



SECPDR - SEDIMENT AND EROSION CONTROL PLAN DISAPPROVAL AND REVIEW COMMENTS

Project Name Towns at Carlton
Pointe 32-36 **Watershed** Lower Neuse **Jurisdiction** Rolesville

Date Received 8/5/2024 **Date Processing Initiated** 8/6/2024 **Project Number** SEC-130241-2024

Disturbed Acreage 0.21 **Plan Review Fee** \$52.00 PAID **Permit Fee** \$52.00 PAID

Financial Responsible Party (FRP):

Engineer:

Name IGC Homes, LLC
4020 Wake Forest Rd, Ste 306,
 Address: Raleigh, NC 27609
 Phone: 919-876-5802
 Email: permits@icghomes.com

N/A
N/A
N/A
N/A

Plan Date/Revision Date: 12/12/2023

Review Status: 9/10/2024	<input type="checkbox"/>	<u>Construction Plan Not Approved and Incomplete (Items 1-4 required to be a complete submittal)</u>
	<input checked="" type="checkbox"/>	<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.

<input type="checkbox"/>	1.	<u>Erosion Control and Stormwater Joint Application</u> (Required to initiate processing)
<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	3.	Notarized <u>Wake County Financial Responsibility/Ownership Form</u> (Required to initiate processing) 1. Either change Project to include Lots 37-41 or revise the ECP for only lots 32-36. The FRO and plans must match. 2. Jurisdiction is Rolesville, not Wake County. 4. Please complete. Part B. 1. Financially responsible party information must be filled out. Submit a newly executed FRO as notarized documents cannot be edited.
<input type="checkbox"/>	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)]
<input type="checkbox"/>	4.	Other documents:
<input type="checkbox"/>	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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<input type="checkbox"/>	b.	<p>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.</p> <ul style="list-style-type: none"> • 5-30-1 General <p>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.</p> <ul style="list-style-type: none"> • 16-12-6 Allowed Encroachments <p>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.</p>
<input type="checkbox"/>	c.	WC ONLY FLOOD STUDY: Copy of approval notification from Wake County Flood & Stormwater Environmental Engineer, (if applicable)
<input type="checkbox"/>	d.	401/404 Documentation (Buffer determination letters, PCN application, comments, and approval)
<input type="checkbox"/>	e.	NCDOT Approval (Temporary Construction Entrances, Encroachment Agreements)
<input type="checkbox"/>	f.	Encroachment agreement(s) completed, signed, and notarized for all off-site construction
<input type="checkbox"/>	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)]
<input type="checkbox"/>	5.	Cover letter stating the purpose of the submission <u>RESUBMITTALS</u> : A letter detailing any changes, comments, proposed solutions to review comments, etc.
<input type="checkbox"/>	6.	Copy of the USGS Quad Map with delineated project limits
<input type="checkbox"/>	7.	Copy of the Wake County Soil Survey map with delineated project limits from 1970 manuscript.
<input type="checkbox"/>	8.	Drainage Area Map showing drainage areas to erosion control devices
<input type="checkbox"/>	9.	Erosion Control Calculations:
<input type="checkbox"/>	a.	Sediment basin design (See website for Wake County design criteria)
<input type="checkbox"/>	b.	Ditches, swales, and channels: Q10/V10. Tractive force (shear stress), capacity and geometry.
<input type="checkbox"/>	c.	Dissipaters: Q10 velocities, stone size, and dimensions.
<input type="checkbox"/>	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]
<input type="checkbox"/>	10.	One (1) electronic copy of a complete set of construction drawings for 1 st submission, five (5) copies for final approval
<input checked="" type="checkbox"/>	11.	Proposed Site Plan:



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<input type="checkbox"/>	a.	Location/Vicinity Map
<input type="checkbox"/>	b.	North arrow, graphic scale, drafting version date, legend, and professional seal
<input type="checkbox"/>	c.	Existing and proposed contours:
<input checked="" type="checkbox"/>	d.	Boundaries of tract: including project limits Either change Project to include Lots 37-41 or revise the ECP for only lots 32-36. The FRO and plans must match.
<input checked="" type="checkbox"/>	e.	Limits of disturbance specified on plan. Either change Project to include Lots 37-41 or revise the ECP for only lots 32-36. The FRO and plans must match.
<input type="checkbox"/>	f.	Proposed improvements: roads, buildings, parking areas, grassed landscaped, and natural areas.
<input type="checkbox"/>	g.	Lot lines, lot numbers and road names
<input type="checkbox"/>	h.	Utilities: community water and sewer, plan/profiles, easements, and sediment controls.
<input type="checkbox"/>	i.	Stormwater Network: inlets, culverts, swales, ditches, channels, and drainage easements.
<input type="checkbox"/>	j.	TEMPORARY SEDIMENT CONTROLS: locations and dimensions of gravel entrances, diversion ditches, silt fence, sediment basins, inlet protection, etc.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.).
<input type="checkbox"/>	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.
<input type="checkbox"/>	n.	PERMANENT EROSION CONTROLS: locations and dimensions of dissipaters, ditch linings, armoring, level spreaders, retaining walls, etc.
<input type="checkbox"/>	o.	Location and requirements for stockpiles (see website for Stockpile Requirements)
<input type="checkbox"/>	p.	Wake County Construction Details Include Wake County Signature Block for S&E
<input type="checkbox"/>	q.	Wake County Construction Sequence (Provide project specific details as needed)
<input type="checkbox"/>	r.	Wake County Stabilization Guidelines
<input type="checkbox"/>	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).
<input type="checkbox"/>	t.	Show all Riparian Buffers [<i>Article 9-21</i>]; (Neuse: [15A NCAC 02B .0714])
<input type="checkbox"/>	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.



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<input type="checkbox"/>	v.	WC ONLY Delineation of flood prone soil areas
<input type="checkbox"/>	w.	Q-100 backwater elevations must be shown above all culverts/BMPs draining 4 or more acres.
<input type="checkbox"/>	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

<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	15.	10-20-11 Standards for High Quality Water (HQW) Zones Land-disturbing activities to be conducted in High Quality Water Zones must be designed as follows:
<input type="checkbox"/>	a.	Uncovered areas in High Quality Water (HQW) zones must be limited at any time to a maximum total area of 20 acres within the boundaries of the tract.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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)
<input type="checkbox"/>	16.	Senate Bill 1020; "SECTION 3.(h) Additional standards for land-disturbing activities in the water supply watershed":
<input type="checkbox"/>	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



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<input type="checkbox"/>	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
<input type="checkbox"/>	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.
<p>Buffer Rules:</p> <p>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</p> <p>Jordan Lake Buffer Rules [15A NCAC 02B.0265] & [Article 9-21-3]</p> <p>Select all that apply.</p>		
<input type="checkbox"/>	17.	Riparian Buffer Rules:
<input type="checkbox"/>	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".
<input type="checkbox"/>	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".
<p>North Carolina General Statute § 113A-61 (c) - Right to Appeal the Decision</p>		
<input type="checkbox"/>	18.	The applicant has the right to appeal this decision per North Carolina General Statute § 113A-61 (c).
<p>Notifications/Suggested Changes/Comments</p>		
<input type="checkbox"/>	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)
<input type="checkbox"/>		<p>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).</p>



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	<input type="checkbox"/>	II. Include Ground Stabilization and Materials Handling & Inspection, Recordkeeping and Reporting sheets or ensure information included in plan
Environmental Consultant:	Jeevan Neupane, PE	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