



North Carolina Department of Environment and Natural Resources

Division of Water Quality

Pat McCrory
Governor

Charles Wakild, P. E.
Director

John Skvarla
Secretary

DIVISION OF WATER QUALITY

January 15, 2013

Black Rock Development Owners Association
Attn: Mr. Ted Good
PO Box 214
Merry Hill, NC 27957

Subject: Stormwater Permit No. SW7080118
Black Rock Subdivision
Low Density Stormwater Project
Bertie County

Dear: Mr. Good:

The Washington Regional Office received your request for a Name/Ownership change on November 15, 2012. Based on a review of our files and the information you provided, it has been determined that this subdivision will comply with the Stormwater Regulations set forth in Title 15A NCAC 2H.1000. We are forwarding Permit No. SW7080118 dated January 15, 2013 to Black Rock Development Owners Association.

This permit replaces all previous stormwater permits for this project, and shall be effective from the date of issuance until rescinded, and shall be subject to the conditions and limitations as specified therein.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing upon written request within thirty (30) days following receipt of this permit. This request must be in the form of a written petition, conforming to Chapter 150B of the North Carolina General Statutes, and filed with the Office of Administrative Hearings, P.O. Drawer 27447, Raleigh, NC 27611-7447. Unless such demands are made this permit shall be final and binding.

North Carolina Division of Water Quality
943 Washington Square Mall, Washington, NC 27889
Phone: 252 946-6481 FAX: 252 946-6715
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North Carolina
Naturally

Black Rock Development Owners Association
January 15, 2013
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If you have any questions, or need additional information concerning this matter, please contact Bill Moore at (252)948-3919.

Sincerely,



Amy Adams, Regional Supervisor
Surface Water Protection Section
Washington Regional Office

cc: WARO Files
Bertie County Planning/Inspections
Ms. Shannon Schwartz,
2521 PennyShire Ln
Raleigh, NC 27606

State Stormwater Management Systems
Permit No. SW7080118

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
DIVISION OF WATER QUALITY

STATE STORMWATER MANAGEMENT PERMIT

LOW DENSITY DEVELOPMENT

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules and Regulations

PERMISSION IS HEREBY GRANTED TO

Black Rock Development Owners Association
Bertie County

FOR THE

construction, operation and maintenance of stormwater management systems in compliance with the provisions of 15A NCAC 2H.1000 (hereafter referred to as the "stormwater rules") and the approved stormwater management plans and specifications, and other supporting data as attached and on file with and approved by the Division of Water Quality and considered a part of this permit for grassed swales and vegetated buffers to serve Black Rock Subdivision located at Governor Eden House Road in Merry Hill, NC.

This permit replaces all previous stormwater permits for this project, and shall be effective from the date of issuance until rescinded, and shall be subject to the following specific conditions and limitations:

I. DESIGN STANDARDS

1. The following criteria are approved as meeting the stormwater rules for this project:
 - a. The total subdivision area is approximately 121 acres.
 - b. Total allowable impervious area including lots and roads is 34.55 acres.
 - c. Allowable built-upon area for the 97 single family residential lots is 34.13 acres.
 - d. Allowable built-upon area must be consistent with proposed plans and restrictions submitted in the application by the permittee.

- e. Lots 1-29, shown on Map 1, were platted November 10, 1987 prior to the 1988 State Stormwater Rules, and are not covered by this permit.
2. The overall tract built-upon area percentage or lot sizes for the project must be maintained at levels at least as stringent as the low density levels specified in the stormwater rules.
 3. The development must demonstrate that no areas within the project site are of such high density that stormwater runoff threatens water quality.
 4. Approved plans and specifications for projects covered by this permit are incorporated by reference and are enforceable parts of the permit.
 5. The only runoff conveyance systems allowed would be vegetated conveyances such as swales with minimum side slopes of 3:1 (H:V) or curb outlet systems as defined in the stormwater rules and approved by the Division.
 6. No piping shall be allowed except:
 - a. That minimum amount necessary to direct runoff beneath an impervious surface such as a road
 - b. That minimum amount needed under driveways to provide access to lots.
 7. Projects covered by this permit will maintain a minimum 30 foot wide vegetative buffer between all impervious areas and surface waters. In addition, projects located in the Neuse River Basin must comply with the Neuse River Basin Riparian Buffer Rules.
 8. No homeowner/lot owner/developer shall be allowed to fill in, alter, or pipe any vegetative practices (such as swales) shown on the approved plans as part of the stormwater management system without submitting a revision to the permit and receiving approval from the Division.
 9. The permittee is responsible for verifying that the proposed home plans do not exceed the allowable built-upon area. Once the lot transfer is complete, the home plan may not be revised without approval from the permittee, and responsibility for meeting the built-upon area limit is transferred to the individual homeowner.

10. Deed restrictions are incorporated into this permit by reference and must be recorded with the Office of Register of Deeds. Recorded deed restrictions must include, as a minimum, the following statements related to stormwater management:
 - a. A statement of the allowable built-upon area per lot in the following form:
"The allowable built-upon area per lot shall not exceed the square feet as shown in the attached allowable impervious area worksheet, inclusive of that portion of the right-of-way between the front lot line and the edge of the pavement, structures, pavement, walkways of brick, stone, slate, not including wood decking."
 - b. Items related to stormwater management must remain in the deed restriction, and this is to be indicated by including the following: "The covenants pertaining to stormwater regulations may not be changed or deleted without concurrence of the State."
 - c. To assure that vegetated conveyances are not piped (in accordance with item 5) deed restrictions must indicate that: "Filling in or piping of any vegetative conveyances (ditches, swales, etc.) associated with the development except for average driveway crossings, is strictly prohibited by any persons."
11. The Engineer/Owner/Developer/Permittee must certify in writing that the project's stormwater controls, and impervious surfaces have been constructed within substantial intent of the approved plans and specifications.
12. The following items will require a modification to the permit:
 - a. Any revision to the approved plans, regardless of size
 - b. Project name change
 - c. Transfer of ownership
 - d. Redesign or addition to the approved amount of built-upon area
 - e. Further subdivision of the project area.

In addition, the Director may determine that other revisions to the project should require a modification to the permit.

13. The Director 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 Director for modifying the site to meet minimum requirements. The permittee shall provide copies of revised plans and certification in writing to the Director that the changes have been made.

II. SCHEDULE OF COMPLIANCE

1. The permittee shall comply with the following schedule for construction and maintenance of the Low Density Option stormwater systems:
 - a. Swales and other vegetated conveyances shall be constructed in their entirety, vegetated, and be operational for their intended use prior to the construction of any built-upon surface except roads.
 - b. During construction, erosion shall be kept to a minimum and any eroded areas of the swales or other vegetated conveyances will be repaired immediately.
2. The permittee shall at all times provide the operation and maintenance necessary to operate the permitted stormwater management systems at optimum efficiency to include:
 - a. Inspections
 - b. Sediment removal
 - c. Mowing, and revegetating of the side slopes
 - d. Immediate repair of eroded areas
 - e. Maintenance of side slopes in accordance with approved plans and specifications.
3. The permittee shall submit recorded deed restrictions limiting built-upon area per lot in accordance with Part I, item 10, within 30 days of the date of recording.
4. The Permittee shall submit the Engineer/Owner/Designer/ Permittee Certification in accordance with Part I, item 11, within 30 days of completion of the project.
5. The permittee shall submit all information requested by the Director or his representative within the time frame specified in the written information request.

III. GENERAL CONDITIONS

1. Failure to abide by the conditions and limitations contained in this permit may subject the Permittee to an enforcement action by the Division of Water Quality, in accordance with North Carolina General Statutes 143-215.6A to 143-215.6C.
2. The permit issued shall continue in force and effect until revoked or terminated.
3. The permit may be modified, revoked and reissued or terminated for cause. The filing of a request for a permit modification, revocation and reissuance, or termination does not stay any permit condition.
4. The issuance of this permit does not prohibit the Director from reopening and modifying the permit, revoking and reissuing the permit, or terminating the permit as allowed by the laws, rules and regulations contained in Title 15A of the North Carolina Administrative Code, Subchapter 2H.1000; and North Carolina General Statute 143-215.1 et.al.
5. The permittee shall submit to the Director and shall have received approval for revised plans, specifications, and calculations prior to construction, for those revisions under any of the following conditions:
 - a. Any additions, deletions or redesign of the previously permitted amount of built-upon area proposed regardless of the size of the modification.
 - b. Further subdivision of the project area.
6. The permit is not transferable to any person except after notice to and approval by the Director. The Director may require modification or revocation and reissuance of the permit to change the name and incorporate such other requirements as may be necessary. A formal permit request must be submitted to the Division of Water Quality accompanied by the appropriate fee, documentation from both parties involved, and other supporting materials as may be appropriate. The approval of this request will be considered on its merits, and may or may not be approved.
7. The issuance of this permit does not preclude the Permittee from complying with any and all statutes, rules, regulations, or ordinances that may be imposed by other government agencies (local, state and federal) that have jurisdiction.

Permit issued this the 15 th day of January, 2013.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION


for Charles Wakild, P.E., Director
Division of Water Quality
By Authority of the Environmental Management Commission

Permit Number SW7080118

Black Rock Storm Water Impervious Area Worksheet

Lot #	Area (SF)	Area (AC)	Allowed Impervious	On-Site Bldg.	On-Site Parking	% Impervious
Plat Cabinet B, Page 527						
1A & 1	62394	1.43	18718	3000	15718	30.00%
2A & 2	61701	1.41	18510	3000	15510	30.00%
3A & 3	61637	1.41	18491	3000	15491	30.00%
4A & 4	64421	1.48	19326	3000	16326	30.00%
5A & 5	78026	1.79	23408	3000	20408	30.00%
6A & 6	80411	1.85	24123	3000	21123	30.00%
7A & 7	87141	2	26142	3000	23142	30.00%
8	114887	2.64	34466	3000	31466	30.00%
9	113335	2.6	34001	3000	31001	30.00%
10	144747	3.32	43424	3000	40424	30.00%
11	91726	2.11	27518	3000	24518	30.00%
12	77454	1.78	23236	3000	20236	30.00%
13	65221	1.5	19566	3000	16566	30.00%
14	63341	1.45	19002	3000	16002	30.00%
15	52739	1.21	15822	3000	12822	30.00%
16	51037	1.17	15311	3000	12311	30.00%
✓ 1B	39830	0.91	11949	3000	8949	30.00%
2B	41150	0.94	12345	3000	9345	30.00%
3B	42271	0.97	12681	3000	9681	30.00%
4B	47748	1.1	14324	3000	11324	30.00%
5B	49361	1.13	14808	3000	11808	30.00%
6B	50974	1.17	15292	3000	12292	30.00%
7B	54854	1.26	16456	3000	13456	30.00%
9B	152460	3.5	45738	3000	42738	30.00%
10B	53028.3	1.22	15908	3000	12908	30.00%
11B	56969.1	1.31	17091	3000	14091	30.00%
✓ 12B	56302.4	1.29	16891	3000	13891	30.00%
Plat Cabinet B, Page 618						
1	51689.8	1.19	15507	3000	12507	30.00%
2	43450.5	1	13035	3000	10035	30.00%
3	35478.9	0.81	10644	3000	7644	30.00%
4	37198	0.85	11159	3000	8159	30.00%
5	32532.9	0.75	9760	3000	6760	30.00%
6	34848.8	0.8	10455	3000	7455	30.00%
✓ 7	31853.6	0.73	9556	3000	6556	30.00%
8	39536.9	0.91	11861	3000	8861	30.00%
9	41289.5	0.95	12387	3000	9387	30.00%
10	48310.4	1.11	14493	3000	11493	30.00%
11	43557	1	13067	3000	10067	30.00%
12	45603.8	1.05	13681	3000	10681	30.00%
13	34979.7	0.8	10494	3000	7494	30.00%
14	34625.5	0.79	10388	3000	7388	30.00%
15	34424.6	0.79	10327	3000	7327	30.00%
16	35051	0.8	10515	3000	7515	30.00%
17	37042.4	0.85	11113	3000	8113	30.00%
18	41080.1	0.94	12324	3000	9324	30.00%
19	42752.5	0.98	12826	3000	9826	30.00%
20	40403.1	0.93	12121	3000	9121	30.00%
21	44712.5	1.03	13414	3000	10414	30.00%
22	43560.4	1	13068	3000	10068	30.00%
23	43559.8	1	13068	3000	10068	30.00%

Lot #	Area (SF)	Area (AC)	Allowed Impervious	On-Site Bldg.	On-Site Parking	% Impervious
Plat Cabinet B, Page 487						
24	49236.7	1.13	14771	3000	11771	30.00%
25	55939.0	1.28	16782	3000	13782	30.00%
26	52984.7	1.22	15895	3000	12895	30.00%
27	29923.9	0.69	8977	3000	5977	30.00%
28	35576.2	0.82	10673	3000	7673	30.00%
29	38381.0	0.88	11514	3000	8514	30.00%
30	27740.3	0.64	8322	3000	5322	30.00%
31	26154.2	0.60	7846	3000	4846	30.00%
32	25783.2	0.59	7735	3000	4735	30.00%
PLAT Cabinet B, Page 617						
1	39000.0	0.90	11700	3000	8700	30.00%
2	44999.9	1.03	13500	3000	10500	30.00%
3	44999.9	1.03	13500	3000	10500	30.00%
4	44999.9	1.03	13500	3000	10500	30.00%
5	44999.9	1.03	13500	3000	10500	30.00%
6	44999.9	1.03	13500	3000	10500	30.00%
7	44999.9	1.03	13500	3000	10500	30.00%
8	44999.9	1.03	13500	3000	10500	30.00%
9	44999.9	1.03	13500	3000	10500	30.00%
10	44999.9	1.03	13500	3000	10500	30.00%
11	67499.9	1.55	20250	3000	17250	30.00%
12	44999.9	1.03	13500	3000	10500	30.00%
13	44999.9	1.03	13500	3000	10500	30.00%
14	44999.9	1.03	13500	3000	10500	30.00%
15	44999.9	1.03	13500	3000	10500	30.00%
16	44999.9	1.03	13500	3000	10500	30.00%
17	44999.9	1.03	13500	3000	10500	30.00%
18	45000.0	1.03	13500	3000	10500	30.00%
19	45000.0	1.03	13500	3000	10500	30.00%
20	45000.0	1.03	13500	3000	10500	30.00%
21	45000.0	1.03	13500	3000	10500	30.00%
✓ 22	95823.3	2.20	28747	3000	25747	30.00%
✓ 23	31242.9	0.72	9373	3000	6373	30.00%
24	31239.2	0.72	9372	3000	6372	30.00%
25	31238.8	0.72	9372	3000	6372	30.00%
26	31204.3	0.72	9361	3000	6361	30.00%
27	37480.6	0.86	11244	3000	8244	30.00%
Todd/Re	130580.5	3.18	39174	3000	36174	30.00%
Plat Cabinet B, Page 618						
Lot A	39345.5	0.9	11804	3000	8804	30.00%
✓ Lot B	57097.9	1.31	17129	3000	14129	30.00%
Lot C	65322.3	1.5	19597	3000	16597	30.00%
Lot D	36626.7	0.84	10988	3000	7988	30.00%
Lot E	44145.8	1.01	13244	3000	10244	30.00%
Lot F	45336.5	1.04	13601	3000	10601	30.00%
Lot G	40616.5	0.93	12185	3000	9185	30.00%
✓ Lot H	26375.3	0.61	7913	3000	4913	30.00%
Lot I	38165.2	0.88	11450	3000	8450	30.00%
Lot J	37185.2	0.85	11156	3000	8156	30.00%
	4954951.61	113.87	1486485	291000	1195485	30.00%
R/W	309478.8	7.1	18166.4			5.87%
Total	5,264,430.41	120.97	1,504,561.40	291,000.00	1,195,485.00	28.57%