

16-0123

April 8, 2016

North Carolina Division of Water Resources
Ms. Jennifer Burdette
512 N. Salisbury St.
Archdale Building, 9th Floor
Raleigh, N.C. 27604

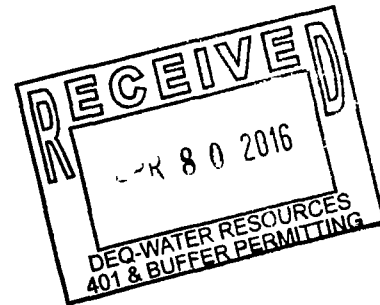
Re: Revised site plan 2700 Manning Place

The revised site plan for 2700 Manning Place is necessary to create an updated master bedroom that allows room for a laundry room and entry way from the proposed carport and also allows access to backyard from the living areas of the house.

Sincerely,



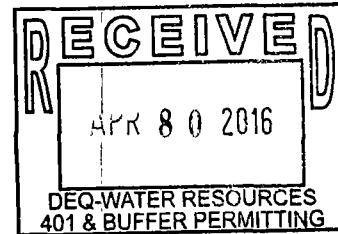
Richard Watts



15A NCAC 02B .0233 (8)(b), .0243 (8)(b), .0250 (11)(b), .0259 (8)(b), .0267 (11)(c), .0607 (e)(2)
Protection and Maintenance of Riparian Areas Rules - Variance Application
FORM: VAR 10-2013

PLEASE IDENTIFY WHICH RIPARIAN AREA PROTECTION RULE APPLIES:

- Neuse River Basin (15A NCAC 02B.0233)
 - Major Variance Minor Variance
- Catawba River Basin (15A NCAC 02B.0243)
- Randleman Lake Water Supply Watershed (15A NCAC 02B.0250)
 - Major Variance Minor Variance
- Tar-Pamlico River Basin (15A NCAC 02B.0259)
 - Major Variance Minor Variance
- Jordan Lake Water Supply Nutrient Strategy (15A NCAC 02B.0267)
 - Major Variance Minor Variance
- Goose Creek Watershed (15A NCAC 02B.0606 & 15A NCAC 02B.0607)



A. General Information

1. Applicant's Information (if other than the current property owner):

Name: _____ N/A _____

Title: _____

Street Address: _____

City, State & Zip: _____

Telephone: _____

Email: _____

2. Property Owner/Signing Official (person legally responsible for the property and its compliance):

Name: _____ Richard L Watts _____

Title: _____ President, Truswood Properties LLC _____

Street Address: _____ PO Box 90035 _____

City, State & Zip: _____ Raleigh NC 27675 _____

Telephone: _____ 919-801-0777 _____

Email: _____ rwatts@truswood.com _____

3. Agent Information:

3a. Name: _____ N/A _____
Company Affiliation: _____
Street Address: _____
City, State & Zip: _____
Telephone: _____
E-mail: _____

3b. Attach a signed and dated copy of the Agent Authorization letter if the Agent has signatory authority for the owner.

4. Project Name (Subdivision, facility, or establishment name):

2700 Manning Place _____

5. Project Location:

5a. Street Address: _____ 2700 Manning Place _____

City, State & Zip: _____ Raleigh, NC 27608 _____

5b. County: _____ Wake _____

5c. Site Coordinates (in decimal degrees): _____ 35.807650 _____ Latitude _____ -78.664781 _____ Longitude

5d. Attach an 8 1/2 x 11 excerpt from the most recent version of the USGS topographic map indicating the location of the site.

5e. Attach an 8 1/2 x 11 excerpt from the most recent version of the published County NRCS Soil Survey Map depicting the project site.

6. Property Information:

6a. Property identification number (parcel ID): _____ 0794993094 _____

6b. Date property was purchased: _____ 9/20/1999 _____

6c. Deed book _____ 8418 _____ and page number _____ 01111 _____

6d. Map book _____ 1999 _____ and page number _____ 2053 _____

6e. Attach a copy of the recorded map that indicates when the lot was last platted.

7. Is your project in one of the 20 Coastal Counties covered under the Coastal Area Management Act (CAMA)?

YES NO

7a. If you answered yes above, in which AEC do you fall (30 ft or 75 ft)? _____

7b. If you answered yes above, what is the total percent of impervious cover that you have proposed within the AEC? _____

8. Directions to site from nearest major intersection:

From west bound Wade Ave. Turn right onto Canterbury Rd, Turn right onto Lewis Farm Rd, Turn left onto Banbury Rd, Turn right onto Manning Place

9. Stream associated with riparian buffer to be impacted by the proposed activity:

Name	Water Quality Classification
SE Prong Beaver Dam Creek	C; NSW

9a. For Goose Creek only: Is the buffer in the 100-year floodplain? YES NO

10. List any permits/approvals that have been requested or obtained for this project in the past (including all prior phases).

Date Applied:	Date Received:	Permit Type:
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

B. Proposed Activity

1. Project Description

1a. Provide a detailed description of the proposed activity including its purpose:

I own a home that was built prior to the buffer rules and is entirely within the current buffer. I desire to build a deck and covered porch within the buffer that has access to the living areas of the house.

1b. Attach a site plan showing the following items as applicable to the project:

- ◇ Development/Project name
- ◇ Revision number & date
- ◇ North arrow
- ◇ Scale (1" = 50' is preferred)
- ◇ Property/project boundary with dimensions
- ◇ Adjacent streets and roads labeled with names and/or NC State Road numbers
- ◇ Original contours and proposed contours
- ◇ Perennial and intermittent streams, ponds, lakes, rivers and estuaries
- ◇ Mean high water line (if applicable)
- ◇ Wetlands delineated, or a note on plans that none exist
- ◇ Location of forest vegetation along the streams, ponds, lakes, rivers and estuaries
- ◇ Extent of riparian buffers on the land including Zone 1 and Zone where applicable
- ◇ Location and dimension of the proposed buffer impact (label the area of buffer impact in ft² on the plan)
- ◇ Details of roads, parking areas, cul-de-sacs, sidewalks, and curb and gutter systems
- ◇ Footprint of any proposed buildings or other structures
- ◇ Discharge points of gutters on existing structures and proposed buildings

- ◇ Existing drainage (including off-site), drainage easements, and pipe dimensions
- ◇ Drainage areas delineated

C. Proposed Impacts and Mitigation

1. Individually list the square footage of each proposed impact to the protected riparian buffers:

Buffer Impact Number ¹ – Permanent (P) or Temporary (T)	Reason for Impact	Buffer Mitigation Required	Zone 1 Impact (square feet)	Zone 2 Impact (square feet)
B1 - <input checked="" type="checkbox"/> P <input type="checkbox"/> T	Deck /Porch	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	461 (497-36 existing)	213 (268-55 existing)
B2 - <input checked="" type="checkbox"/> P <input type="checkbox"/> T	Concrete Pads	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	13	41 (104-63 existing)
B3 - <input checked="" type="checkbox"/> P <input type="checkbox"/> T	Proposed addition/carport	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		213
Total Buffer Impacts				941 square ft

¹Label on site plan

2. Identify the square feet of impact to each zone of the riparian buffer that requires mitigation from the table above. Calculate the amount of mitigation required.

Zone	Total Impact (square feet)	Multiplier	Required Mitigation (square feet)
Zone 1 ¹	474	3 (2 for Catawba only)	1,422
Zone 2	467	1.5	701
Total Buffer Mitigation Required:			2123

¹For projects in the Goose Creek Watershed, list all riparian buffer impacts as Zone 1 and use Zone 1 multiplier.

3. Provide a description of how mitigation will be achieved at your site pursuant to the mitigation requirements of the applicable river basin/watershed.

I propose to purchase buffer mitigation credits

3a. Is buffer restoration or enhancement proposed? Yes No

If yes, attach a **detailed planting plan** to include plant type, date of plantings, the date of the one-time fertilization in the protected riparian buffers, and a plan sheet showing the proposed location of the plantings.

3b. Is payment into a buffer restoration fund proposed? Yes No

If yes, attach an **acceptance letter** from the mitigation bank you propose to use or the NC Ecosystem Enhancement Program stating they have the mitigation credits available for the mitigation requested.

D. Stormwater

1. Provide a description of how diffuse flow will be maintained through the protected riparian buffers (e.g., re-planting vegetation or enhancement of existing vegetation, gutter splash pads, level spreader to control of runoff from impervious surfaces, etc.).

We will remove downspouts that currently empty directly into the stream and route water to the end of the house furthest from the stream. The rear portion of existing roof (1085 square ft), carport/addition roof (1022 square feet) and new deck/ covered porch (765 square feet) will be routed to a 12' by 25' (300 square foot) rain garden. The front roof of the existing home will be routed to a downspout with splash pad. New landscape areas and rain garden will be planted with native species.

Raingarden calculation 2872 square feet captured/ 10 = at least a 287.2 square foot rain garden. The raingarden we propose will treat 300 square feet

- 1a. Show the location of diffuse flow measure(s) on your site plan.
 - 1b. Attach a completed **Level Spreader Supplement Form** or **BMP Supplement Form** with all required items for each proposed measure.
 - 1c. Attach an **Operation and Maintenance (O&M) Form** for each proposed level spreader or BMP.
2. **For Major, Catawba, and Goose Creek variance requests**, provide a description of all best management practices (BMPs) that will be used to minimize disturbance and control the discharge of nutrients and sediments from stormwater.

- 2a. Show the location of BMPs on your site plan.
- 2b. Attach a **Supplement Form** for each structural BMP proposed.
- 2c. Attach an **Operation and Maintenance (O&M) Form** for each structural BMP proposed.

E. Demonstration of Need for a Variance

The variance provision of the riparian buffer rules allows the Division or the Environmental Management Commission to grant a variance when there are practical difficulties or unnecessary hardships that prevent compliance with the strict letter of riparian buffer protection.

1. Explain how complying with the provisions of the applicable rule would prevent you from securing a reasonable return from or make reasonable use of your property. Merely proving that the variance would permit a greater profit from the property shall not be considered adequate justification for a variance. The Division will consider whether the variance is the minimum possible deviation from the terms of the applicable Buffer Rule that shall make reasonable use of the property possible.

Because the home was built entirely in the buffer prior to the rules we are unable to build outdoor recreation structures to access the back yard from the living areas of the house without impacting the buffer.

2. Explain how the hardship results from application of the Buffer Rule to the property rather from other factors such as deed restrictions or other hardships (e.g. zoning setbacks, floodplains, etc).

Buffer rule prevents building the outdoor living space.

3. Explain how the hardship results from physical nature of the property, such as its size, shape, or topography, which is different from that of neighboring property.

House was constructed entirely in the buffer prior to the rule.

4. Explain whether the hardship was caused by the applicant knowingly or unknowingly violating the applicable Buffer Rule.

We have not violated the rule.

5. **For Neuse, Tar-Pamlico, Jordan Lake and Goose Creek only:** Did the applicant purchase the property after the effective date of the applicable Buffer Rule and then request a variance?

This is a family property that was split into a subdivision but it did not take away any alternatives to this variance. Changes to property and ownership don't preclude building outside the buffer. The home's location dictates that.

6. Explain how the hardship is rare or unique to the applicant's property, rather than the result of conditions that are widespread.

House is located entirely in the buffer.

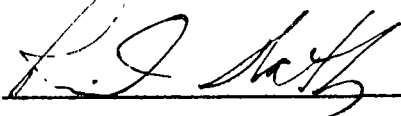
F. Deed Restrictions

By your signature in Section G of this application, you certify that all structural stormwater BMPs required by this variance shall be located in recorded drainage easements, that the easements will run with the land, that the easements cannot be changed or deleted without concurrence from the State, and that the easements will be recorded prior to the sale of any lot.

G. Applicant's Certification

I, Truswood Properties LLC (print or type name of person listed in Section A, Item 2), certify that the information included on this permit application form is correct, that the project will be constructed in conformance with the approved plans and that the deed restrictions in accordance with Section F of this form will be recorded with all required permit conditions.

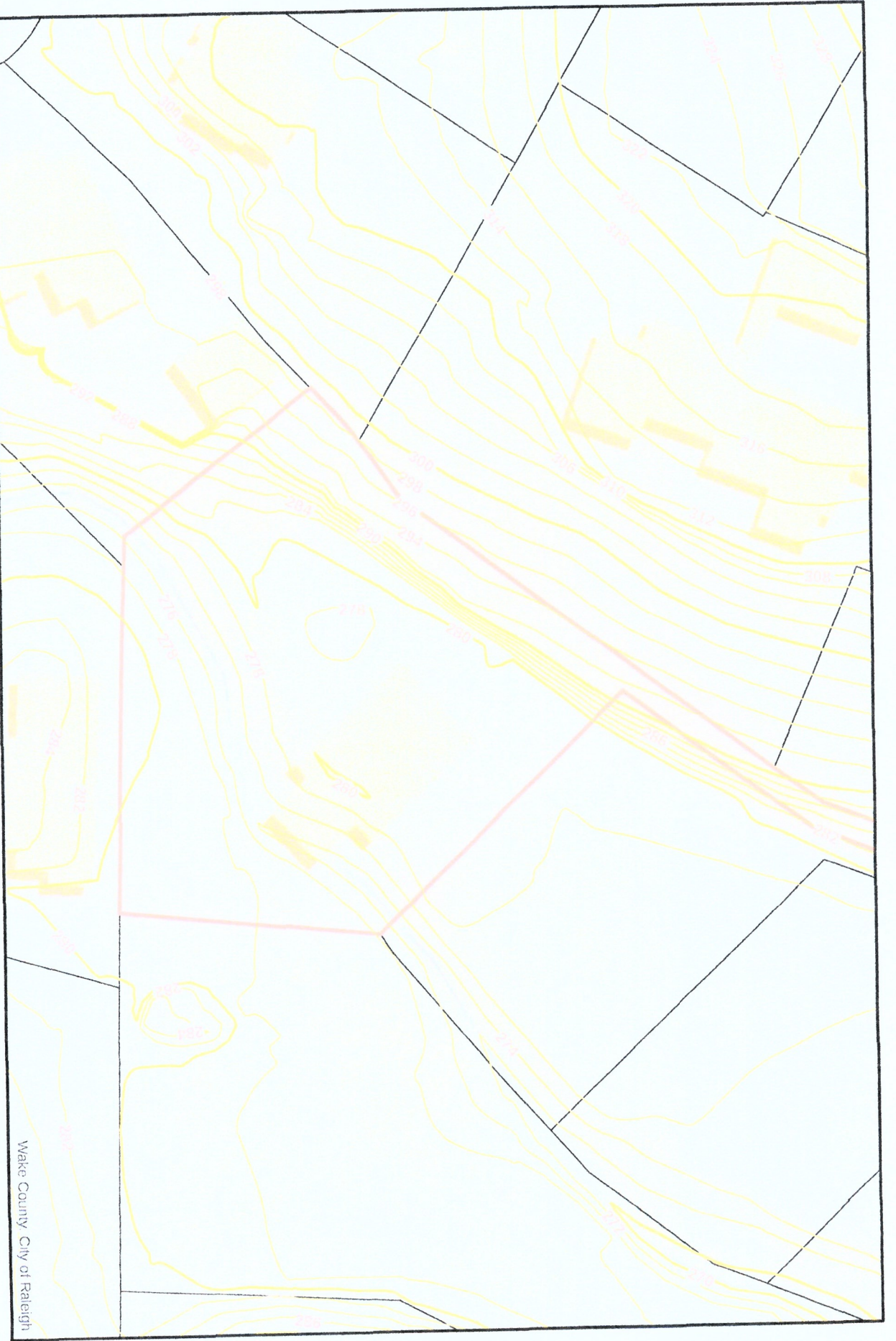
Signature:



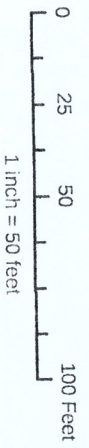
Date:

4-8-10

2700 Manning Place Topo



Wake County City of Raleigh



Disclaimer: Maps make every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.






































Soil Map—Wake County, North Carolina
(2700 Manning Place)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Area of Interest (AOI)	 Stony Spot
Soils	 Very Stony Spot
 Soil Map Unit Polygons	 Wet Spot
 Soil Map Unit Lines	 Other
 Soil Map Unit Points	 Special Line Features
Special Point Features	Water Features
 Blowout	 Streams and Canals
 Borrow Pit	Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800

Warning: Soil Map may not be valid at this scale

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below

Soil Survey Area: Wake County, North Carolina
Survey Area Data: Version 14, Sep 30, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger

Date(s) aerial images were photographed Data not available

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Wake County, North Carolina (NC183)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	0.0	0.0%
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	1.4	20.1%
CeD	Cecil sandy loam, 10 to 15 percent slopes	2.5	37.2%
MeA	Mantachie sandy loam, 0 to 2 percent slopes, rarely flooded	1.3	19.7%
PaF	Pacolet sandy loam, 15 to 45 percent slopes	1.6	22.9%
Totals for Area of Interest		6.8	100.0%

2700 Mainway Place
~~Julie Quinn~~

Plant List for

Code

Size	Qty	Code	Common	Botanical	Growth	Description
1g	12	aj	Bugle flower	Ajuga reptans	H3-5"	Blue Flowers In April Semi Shade
6-8'	1	BC	Bald Cypress	Taxodium distichum	H50-100' S20	Sage Green In Summer Soft Brown - Orange Brown Fall
6'-8'	1	Buc	Ohio Buckeye Tree	Aesculus 'glabra'	H40'	Yellow Flowers
7g	2	Ca1	Camellia Japonica	Camellia Japonica	H7-12' S5-7'	Flowers March - May, Shade Lover
7g	3	Ca3	Camellia ' Shishi Gashira	Camellia Sasanqua ' Shishi Gashira '	H3-4' S3-4'	Double Pink Flowers In Fall
7g	2	Cal	American Beautyberry Bush	Callicarpa Americana	H6' S6'	Purple Berries In Fall
5g	4	CG	Cryptomeria ' Globosa Nana '	Cryptomeria ' Globosa Nana '	H2-3' S2-3'	Great Texture
3g	6	Dis	Distylium 'Vintage Jade'	Distylium 'Vintage Jade'	H2' S5'	Interesting Texture Can Replace Yews
1g	9	FeC	Cinnamon Fern	Osmunda Cinnamomea	H5' S3'	Likes Wet Soil
7g	3	It	Itea 'Henry's Garnet' Sweetspire	Itea Virginica	H3-5' S4-5'	Flowers In June, Red In Fall
15g	1	JM	Japanese Maple/cutleaf red	Acer palmatum ' Dissectum '	H4-10' S4-10'	Weeping Shape, Filtered Sun
6-8'	1	JMB	Bloodgood Japanese Maple	Acer palmatum ' Bloodgood '	H15' S15'	Scarlet Leaves & Bark, Filtered Sun
3g	16	JS	Saybrook Gold Juniper	Juniperus Chinensis ' Saybrook Gold'	H3' S4-6'	Foliage Has Yellow Accents
1g	6	La	Lantana 'Yellow'	Lantana	H2' S2'	Yellow Flowers

2700 Manning Place
 June 2010

Plant List for

Size	Qty	Code	Common	Botanical	Growth	Description	Code
7g	18	Lig	Ligustrum japonica	Ligustrum japonica 'Recurforium'	H8' S6-8'	Fragrant White Flowers In May	
7g	8	LMC	'Soft Caress' Mahonia	Mahonia eurybracteata	H4' S4'	Green Foliage With Berries	
7g	12	Lo6	Loropetalum 'Ever Red Sunset'	Loropetalum chinense	H6' S6'	Red Flowers In Spring	
3g	5	Loc	Loropetalum 'Crimson Fire'	Loropetalum 'Crimson Fire'	H2' S2'	Purpe Leaves And Pink Flowers	
4"-1g	13	Mo	Mondo Grass	Ophiopogon japonicus	H6-10"	Spreading Clumps, Drought Resistant	
4"-1g	154	mo1	Dwarf Mondo Grass	Opophiopogon japonicus 'Nana'	H3-6"	Shade, Dark Green Leaves	
3g	6	N1	Dwarf Nandina 'Fire Power'	Nandina 'Fire Power'	H2' S2'	Larger Red Leaves In Winter	
5g	5	N6	Nandina 'Gulf Stream'	Nandina 'Gulf Stream'	H3' S3'	Tight Form, Colorful Foliage	
6-8'	3	NH	American Holly	Ilex 'Nellie Stevens'	H18-20' S10'	Conical Shape, dark Green, Red Berries	
6-8'	4	NH	American Holly	Ilex 'Nelle Stevens'	H18-20' S10'	Conical Shape, dark Green, Red Berries	
1g	10	RL	Rain Lily	Zephyranthes	H 1-1/2' S1'	Flowers After Rain	
3g	3	RoD	Drift Rose/red	Rosa	H1-2' S1-2'	Various Colors	
1g	8	Si	Siberian Iris	Siberian Iris 'Ceasar's Brother'	H2-3'	Purple Flowers Summer	
3g	9	VMG	Variegated Maiden Grass	Miscanthus sinensis 'Morning Light'	H3-4 S3-4'	White Edges On Leaves	

2700 Manning Place

Plant List for: ~~Jillie~~ Quinn

Size	Qty	Code	Common	Botanical	Growth	Description	Code
5g	3	Y	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	H2-4' S3-4'	Drought Tolerant, Grows in Sun Or Shade	
3g	2	Yu	Variegated Yucca	Yucca Filamentosa 'Color Guard'	H1.5-4' S2.5-4'	Yellow Varigated Leaves	

**DECLARATION OF COMPLIANCE OF STREAM & BUFFER REGULATIONS
LOT 21, BOOK OF MAPS 2004, PAGE 2254, WAKE COUNTY REGISTRY
(TITLE 15A NCAC 2B.0200)**

Prepared by/return to: Nicholls & Crampton, PA (FTN)

Brief Description: Lot 21, BM 2004-2254; 2700 Manning Place, Raleigh, NC 27608

THIS DECLARATION OF COMPLIANCE OF STREAM & BUFFER REGULATIONS FOR LOT 21, BOOK OF MAPS 2004, PAGE 2254, WAKE COUNTY REGISTRY, (“Agreement”) is made as of the ____ day of April, 2016, by TRUSWOOD PROPERTIES, LLC, a North Carolina limited liability company (“Declarant”).

RECITALS:

WHEREAS, Declarant is the owner of Lot 21, as the same is shown on that plat recorded in Book of Maps 2004, Page 2254, Wake County Registry (the “Lot”); and

WHEREAS, a portion of the Lot has been determined to meet the requirements for designation as a stream and protected stream buffer; and

WHEREAS, Declarant desires to ensure continued compliance with all rules adopted by the State of North Carolina (the “State”) with respect to streams and protected stream buffers, as provided by Neuse Buffer Rules 15A NCAC 2B .0233, and as depicted on the attached EXHIBIT A (the “Map”) and, therefore, desires to grant the State enforcement rights; and

WHEREAS, the covenants, conditions and restrictions contained herein run with the land and bind all parties and all persons claiming any interest in the Lot; and

WHEREAS, this Declaration has been procured in accordance with Title 15A NCAC 2B .0200.

NOW, THEREFORE, for a valuable consideration, including the benefits Declarant may derive therefrom, the receipt of which is hereby acknowledged, Declarant hereby agrees as follows:

1. Recitals Incorporated. The foregoing Recitals are an integral part of this Agreement, and shall be incorporated herein and made a part hereof.

2. Covenants and Restrictions.

a. A portion of the Lot (as depicted or described on the Map) has been determined to meet the requirements for designation as a stream and protected stream buffer. Any subsequent fill or alteration of the depicted area shall conform to the requirements of the rules adopted by the State of North Carolina in force at the time of the proposed alteration. The intent of this provision is to prevent additional stream or buffer filling, draining, creation of concentrated stormwater flow, or impacts to riparian buffers(s) (streamside) vegetation. The owner of the Lot should not assume that a future application for filling, draining or riparian vegetation removal would be approved. The owner of the Lot shall report the name of the subdivision, copy of the variance and this covenant in any application pertaining to said rules.

b. The stream and protected Neuse River Riparian Buffer exists on the Lot. Direct discharge of stormwater runoff through the buffer to the stream is prohibited. Gutters, outlet dissipater pads, and a backyard rain garden have been provided on the house and Lot to help ensure that such discharge does not occur. These matters shall remain in place, and be utilized and maintained on a regular basis. The Division of Water Resources, NC Department of Environmental Quality, is to be notified, in writing, of any proposal to remove or modify the above stormwater control measures.

c. Any written notice required hereunder is to be mailed to Division of Water Resources, NC Department of Environmental Quality, 512 N. Salisbury Street, 9th Floor Archdale Building, Room 924F, Raleigh, NC 27604, Attn: Jennifer Burdette.

d. These covenants and restrictions are intended to ensure continued compliance with all rules adopted by the State and, therefore, the State may enforce such benefits and compliance.

e. These covenants and restrictions run with the land and are binding on all parties and persons claiming an interest in the Lot, and upon their heirs, successors and assigns.

3. Reservation by Record Owner. Declarant, and its heirs, successors and assigns, shall, in all other respects, remain the owner of the Lot, subject to the above covenants and restrictions, and may make all lawful uses of the Lot not inconsistent therewith.

4. Amendment. No amendment to this Declaration shall be effective until executed by the appropriate parties, approved by the North Carolina Department of Environmental Quality, and recorded in the office of the Wake County, NC Register of Deeds.

5. Term. This Declaration shall continue as a servitude running in perpetuity with the Lot.

6. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of North Carolina.

IN WITNESS WHEREOF, Declarant has executed this Agreement as of the day and year first above written.

TRUSWOOD PROPERTIES, LLC,
a North Carolina limited liability company

By: _____
RICHARD L. WATTS, Member-Manager

NORTH CAROLINA, WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: RICHARD L. WATTS, Member-Manager of Truswood Properties, LLC, a North Carolina limited liability company.

Date: _____

(Official Seal)

_____, Notary Public

My commission expires: _____

SUBORDINATION

In accordance with the provisions of Section 39-6.6 of the North Carolina General Statutes, RICHARD L. WATTS hereby consents to this Declaration and binds, subjects and subordinates his previously recorded instrument titled "North Carolina Deed of Trust" recorded in Book 8418, Page 1116, Wake County Registry, to the terms, covenants and conditions of this Declaration.

RICHARD L. WATTS (SEAL)

NORTH CAROLINA, WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: RICHARD L. WATTS.

Date: _____

(Official Seal)

_____, Notary Public
My commission expires: _____

SUBORDINATION

In accordance with the provisions of Section 39-6.6 of the North Carolina General Statutes, WILLIAM L. WARREN hereby consents to this Declaration and binds, subjects and subordinates his previously recorded instrument titled "North Carolina Deed of Trust" recorded in Book14478, Page 242, Wake County Registry, to the terms, covenants and conditions of this Declaration.

_____ (SEAL)
WILLIAM L. WARREN

NORTH CAROLINA, WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: WILLIAM L. WARREN.

Date: _____

(Official Seal)

_____, Notary Public
My commission expires: _____

PRELIMINARY PLOT PLAN

LOT 21

TRUSWOOD PROPERTIES, LLC

D.B. 8418, PG. 1111

B.M. 1999, PG. 2053

PIN # 0794.08-99-3094

RALEIGH TOWNSHIP

WAKE COUNTY, NORTH CAROLINA

JANUARY 28, 2016

REVISED APRIL 8, 2106

SCALE 1"=60'
SHEET 1 OF 2



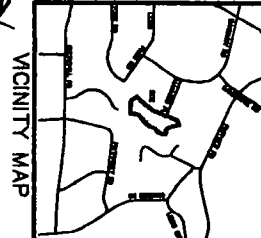
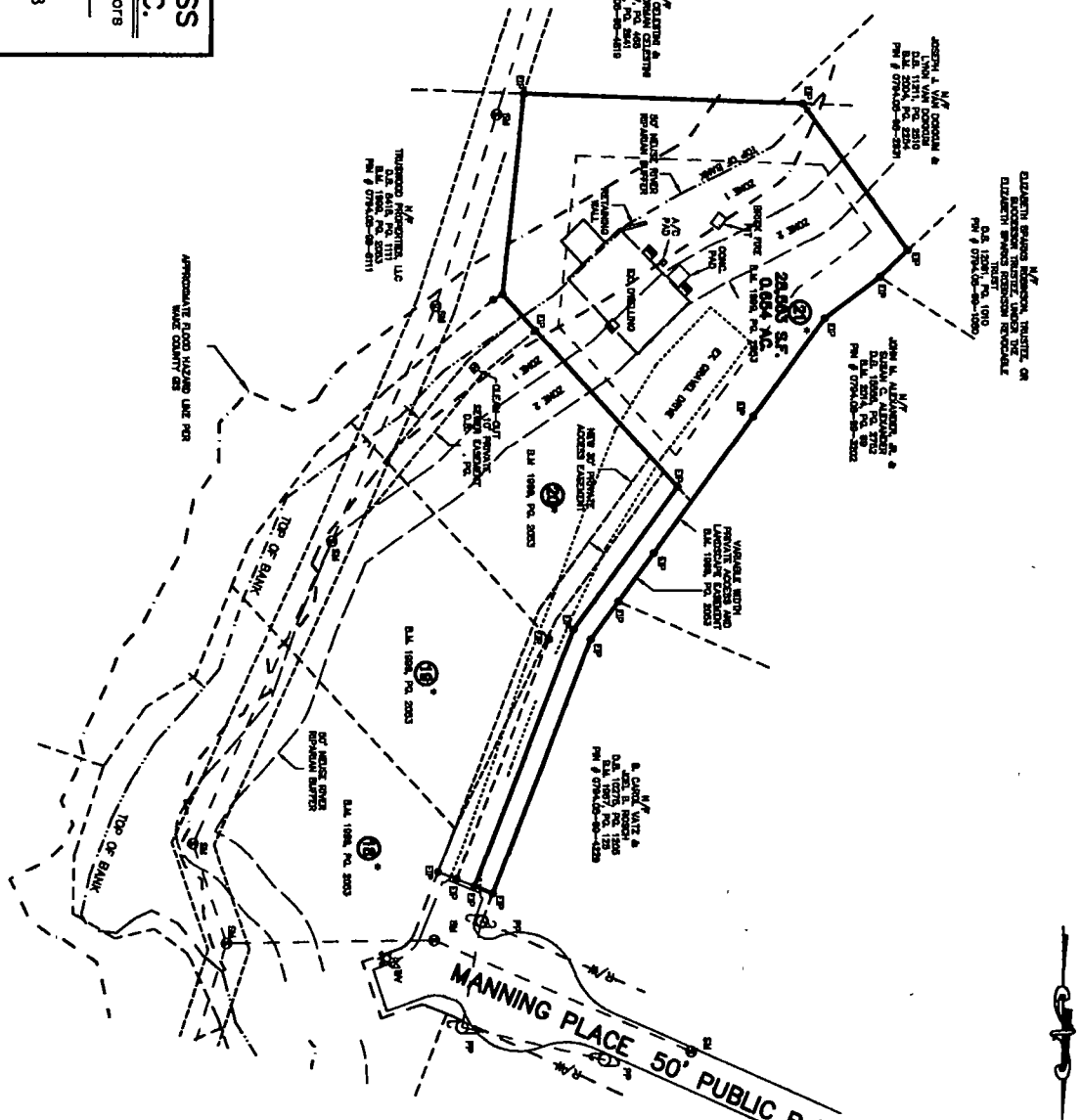
I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1800) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PERMANENT, MONUMENTATION FOR THE RESIDUAL CORNERS IS SUFFICIENT TO RE-ESTABLISH THE CORNERS OF THIS SURVEY IN THE EVENT OF LOSS OF MONUMENTS AND OTHER SUBDIVISION CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
- - - -	RIGHT-OF-WAY ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	EXISTING PEDESTAL
---	WATER
---	SEWER
---	FLOOD HAZARD SOILS

CAWTHORNE, MOSS & PANCIERA, P.C.
Professional Land Surveyors
C-15225
333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148



- LEGEND:**
- EP - EXISTING IRON PIPE
 - EPK - EXISTING PK NAIL
 - NIP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - PP - POWER POLE
 - OH - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER VALVE
 - WV - WATER VALVE
 - CD - SEWER CLEAN-OUT

THIS SURVEY DOES NOT GUARANTEE THE ACCURACY OF ARCHITECTURAL DIMENSIONS. THEY ARE TO BE VERIFIED BY THE CONTRACTOR.

Bioretention Operation and Maintenance Agreement

I will keep a maintenance record on this BMP. This maintenance record will be kept in a log in a known set location. Any deficient BMP elements noted will be corrected, repaired, or replaced immediately. These deficiencies can affect the integrity of structures, safety of the public, and the removal efficiency of the BMP.

Important operation and maintenance procedures:

- Immediately after the bioretention cell is established, the plants will be watered twice weekly if needed until the plants become established (commonly six weeks).
- Snow, mulch, or any other material will NEVER be piled on the surface of the bioretention cell.
- Heavy Equipment will NEVER be driven over the bioretention cell.
- Special care will be taken to prevent sediment from entering the bioretention cell.

After the bioretention cell is established, I will inspect it once a month and within 24 hours of every storm greater than 1.0 inch. Records of operation and maintenance will be kept in a known set location and will be available upon request.

Inspection activities will be performed as follows. Any problems that are found shall be repaired immediately.

Rain Garden Maintenance Tasks and Schedule	
TASK	SCHEDULE
Prevent Soil Erosion	Keep watch on out parcels and parking lot use
Trash removal	Weekly
Pruning	Annual
Mulch renewal	After 1st frost in fall or last frost in spring
Mulch removal	Every 3 years
Weeding and Plant replacement	As needed
Remove sediment	As needed or during mulch renewal
Perimeter Mowing	As needed, keep clippings out of rain garden

Permit Number: _____
(to be provided by DWQ)

I acknowledge and agree by my signature below that I am responsible for the performance of the maintenance procedures listed above. I agree to notify DWQ of any problems with the system or prior to any changes to the system or responsible party.

Project name: 2700 Manning Place

RMP drainage area number: _____

Print name: Richard Watts

Title: President, Truswood Properties, LLC

Address: 2700 Manning Place Raleigh NC 27608

Phone: 919-801-0777

Signature: Richard L. Watts

Date: 4-7-16

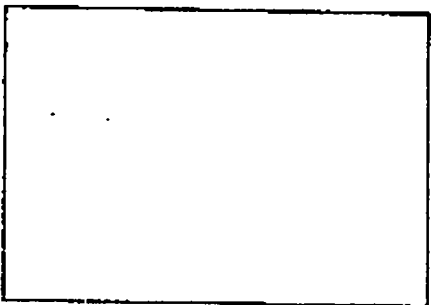
Note: The legally responsible party should not be a homeowners association unless more than 50% of the lots have been sold and a resident of the subdivision has been named the president.

Marian K Cary, Notary Public

I, Marian K. Cary, a Notary Public for the State of North Carolina County of Wake, do hereby certify that

Richard L. Watts personally appeared before me this 7th day of April, 2016, and acknowledge the due execution of the

forgoing bioretention maintenance requirements. Witness my hand and official seal,



SEAL

My commission expires 7-9-2016

Marian K. Cary
Notary Public, Wake County, NC
My Commission Expires



PAT MCCRORY
Governor

DONALD R. VAN DER VAART
Secretary

April 8, 2016

Truswood Properties, LLC
PO Box 90035
Raleigh NC 287675

Expiration of Acceptance: October 8, 2016

Project: 2700 Manning Place

County: Wake

The purpose of this letter is to notify you that the NCDEQ Division of Mitigation Services (DMS) is willing to accept payment for compensatory mitigation for impacts associated with the above referenced project as indicated in the table below. Please note that this decision does not assure that participation in the DMS in-lieu fee mitigation program will be approved by the permit issuing agencies as mitigation for project impacts. It is the responsibility of the applicant to contact permitting agencies to determine if payment to the DMS will be approved. You must also comply with all other state, federal or local government permits, regulations or authorizations associated with the proposed activity including G.S. § 143-214.11.

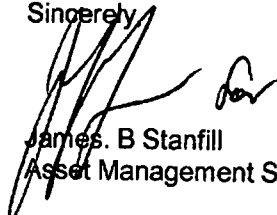
This acceptance is valid for six months from the date of this letter and is not transferable. **If we have not received a copy of the issued 404 Permit/401 Certification/CAMA permit within this time frame, this acceptance will expire.** It is the applicant's responsibility to send copies of the permits to DMS. Once DMS receives a copy of the permit(s) an invoice will be issued based on the required mitigation in that permit and payment must be made prior to conducting the authorized work. The amount of the in-lieu fee to be paid by an applicant is calculated based upon the Fee Schedule and policies listed at <http://portal.ncdenr.org/web/eep>.

Based on the information supplied by you in your request to use the DMS, the impacts that may require compensatory mitigation are summarized in the following table. The amount of mitigation required and assigned to DMS for this impact is determined by permitting agencies and may exceed the impact amounts shown below.

	River Basin	CU Location (8-digit HUC)	Stream (feet)			Wetlands (acres)			Buffer I (Sq. Ft.)	Buffer II (Sq. Ft.)
			Cold	Cool	Warm	Riparian	Non-Riparian	Coastal Marsh		
Impact	Neuse	03020201	0	0	0	0	0	0	474	467

Upon receipt of payment, DMS will take responsibility for providing the compensatory mitigation. The mitigation will be performed in accordance with the In-Lieu Fee Program instrument dated July 28, 2010 and 15A NCAC 02B .0295 as applicable. Thank you for your interest in the DMS in-lieu fee mitigation program. If you have any questions or need additional information, please contact Kelly Williams at (919) 707-8915.

Sincerely,



James B. Stanfill
Asset Management Supervisor

cc: Julie Quinn- agent

Burdette, Jennifer a

From: Julie Quinn <julie@bwwattsconstruction.com>
Sent: Monday, April 18, 2016 1:42 PM
To: Burdette, Jennifer a
Subject: Page 4 update
Attachments: page 4 update 04182016.pdf

Hey Jennifer,
Here is the page 4 update. Please read it and let me know that it is correct.
Thanks,

Julie Quinn

Project Manager

Phone: (919)757-6380
julie@bwwattsconstruction.com
PO Box 162, Rolesville, NC 27571
www.bwwattsconstruction.com
www.facebook.com/bwwattsconstruction.com



**B.W. WATTS
CONSTRUCTION**

Burdette, Jennifer a

From: Julie Quinn <julie@bwwattsconstruction.com>
Sent: Tuesday, April 19, 2016 9:29 AM
To: Burdette, Jennifer a
Subject: Plot plan with colors 11x17
Attachments: ATT00001.htm; flythe hills20160419_09261759.pdf

Good morning,
Here's the plot plan with the colors and 11x17
Let me know if it doesn't print to scale and I'll just drop it off.
Thanks,

Julie Quinn

Project Manager

Phone: (919)757-6380
julie@bwwattsconstruction.com
PO Box 162, Rolesville, NC 27571
www.bwwattsconstruction.com
www.facebook.com/bwwattsconstruction.com

Begin forwarded message:

From: Brian Watts <brian@bwwattsconstruction.com>
To: Julie Quinn <julie@bwwattsconstruction.com>

--

Brian Watts

Phone: (919) 801-0397
brian@bwwattsconstruction.com
PO Box 162, Rolesville, NC 27571
www.bwwattsconstruction.com
www.facebook.com/bwwattsconstruction.com



**B.W. WATTS
CONSTRUCTION**

PRELIMINARY PLOT PLAN LOT 21

TRUSWOOD PROPERTIES, LLC

D.B. 8418, PG. 1111

B.M. 1999, PG. 2053

PIN # 0794.08-99-3094

RALEIGH TOWNSHIP

WAKE COUNTY, NORTH CAROLINA

JANUARY 28, 2016

REVISED APRIL 8, 2016



SCALE 1"=30'

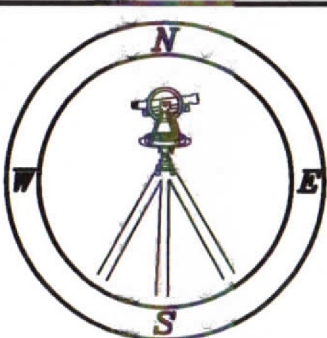
SHEET 2 OF 2

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-

LINE TYPE LEGEND

	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS



**CAWTHORNE, MOSS
& PANCIERA, P.C.**

Professional Land Surveyors
C-1525

333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

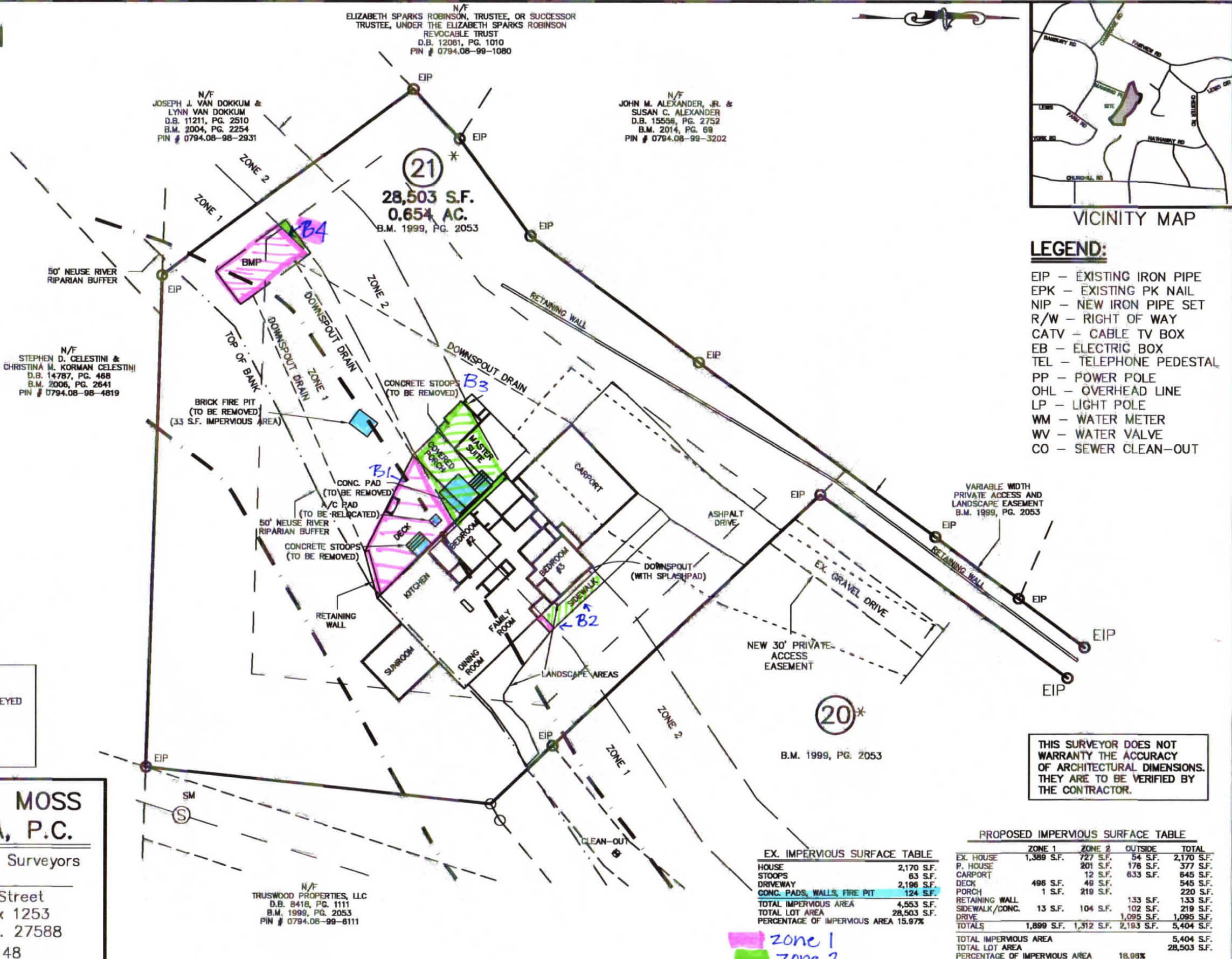
N/F
TRUSWOOD PROPERTIES, LLC
D.B. 8418, PG. 1111
B.M. 1999, PG. 2053
PIN # 0794.08-99-8111

N/F
ELIZABETH SPARKS ROBINSON, TRUSTEE, OR SUCCESSOR
TRUSTEE, UNDER THE ELIZABETH SPARKS ROBINSON
REVOCABLE TRUST
D.B. 12061, PG. 1010
PIN # 0794.08-99-1080

N/F
JOSEPH J. VAN DOKKUM &
LYNN VAN DOKKUM
D.B. 11211, PG. 2510
B.M. 2004, PG. 2254
PIN # 0794.08-98-2931

N/F
JOHN M. ALEXANDER, JR. &
SUSAN C. ALEXANDER
D.B. 15556, PG. 2752
B.M. 2014, PG. 69
PIN # 0794.08-99-3202

N/F
STEPHEN D. CELESTINI &
CHRISTINA M. KORMAN CELESTINI
D.B. 14787, PG. 468
B.M. 2006, PG. 2641
PIN # 0794.08-98-4819



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT

THIS SURVEYOR DOES NOT
WARRANTY THE ACCURACY
OF ARCHITECTURAL DIMENSIONS.
THEY ARE TO BE VERIFIED BY
THE CONTRACTOR.

EX. IMPERVIOUS SURFACE TABLE

HOUSE	2,170 S.F.
STOOPS	63 S.F.
DRIVEWAY	2,196 S.F.
CONC. PADS, WALLS, FIRE PIT	124 S.F.
TOTAL IMPERVIOUS AREA	4,553 S.F.
TOTAL LOT AREA	28,503 S.F.
PERCENTAGE OF IMPERVIOUS AREA	15.97%

zone 1
zone 2

PROPOSED IMPERVIOUS SURFACE TABLE

	ZONE 1	ZONE 2	OUTSIDE	TOTAL
EX. HOUSE	1,389 S.F.	727 S.F.	54 S.F.	2,170 S.F.
P. HOUSE		201 S.F.	176 S.F.	377 S.F.
CARPORIT		12 S.S.F.	633 S.F.	645 S.F.
DECK	496 S.F.	49 S.F.		545 S.F.
PORCH	1 S.F.	219 S.F.		220 S.F.
RETAINING WALL			133 S.F.	133 S.F.
SIDEWALK/CONC.	13 S.F.	104 S.F.	102 S.F.	219 S.F.
DRIVE			1,095 S.F.	1,095 S.F.
TOTALS	1,899 S.F.	1,312 S.F.	2,193 S.F.	5,404 S.F.
TOTAL IMPERVIOUS AREA				5,404 S.F.
TOTAL LOT AREA				28,503 S.F.
PERCENTAGE OF IMPERVIOUS AREA				18.98%

- ◇ Existing drainage (including off-site), drainage easements, and pipe dimensions
- ◇ Drainage areas delineated

C. Proposed Impacts and Mitigation

1. Individually list the square footage of each proposed impact to the protected riparian buffers:

Buffer Impact Number ¹ – Permanent (P) or Temporary (T)	Reason for Impact	Buffer Mitigation Required	Zone 1 Impact (square feet)	Zone 2 Impact (square feet)
B1 - <input checked="" type="checkbox"/> P <input type="checkbox"/> T	Deck /Porch	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	461 (497-36 existing)	213 (268-55 existing)
B2 - <input checked="" type="checkbox"/> P <input type="checkbox"/> T	Concrete Pads	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	13	41 (104-63 existing)
B3 - <input checked="" type="checkbox"/> P <input type="checkbox"/> T	Proposed addition/carport	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		213
B4 - <input checked="" type="checkbox"/> P <input type="checkbox"/> T	Proposed rain garden	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	277	23
Total Buffer Impacts				1241 square ft

¹Label on site plan

2. Identify the square feet of impact to each zone of the riparian buffer that requires mitigation from the table above. Calculate the amount of mitigation required.

Zone	Total Impact (square feet)	Multiplier	Required Mitigation (square feet)
Zone 1 ¹	474	3 (2 for Catawba only)	1,422
Zone 2	467	1.5	701
Total Buffer Mitigation Required:			2123

¹For projects in the Goose Creek Watershed, list all riparian buffer impacts as Zone 1 and use Zone 1 multiplier.

3. Provide a description of how mitigation will be achieved at your site pursuant to the mitigation requirements of the applicable river basin/watershed.

I propose to purchase buffer mitigation credits for B1-B-3. B4- The proposed rain garden will be mitigated by the extra 1631 square feet of additional stormwater treatment provided that is over and above the impact amount.

3a. Is buffer restoration or enhancement proposed? Yes No

If yes, attach a **detailed planting plan** to include plant type, date of plantings, the date of the one-time fertilization in the protected riparian buffers, and a plan sheet showing the proposed location of the plantings.

3b. Is payment into a buffer restoration fund proposed? Yes No

If yes, attach an **acceptance letter** from the mitigation bank you propose to use or the NC Ecosystem Enhancement Program stating they have the mitigation credits available for the mitigation requested.

