

WMCPA - ROLESVILLE, WENDELL, ZEBULON WATERSHED MANAGEMENT **CONSTRUCTION PLAN APPROVAL**

Project Name Kalas Falls Phase 2 Jurisdiction Town of Rolesville Watershed Lower Neuse **Date Processing** Disturbed 4/25/2024 Date Received 3/26/2024 Initiated Acreage 44.4 **S&E Permit** S&E **Number** SEC-121222-2024 Plan Review Fee \$11,100 PAID **S&E Permit Fee** \$11,100 PENDING **SW Permit** SW Plan Review Fee \$2,500 PAID **SW Permit Fee** \$2,500 PENDING Number SWF-121223-2024 **Financial Responsible Party (FRP): Engineer:** Karl Blackley / Mitchell Mill Road Name Investors, LLC Name: Jack Harman, PE / American Engineering 105 Weston Estates Way Address: Cary, NC 27513 Address: 875 Walnut St., Suite 360, Cary, NC 27511 Phone: 919-481-3000 Phone: 919-469-1101 Email: karl@prestondev.com Email: jharman@american-ea.com

Plan Date/Revision Date: 1/30/2024

The above-referenced erosion control and stormwater management plans have been reviewed and approved.

Approval Date:

4/25/2024

Kalas Falls Subdivision Phase 2 is approved for 110 residential lots with a proposed maximum impervious surface area of 737,906 SF (16.94 acres) that has been dispersed over roads, sidewalks, lots and mail kiosk. The project shall provide stormwater control (peak attenuation and 85% TSS Reduction) with the installation of two (2) Stormwater Control Measures (Wet Detention Ponds). See approved site data below.

Approved Site Data:

Permitted Road (SF) Lots (SF) Other (SF) Total Impervious (SF) 224,770 484.823 (SF) 737,906 28,313

Conditions of Approval

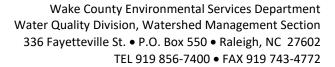
Items marked with an "X" were noted as conditions of the Stormwater and Sediment and Erosion Control Plan approval.

References for Erosion and Sediment Control: Wake County Unified Development Ordinance (UDO) Article 10 References for Stormwater Management are as follows:

ROLESVILLE: Town of Rolesville Land Development Ordinance Appendix B: Flood Damage Prevention and Stormwater Management, Section 1.2 Stormwater Management effective June 1, 2021.

WENDELL: Town of Wendell Unified Development Ordinance (UDO) Chapter 6: Environmental Protection, adopted 7/26/10.

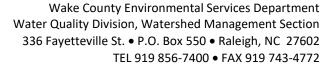
ZEBULON: Town of Zebulon, NC Code of Ordinances: Chapter 151





WMCPA – ROLESVILLE, WENDELL, ZEBULON WATERSHED MANAGEMENT CONSTRUCTION PLAN APPROVAL

	1.	A mandatory preconstruction meeting is required between the owner, contractor, and Wake County prior to issuance of the Stormwater and Land Disturbance Permits. Please call to schedule this meeting at your convenience. Please contact Jeevan Neupane, PE at 919-819-8907 to schedule the preconstruction meeting and please provide four (4) full-size sets of plans prior to the meeting.			
	2.	Grading, other than for installation of soil erosion and sedimentation control measures, is prohibited prior to the issuance of a Certificate of Compliance. [10-30-7(D)]			
\boxtimes	3.	Contractor shall follow plans strictly and maintain contact with Wake County prior to making any field modifications to erosion and sediment control devices. No devices shall be removed without prior approval from Wake County.			
\boxtimes	4.	Wake County's sedimentation pollution control program is <u>performance oriented</u> , requiring protection of the natural resources and adjoining properties. If at any time during the project it is determined that the Erosion and Sedimentation Control Plan is inadequate to meet the requirements of the Erosion and Sedimentation Control Ordinance of Wake County, this office may require revisions in the plan and its implementation to ensure compliance with the Ordinance.			
\boxtimes	5.	As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (eNOI) form requesting a Certificate of Coverage (COC) under the NCG010000 Construction General Permit. After the form is reviewed and found to be complete, you will receive a link with payment instructions for the applicable annual permit fee. After the fee is processed, you will receive the COC via email. As the Financially Responsible Party shown on the FRO form submitted for this project, you MUST obtain the COC prior to commencement of any land disturbing activity. The eNOI form and fee details may be accessed at deq.nc.gov/NCG01 . Please direct questions about the eNOI form to the Stormwater Program staff in the Raleigh central office. If the owner/operator of this project changes in the future, the new responsible party must obtain a new COC.			
	6.	SUBDIVISIONS ONLY Builders are required to obtain grading permits for cumulative disturbance over one acre (including non-contiguous lots).			
North	Carolii	na General Statute § 113A-61 (c) - Right to Appeal the Decision			
	7.	The applicant has the right to appeal modifications of this decision per North Carolina General Statute § 113A-61(c).			
approv	val or s	COA - All Conditions of Approval (COA) must be completed and approved by Wake County prior to final plat ignoff of the Certificate of Occupancy (C.O.) for future building permits. Items required prior to final plat or nit approval are checked and listed below.			
\boxtimes	8.	As-Built Plans – Upon completion of required improvements, an as-built plan of required stormwater improvements must be submitted (must indicate that stormwater improvements were constructed in accordance with the approved plan).			
\boxtimes	9.	Maintenance Plan			
		The developer must record and reference on the record plat, a maintenance plan providing instruction about annual maintenance tasks and associated costs for at least a 20-year period.			
		It will be the responsibility of the property owners' association or lot owner to update the maintenance plan at least every 10 years.			
\boxtimes	10.	Maintenance Agreement			
		 The developer must record and reference on the record plat, a maintenance agreement or restrictive covenant that sets for the property owners' association's or lot owner's continuing responsibilities for maintenance, including how cost will be apportioned among lot owners served. 			





WMCPA – ROLESVILLE, WENDELL, ZEBULON WATERSHED MANAGEMENT CONSTRUCTION PLAN APPROVAL

	\boxtimes	b.	The maintenance agreement must provide that the association and its individual members are jointly and severable liable for maintenance.		
\boxtimes	11.	All maintenance documents required must be submitted prior to record plat approval and must be referenced on the record plat. For developments not requiring record plats, documentation must be submitted prior to building permit issuance.			
	12.	Performance Guarantee – The municipality may not approve a record plat or issue a building permit until stormwater improvements required of the developer have been completed or a performance guarantee has been provided.			
Applic	able R	egula	tions		
\boxtimes	13.	Parties Responsible for Maintenance of Improvements			
		a.	The developer must maintain stormwater improvements until accepted by a property owners' association or lot owner. The developer must disclose which party will be responsible for continued maintenance on the record plat.		
	\boxtimes	b.	Before improvements are accepted for maintenance by the property owners' association or lot owner, the developer must certify to the property owners association or lot owner and the county that improvements are complete and functioning as designed.		
\boxtimes	14.	Enforcement and Penalties			
	\boxtimes	a.	Failure to complete required improvements or failure to maintain improvements as required by the approved plan are violations and subject to a fine of up to \$1,000 per day.		
	\boxtimes	b.	Inspection of Stormwater Improvements – Wake County agents have the right to inspect sites to determine whether stormwater improvements are being installed and maintained in compliance with the ordinance.		
\boxtimes	15.	Validity of Plan, Lapse of Approval – An approved erosion and sedimentation control plan is valid for 2 calendar years from the date of approval. If a land disturbance permit has not been obtained within the 2-year period, the erosion and sedimentation control plan approval becomes null and void.			
\boxtimes	16.	Actions Required Prior to Land Disturbance			
		a.	S&EC plan approval and land disturbance permit issued must be prominently displayed until all construction is complete, all permanent sedimentation and erosion control measures are installed and the site has been stabilized. A copy of the approved plan must be kept on file at the job site.		
	\boxtimes	b.	No person shall initiate a land-disturbing activity until notifying Wake County of the date that the land-disturbing activity will begin.		
\boxtimes	17.	Authority			
		a.	County officials may enter any property, public or private, at reasonable times for the purpose of investigating and inspecting the sites of any land-disturbing activity. No person shall refuse entry or access to any authorized representative or agent for the County who requests entry for purposes of inspections, and presents appropriate credentials, nor shall any person obstruct, hamper, or interfere with any such representatives while in the process of carrying out their official duties.		

Wake County Environmental Services Department Water Quality Division, Watershed Management Section 336 Fayetteville St. • P.O. Box 550 • Raleigh, NC 27602 TEL 919 856-7400 • FAX 919 743-4772

WMCPA – ROLESVILLE, WENDELL, ZEBULON WATERSHED MANAGEMENT CONSTRUCTION PLAN APPROVAL

				Agents and officials of the County will periodically inspect land-disturbing activities to ensure compliance						
		_		with the North Carolina Sedimentation Pollution Control Act, this article, or rules or orders adopted or						
			b.	issued pursuant to this article, and to determine whether the measures required in the erosion and						
				sedimentation control plan are effective in controlling erosion and sedimentation resulting from land-						
				disturbing activity.						
	۱ ـ	_		Any land-disturbing activity will be the responsibility of the person(s) conducting the land disturbing						
			c.	activity, including the property owners. Failure to prevent off site sedimentation will be deemed a						
				violation of the erosion and sedimentation control regulations of this article.						
				CAC 2B.0714 – Due to the location of this project, it should be noted that a rule to protect and maintain						
				g buffers along watercourses in all of Wake County became effective in 2006. The Neuse River Riparian						
		Ar	ea P	rotection and Maintenance Rule applies to all perennial and intermittent streams, lakes, ponds and						
		es	tuar	es in Wake County with forest vegetation on the adjacent land or "riparian area". In riparian areas with						
				ting forest vegetation in the first 30 feet directly adjacent to the stream, the rule prohibits land disturbance,						
	18.			evelopment and fertilizer use within the first 50 feet of land next to the water. In riparian areas with forest						
			egetation that is less than 30 feet wide, the rule prohibits land disturbance, new development and fertilizer use							
			within the area that contains forest vegetation (but not the entire 50-foot riparian area). For more information							
			pout this riparian area rule, please contact the Division of Water Quality's Wetland/401 Unit at 919-707-3631.							
		W	ake	County enforces the Neuse Buffer Rules in both the Cape Fear River Basin and the Neuse River Basin except						
				superseded by the Jordan Buffer Rules [15A NCAC 02B.0265].						
				shed Management Section is not responsible for subject approvals of other Local, State or Federal Agencies. The						
_	-	-		are (but not limited to) conditioned upon compliance with Federal Emergency Management Area Flood						
_			-	ments, Division of Water Quality under stormwater or other water quality regulations/requirements, U.S. Army						
-		_		under Article 404/401 (Wetlands/Streams) jurisdiction/requirements, and/or any Federal and State water quality						
				nd rules, and County and Local municipal regulations or permit requirements. The approval issued in this letter						
canr	not sup	erse	ede a	ny other required permit or approval.						
Envi	ronm	onto		jeevan.neupane@wake.gov						
			Jeevan Neupane, PE Contact Info: 919-819-8907							
Consultant:				313-013-0307						
				Blackburn Quesko gov						
Wake Coun			PE:	Barey Blackburn Contact Info: barney.blackburn@wake.gov 919-418-3791						
			Barney Blackburn, PE							