



SECPDR - SEDIMENT AND EROSION CONTROL PLAN DISAPPROVAL AND REVIEW COMMENTS

Project Name Wallbrook-Townhome Amenity **Watershed** Lower Neuse **Jurisdiction** Rolesville
Date Received 11/01/2024 **Date Processing Initiated** 11/08/2024 **Project Number** SEC-135203-2024
Disturbed Acreage 0.50 acre **Plan Review Fee** \$100.00 PAID **Permit Fee** \$110.00 PAID

Financial Responsible Party (FRP):

Name CRP/C4 Wallbrook Village Owner, LLC
Address: 801 East Blvd. Charlotte, NC 28203
Phone: 704-621-6430
Email: awilliams@csre.com

Engineer:

Todd O'Daniel
2905 Meridian Pkwy. Durham, NC 27713
919-361-5000
odaniel@mcadamsco.com

Plan Date/Revision Date: 10/25/2024

Review Status: 11/26/2024	☐	<u>Construction Plan Not Approved and Incomplete</u> (Items 1-4 required to be a complete submittal)
	☒	<u>Construction Plan Not Approved and requires additional information</u>

Construction Plan Review Comments

Items marked with an "X" were noted as either insufficient or not provided. Watershed Manager comments are in **RED** and provide the necessary requirements for construction plan approval. Unless otherwise noted, all references shown in brackets are for the *Wake County Unified Development Ordinance (UDO)*, adopted 04/17/06.

☐	1.	<u>Erosion Control and Stormwater Joint Application</u> (Required to initiate processing)
☒	2.	<u>Review Fees</u> (Required to initiate processing) RESUBMITTALS: The first resubmittal is free, but all subsequent Stormwater resubmissions require a \$150 Resubmission Fee and Erosion Control resubmissions require a \$75 Resubmission Fee
☒	3.	Notarized <u>Wake County Financial Responsibility/Ownership Form</u> (Required to initiate processing) -Please provide a copy of the most current deed as listed in #8 of the form.
	☐	a. The application must include the owner's notarized written consent for the applicant to submit an erosion and sedimentation control plan and to conduct the anticipated land-disturbing activity if the applicant is not the owner of the land to be disturbed [10-30-2-(B) - (2)-(c)]
☐	4.	Other documents:
	☐	a. WC ONLY PRELIMINARY ZONING AND SUBDIVISION APPROVAL: Copy of approval notification (property description, subdivision or COSD approval, or Board of Adjustment approval, etc.).



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	☐	b.	Approval from either the Wake County Subdivision Section, Wake County Zoning Section, Wake County Stormwater Section, or the Town Engineer(s) for construction and/or utilities depending on the project location and type. 5-30-1 General Setbacks must be unobstructed from the ground to the sky except as expressly stated. Parking and driveways are allowed within required setbacks except where they conflict with required buffer yards or tree and vegetation protection zones. 16-12-6 Allowed Encroachments The Planning Director may approve encroachments it deems necessary to permit reasonable use and development. Examples of encroachments that may be permitted include utilities (electric, gas or public water/sewer lines), driveways, sidewalks, entrances and entrance features, supplemental landscaping, encroachments into the Tree and Vegetation Protection Zone, as well as access routes for construction vehicles or equipment where no alternative means of access exists on the site.
	☐	c.	WC ONLY FLOOD STUDY: Copy of approval notification from Wake County Flood & Stormwater Environmental Engineer, (if applicable)
	☐	d.	401/404 Documentation (Buffer determination letters, PCN application, comments, and approval)
	☐	e.	NCDOT Approval (Temporary Construction Entrances, Encroachment Agreements)
	☐	f.	Encroachment agreement(s) completed, signed, and notarized for all off-site construction
	☐	g.	The erosion and sedimentation control plan must include notarized owner's written consent for the applicant to submit an erosion and sedimentation control plan and to conduct the anticipated land-disturbing activity if the applicant is not the owner of the land to be disturbed [10-30-2-(B) -(2)-(c)]
☒	5.	Cover letter stating the purpose of the submission RESUBMITTALS: A letter detailing any changes, comments, proposed solutions to review comments, etc.	
☒	6.	Copy of the USGS Quad Map with delineated project limits	
☒	7.	Copy of the Wake County Soil Survey map with delineated project limits from 1970 manuscript.	
☐	8.	Drainage Area Map showing drainage areas to erosion control devices	
☐	9.	Erosion Control Calculations:	
	☐	a.	Sediment basin design (See website for Wake County design criteria)
	☐	b.	Ditches, swales, and channels: Q10/V10. Tractive force (shear stress), capacity and geometry.
	☐	c.	Dissipaters: Q10 velocities, stone size, and dimensions.
	☐	d.	Velocity calculations for stormwater runoff at points of discharge resulting from a 10-year storm after development were not provided or do not comply with [10-21-3]
☐	10.	One (1) electronic copy of a complete set of construction drawings for 1 st submission, five (5) copies for final approval	



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☒	11.	Proposed Site Plan: -Add disturbed acreage to cover sheet. -Add Wake County signature block to signature sheet with permit number (SEC-135204-2024). -Revise/remove dates on cover sheet. This is not a revision or field revision. It is a new separate plan under a different permit number.	
☐	a.	Location/Vicinity Map	
☐	b.	North arrow, graphic scale, drafting version date, legend, and professional seal	
☐	c.	Existing and proposed contours:	
☒	d.	Boundaries of tract: including project limits	
☒	e.	Limits of disturbance specified on plan -Erosion Control Plan must show limits of disturbance.	
☐	f.	Proposed improvements: roads, buildings, parking areas, grassed landscaped, and natural areas.	
☐	g.	Lot lines, lot numbers and road names	
☐	h.	Utilities: community water and sewer, plan/profiles, easements, and sediment controls.	
☐	i.	Stormwater Network: inlets, culverts, swales, ditches, channels, and drainage easements.	
☐	j.	TEMPORARY SEDIMENT CONTROLS: locations and dimensions of gravel entrances, diversion ditches, silt fence, sediment basins, inlet protection, etc.	
☐	k.	Sediment Basin Dewatering Bags: Provide a dewatering bag and location pad adjacent to all sediment basins for maintenance and closeout. Label the bag and pad with dimensions.	
☐	l.	Stream Culvert Construction Phasing: Provide a detailed construction sequence for installation of culverts at streams and show the stream crossing(s) on the erosion control plan sheets. Include all applicable details related to managing the stream flow during the culvert installation (silt bags, pump around, impervious dikes, etc.).	
☐	m.	Stream Protection: Design temporary sediment storage during the construction phase of stream culvert installation on all four-corners of the stream crossing (where applicable) and show on the erosion control plan sheets. Provide erosion control blankets on all permanent slopes of culvert at stream crossing.	
☐	n.	PERMANENT EROSION CONTROLS: locations and dimensions of dissipaters, ditch linings, armoring, level spreaders, retaining walls, etc.	
☐	o.	Location and requirements for stockpiles (see website for Stockpile Requirements)	
☐	p.	Wake County Construction Details Include Wake County Signature Block for S&E	
☒	q.	Wake County Construction Sequence (Provide project specific details as needed)	
☐	r.	Wake County Stabilization Guidelines	
☐	s.	Wake County Basin Removal Sequence Wake County must grant permission to convert the sediment basin over to stormwater use prior to completing any related work (construction sequence or note elsewhere on the plan should indicate this).	
☐	t.	Show all Riparian Buffers [Article 9-21]; (Neuse: [15A NCAC 02B .0714])	



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☐	u.	Delineation of current FEMA boundaries (floodway, flood fringe & future/0.2%) All road crossings of flood hazard soils and/or FEMA flood hazard area (with DA greater than 5 acres) require a flood study. If the FEMA crossing is in a municipality, notify the municipality. They may require a flood study.
☐	v.	WC ONLY Delineation of flood prone soil areas
☐	w.	Q-100 backwater elevations must be shown above all culverts/BMPs draining 4 or more acres.
☐	x.	Location and type of all proposed stormwater management structures (<i>grass swale, wet/dry detention basin, filtering/infiltration basin, bioretention, etc.</i>)

Standards and Requirements

Items marked with an "X" note relevant standards to be applied to the proposed development. Notes in **RED** provide review comments and/or any required elements to comply with standard. Unless otherwise noted, all references shown in brackets are for the *Wake County Unified Development Ordinance (UDO)*, adopted 04/17/06.

Wake County UDO Article 10 - Erosion and Sedimentation Control Requirements

☐	12.	Erosion Control: This project will require a Land Disturbance Permit if it involves <u>greater than one acre of disturbance</u> . Note: If the land disturbance is part of a common plan of development that is greater than one acre of disturbance, an Approved Erosion and Sediment Control Plan and Land Disturbance Permit are required for each individual tract or parcel disturbance within the common plan of development, regardless of land disturbance acreage in each tract/parcel.
☐	13.	10-20-1 Minimum Standards - All soil erosion and sedimentation control plans and measures must conform to the minimum applicable standards specified in <i>North Carolina's Erosion and Sediment Control Planning and Design Manual</i> . Erosion control devices must be installed to prevent any offsite sedimentation for any construction site regardless of the size of the land disturbance.
☐	14.	10-20-3 Operation in Lakes or Natural Watercourses -Land disturbing activity in connection with construction in, on, over, or under a lake of natural watercourse must minimize the extent and duration of disruption of the stream channel. Where relocation of a stream forms an essential part of the proposed activity, the relocation must minimize unnecessary changes in the stream flow characteristics.
☐	15.	10-20-11 Standards for High Quality Water (HQP) Zones Land-disturbing activities to be conducted in High Quality Water Zones must be designed as follows:
☐	a.	Uncovered areas in High Quality Water (HQP) zones must be limited at any time to a maximum total area of 20 acres within the boundaries of the tract.
☐	b.	Maximum Peak Rate of Runoff - Erosion and sedimentation control measures, structures, and devices within HQW zones must be planned, designed, and constructed to provide protection from the runoff of the 25-year storm.
☐	c.	Settling Efficiency - Sediment basins within HQW zones must be designed and constructed so that the basin will have a settling efficiency of at least 70% for the 40-micron (0.04mm) size soil particle transported into the basin by the runoff of that 2-year storm which produces the maximum peak rate of runoff.
☐	d.	Grade - The angle for side slopes must be sufficient to restrain accelerated erosion (side slopes no steeper than 2 horizontals to 1 vertical if a vegetative cover is used for stabilization unless soil conditions permit a steeper slope or where the slopes are stabilized by using mechanical devices, structural devices, or other acceptable ditch liners)
☐	16.	Senate Bill 1020; "SECTION 3.(h) Additional standards for land-disturbing activities in the water supply watershed":



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☐	a.	Erosion and sedimentation control measures, structures, and devices shall be planned, designed, and constructed to provide protection from the runoff of the 25-year storm
☐	b.	Sediment basins shall be planned, designed, and constructed so that the basin will have a settling efficiency of at least seventy percent (70%) for the 40-micron size soil particle transported into the basin by the runoff of the two-year storm that produces the maximum peak rate of runoff
☐	c.	Newly constructed open channels shall be planned, designed, and constructed with side slopes no steeper than two horizontals to one vertical if a vegetative cover is used for stabilization unless soil conditions permit steeper slopes or where the slopes are stabilized by using mechanical devices, structural devices, or other acceptable ditch liners.
Buffer Rules: These rules shall supersede the Neuse Rules within the Jordan Lake watershed portion of the Cape Fear River Basin. See Wake County's Stormwater Manual: Submittal and Design Guidance Jordan Lake Buffer Rules [15A NCAC 02B.0265] & [Article 9-21-3] Select all that apply.		
☐	17.	Riparian Buffer Rules:
☐	a.	Due to the location of this project, it should be noted that a rule to protect and maintain existing buffers along watercourses in the Neuse River Basin became effective on July 22, 1997. The Neuse River Riparian Area Protection and Maintenance Rule (15A NCAC 2B .0714) applies to all perennial and intermittent streams, lakes, ponds, and estuaries in the Neuse River Basin with forest vegetation on the adjacent land or "riparian area".
☐	b.	Due to the location of this project, it should be noted that a rule to protect and maintain existing buffers along watercourses in the Jordan Lake Watershed became effective on August 11, 2009. The Jordan Lake Water Supply Watershed Buffer Rules (15A NCAC 02B .0267) applies to all perennial and intermittent streams, lakes, ponds, and estuaries in the Jordan Lake Watershed with forest vegetation on the adjacent land or "riparian area".
North Carolina General Statute § 113A-61 (c) - Right to Appeal the Decision		
☐	18.	The applicant has the right to appeal this decision per North Carolina General Statute § 113A-61 (c).
Notifications/Suggested Changes/Comments		
☐	19.	Other Agency Approvals/Enforcement: Wake County's approval of this plan does not supersede any other required approvals or permits. See Wake County Unified Development Ordinance (UDO) 1-18-6 References to Other Regulations and 1-19-1 Conflict with State or Federal Regulations and 10-30-3 (H)



Wake County Environmental Services Department
Water Quality Division, Watershed Management Section
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TEL 919 856-7400 • FAX 919 743-4772

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☐	I. Please be advised that the Financially Responsible Party is responsible for compliance with all applicable local, state, or federal laws and is responsible for obtaining all applicable agency approvals/permits. These approval/permits may include, but are not limited to: NCDOT plan approval and NCDOT encroachment permits, Federal Emergency Management Area Flood regulations/requirements, NC Dept. of Environmental Quality requirements/permits, U.S. Army Corps of Engineers under Article 404/401 (wetlands/Streams) jurisdiction/requirements, etc. (UDO 1-18-6 and UDO 1-19-1).
☐	II. Include Ground Stabilization and Materials Handling & Inspection, Recordkeeping and Reporting sheets or ensure information included in plan
Environmental Consultant: Jeevan Neupane Contact Info: Jeevan.neupane@wake.gov 919-819-8907	
Environmental Engineer: Janet S Boyer, PE, CFM Contact Info: Janet.boyer@wake.gov 919-856-7422	