



WMCPA – WATERSHED MANAGEMENT CONSTRUCTION PLAN APPROVAL

Project Name Stonewater Ph 4 **Watershed** Lower Neuse

Date Received 6/16/17 **Date Processing Initiated** 6/16/17 **Disturbed Acreage** 8.8

S&E Permit Number S5656 **Plan Review Fee** \$2200 **S&E Permit Fee** \$2200

SW Permit Number S5658 **Plan Review Fee** \$2200 **SW Permit Fee** \$2200

Applicant:

Name MBA Land group
7101 Creedmoor Rd Ste 122 Raleigh,
 Address: NC 27613
 Phone: 919-845-5588
 Email: andy@ccdattorneys.com

Engineer:

Name: Peter Cnossen
 Address: 221 N Salem St Ste 001 Apex, NC 27502
 Phone: 919-387-1174 / 919-271-6027
 Email: peter@jonescnossen.com

Plan Date/Revision Date: 4/27/17-6/12/17

Approval Date:	The above-referenced erosion control and stormwater management plans have been reviewed and conditionally approved.
10/30/17	Stonewater Ph 4 Subdivision is approved for the creation of 37 lots. Plans approved limiting the maximum impervious surface of 251,341 SF (5.77 acres) that has been dispersed over 37 lots, roads, utilities, and mail kiosk. The project shall provide stormwater control (peak attenuation and volume management) with 1 Wet Detention Device . See approved site data below.

Approved Site Data:

Permitted Imp (SF)= <u>251,341</u>	Road ISA (SF)= <u>84,841</u>	Lots ISA (SF)= <u>166,500</u>	Other ISA (SF)= _____
Nitrogen Pre (lb/ac/yr)= _____	Nitrogen Post (lb/ac/yr)= _____	Nitrogen Post BMP (lb/ac/yr)= _____	Nitrogen Offset (lb)= _____
Phosphorus Pre (lb/ac/yr)= _____	Phosphorus Post (lb/ac/yr)= _____	Nitrogen Post BMP (lb/ac/yr)= _____	Phosphorus Offset (lb)= _____



WMCPA – WATERSHED MANAGEMENT CONSTRUCTION PLAN APPROVAL

Conditions of Approval

Items marked with an "X" were noted as conditions of the Stormwater and Sediment and Erosion Control Plan approval. Unless otherwise noted, all references shown in brackets are for the *Wake County Unified Development Ordinance (UDO)*, adopted 04/17/06.

<input checked="" type="checkbox"/>	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. The Stormwater and Land Disturbance permit fees are due at that time.
<input checked="" type="checkbox"/>	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)]
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	5.	All projects that have approved plans for an E&SC permit on or after Aug. 3, 2011 are covered by the NPDES Construction Stormwater General Permit, NCG 010000. In addition, effective October 1, 2010, persons conducting land-disturbing activities larger than one acre must inspect their project after each phase of the project, and document the inspection in writing. A packet with information on the NPDES General Permit and the Self-inspection Program will be provided at the preconstruction meeting. Permits and inspection reports shall be maintained on site.
<input checked="" type="checkbox"/>	6.	SUBDIVISIONS ONLY Builders are required to obtain grading permits for cumulative disturbance over one acre (including non-contiguous lots).
Stormwater COAs - All conditions of approval 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.		
<input checked="" type="checkbox"/>	7.	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). [9-31-2]
<input checked="" type="checkbox"/>	8.	Maintenance Plan
	<input checked="" type="checkbox"/> a.	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. [9-32-3(A)]
	<input checked="" type="checkbox"/> b.	It will be the responsibility of the property owners association or lot owner to update the maintenance plan at least every 10 years. [9-32-3(B)]
<input checked="" type="checkbox"/>	9.	Maintenance Agreement
	<input checked="" type="checkbox"/> 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. [9-32-4(A)]
	<input checked="" type="checkbox"/> b.	The maintenance agreement must provide that the association and its individual members are jointly and severable liable for maintenance. [9-32-4(B)]
<input checked="" type="checkbox"/>	10.	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. [9-32-6]
<input checked="" type="checkbox"/>	11.	Performance Guarantee – The county 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. [9-31-1]






WMCPA – WATERSHED MANAGEMENT CONSTRUCTION PLAN APPROVAL

Applicable Regulations		
<input checked="" type="checkbox"/>	12.	9-32-2 Parties Responsible for Maintenance of Improvements
	<input checked="" type="checkbox"/> 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.
	<input checked="" type="checkbox"/> 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.
<input checked="" type="checkbox"/>	13.	Part 5 – Enforcement and Penalties
	<input checked="" type="checkbox"/> 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. [9-50]
	<input checked="" type="checkbox"/> 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. [9-51]
<input checked="" type="checkbox"/>	14.	10-30-6 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.
<input checked="" type="checkbox"/>	15.	10-30-8 Actions Required Prior to Land Disturbance
	<input checked="" type="checkbox"/> 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.
	<input checked="" type="checkbox"/> b.	No person shall initiate a land-disturbing activity until notifying Wake County of the date that the land-disturbing activity will begin.
<input checked="" type="checkbox"/>	16.	10-31-1 Authority
	<input checked="" type="checkbox"/> 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.
	<input checked="" type="checkbox"/> b.	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.
	<input checked="" type="checkbox"/> 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.



WMCPA – WATERSHED MANAGEMENT CONSTRUCTION PLAN APPROVAL

<input checked="" type="checkbox"/>	17.	15A NCAC 2B.0233 - 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 919-807-6300. 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].				
<p>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) 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, State, County and Local municipal regulations or permit requirements. The approval issued in this letter cannot supersede any other required permit or approval.</p>						
<table><tr><td>Environmental Consultant:</td><td>Kathryn Hobby</td><td>Contact Info:</td><td>Kathryn Hobby@wakegov.com 919-369-4190</td></tr></table>			Environmental Consultant:	Kathryn Hobby	Contact Info:	Kathryn Hobby@wakegov.com 919-369-4190
Environmental Consultant:	Kathryn Hobby	Contact Info:	Kathryn Hobby@wakegov.com 919-369-4190			
<table><tr><td>Wake County PE:</td><td> Shawn Springer, PE</td><td>Contact Info:</td><td>Shawn.springer@wakegov.com 919-369-6135</td></tr></table>			Wake County PE:	 Shawn Springer, PE	Contact Info:	Shawn.springer@wakegov.com 919-369-6135
Wake County PE:	 Shawn Springer, PE	Contact Info:	Shawn.springer@wakegov.com 919-369-6135			