



## ADDENDUM TO CERTIFICATE OF ZONING APPLICATION

### STORMWATER CONTROL PERMIT

Town of Montreat Planning and Zoning  
1210 Montreat Road, Black Mountain, NC 28711 | (828) 669-8002

**REQUIRED FEE: DISTURBANCE > 12,000 SF = \$400.00/ACRE;**

**DISTURBANCE <12,000 SF = \$100.00 (CASH OR CHECK)**

#### IMPERVIOUS SURFACE

*Impervious surface: Any surface that, in whole or in part, restricts or prevents the natural absorption of water into the ground. Such surfaces may include, but are not limited to, gravel, concrete, asphalt or other paving material, and all areas covered by the footprint of buildings or structures.*

EXISTING IMPERVIOUS SURFACES

AREA (SF): \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

PROPOSED IMPERVIOUS SURFACES

AREA (SF): \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

#### DISTURBED AREA

*Disturbed area: The portions of a development project that include graded areas disturbed so as to remove the natural cover in conjunction with development activities; both pervious and impervious surfaces installed and/or constructed including, but not limited to, buildings; concrete/asphalt pavement and gravel areas such as parking lots, patios, roads, and paths; lawns and artificially surfaced (e.g. recycled rubber mulch, crushed brick, etc.) areas; retention structures including, but not limited to, timber, stone and masonry walls; installation of septic/sewage systems, buried tanks or cisterns, etc.*

PROPOSED DISTURBANCE (SF): \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

\_\_\_\_\_

#### STORMWATER MANAGEMENT PLAN

DESCRIPTION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### PLAN CHECKLIST (Applicable to all SCP applications)

Existing conditions and natural resources inventory.

Proposed development with existing and proposed impervious surfaces.

Stormwater Management System Plan.

#### AREA BASED REQUIREMENTS PLAN CHECKLIST – LARGE <sup>NOTE 1</sup>

N/A

Included all elements of the plan checklist

Plan prepared by a qualified registered NC professional engineer, environmental scientist, or landscape architect performing services only in their area of competence.

Employed Low Impact Development practices and developed a system of controls which mimic the existing natural hydrology and which cumulatively capture and treat the runoff from the first inch of rainfall <sup>NOTE 2</sup>.

Designed all structural stormwater treatment systems used to have a minimum of 85% average annual removal for Total Suspended Solids.

Designed the stormwater management system to result in the peak storm water runoff release rates leaving the site during post-construction conditions being equal to or less than the pre-development peak storm water runoff release rates for the 1-year frequency, 24-hour duration storm event as determined by NOAA data for Black Mountain.

Demonstrated that no single stormwater management system will receive runoff from an area greater than three (3) acres.

**IF APPLICABLE**

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- Yes N/A For ponds and wetlands constructed as stormwater management systems, designed the system so that the emergency overflow and outlet is capable of safely passing a discharge with a minimum recurrence frequency of 50 years.
- Yes N/A For detention basins, designed all systems to possess the temporary storage capacity to be restored within 72 hours.
- Yes N/A For projects draining in whole or part into class TR waters, designed and implemented stormwater practices that demonstrate no resulting sustained increase in the receiving water temperature.
- Yes N/A Met all requirements of the Dam Safety Act.

**AREA BASED REQUIREMENTS PLAN CHECKLIST – SMALL** <sup>NOTE 3</sup> **N/A**

Included all elements of the plan checklist

Provided designs demonstrating adequate stormwater management measures selected from the list of approved Best Management Practices. <sup>NOTE 4</sup>

**IF APPLICABLE**

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- Yes N/A For projects draining in whole or part into class TR waters or those that are determined to create a potential negative impact to said waters, designed and implemented stormwater practices that demonstrate no resulting sustained increase in the receiving water temperature.

**SIGNATURES AND ACKNOWLEDGEMENT**

**PLEASE READ AND INITIAL EACH STATEMENT BELOW. A SIGNATURE IS REQUIRED FOR THE FINAL STATEMENT.**

Upon completion of a project, and before a certificate of occupancy shall be granted for all projects requiring a Stormwater Control Permit, the applicant shall certify that the completed project is in accordance with the approved stormwater management plans and designs, and shall submit an as-built plan, to be approved by the Stormwater Administrator, for all stormwater management facilities or practices after final construction is completed. <sup>NOTE 5</sup> For projects disturbing more than 10,000 square feet of land, a final inspection by the Stormwater Administrator shall occur and a satisfactory inspection is required before the release of any performance securities or a Certificate of Occupancy is issued.

INITIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

For all Stormwater Management Systems, other than those owned or maintained by a Homeowners' Association, Property Owners' Association, or other entity <sup>NOTE 6</sup>, the property owners shall sign and record with the Buncombe County Register of Deeds an Operation and Maintenance Agreement provided by the Stormwater Administrator. The property owners shall provide the Stormwater Administrator with a copy of the recorded agreement within fourteen (14) days of its recordation.

INITIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

The property owner is required to provide the Stormwater Administrator with an annual inspection report. <sup>NOTE 7</sup> Inspection reports shall be provided to the Stormwater Administrator beginning one year from the date of the Stormwater Administrator's approval of the as-built plans and inspection and each year thereafter on or before the date of the original approval.

INITIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

If permits are granted, I agree to conform to all ordinances and laws of the Town of Montreat and State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that the information provided in this application is accurate and correct to the best of my knowledge. My signature hereby authorizes the Stormwater Administrator or designated representative to enter the above-referenced property for the purpose of inspecting and verifying compliance, as needed. Furthermore, I agree to take all reasonable measures to protect all public and private properties from damage caused by any land disturbing activities conducted in relation to this permit, as outlined in the Buncombe County Soil Erosion and Sedimentation Control Ordinance. This permit is subject to revocation if false information is provided.

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Printed Name of Applicant*

**OFFICE USE ONLY**

Approved      Denied

\_\_\_\_\_  
*Stormwater Administrator Signature*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Printed Name of Stormwater Administrator*

Fee: \_\_\_\_\_

Paid:    Yes    No

Payment Method: \_\_\_\_\_

**NOTES (Please contact the Stormwater Administrator for additional questions)**

1. Large area based requirements are applicable to development of subdivisions or development or redevelopment plans on lots equal to or greater than one acre, or on lots less than an acre with at least 10,000 square feet disturbed area (but less than 43,560 square feet), or which are part of a larger common plan of development or sale, including a subdivision, Planned Unit Development, or other Special Use. Development disturbing greater than 43,560 square feet (or 1 acre) must submit plans and permit applications through the Buncombe County Stormwater Department. Provide a copy of approved plans and permits to the Town of Montreat Stormwater Administrator.
2. Wherever LID practices are not achievable, or have not been demonstrated the management measures controlling the final run-off from the site shall control and treat the difference in stormwater runoff volume leaving the project site between the pre-and post-development conditions for, at a minimum, the 1-year, 24-hour storm as determined by the NOAA Point Precipitation Frequency Estimates Table for Black Mountain. Runoff volume drawdown time shall be a minimum of 48 hours, but not more than 120 hours.
3. Small area based requirements are applicable to development proposing less than 10,000 square feet of disturbance. A Stormwater Control Permit is required for development proposing between 5,000 and 10,000 square feet of disturbance.
4. The list of Best Management Practices to be used in projects disturbing less than 10,000 square feet (including those that do not require a formal Stormwater Control Permit) can be found in the Montreat General Ordinance, Chapter K, Article III, Section 304.4.b.
5. The as-built plans shall show the final design specifications for all stormwater management facilities and practices and the field location, size, depth, and planted vegetation of all measures, controls, and devices, as installed.
6. For stormwater management systems that are to be or are owned and maintained by a homeowners' association, property owners' association, or similar entity, please contact the Stormwater Administrator.
7. All inspection reports shall be on forms supplied by the Stormwater Administrator unless otherwise approved. Each inspection report shall contain all information listed in the Montreat General Ordinance, Chapter K, Article III, Section 308.2.