

COMPREHENSIVE STORMWATER MANAGEMENT PERMIT

HIGH DENSITY DEVELOPMENT

SECTION 1 – APPROVAL

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

PERMIT HOLDER: **Matt Properties III, LLC**
PROJECT: **240 Racine Drive Office Building**
ADDRESS: **240 Racine Drive**
PERMIT #: **2021012**
DATE: **3/16/2021**

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 3/16/2031 and shall be subject to the following specified conditions and limitations:

Section 2 - CONDITIONS

1. This approval is valid only for the stormwater management system as proposed on the approved stormwater management plans dated 3/11/2021.
2. The project will be limited to the amount and type of built-upon area indicated in Section IV of the Stormwater Management Application Form submitted as part of the approved stormwater permit application package, and per the approved plans.
3. This permit shall become void unless the facilities are constructed in accordance with the approved stormwater management plans, specifications and supporting documentation, including information provided in the application and supplements.
4. The runoff from all built-upon area within any permitted drainage area must be directed into the permitted stormwater control system for that drainage area.
5. The permittee shall submit a revised stormwater management application packet to the City of Wilmington and shall have received approval prior to construction, for any modification to the approved plans, including, but not limited to, those listed below:
 - a. Any revision to any item shown on the approved plans, including the stormwater management measures, built-upon area, details, etc.
 - b. Redesign or addition to the approved amount of built-upon area or to the drainage area.
 - c. Further subdivision, acquisition, lease or sale of any part of the project area.
 - d. Filling in, altering, or piping of any vegetative conveyance shown on the approved plan.
 - e. Construction of any permitted future areas shown on the approved plans.



Public Services

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

6. A copy of the approved plans and specifications shall be maintained on file by the Permittee.
7. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately.
8. If the stormwater system was used as an Erosion Control device, it must be restored to design condition prior to operation as a stormwater treatment device, and prior to issuance of any certificate of occupancy for the project.
9. All areas must be maintained in a permanently stabilized condition. If vegetated, permanent seeding requirements must follow the guidelines established in the North Carolina Erosion and Sediment Control Planning and Design Manual unless an alternative is specified and approved by the City of Wilmington.
10. All applicable operation & maintenance agreements and easements pertaining to each stormwater treatment system shall be referenced on the final plat and recorded with the Register of Deeds upon final plat approval. If no plat is recorded for the site the operation and maintenance agreements and easements shall be recorded with the Register of Deeds so as to appear in the chain of title of all subsequent purchasers under generally accepted searching standards.
11. The stormwater management system shall be constructed in its entirety, vegetated and operational for its intended use prior to the construction of any built-upon surface unless prior approval is obtained. City Staff must be notified of any deviation prior to construction of the built-upon surface. Any deviation request shall include justification and must propose an alternative timeline or construction sequence. Notification shall not constitute approval. Any alternative timeline approved by City staff shall become an enforceable component of this permit.
12. The permittee shall at all times provide the operation and maintenance necessary to assure the permitted stormwater system functions at optimum efficiency. The approved Operation and Maintenance Agreement must be followed in its entirety and maintenance must occur at the scheduled intervals including, but not limited to:
 - a. Scheduled inspections (interval noted on the agreement).
 - b. Sediment removal.
 - c. Mowing and revegetation of slopes and the vegetated areas.
 - d. Maintenance of landscape plants, including those within the landscape buffer and on the vegetated shelf.
 - e. Immediate repair of eroded areas, especially slopes.
 - f. Debris removal and unclogging of outlet structure, orifice device, flow spreader, catch basins and/or piping.
 - g. Access to the outlet structure must be available at all times.
13. Records of inspection, maintenance and repair for the permitted stormwater system must be kept by the permittee for at least 5 years from the date of record and made available upon request to authorized personnel of the City of Wilmington. The records will indicate the date, activity, name of person performing the work and what actions were taken.



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14. Upon completion of construction, before a Certificate of Occupancy shall be granted, and prior to operation or intended use of this permitted facility, the applicant shall submit to the City of Wilmington as-built plans for all stormwater management facilities. The plans shall show the final design specifications and the field location, type, depth, invert and planted vegetation of all measures, controls and devices, as-installed. A certification shall be submitted, along with all supporting documentation that specifies, under seal that the as-built stormwater measures, controls and devices are in compliance with the approved stormwater management plans. A final inspection by City of Wilmington personnel will be required prior to issuance of a certificate of occupancy or operation of the permitted facility.
15. This permit is not transferable except after application and approval by the City of Wilmington. In the event of a change of ownership, name change or change of address the permittee must submit a completed Name/Ownership Change form to the City of Wilmington at least 30 days prior to the change. It shall be signed by all applicable parties, and be accompanied by all required supporting documentation. Submittal of a complete application shall not be construed as an approved application. The application will be reviewed on its own merits by the City of Wilmington and may or may not be approved. The project must be in compliance with the terms of this permit in order for the transfer request to be considered. The permittee is responsible for compliance with all permit conditions until such time as the City of Wilmington approves the transfer request. Neither the sale of the project nor the conveyance of common area to a third party should be considered as an approved transfer of the permit.
16. Failure to abide by the conditions and limitations contained in this permit may subject the Permittee to enforcement action by the City of Wilmington, in accordance with Sections 18-52 and 18-53 and any other applicable section of the Land Development Code.
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.



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21. The permit issued shall continue in force and effect until revoked or terminated by the City of Wilmington. The permit may be modified, revoked and reissued or terminated for cause. The filing of a request for a permit modification, revocation and re-issuance or termination does not stay any permit condition.
22. The approved stormwater management plans and all documentation submitted as part of the approved stormwater management permit application package for this project are incorporated by reference and are enforceable parts of the permit.
23. The permittee shall submit a renewal request with all required forms and documentation at least 180 days prior to the expiration date of this permit.
24. If any one or more of the conditions of this permit is found to be unenforceable or otherwise invalidated, all remaining conditions shall remain in full effect.

Stormwater Management Permit issued this the 16th day of March, 2021

A handwritten signature in blue ink, appearing to read "S. Cheatham".

for Sterling Cheatham, City Manager
City of Wilmington

RECEIVED
By waltonj at 12:02 pm, Dec 09, 2020



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STORMWATER MANAGEMENT PERMIT APPLICATION FORM
(Form SWP 2.3)

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.):
240 Racine Dr. Office Building
- 2. Location of Project (street address):
240 Racine Dr.
City: Wilmington County: New Hanover Zip: 28403

II. PERMIT INFORMATION

- 1. 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: 2005035 State - NCDEQ/DEMLR: SW8050304
- 2. 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: _____ State - NCDEQ/DEMLR: _____
- 3. Additional Project Permit Requirements (check all applicable):
 CAMA Major 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: Matt Properties III, LLC
Signing Official & Title: Amanda Chappell - Manager

a. Contact information for Applicant / Signing Official:

Address: 1908 Eastwood Rd. Suite 222

City: Wilmington State: NC Zip: 28403

Phone: 919-757-4400 Email: mandi.mattproperties@gmail.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: Charles D. Cazier, P.E.

Consulting Firm: Intracoastal Engineering, PLLC

a. Contact information for consultant listed above:

Mailing Address: 5725 Oleander Dr. Unit E-7

City: Wilmington State: _____ Zip: 28403

Phone: 910-859-8983 Email: charlie@intracoastalengineering.com

IV. PROJECT INFORMATION

1. Total Property Area: 54,893 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: 54,893 square feet.
5. Existing Impervious Surface within Project Area: 3,060 square feet
6. Existing Impervious Surface to be Removed/Demolished: 425 square feet
7. Existing Impervious Surface to Remain: 2,635 square feet
8. Total Onsite (within property boundary) Newly Constructed Impervious Surface (in square feet):

Buildings/Lots	8,340
Impervious Pavement	27,345
Pervious Pavement (total area / adjusted area w credit applied)	/
Impervious Sidewalks	6,390
Pervious Sidewalks (total area / adjusted area w credit applied)	/
Other (Describe)	
Future Development	4,687
Total Onsite Newly Constructed Impervious Surface	46,762

9. Total Onsite Impervious Surface
(Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) 49,397 square feet
10. Net Change in Onsite Impervious Surface (+ for net increase, - for net decrease) +46,337 square feet
11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = 90.0 %
12. Total Offsite Newly Constructed Impervious Area (in square feet):

Impervious Pavement	
Pervious Pavement (total area / adjusted area w credit applied)	/
Impervious Sidewalks	
Pervious Sidewalks (total area / adjusted area w credit applied)	/
Other Concrete Drive Aprons	360
Total Offsite Newly Constructed Impervious Surface	360

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	Whole Project Offsite Wet Pond	Infiltration Trench	Type of SCM SCM #
Receiving Stream Name	Spring Branch		
Receiving Stream Index Number	18-74-63-1		
Stream Classification	C;SW		
Total Drainage Area (sf)	54,893		
On-Site Drainage Area (sf)	54,893		
Off-Site Drainage Area (sf)			
Buildings/Lots (sf)	8,340		
Impervious Pavement (sf)	27,345		
Pervious Pavement (total / adjusted) (sf)	/	/	/
Impervious Sidewalks (sf)	6,390		
Pervious Sidewalks (total / adjusted) (sf)	/	/	/
Other (sf)			
Future Development (sf)	4,687		
Existing Impervious to remain (sf)	2,635		
Offsite (sf)			
Total Impervious Area (sf)	49,397		
Percent Impervious Area (%)	90.0%		

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.

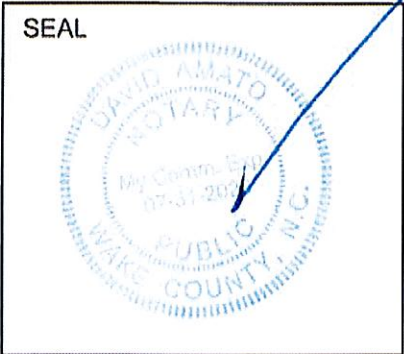
- | | Initials |
|--|------------|
| 1. One completed Stormwater Management Permit Application Form. | <u>AE</u> |
| 2. One completed Supplement Form for each SCM proposed (signed, sealed and dated). | <u>AE</u> |
| 3. One completed Operation & Maintenance agreement for each <u>type</u> of SCM. | <u>N/A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

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

I, Amanda Chappell, 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: Amanda M. Chappell Date: 10.21.20

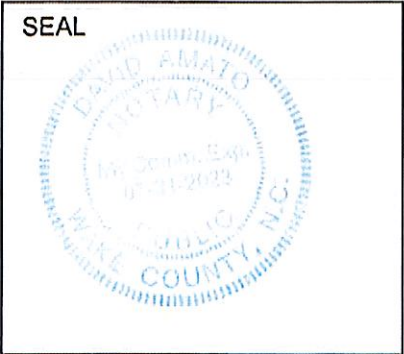


I, David Amato, a Notary Public for the State of NC, County of Wake, do hereby certify that Amanda Chappell personally appeared before me this day of October 21st, 2020, and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal, My commission expires: 07/31/2023

VII. APPLICANT'S CERTIFICATION

I, Amanda Chappell, 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: Amanda M. Chappell Date: 10.21.20



I, David Amato, a Notary Public for the State of NC, County of Wake, do hereby certify that Amanda Chappell personally appeared before me this day of October 21st, 2020, and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal, My commission expires: 07/31/2023

SUPPLEMENT-EZ COVER PAGE

FORMS LOADED

PROJECT INFORMATION

1	Project Name	240 Racine Dr. Office Building
2	Project Area (ac)	1.26
3	Coastal Wetland Area (ac)	0
4	Surface Water Area (ac)	0
5	Is this project High or Low Density?	High
6	Does this project use an off-site SCM?	Yes

COMPLIANCE WITH 02H.1003(4)

7	Width of vegetated setbacks provided (feet)	N/A
8	Will the vegetated setback remain vegetated?	N/A
9	If BUA is proposed in the setback, does it meet NCAC 02H.1003(4)(c-d)?	N/A
10	Is streambank stabilization proposed on this project?	N/A

NUMBER AND TYPE OF SCMs:

11	Infiltration System	
12	Bioretention Cell	
13	Wet Pond	
14	Stormwater Wetland	
15	Permeable Pavement	
16	Sand Filter	
17	Rainwater Harvesting (RWH)	
18	Green Roof	
19	Level Spreader-Filter Strip (LS-FS)	
20	Disconnected Impervious Surface (DIS)	
21	Treatment Swale	
22	Dry Pond	
23	StormFilter	
24	Silva Cell	
25	Bayfilter	
26	Filtterra	

FORMS LOADED

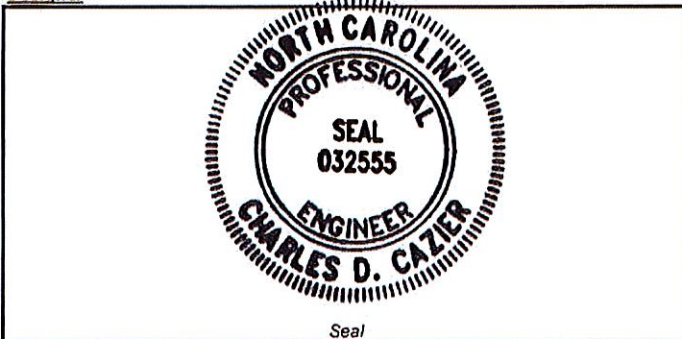
DESIGNER CERTIFICATION

27	Name and Title:	Charles D. Cazier, PE
28	Organization:	Intracoastal Engineering, PLLC
29	Street address:	5725 Oleander Dr. Suite E-7
30	City, State, Zip:	Wilmington, NC 28403
31	Phone number(s):	910-859-8983
32	Email:	charlie@intracoastalengineering.com

Certification Statement:

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

Designer



Seal

Charles D. Cazier
 Signature of Designer

12/09/2020
 Date

DRAINAGE AREAS

1	Is this a high density project?	Yes
2	If so, number of drainage areas/SCMs	1
3	Does this project have low density areas?	No
4	If so, number of low density drainage areas	0
5	Is all/part of this project subject to previous rule versions?	No

[FORMS LOADED](#)

DRAINAGE AREA INFORMATION		Entire Site	1
4	Type of SCM		Offsite Wet Pond
5	Total drainage area (sq ft)	54893 sf	54893 sf
6	Onsite drainage area (sq ft)	54893 sf	54893 sf
7	Offsite drainage area (sq ft)		
8	Total BUA in project (sq ft)	49397 sf	49397 sf
9	New BUA on subdivided lots (subject to permitting) (sq ft)		
10	New BUA not on subdivided lots (subject to permitting) (sf)	49397 sf	49397 sf
11	Offsite BUA (sq ft)		
12	Breakdown of new BUA not on subdivided lots:		
	- Parking (sq ft)	27345 sf	27345 sf
	- Sidewalk (sq ft)	6390 sf	6390 sf
	- Roof (sq ft)	8340 sf	8340 sf
	- Roadway (sq ft)		
	- Future (sq ft)	4687 sf	4687 sf
	- Other, please specify in the comment box below (sq ft)		
13	New infiltrating permeable pavement on subdivided lots (sq ft)		
14	New infiltrating permeable pavement not on subdivided lots (sq ft)		
15	Existing BUA that will remain (not subject to permitting) (sq ft)	2635 sf	2635 sf
16	Existing BUA that is already permitted (sq ft)		
17	Existing BUA that will be removed (sq ft)		
18	Percent BUA	90%	90%
19	Design storm (inches)	Per Master Permit	Per Master Permit
20	Design volume of SCM (cu ft)	Per Master Permit	Per Master Permit
21	Calculation method for design volume	Per Master Permit	Per Master Permit

ADDITIONAL INFORMATION	
22	Please use this space to provide any additional information about the drainage area(s):

OFF-SITE SCM

THE DRAINAGE AREA		
1	Drainage area number for this project	1
2	Master permit number	2005035/ SW8 050304
3	Drainage area number from the master permit	Per Master Permit
4	Lot or outparcel number	3
5	BUA allocated by Master Permit	49397 sf
INFORMATION ABOUT THE OFF-SITE SCM		
6	Type of off-site SCM	Wet Pond
7	Available treatment capacity in the off-site SCM (cu ft)	Per Master Permit
8	Have deed restrictions limiting the BUA on the site been recorded?	Yes
9	Has an Engineer's Certification for the off-site SCM been submitted to DEQ?	Yes
10	Are there any Notices of Violation for the off-site system?	No
11	Has the off-site SCM been maintained in accordance with its O&M Plan?	Yes
12	Will the collection system be maintained in its design state and kept clean?	Yes
ADDITIONAL INFORMATION		
13	Please use this space to provide any additional information about the off-site SCM(s):	