



# Chatham County, NC Stormwater Permit

STORMWATER PERMIT#:
2019-001

On the date listed below, the Chatham County Stormwater Administrator received a request to consider the following application:

Application Date: September 11, 2018

Approval Date: January 15, 2019

Approved Plan Set Date: January 8, 2019

Project Name: Morgan Ridge Subdivision

Record Owner(s): Jones Ferry Properties, LLC

Property Location: Jones Ferry Road

Parcel Identification  
Number & Lot #: 1443

Acreage: 52.2

Built-Upon Area  
Coverage (acres): 4.93

Total Disturbed Area: 7.38 acres

Type and Number of  
BMPs Proposed: One (1) Stormwater Wetland and one (1) Bioretention Cell will be utilized for water quality treatment and water quantity control.

**SECTION 1. APPROVAL.** Having reviewed the application and all supporting materials the Stormwater Administrator has determined that the application is complete, and subject to the conditions imposed below, and the proposed development meets the requirements of the Chatham County Stormwater Ordinance.

**SECTION 2. CONDITIONS.** Therefore, the above referenced site and land used is hereby approved and subject to all applicable provisions of the Chatham County Stormwater Ordinance, and the following condition(s) which the Stormwater Administrator finds necessary for the proposed development to meet the intent of the ordinance:

1. This permit shall be valid for a period of two years from the date of issuance unless a valid building permit has been issued and maintained for the site or the permit has been revoked by Chatham County. If, after two years, the permitted activity has not begun nor a valid building permit secured, this permit shall expire. Upon written request from Jones Ferry Properties, LLC, this permit may be renewed at the discretion of Chatham County for additional two year periods.
2. The development of the tract shall proceed in conformity to all plans, design features, and restrictions submitted as part of the stormwater permit application and kept on file by the Chatham County Planning Department except that the Chatham County Stormwater Administrator may approve *minor* changes to such plans as required by field conditions.
3. All other required applications must be received and permits must be obtained prior to the start of the work. These may include, but are not limited to, the following: Soil Erosion and Sedimentation Control; Flood Damage Prevention; Subdivision, Building Permits and

Inspections; NC Department of Transportation; NC Division of Water Quality; US Army Corps of Engineers; and NC DENR-Dam Safety.

4. The footprint and stormwater management devices as well as all maintenance access areas shall be located in recorded easement areas. The final plats for the project showing all such easement areas shall be in accordance with the approved plans.
5. Maintenance activities for the stormwater management devices shall be performed in accordance with the notarized O&M agreements. O&M agreements must transfer with the sale of the land or transfer of ownership/responsibility for the stormwater devices.
6. Upon completion of a project and before a Certificate of Completion shall be granted, the applicant shall certify that the completed project is in accordance with the approved stormwater management plans and designs and the pond must be landscaped in accordance with the NC DEQ SCM Manual. Upon completion, the applicant shall submit actual "as-built" plans and the design professional certification for all stormwater management measures after final construction is completed.
7. Annual SCM Inspections will be required and shall be submitted to Chatham County on the anniversary date of the as-built survey.
8. Final maintenance access and easements shall be provided to and approved by Chatham County prior to converting the sediment basins to permanent ponds.

**SECTION 3. VESTED RIGHTS.** Approval of this permit confers upon the property the right to develop with the type and intensity of use only as such relates to the requirements of the stormwater ordinance and in the manner as herein described and as shown on the approved site plan. Development of the property, however, shall be subject to any and all future amendments to this ordinance which do not affect such type and intensity of use and shall proceed in full compliance with all other applicable local, state and federal regulations.

**SECTION 4. DEED RESTRICTION-PROTECTIVE COVENANT.** The following italicized deed restrictions and protective covenants shall be recorded for all subdivisions, outparcels, and future development prior to the sale of any lot. **Additional deed restrictions shall be recorded in accordance with the Chatham County Low Density Residential Subdivision requirements attached.**

*Development of subject property is required to be in accordance with the Chatham County Stormwater Ordinance. The recording of this document establishes an enforceable restriction of property usage that runs with the land to ensure that future development and/or redevelopment shall maintain the site in a manner consistent with applicable law and the approved project plans. Any alterations to the site shall not be permitted without review and approval by Chatham County.*

**SECTION 5. SEVERABILITY.** Invalidation of any one or more of the conditions set forth herein shall not adversely affect the balance of said conditions, which shall remain in full force and effect.

*Morgan H DeWit*

Morgan DeWit, PE  
Senior Watershed Specialist

Cc: Rachael Thorn, Watershed Protection Director  
Angela Birchett, Land Use and Zoning Administrator