for this construction project, the appropriate departments within the City of Wilmington must perform and approve final inspections. To arrange for inspections please contact the assigned Zoning Enforcement Officer, at 254-0900. Staff will



coordinate the inspections and provide a punch-list to the Developer within 5 working days. Upon correction of the punch-list items, a final inspection will be performed.

Note: Zoning will not issue final approval until all requirements of the City of Wilmington are fulfilled.

11. Please also be advised that any party aggrieved by the issuance of this approval may file a notice of appeal to the City Clerk within 30 days of receipt of active or constructive notice of this decision. It shall be presumed that all persons with standing to appeal have constructive notice of the decision from the date a sign containing the words "Zoning Decision" or "Subdivision Decision" in letters at least six inches high and identifying the means to contact an official for information about the decision is prominently posted on the property that is the subject of the decision, provided the sign remains on the property for at least 10 days. Posting of signs is not the only form of constructive notice. Any such posting shall be the responsibility of the landowner or applicant. Verification of the posting shall be provided to the official who made the decision. Absent an ordinance provision to the contrary, posting of signs shall not be required. Reference NC GS 160d-403.

12. Please notify New Hanover County Building Inspections of this release.

1/12/22

Project Planner:

Jeff Walton, Associate Planner

Date

I hereby acknowledge receipt of this construction release and understand and agree to adhere to all conditions as contained herein. The owner/developer assumes all risks and penalties with any delay or stop work order associated with a violation of this release. The City of Wilmington assumes no liability for any costs associated with this construction release.

Authorized Representative

Date

Zoning Compliance Officer:

John Barham, Compliance Czar

Date

The following items are included in this release package:

| Item | Permit Number | Date |
|---|---------------|---------|
| Autumn Hall Commercial Bldg 3&4 Approved Plans | 2021052 | 1/12/22 |
| City of Wilmington Tree Permit | TPP-22-099 | 1/4/22 |
| New Hanover County Grading Permit | GP 64-06R16 | 1/11/21 |
| City Comprehensive Stormwater Management Permit | 2006046R14 | TBD |



Copy: John Barham
Bret Russell
Rob Gordon
Jim Quinn
Aaron Reese
Rich Christensen
Eric Seidel
Trent Butler
Chris Elrod
Chris Walker
Brian Blackmon
Jim Sahlie
Bill McDow
Mitesh Baxi
Denys Vielkanowitz
Bernice Johnson
Beth Easley Wetherill
Michelle Hutchinson
Amy Beatty
Ron McMillan
Joan Mancuso
Catherine Meyer
Shawn Evans
Courtney Salgado
Joseph Wurzel
Nick Drees
Jon Roan
Ben Hughes

Zoning Compliance
Construction Manager
Engineering (email only)
Stormwater Specialist (email only)
Urban Forestry (email only)
Engineering (email only)
Engineering (email only)
Engineering (email only)
Wilmington Fire Department (e-mail only)
Wilmington Fire Department (e-mail only)
Surveyor (e-mail only)
GIS Addressing (e-mail only)
Traffic Engineering (e-mail only)
Traffic Engineering (e-mail only)
Traffic Engineering (e-mail only)
CFPUA (e-mail letter only)
NHC Erosion Control (e-mail only)
GIS Engineer (e-mail only)
Community Services (e-mail only)
Community Services (e-mail only)
City Zoning (email only)
City Zoning (email only)
City Attorney's Office (email only)
City Attorney's Office (email only)
NC DOT (email only)
NC DOT (email only)
NC DOT (email only)
NC DOT (email only)

RECEIVED
By waltonj at 12:18 pm, Oct 06, 2021

N&T #21117

(Revision to 05150-1)



Development Services
Planning Division
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

910 254-0900
910 341-3264 fax
www.wilmingtonnc.gov
Dial 711 TTY/Voice

APPROVED: _____ **DENIED:** _____

PERMIT #: TPP-22-099

Application for Tree Removal Permit

Name of Applicant: D. Webster Trask, President Autumn Hall, Inc. Phone: 910-313-0795 Date: 09-15-21

Name of Property Owner: Same as Above Phone: 910-313-0795

Property Owner Address: 6336 Oleander Drive, Suite 1 Wilmington, NC 28403

Address of Proposed Tree Removal: 1202 Eastwood Road, Wilm., NC

Description of tree(s) to be removed/reason for removal: (provide attachment if necessary) See Attached Tree Table

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

Description of Replacement Tree(s): Replacement trees for the Autumn Hall Commercial Bldgs 3 & 4 will be in accordance with the City of Wilmington Ordinance and approved landscape plan.

Applicant Signature: _____ Date: 9-8-21

*****FOR OFFICIAL USE ONLY*****

Reviewed By: _____ Date: _____

Remarks: **APPROVED**
By waltonj at 5:26 pm, Jan 04, 2022

ALL WORK MUST BE IN COMPLIANCE WITH THE CITY LAND DEVELOPMENT CODE, ARTICLE 8, LANDSCAPING AND TREE PRESERVATION.

NEW CONSTRUCTION: _____ EXPANSION: _____ OTHER: _____ PAID: _____

| Tree Preservation Permit Fees | |
|-------------------------------|----------|
| Less than 1 acre | \$25.00 |
| 1-5 acres | \$50.00 |
| 5-10 acres | \$100.00 |
| Greater than 10 acres | \$150.00 |

Autumn Hall Commercial
Buildings 3 & 4

NT #21117
09-15-21

TREE REMOVAL TABLE

| <u>REGULATED PINES</u> | <u>REGULATED OAKS</u> |
|------------------------|-----------------------|
| 16" (1) | 8" (1) |
| 23" (1) | 9" (5) |
| | 10" (1) |
| | 11" (4) |
| | 12" (2) |
| | 14" (1) |
| | 16" (2) |
| | DOUBLE 8"/10" (1) |
| | DOUBLE 9"/12" (1) |

APPLICATION FOR TREE PRESERVATION/REMOVAL PERMIT

Name of Applicant: Autumn Hall Phone: 313-0795 Date: 9/18/06

Name of Property Owner If Not Applicant: Phone:

Address: 1202 Eastwood Road Wilmington, NC Zip Code: 28403

Address of Construction Site or Tree Removal: 1202 Eastwood Road

Description of Tree(s) To Be Removed/Reason for Removal: Existing trees and vegetation will be removed as required to construct the Autumn Hall Mixed-Use Development, including vertical structures, public roads, stormwater ponds, stormwater swales, storm drain pipe and utilities as shown on the enclosed plans.

Description of Replacement Tree(s):

Trees and landscape material will be installed as required by the City of Wilmington Landscape Ordinance. See landscape plan.

APPROVED:

DENIED:

Dee H. Sellenburg
Code Enforcement Division of Designee

11-22-06 Date

Reason for Denial:

New Construction

Expansion

Other

PAID

\$150
9-19-06
rcb#
455 5 24

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

2602 Iron Gate Drive, Suite 102
Wilmington, NC 28412
(910) 343-9653
(910) 343-9604 Fax

John S. Tunstall, P.E.
T. Jason Clark, P.E.
Robbie P. Hennelly, E.I.

1429 Ash-Little River Road
Ash, NC 28420
(910) 287-5900
(910) 287-5902 Fax

J. Phillip Norris, P.E.
Joseph K. Bland, P.E.
Thomas J. Scheetz, E.I.

September 15, 2021

Mr. Jeff Walton
City of Wilmington
Development Services

Via E-Mail: Patrick.OMahony@wilmingtonnc.gov, brian.chambers@wilmingtonnc.gov,
jeff.walton@wilmingtonnc.gov, planning@wilmingtonnc.gov

Re: City of Wilmington Tree Preservation / Removal Permit Revision
Autumn Hall Commercial Buildings 3 & 4
1202 Eastwood Road
Wilmington, NC
N&T Project No. 21117

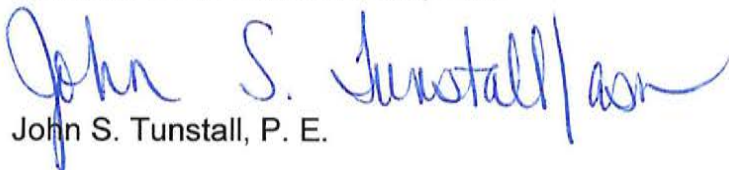
Dear Mr. Walton:

Enclosed electronically, along with the Formal TRC submittal, is the plans, the original City of Wilmington Application for Tree Preservation / Removal Permit, and a copy of the original Autumn Hall Development approved C.O.W. Tree Permit (fee paid then).

Please review this information for approval and contact us with any questions or comments you may have. Thank you for your assistance on this project.

Sincerely,

NORRIS & TUNSTALL
CONSULTING ENGINEERS, P.C.



John S. Tunstall, P. E.

JST/asn

21117 09-15-21-cow-tree-revision-ltr

Enclosures

cc: Mike Brown (by E-Mail Only)
Web Trask (by E-Mail Only)



NEW HANOVER COUNTY

ENGINEERING

230 Government Center Drive, Suite 160, Wilmington, NC 28403

P: (910) 798-7139 | F: (910) 798-7051 | NHCgov.com

Jim Iannucci, PE, CFM, County Engineer

January 11, 2022

Autumn Hall Building 3, LLC
6336 Oleander Drive, Suite 1,
Wilmington, North Carolina 28403

RE: Autumn Hall Buildings 3 & 4, Grading Permit #64-06 Revision 16

Dear Mr. Webster Trask,

This office has reviewed the revised erosion and sedimentation control plan. We find the plan to be acceptable. **Please read the permit conditions carefully and return the signed blue original to our office and keep the copy for your records.** Approval of this land disturbing permit hereby give notice of our right of periodic inspection to ensure compliance with the approved plan.

As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (NOI) form requesting a Certificate of Coverage (COC) under the NCG010000 Construction Stormwater General Permit. This form MUST be submitted prior to the commencement of and land disturbing activity on the above-named project, according to State Stormwater requirements. The NOI form may be accessed at deq.nc.gov/NCG01. Please direct questions about the NOI form to Annette Lucas at Annette.lucas@ncdenr.gov or Paul Clark at Paul.clark@ncddenr.gov. After you submit a complete and correct NOI Form, a COC will be emailed to you within three business days. Initially, DEMLR will not charge a fee for coverage under the NCG01 permit. However, on or after May 1, 2019, a \$100 fee will be charged annually. This fee is to be sent to the DEMLR Stormwater Central Office staff in Raleigh. Once the project is stabilized and completed a Notice of Termination (NOT) should be filed to final out the project.

A copy of the enclosed land disturbing permit, a copy of the approved erosion and sedimentation control plan as well as any approved deviations, the NCG01 permit, a copy of the Certificate of Compliance (COC), records of inspections made during the previous 30 days and a rain gauge must be posted at the job site.

The land-disturbing fee of **\$1866** is due to be paid to New Hanover County Engineering, to my attention, prior to issuance of any Certificate of Occupancy or Certificate of Completion.

A preconstruction meeting is optional prior to any land disturbing activity on this project. Please contact me at (910) 798-7139 if you would like to schedule this meeting in our office. If you choose not to have the preconstruction meeting, you need to contact us with the date land disturbing activity will take place onsite and again once the initial erosion control measures are installed.

New Hanover County's Erosion and Sedimentation Control Program is performance- oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of the project, it is determined that the plan is inadequate to meet the requirements of the New Hanover County's Erosion and Sedimentation Control Ordinance, this office may require revisions to the plan and its implementation of the revisions to ensure compliance with the ordinance.

This land disturbing permit will expire within 1 year following the date of approval if no land disturbing activity has been undertaken. If no activity takes place within one year after work has begun onsite, the permit will expire. Please contact this office to reactivate a permit that has expired.

Acceptance and approval of this erosion control plan is conditioned on your compliance with Federal and State water quality laws, regulations, and rules. This permit will not preclude any other permits or approvals necessary for beginning or completing this development. It is the owner's responsibility to have all the approvals and permits that are required prior to beginning construction.

Please note this approval is based in part on the accuracy of the information provided in the Financially Responsibility Form, which you provided. You are requested to file an amended form if there is any change in the information included on the form.

Your cooperation is appreciated,



Beth Easley Wetherill
NHC Soil Erosion Specialist

cc: Jeff Walton, Associate Planner City of Wilmington
Howard Coupland Jr., AHSC Properties, LLC
Raiford G. Trask III, Autumn Hall 40 Acres, LLC



Permit# GP 64-06
Revision #16

Permit for a Land-Disturbing Activity

New Hanover County
Department of Engineering
230 Government Center Drive - Suite 160
Wilmington, North Carolina 28403
(910) 798-7139

As authorized by the New Hanover County Erosion and Sedimentation Control Ordinance

This permit issued to Autumn Hall Building 3, LLC authorizes the development of 4.72 acres of land in 1202 Eastwood Road for Autumn Hall Buildings 3 & 4 in New Hanover County. This permit issued on January 11, 2022 is subject to compliance with the application and site drawings, all applicable regulations and special conditions and notes set forth below. Any plan modifications must be approved by this office prior to field changes.

It is understood by the applicant that a representative of New Hanover County's Engineering Department may inspect the site at any time following the issuance of this Permit. A copy of the approved Soil Erosion Control Plan as well as any approved deviations, this permit, a rain gauge, a copy of the NCG01 permit, a copy of the Certificate of Coverage (COC) from the State and copies of the Combined Self-Monitoring and Self-Inspection Reports must be available at all times at the site.

Failure to execute the provisions of this permit and the approved Soil Erosion Plan, or any other provisions of the New Hanover County Soil Erosion and Sedimentation Control Ordinance, may result in immediate legal action by the County to the limits prescribed by the Ordinance. If the measures outlined on the approved Soil Erosion Control Plan and this Permit prove insufficient, additional Erosion Control measures can and will be required which in turn will be considered provisions of this Permit. This Permit does not preclude any other permits or approvals necessary for beginning or completing this development. Approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State laws, regulations and rules. It is the Permittee's responsibility to obtain all necessary permits and approvals.

SPECIAL CONDITIONS

(THESE CONDITIONS MUST BE FOLLOWED IN ADDITION TO THE PLANS AND SPECIFICATIONS)

All the soil erosion control measures will be installed as the site is cleared and maintained throughout construction. These include a construction entrance, silt fences and inlet protection.

Note: The NCG01 permit requires you to get a Certificate of Coverage, have concrete washouts and regular inspection documentation onsite and numerous other requirements.

*Silt fence stakes must be steel and will be placed *six feet apart without wire reinforcement or eight feet apart with wire reinforcement*. Silt fence is not allowed as inlet protection.

*Tree Removal Permits and/or Approvals are required from the City of Wilmington and/or New Hanover County PRIOR to clearing of the site.

*This permit does not preclude any permits or approvals which may be necessary such as City of Wilmington or New Hanover County, NC DEMLR, C.A.M.A., and/or the US Army Corps. of Engineers, DEM Solid Waste or any other agencies.

*No sediment shall leave the site in suspension of water.

- *No sediment shall leave the site in suspension of water.
- *If plan revisions are necessary, you must submit a copy to this office for approval prior to any field changes.
- *If soil is brought onto this site or removed from this site, it must come from or be taken to an approved or permitted site, to be identified to this office prior to being brought onsite or removal from the site.
- *All City and/or County and State drainage and stormwater requirements will be adhered to.
- *If these measures fail to adequately control erosion, more restrictive measures will be required.
- *If any phase of grading ceases for more than 90 calendar days, the site will be temporarily stabilized.
- *All slopes must be stabilized within 21 calendar days of any phase of activity.

The approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State Water Quality laws, regulations and rules.

*Note the required rates for seed, lime, fertilizer and mulch in your seeding specifications.

***Enclosed is a Combined Self-Monitoring and Self-Inspection Form that meets the requirements of both the NPDES Stormwater Permit for Construction Activities, NCG 010000 reporting and the Land Resources Self-Inspection Program that satisfies the requirements of the Sedimentation Pollution Control Act. These are mentioned below with specific requirements for each program. These reports are the responsibility of the property owner. They require a rain gauge onsite, inspections and reporting every 7 calendar days and within 24 hours of every 1.0-inch rain per 24-hour period and at specific phases of construction. Additional copies of this Combined Construction Inspection Report can be found at <http://portal.ncdenr.org/web/lr/erosion> . Reports must be available onsite at all times. If you have questions, please contact New Hanover County Engineering (910) 798-7139 or the Land Quality Section at the NC DEMLR Regional office at (910) 796-7215.**

***Note the NPDES information from the State for sites disturbing 1 acre or more and the reporting requirements.** All **NEW** projects permitted after August 3, 2011 must include the following surface water withdrawal locations and stabilization requirement designations on the plan in order to qualify for coverage under the most recent NPDES Construction General Permit. All settling basins must have outlet structures that withdraw water from the surface, with the exception of basins or traps that have a drainage area of less than 1 acre. The NPDES permit also requires ground cover within 15 calendar days on disturbed flat areas and ground cover within 7 calendar days on all areas within HQW Zones, perimeter dikes, swales, ditches, perimeter slopes and all slopes steeper than 3:1. Exceptions include slopes that are 10 feet or less in length and not steeper than 2:1 which must be stabilized within 14 calendar days and slopes greater than 50 feet which must be stabilized within 7 calendar days. It requires inspections of all erosion control measures and reporting every 7 days and within 24 hours of every 1.0-inch rain event in a 24-hour period. This permit also includes other new requirements which are listed in the text of the NPDES Stormwater Discharge Permit for Construction Activities, which is included with the original copy of each land-disturbing permit.

***Note the Land Resources Self Inspection Program Requirements.** This program is separate from the NPDES reporting and requires inspection and documentation after each phase of construction. These phases include: Installation of perimeter erosion control measures, Clearing and Grubbing of existing ground cover, Completion of any phase of grading of slopes or fills, Installation of storm drainage facilities, Completion of construction or development, Establishment of permanent ground cover sufficient to restrain erosion and any Deviation from the approved plan.

*Pre-construction meetings are optional. Contact Beth E. Wetherill at (910) 798-7139 to set up a meeting prior to land-disturbing activity onsite. If you do not choose to have a preconstruction meeting prior to starting work on site, you should contact us when activity begins and again when the initial measures have been installed.

This Permit will expire one year from date of issue if no construction activity begins on site. This permit may not be amended or transferred to another party without approval of this office.

Acknowledgment of receipt of Permit

Owner

By (please print)

Signature

Beth E. Wetherill

Beth Wetherill
Erosion Control Supervisor/New Hanover County



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



Via e-mail: jtun stall@ntengineers.com

October 26, 2021

John S. Tunstall, PE
Norris & Tunstall Consulting Engineers, P.C.
2602 Iron Gate Drive, Suite 102
Wilmington, NC 28412

Re: Request for Administrative Waiver – Autumn Hall Commercial Buildings 3 & 4

Dear Mr. Tunstall:

On behalf of the City Engineer, I have reviewed your request for a waiver and rendered the following decision:

Maximum Length of a Private Driveway (500'/800' rule) Granted Denied

Technical Standard: Section VII (Traffic Engineering), C.4 (Private Driveways)

If the private driveway accesses a through street, the total length shall not exceed 500 linear feet. If the private drive does not access a through street, the combination of the public streets and private driveways shall not exceed 800 linear feet. The length of the driveway is measured along the vehicle path from the curb line of the intersecting street to the furthestmost end of the parking area.

Description: Commercial Building 3 and 4's parking areas will exceed the maximum length requirement per the technical standard. Therefore, the applicant seeks relief from this requirement for the project.

Justification: Currituck Drive is proposed to be completed between Carolina Bay Drive and Autumn Hall Drive as part of the Commercial Phase I project. Currituck will become a through street upon its completion. Once the connection is made, the site will be compliant with this technical standard. But until that occurs, the project is providing sufficient access for emergency vehicles with good internal circulation. Therefore, it is appropriate to allow the variance for the 500'/800' rule.

Please contact me at richard.christensen@wilmingtonnc.gov if you have any questions.

Sincerely,

Richard Christensen

Richard Christensen, PE
Plan Review Engineer

cc: David Cowell, City Engineer, City of Wilmington
Bill McDow, Transportation Planning, City of Wilmington
Jeff Walton, Associate Planner, City of Wilmington
Mitesh Baxi, Senior Traffic Engineering Technician, City of Wilmington

ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

BRIAN WRENN

Director



NORTH CAROLINA
Environmental Quality

December 9, 2021

Autumn Hall, Inc.
Attn: D. Webster Trask, President
6336 Oleander Drive, Suite 1
Wilmington, NC 28403



**Subject: Approved Minor Modification / Correction
Post-Construction Stormwater Management Permit No. SW8 040333
Autumn Hall
New Hanover County**

Dear Mr. Trask:

The Division of Energy, Mineral and Land Resources received a complete Minor Modification Application for changes to the subject permit and project on December 8, 2021. Staff review has determined that the proposed changes meet the definition of a minor modification in that it does not result in an increase in the size of the permitted stormwater control measure (SCM) and does not increase the amount of built-upon area. The following minor modifications are included and covered by this permit:

- The project area for Autumn Hall commercial buildings 3 and 4 drains to Pond A, which was previously constructed. This project is adding 131,925 square feet of additional built-upon area (BUA) draining to Pond A, which will reduce the allocated future amount.
- In addition, this permit corrects the previously approved revision of 8/25/17 to remove impervious area from Pond B (Dungannon Blvd.), and restores the previously approved impervious areas (prior to 8/25/17) for Pond C.

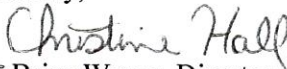
The Division is hereby notifying you that the permit SW8 040333 has been modified, updated, and re-issued on December 9, 2021, as attached, to reflect any changes. *Please replace the previous application (SWU-101), Attachment B (BUA Master Table) and Exhibit B (BUA Master Table - per engineer) with the attached modified versions. Please add the enclosed approved plans to the previously approved plan set.*

This permit remains effective until **November 3, 2028** and does not supersede any other agency permit that may be required. The project shall be subject to the conditions and limitations as specified therein. This permit does not impose new or increased stormwater control requirements or design standards; it clarifies the rules and requirements of this program to provide you with a better understanding of your obligations under this permit. Failure to comply with these requirements will result in future compliance problems. Please note that this permit is not transferable except after notice to and approval by the Division.



If you have any questions concerning this permit, please contact Steve Pusey in the Wilmington Regional Office, at phone # (910) 796-7215 or steven.pusey@ncdenr.gov.

Sincerely,


For Brian Wrenn, Director
Division of Energy, Mineral and Land Resources

Enclosures: Attachment A – Designer’s Certification (blank form)
Attachment B – BUA Master Table
Exhibit B – BUA Master Table (per engineer)
Application Documents

DES\sgp: \\Stormwater\Permits & Projects\2021\040333 HD\2021 12 permit_minor 040333

cc: John S. Tunstall, PE; Norris & Tunstall Consulting Engineers, P.C.
Mike Brown, Cape Fear Commercial, LLC
New Hanover County Building Safety Department
New Hanover County Engineering Department
Engineering Department, City of Wilmington
Wilmington Regional Office Stormwater File



STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENERGY, MINERAL AND LAND RESOURCES

POST-CONSTRUCTION STORMWATER MANAGEMENT PERMIT

HIGH DENSITY SUBDIVISION DEVELOPMENT

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations

PERMISSION IS HEREBY GRANTED TO

Autumn Hall, Inc.

Autumn Hall

1202 Eastwood Road/US 74, Wilmington, New Hanover County

FOR THE

construction, operation and maintenance of three (3) wet detention ponds in compliance with the provisions of 15A NCAC 2H .1000 (hereafter referred to as the "stormwater rules") as outlined in the application, approved stormwater management plans, supplement, calculations, operation and maintenance agreement, recorded documents, specifications, and other supporting data (the "approved plans and specifications") as attached and/or on file with and approved by the Division of Energy, Mineral and Land Resources (the "Division" or "DEMLR"). The project shall be constructed, operated and maintained in accordance with these approved plans and specifications. The approved plans and specifications are incorporated by reference and are enforceable part of this permit.

This permit shall be effective from the date of issuance until November 3, 2028 and shall be subject to the following specified conditions and limitations. The permit issued shall continue in force and effect until the permittee files a request with the Division for a permit modification, transfer, renewal, or rescission; however, these actions do not stay any condition. The issuance of this permit does not prohibit the Director from reopening and modifying the permit, revoking and reissuing the permit, or terminating the permit for cause as allowed by the laws, rules, and regulations contained in Title 15A NCAC 2H.1000 and NCGS 143-215.1 et.al.

I. DESIGN STANDARDS

1. This permit is effective only with respect to the nature and volume of stormwater described in the application and other supporting data.
2. Each of the single family lots is limited to a maximum amount of built-upon area as indicated in Exhibit A of this permit.
3. This stormwater system has been approved for the management of stormwater runoff as described in Section I.5 of this permit and per approved plans. The runoff from all built-upon area within the permitted drainage areas of this project must be directed into the permitted stormwater control systems. The wet ponds A, B and C have been designed to handle runoff from impervious areas of 3,739,540 square feet, 1,902,442 square feet, and 357,193 square feet, respectively.

4. Each tract within the development, whose ownership is not retained by the permittee, must submit a separate Offsite Stormwater Management Permit application package to the Division of Energy, Mineral and Land Resources and receive a permit prior to any construction on the tract. This excludes the individual single family lots as shown on the approved plans, that are sold to individuals and developed in accordance with the per lot BUA limits contained in this permit.
5. The following design criteria have been approved for the permitted wet detention ponds and must be maintained at design condition:

| | <u>Pond A</u> | <u>Pond B</u> | <u>Pond C</u> |
|---|------------------------------|---------------|---------------|
| a. Drainage Area Total, acres: | 122.64 | 73.45 | 11.30 |
| Drainage Area, ft ² : | 5,342,199 | 3,199,481 | 492,228 |
| Onsite, ft ² : | 5,342,199 | 2,965,129 | 492,228 |
| Offsite, ft ² : | 0 | 234,352 | 0 |
| b. Built-Upon Area Total ¹ , ft ² : | 3,739,540 | 1,902,442 | 357,193 |
| c. Design storm, inches | 1 | 1 | 1 |
| d. Pond Depth, feet: | 5.0 max | 7.5 | 6.0 |
| e. TSS removal efficiency: | 90% | 90% | 90% |
| f. Permanent Pool Elev., FMSL: | 10.50 | 16.0 | 6.0 |
| g. Permanent Pool Surface Area, ft ² : | 427,526 | 80,402 | 23,796 |
| h. Storage Volume provided, ft ³ : | 347,387 | 182,413 | 33,301 |
| i. Temporary Storage Elev., FMSL: | 11.3 | 18.10 | 7.25 |
| j. Controlling Orifice: | 6"H x 12" L | 6" Φ | 2.5" Φ |
| k. Permitted Forebay Volume, ft ³ : | 322,560 | 93,915 | 13,443 |
| l. Max. Fountain Horsepower: | 3.0 | 1.0 | 1/4 |
| m. Receiving Stream/River Basin: | UT Bradley Creek / Cape Fear | | |
| n. Stream Index Number: | CPF24 18-87-63-1 | | |
| o. Classification of Water Body: | "SC HQW #" | | |

¹See Attachment B for allocation details.

II. SCHEDULE OF COMPLIANCE

1. No homeowner/lot owner/developer shall fill in, alter, or pipe any drainage feature (such as swales) shown on the approved plans as part of the stormwater management system without submitting a revision to the permit and receiving approval from the Division.
2. The permittee is responsible for verifying that the proposed built-upon area for the entire lot does not exceed the maximum allowed by this permit. Once the lot transfer is complete, the lot owner may not revise the built-upon area without approval from the permittee and the Division of Energy, Mineral and Land Resources.
3. If an Architectural Review Board or Committee is required to review plans for compliance with the BUA limit, the plans reviewed must include all proposed built-upon area. Any approvals given by the Board do not relieve the permittee and the homeowner of the responsibility to maintain compliance with the permitted BUA limit.
4. The Director 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 Director for modifying the site to meet minimum requirements. The permittee shall provide copies of revised plans and certification in writing to the Director that the changes have been made.

5. 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.
6. No person or entity, including the permittee, shall alter any component shown in the approved plans and specifications. Prior to the construction of any modification to the approved plans, the permittee shall submit to the Director, and shall have received approval for modified plans, specifications, and calculations including, but not limited to, those listed below. For changes to the project or SCM that impact the certifications, a new or updated certification(s), as applicable, will be required and a copy must be submitted to the appropriate DEQ regional office upon completion of the modification.
 - a. Any modification to the approved plans and specifications, regardless of size including the SCM(s), BUA, details, etc.
 - b. Redesign or addition to the approved amount of BUA or to the drainage area.
 - c. Further development, subdivision, acquisition, lease or sale of any, all or part of the project and/or property area as reported in the approved plans and specifications.
 - d. Altering, modifying, removing, relocating, redirecting, regrading, or resizing of any component of the approved SCM(s), the stormwater collection system and/or vegetative conveyance shown on the approved plan.
 - e. The construction of any allocated future BUA.
 - f. Adding the option to use permeable pavement or #57 stone within the lots as a permeable surface. The request may require a proposed amendment to the deed restrictions and protective covenants for the subdivision to be submitted and recorded.
 - g. The construction of any permeable pavement, #57 stone area, public trails, or landscaping material to be considered a permeable surface that were not included in the approved plans and specifications.
 - h. Other modifications as determined by the Director.
7. All stormwater collection and treatment systems must be located in either dedicated common areas or recorded easements. The final plats for the project will be recorded showing all such required easements, in accordance with the approved plans.
8. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately.
9. Upon completion of construction, prior to issuance of a Certificate of Occupancy, and prior to operation of this permitted facility, a certification must be received from an appropriate designer for the system installed certifying that the permitted facility has been installed in accordance with this permit, the approved plans and specifications, and other supporting documentation. Any deviations from the approved plans and specifications must be noted on the Certification. A modification may be required for those deviations.
10. 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 occupancy of the facility.
11. The permittee shall at all times provide the operation and maintenance necessary to assure that all components of the permitted stormwater system function at the design condition. The approved Operation and Maintenance Plan must be followed in its entirety and maintenance must occur at the scheduled intervals including, but not limited to:
 - a. Semiannual scheduled inspections (every 6 months).
 - b. Sediment removal.
 - c. Mowing and re-vegetation of side slopes.
 - d. Immediate repair of eroded areas.
 - e. Maintenance of side slopes in accordance with approved plans and specifications.
 - f. Debris removal and unclogging of structures, orifice, catch basins and piping.
 - g. Access to all components of the system must be available at all times.

12. Records of maintenance activities must be kept and made available upon request to authorized personnel of DEMLR. The records will indicate the date, activity, name of person performing the work and what actions were taken.
13. The facilities shall be constructed, operated and maintained in accordance with the provisions of this permit, the approved plans and specifications, and the supporting documents attached to this permit and on file with the Division.
14. Prior to the sale of any lot, the following deed restrictions must be recorded:
 - a. The following covenants are intended to ensure ongoing compliance with State Stormwater Management Permit Number SW8 040333, as issued by the Division of Energy, Mineral and Land Resources under NCAC 2H. 1000.
 - b. The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the Stormwater Management Permit.
 - c. These covenants are to run with the land and be binding on all persons and parties claiming under them.
 - d. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Energy, Mineral and Land Resources.
 - e. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the Division of Energy, Mineral and Land Resources.
 - f. The maximum built-upon area per lot is as shown in Exhibit A. This allotted amount includes any built-upon area constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.
 - g. All runoff on the lot must drain into the permitted system. This may be accomplished through providing roof drain gutters, which drain to the street, grading the lot to drain toward the street, or grading perimeter swales and directing them into the pond or street. Lots that will naturally drain into the system are not required to provide these measures.
 - h. Built-upon area in excess of the permitted amount will require a permit modification.
 - i. Each tract within the development, whose ownership is not retained by the permittee, must submit a separate Offsite Stormwater Management Permit application package to the Division of Energy, Mineral and Land Resources and receive a permit prior to any construction on the tract.
15. A copy of the recorded deed restrictions must be submitted to the Division within 30 days of the date of recording the plat, and prior to selling lots. The recorded copy must contain all of the statements above, the signature of the Permittee, the deed book number and page, and the stamp/signature of the Register of Deeds.
16. Decorative spray fountains will be allowed in the stormwater treatment system, subject to the following criteria:
 - a. The fountain must draw its water from less than 2' below the permanent pool surface.
 - b. Separated units, where the nozzle, pump and intake are connected by tubing, may be used only if they draw water from the surface in the deepest part of the pond.
 - c. The falling water from the fountain must be centered in the pond, away from the shoreline.
 - d. The maximum horsepower for the fountain's pump is based on the permanent pool volume. The maximum pump power for a fountain in this pond is as listed in Section I.5 (l) of this permit.

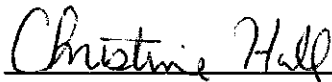
III. GENERAL CONDITIONS

1. **CORRECTIVE ACTIONS REQUIRED.** If the facilities fail to perform satisfactorily, the permittee shall take immediate corrective actions. This includes actions required by this Division and the stormwater rules such as the construction of additional or replacement on-site stormwater systems. These additional or replacement measures shall receive a permit from the Division prior to construction.
2. **PERMIT RENEWAL.** A permit renewal request must be submitted at least 180 days prior to the expiration date of this permit. The renewal request must include the appropriate application, documentation and the processing fee as outlined in Title 15A NCAC 02H.1045(3).
3. **CHANGES TO THE PROJECT NAME, PERMITTEE NAME OR CONTACT INFORMATION.** The permittee shall submit a completed Permit Information Update Application Form to the Division within 30 days to making any one of these changes.
4. **TRANSFER.** This permit is not transferable to any person or entity except after notice to and approval by the Director. Neither the sale of the project and/or property, in whole or in part, nor the conveyance of common area to a third party constitutes an approved transfer of the permit.
 - a. **TRANSFER REQUEST.** The transfer request must include the appropriate application, documentation and the processing fee as outlined in 15A NCAC 02H.1045(2). This request must be submitted within 90 days of the permit holder meeting one or more of the following:
 - i. A natural person who is deceased;
 - ii. A partnership, limited liability corporation, corporation, or any other business association that has been dissolved;
 - iii. A person or entity who has been lawfully and finally divested of title to the property on which the permitted activity is occurring or will occur through foreclosure, bankruptcy, or other legal proceeding.
 - iv. A person or entity who has sold the property, in whole or in part, on which the permitted activity is occurring or will occur, except in the case of an individual residential lot sale that is made subject to the recorded deed restrictions and protective covenants;
 - v. The assignment of declarant rights to another individual or entity;
 - vi. The sale or conveyance of the common areas to a Homeowner's or Property Owner's Association, subject to the requirements of NCGS 143-214.7(c2);
 - b. **TRANSFER INSPECTION.** Prior to transfer of the permit, a file review and site inspection will be conducted by Division personnel to ensure the permit conditions have been met and that the project and the on-site stormwater system complies with the permit conditions. Records of maintenance activities performed to date may be requested. Projects not in compliance with the permit will not be transferred until all permit and/or general statute conditions are met.
5. **COMPLIANCE.** The permittee is responsible for compliance with the terms and conditions of this permit until the Division approves the transfer request.
 - a. **APPROVED PLANS AND SPECIFICATIONS.** A copy of this permit, approved plans, application, supplement, operation and maintenance agreement, all applicable recorded documents, and specifications shall be maintained on file by the permittee at all times.
 - b. **DIVISION ACCESS.** The permittee grants Division Staff permission to enter the property during normal business hours to inspect all components of the permitted project.
 - c. **ENFORCEMENT.** Any individual or entity found to be in noncompliance with the provisions of a stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in NCGS 143 Article 21.

- d. ANNUAL CERTIFICATION. The permittee shall electronically submit to the Division an annual certification completed by either the permittee or their designee confirming the projects conformance with permit conditions.
- e. OBTAINING COMPLIANCE. The Director 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 Director for modifying the site to meet minimum requirements. The permittee shall provide copies of modified plans and certification in writing to the Director that the changes have been made.
- f. OTHER PERMITS. The issuance of this permit does not preclude the permittee from complying with and obtaining any other permits or approvals that are required for this development to take place, as required by any statutes, rules, regulations, or ordinances, which may be imposed by any other Local, State or Federal government agency having jurisdiction. Any activities undertaken at this site that cause a water quality violation or undertaken prior to receipt of the necessary permits or approvals to do so are considered violations of NCGS 143-215.1, and subject to enforcement procedures pursuant to NCGS 143-215.6.

Permit modified, updated and reissued this the 9th day of December 2021.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



For Brian Wrenn, Director
Division of Energy, Mineral and Land Resources
By Authority of the Environmental Management Commission

Permit Number SW8 040333

Attachment A

Autumn Hall
Stormwater Permit No. SW8 040333
New Hanover County

Page 1 of 2

Designer's Certification

I, _____, as a duly registered _____ in the State of North Carolina, having been authorized to observe (periodically/weekly/full time) the construction of the project,

(Project)

for _____ (Project Owner) hereby state that, to the best of my abilities, due care and diligence was used in the observation of the project construction such that the construction was observed to be built within substantial compliance and intent of the approved plans and specifications.

The checklist of items on page 2 of this form is a part of this Certification.

Noted deviations from approved plans and specifications:

SEAL

Signature _____

Registration Number _____

Date _____

Certification Requirements:

Page 2 of 2

- ____ 1. The drainage area to the system contains approximately the permitted acreage.
- ____ 2. The drainage area to the system contains no more than the permitted amount of built-upon area.
- ____ 3. All the built-upon area associated with the project is graded such that the runoff drains to the system.
- ____ 4. All roof drains are located such that the runoff is directed into the system.
- ____ 5. The outlet/bypass structure elevations are per the approved plan.
- ____ 6. The outlet structure is located per the approved plans.
- ____ 7. Trash rack is provided on the outlet/bypass structure.
- ____ 8. All slopes are grassed with permanent vegetation.
- ____ 9. Vegetated slopes are no steeper than 3:1.
- ____ 10. The inlets are located per the approved plans and do not cause short-circuiting of the system.
- ____ 11. The permitted amounts of surface area and/or volume have been provided.
- ____ 12. Required drawdown devices are correctly sized per the approved plans.
- ____ 13. All required design depths are provided.
- ____ 14. All required parts of the system are provided, such as a vegetated shelf, a forebay, and the vegetated filter.
- ____ 15. The required dimensions of the system are provided, per the approved plan.

cc: NCDEQ-DEMLR Regional Office
New Hanover County Building Inspections

Attachment B – BUA Master Table
 - See Excel File -

| Permit 12/9/21 | | | |
|---|------------------|------------------|------------------|
| Basin Information | Pond A | Pond B | Pond C |
| Receiving Stream Name | UT Bradley Creek | UT Bradley Creek | UT Bradley Creek |
| Stream Class | SC; HQW | SC; HQW | SC; HQW |
| Stream Index Number | 18-87-63-1 | 18-87-63-1 | 18-87-63-1 |
| Total Drainage Area (sf) | 5,342,199 | 3,199,481 | 492,228 |
| On-site Drainage area (sf) | 5,342,199 | 2,965,129 | 492,228 |
| Off-site Drainage area (sf) | 0 | 234,352 | 0 |
| Proposed Impervious Area (sf) | 3,739,540 | 1,902,442 | 357,193 |
| % Impervious Area (total) | 70.0% | 59.5% | 72.6% |
| Impervious Surface Area | | | |
| On-site Buildings / Lots (sf) | 129,201 | 946,695 | 281,058 |
| On-site Streets (sf) | 869,626 | 432,286 | 51,599 |
| On-site Parking (sf) | 0 | 0 | 0 |
| On-site Sidewalks (sf) | 284,297 | 92,098 | 13,750 |
| Off-site permits draining to SW8 040333 (sf) | 759,340 | 57,650 | 0 |
| <i>SW8 110806: Headwaters at Autumn Hall -Contained 36,000 sf of Old Garden Rd. & -8,570 sf of sidewalk within Old Garden Rd. R/W</i> | 384,100 | 0 | 0 |
| <i>SW8 120403: Carolina Bay at Autumn Hall Condos - Phase 1</i> | 94,840 | 0 | 0 |
| <i>SW8 130720: Carolina Bay at Autumn Hall Phase 2</i> | 280,400 | 0 | 0 |
| <i>SW8 141206: Dungannon Village</i> | 0 | 57,650 | 0 |
| Future (sf) | 1,697,076 | 256,537 | 10,786 |
| Off-site, Other (sf) | 0 | 117,176 | 0 |
| Existing/Pre-1988 BUA (sf) | 0 | 0 | 0 |
| Total (sf): | 3,739,540 | 1,902,442 | 357,193 |

This modification reallocates the impervious area for Pond A, corrects the previously approved revision of 8/25/17 to remove impervious area from Pond B (Dungannon Blvd.), and restores the previously approved impervious areas (prior to 8/25/17) for Pond C.

Exhibit B – Built-Upon Area Allocation
- See Separate Scan from Engineer-

Exhibit B
Attachment A - SWB 040333

| Permit 2/16/15 | | | | |
|--|---------------------|---------------------|---------------------|---------------------|
| Basin Information | Pond A | Pond B | Pond C | |
| Receiving Stream Name | UT Bradley Creek | UT Bradley Creek | UT Bradley Creek | UT Bradley Creek |
| Stream Class | SC; HQW | SC; HQW | SC; HQW | SC; HQW |
| Stream Index Number | 18-87-63-1 | 18-87-63-1 | 18-87-63-1 | 18-87-63-1 |
| Total Drainage Area (sf) | 5,342,199 | 3,199,481 | 492,228 | |
| On-site Drainage area (sf) | 5,342,199 | 2,965,129 | 492,228 | |
| Off-site Drainage area (sf) | 0 | 234,352 | 0 | |
| Proposed Impervious Area (sf) | 3,739,540 | 1,902,442 | 357,193 | |
| % Impervious Area (total) | 70.0% | 59.5% | 72.6% | |
| Impervious Surface Area | | | | |
| On-site Buildings / Lots (sf) | 24,879 | 946,695 | 281,058 | |
| On-site Streets (sf) | 576,012 | 433,208 | 51,599 | |
| On-site Parking (sf) | 0 | 0 | 0 | |
| On-site Sidewalks (sf) | 194,887 | 92,098 | 13,750 | |
| Off-site permits draining to SWB 040333 (sf) | 759,340 | 57,650 | 0 | |
| SWB 110906: Headwaters at Autumn Hall -Contained 36,000 sf of Old Garden Rd. & -8,570 sf of sidewalk within Old Garden Rd. R/W | 384,100 | 0 | 0 | |
| SWB 120403: Carolina Bay at Autumn Hall Condos - Phase 1 | 54,840 | 0 | 0 | |
| SWB 130720: Carolina Bay at Autumn Hall Phase 2 | 280,400 | 0 | 0 | |
| SWB 14141206: Dunganon Village | 0 | 57,650 | 0 | |
| Future (sf) | 2,179,039 | 256,615 | 10,786 | |
| Off-site, Other (sf) | 0 | 117,176 | 0 | |
| Existing/Pre-1988 BUA (sf) | 0 | 0 | 0 | |
| Total (sf): | 3,739,540 | 1,902,442 | 357,193 | |

| Permit 2/17/17 | | | | | |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| Basin Information | Pond A | Pond B | Pond C | | |
| Receiving Stream Name | UT Bradley Creek | UT Bradley Creek | UT Bradley Creek | UT Bradley Creek | UT Bradley Creek |
| Stream Class | SC; HQW | SC; HQW | SC; HQW | SC; HQW | SC; HQW |
| Stream Index Number | 18-87-63-1 | 18-87-63-1 | 18-87-63-1 | 18-87-63-1 | 18-87-63-1 |
| Total Drainage Area (sf) | 5,342,199 | 3,199,481 | 492,228 | | |
| On-site Drainage area (sf) | 5,342,199 | 2,965,129 | 492,228 | | |
| Off-site Drainage area (sf) | 0 | 234,352 | 0 | | |
| Proposed Impervious Area (sf) | 3,739,540 | 1,902,442 | 357,193 | | |
| % Impervious Area (total) | 70.0% | 59.5% | 72.6% | | |
| Impervious Surface Area | | | | | |
| On-site Buildings / Lots (sf) | 24,879 | 946,695 | 281,058 | | |
| On-site Streets (sf) | 576,012 | 433,208 | 51,599 | | |
| On-site Parking (sf) | 0 | 0 | 0 | | |
| On-site Sidewalks (sf) | 194,887 | 92,098 | 13,750 | | |
| Off-site permits draining to SWB 040333 (sf) | 759,340 | 57,650 | 0 | | |
| SWB 110906: Headwaters at Autumn Hall -Contained 36,000 sf of Old Garden Rd. & -8,570 sf of sidewalk within Old Garden Rd. R/W | 384,100 | 0 | 0 | | |
| SWB 120403: Carolina Bay at Autumn Hall Condos - Phase 1 | 54,840 | 0 | 0 | | |
| SWB 130720: Carolina Bay at Autumn Hall Phase 2 | 280,400 | 0 | 0 | | |
| SWB 14141206: Dunganon Village | 0 | 57,650 | 0 | | |
| Future (sf) | 2,184,422 | 256,615 | 10,786 | | |
| Off-site, Other (sf) | 0 | 117,176 | 0 | | |
| Existing/Pre-1988 BUA (sf) | 0 | 0 | 0 | | |
| Total (sf): | 3,739,540 | 1,902,442 | 357,193 | | |

| Permit May 2019 | | | | |
|--|---------------------|---------------------|---------------------|---------------------|
| Basin Information | Pond A | Pond B | Pond C | |
| Receiving Stream Name | UT Bradley Creek | UT Bradley Creek | UT Bradley Creek | UT Bradley Creek |
| Stream Class | SC; HQW | SC; HQW | SC; HQW | SC; HQW |
| Stream Index Number | 18-87-63-1 | 18-87-63-1 | 18-87-63-1 | 18-87-63-1 |
| Total Drainage Area (sf) | 5,342,199 | 3,199,481 | 492,228 | |
| On-site Drainage area (sf) | 5,342,199 | 2,965,129 | 492,228 | |
| Off-site Drainage area (sf) | 0 | 234,352 | 0 | |
| Proposed Impervious Area (sf) | 3,739,540 | 1,902,442 | 357,193 | |
| % Impervious Area (total) | 70.0% | 59.5% | 72.6% | |
| Impervious Surface Area | | | | |
| On-site Buildings / Lots (sf) | 81,195 | 946,695 | 281,058 | |
| On-site Streets (sf) | 725,446 | 433,208 | 51,599 | |
| On-site Parking (sf) | 0 | 0 | 0 | |
| On-site Sidewalks (sf) | 267,958 | 92,098 | 13,750 | |
| Off-site permits draining to SWB 040333 (sf) | 759,340 | 57,650 | 0 | |
| SWB 110906: Headwaters at Autumn Hall -Contained 36,000 sf of Old Garden Rd. & -8,570 sf of sidewalk within Old Garden Rd. R/W | 384,100 | 0 | 0 | |
| SWB 120403: Carolina Bay at Autumn Hall Condos - Phase 1 | 54,840 | 0 | 0 | |
| SWB 130720: Carolina Bay at Autumn Hall Phase 2 | 280,400 | 0 | 0 | |
| SWB 14141206: Dunganon Village | 0 | 57,650 | 0 | |
| Future (sf) | 1,905,601 | 256,615 | 10,786 | |
| Off-site, Other (sf) | 0 | 117,176 | 0 | |
| Existing/Pre-1988 BUA (sf) | 0 | 0 | 0 | |
| Total (sf): | 3,739,540 | 1,902,442 | 357,193 | |

| Permit February 2020 | | | | | |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| Basin Information | Pond A | Pond B | Pond C | | |
| Receiving Stream Name | UT Bradley Creek | UT Bradley Creek | UT Bradley Creek | UT Bradley Creek | UT Bradley Creek |
| Stream Class | SC; HQW | SC; HQW | SC; HQW | SC; HQW | SC; HQW |
| Stream Index Number | 18-87-63-1 | 18-87-63-1 | 18-87-63-1 | 18-87-63-1 | 18-87-63-1 |
| Total Drainage Area (sf) | 5,342,199 | 3,199,481 | 492,228 | | |
| On-site Drainage area (sf) | 5,342,199 | 2,965,129 | 492,228 | | |
| Off-site Drainage area (sf) | 0 | 234,352 | 0 | | |
| Proposed Impervious Area (sf) | 3,739,540 | 1,902,442 | 357,193 | | |
| % Impervious Area (total) | 70.0% | 59.5% | 72.6% | | |
| Impervious Surface Area | | | | | |
| On-site Buildings / Lots (sf) | 94,943 | 946,695 | 281,058 | | |
| On-site Streets (sf) | 779,396 | 433,208 | 51,599 | | |
| On-site Parking (sf) | 0 | 0 | 0 | | |
| On-site Sidewalks (sf) | 276,858 | 92,098 | 13,750 | | |
| Off-site permits draining to SWB 040333 (sf) | 759,340 | 57,650 | 0 | | |
| SWB 110906: Headwaters at Autumn Hall -Contained 36,000 sf of Old Garden Rd. & -8,570 sf of sidewalk within Old Garden Rd. R/W | 384,100 | 0 | 0 | | |
| SWB 120403: Carolina Bay at Autumn Hall Condos - Phase 1 | 54,840 | 0 | 0 | | |
| SWB 130720: Carolina Bay at Autumn Hall Phase 2 | 280,400 | 0 | 0 | | |
| SWB 14141206: Dunganon Village | 0 | 57,650 | 0 | | |
| Future (sf) | 1,829,001 | 256,615 | 10,786 | | |
| Off-site, Other (sf) | 0 | 117,176 | 0 | | |
| Existing/Pre-1988 BUA (sf) | 0 | 0 | 0 | | |
| Total (sf): | 3,739,540 | 1,902,442 | 357,193 | | |

*Autumn Hall Commercial Phase I Added May 2019 as part of Overall Permit.

*Includes Addition of Autumn Hall Bank Building Feb 2020 to Pond A

| Basin Information | Pond B | Pond C |
|--|---------------------|---------------------|
| Receiving Stream Name | UT Bradley Creek | UT Bradley Creek |
| Stream Class | SC; HQW | SC; HQW |
| Stream Index Number | 18-87-63-1 | 18-87-63-1 |
| Total Drainage Area (sf) | 3,199,481 | 492,228 |
| On-site Drainage area (sf) | 2,965,129 | 492,228 |
| Off-site Drainage area (sf) | 234,352 | 0 |
| Proposed Impervious Area (sf) | 1,902,442 | 357,193 |
| % Impervious Area (total) | 59.5% | 72.6% |
| Impervious Surface Area | | |
| On-site Buildings / Lots (sf) | 946,695 | 281,058 |
| On-site Streets (sf) | 433,208 | 51,599 |
| On-site Parking (sf) | 0 | 0 |
| On-site Sidewalks (sf) | 92,098 | 13,750 |
| Off-site permits draining to SWB 040333 (sf) | 57,650 | 0 |
| SWB 110906: Headwaters at Autumn Hall -Contained 36,000 sf of Old Garden Rd. & -8,570 sf of sidewalk within Old Garden Rd. R/W | 0 | 0 |
| SWB 120403: Carolina Bay at Autumn Hall Condos - Phase 1 | 0 | 0 |
| SWB 130720: Carolina Bay at Autumn Hall Phase 2 | 0 | 0 |
| SWB 14141206: Dunganon Village | 57,650 | 0 |
| Future (sf) | 256,615 | 10,786 |
| Off-site, Other (sf) | 117,176 | 0 |
| Existing/Pre-1988 BUA (sf) | 0 | 0 |
| Total (sf): | 1,902,442 | 357,193 |

*Includes revision Approved 8-25-2017 for removal of impervious from Dunganon Blvd at Cardinal Drive