

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

Project Nam  Date Receive		Watershed Date Processing Initiated	Lower Neuse 3/18/2024	Jurisdiction Rolesville  Disturbed Acreage 1.31		
S&E Perm Numbe	it er <u>SEC-119905-2024</u>	S&E Plan Review Fee	\$328 PAID	S&E Permit Fee \$328 PAID		
SW Perm Numbe	sit er <u>SWF-119906-2024</u>	SW Plan Review Fee	\$327.50 PAID	SW Permit Fee \$328 PAID		
<b>Financial Respon</b>	sible Party (FRP):	Engine	er:			
Name Wall	brook Landco, LLC/ J. Austin	Williams Na	ame: ARK Consu	ılting Group, PLLC/Bryan Fagundus		
3 Kee Address: 2848 Phone: 704-	0	Address: 2755-B Charles Blvd, Greenville, NC 27858  1-6430 Phone: 252-558-0888				
Email: <u>awill</u>	iams@csere.com	s@csere.com Email: N/A				
Plan Date/Revi	sion Date: 06/09/2025, 10	/20/2025				
Approval Date:  10/27/2025  The above-referenced erosion control and stormwater management plans have been reviewed and approved.  The 7Eleven at Wallbrook (Lot11) is approved for the creation of 1 lot for retail and fuel sales. Plans approved limiting the maximum impervious surface of 54,235 SF (1.25 acres). The project shall provide stormwater control (peak attenuation, volume management and water quality) with 1 off-site wet pond device approved under permit SWF-105582-2023. See approved site data below.						
Approved Site Data:						
Permitted Impervious (SF)	Road (SF)	Lots (SF)	Other (SF) 59,982	Total (SF) 54,235		

#### **Conditions of Approval**

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

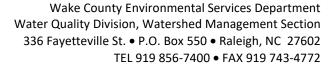
References for Erosion and Sediment Control: Wake County Unified Development Ordinance (UDO) Article 10

References for Stormwater Management are as follows:

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

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

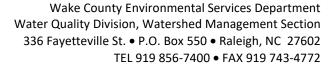
**ZEBULON**: Town of Zebulon, NC Code of Ordinances: <u>Chapter 151</u>





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	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 Jeffrey Gunter, CESSWI at 919-397-8670 to schedule the preconstruction meeting and please provide three (3) full size plan sets and two (2) half size sets of plans prior to the meeting.				
$\boxtimes$	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.				
	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.				
	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 <a href="deq.nc.gov/NCG01">deq.nc.gov/NCG01</a> . Please direct questions about the eNOI form to the <a href="Stormwater Program staff">Stormwater Program staff</a> 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).				
Stormwater COA - All Conditions of Approval (COA) must be completed and approved by Wake County prior to final plat approval or signoff of the Certificate of Occupancy (C.O.) for future building permits. Items required prior to final plat or building permit approval are checked and listed below.						
	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).				
	9.	Maintenance Plan				
		The developer must record and reference on the record plat, a maintenance plan providing instruction				
		<ul> <li>about annual maintenance tasks and associated costs for at least a 20-year period.</li> <li>It will be the responsibility of the property owners' association or lot owner to update the maintenance</li> </ul>				
<b>b.</b> plan at least every 10 years.						
	10.	Maintenance Agreement				
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	$\boxtimes$	a.	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.				
	$\boxtimes$	b.	The maintenance agreement must provide that the association and its individual members are jointly and severable liable for maintenance.			
		ı IIA	maintenance documents required must be submitted prior to record plat approval and must be referenced			
$\boxtimes$	11.		on the record plat. For developments not requiring record plats, documentation must be submitted prior to			
		buil	ouilding permit issuance.			
		Per	formance Guarantee – The municipality may not approve a record plat or issue a building permit until			
$\boxtimes$	12.		stormwater improvements required of the developer have been completed or a performance guarantee has			
_		been provided.				
Applic	able R	egula	tions			
	13.	Par	Parties Responsible for Maintenance of Improvements			
			The developer must maintain stormwater improvements until accepted by a property owners' association			
	$\boxtimes$	a.	or lot owner. The developer must disclose which party will be responsible for continued maintenance on			
			the record plat.			
			Before improvements are accepted for maintenance by the property owners' association or lot owner,			
	$\boxtimes$	b.	the developer must certify to the property owners association or lot owner and the county that			
			improvements are complete and functioning as designed.			
	14.	Enforcement and Penalties				
	$\boxtimes$	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.				
			Inspection of Stormwater Improvements – Wake County agents have the right to inspect sites to			
	$\boxtimes$	<b>b.</b> determine whether stormwater improvements are being installed and maintained in compliance wi				
			ordinance.			
	Validity of Plan, Lapse of Approval – An approved erosion and sedimentation control plan is valid					
$\boxtimes$	15.		ndar years from the date of approval. If a land disturbance permit has not been obtained within the 2-year			
		per	od, the erosion and sedimentation control plan approval becomes null and void.			
	16.	Actions Required Prior to Land Disturbance				
			S&EC plan approval and land disturbance permit issued must be prominently displayed until all			
	$\boxtimes$	a.	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.			
	$\square$	<b>L</b>	No person shall initiate a land-disturbing activity until notifying Wake County of the date that the land-			
		b.	disturbing activity will begin.			
$\boxtimes$	17.	Au	Authority			
			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.			
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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

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		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 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.				
		c.	Any land-disturbing activity will be the responsibility of the person(s) conducting the land disturbing 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.			
	18.	15A NCAC 2B.0714 — Due to the location of this project, it should be noted that a rule to protect and maintain existing buffers along watercourses in all of Wake County became effective in 2006. The Neuse River Riparian Area Protection and Maintenance Rule applies to all perennial and intermittent streams, lakes, ponds and estuaries in Wake County with forest vegetation on the adjacent land or "riparian area". In riparian areas with existing forest vegetation in the first 30 feet directly adjacent to the stream, the rule prohibits land disturbance, new development and fertilizer use within the first 50 feet of land next to the water. In riparian areas with forest vegetation 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 about this riparian area rule, please contact the Division of Water Quality's Wetland/401 Unit at 919-707-3631. Wake County enforces the Neuse Buffer Rules in both the Cape Fear River Basin and the Neuse River Basin except when superseded by the Jordan Buffer Rules [15A NCAC 02B.0265].				
Wake County Watershed Management Section is not responsible for subject approvals of other Local, State or Federal Agencies. The subject approvals are (but not limited to) conditioned upon compliance with Federal Emergency Management Area Flood regulations/requirements, Division of Water Quality under stormwater or other water quality regulations/requirements, U.S. Army Corps of Engineers under Article 404/401 (Wetlands/Streams) jurisdiction/requirements, and/or any Federal and State water quality laws, regulations, and rules, and County and Local municipal regulations or permit requirements. The approval issued in this letter cannot supersede any other required permit or approval.						
Environmenta Consultant:		ntal	Jeffrey Gunter, CESSWI	Contact Info:	<u>Jeffrey.gunter@wake.gov</u> 919-397-8670	
	ronmei ineer:	ntal	Elizabeth Powell, PE	Contact Info:	elizabeth.powell@wake.gov 919-856-7442	