

Permit to Discharge Stormwater

Town of Pittsboro
635 East Street Pittsboro, NC 27312
Phone: (919) 542-4621 Fax: (919) 542-7109

Approval Date: _____
Town Permit Number: _____ Project Name: _____
Owner(s)/Applicant(s): _____
Property Location: _____
Parcel Id Number(s): _____
Development Type: _____
Total Project Acreage: _____
Built Upon Area (Square-Foot) : _____ (Acres): _____ (%): _____
Type and number of BMPs: _____ (attach BMP Summary Sheets)

1. **APPROVAL:** Having reviewed the application and all supporting materials, the Stormwater Administrator has determined that the application for the above referenced project is complete, and the design of the proposed development meets the requirements of the Town of Pittsboro Jordan Stormwater Ordinance for New Development. Therefore, pursuant to the Town of Pittsboro’s Stormwater Program, and applicable State of North Carolina regulations, the Town of Pittsboro hereby approves the project for development, subject to the conditions imposed below.
2. **CONDITIONS:** The above referenced project site and land used is hereby approved and subject to all applicable provisions of the Town of Pittsboro Jordan Stormwater Ordinance for New Development, Town of Pittsboro Riparian Buffer Protection Ordinance, Town of Pittsboro Flood Damage Prevention Ordinance, Town of Pittsboro Zoning Ordinance and North Carolina Department of Environment and Natural Resources (DENR) Division of Water Quality (DWQ) Stormwater Best Management Practices Manual, Sections 3 and 4 of this permit, and the following condition(s) which the Stormwater Administrator finds necessary for the proposed development to meet the intent of the ordinance:
 - a. An approved plan shall become null and void if the applicant fails to make *substantial progress* on the site within one (1) year after the date of approval. The Stormwater Administrator may grant a single, one-year extension of this time limit, for good cause shown, upon receiving a written request from the applicant before the expiration of the approved plan. In granting an extension, the Stormwater Administrator may require compliance with standards adopted since the original application was submitted unless there has been substantial reliance on the original permit and the change in standards would infringe the applicant’s vested rights. If, after one (1) year the permitted activity has not begun nor a valid building permit secured, this permit shall expire.
 - b. All land purchases and transfers necessary to secure the property for development shall be completed prior to recordation of this permit.
 - c. 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 except that the Stormwater Administrator may approve *minor* changes to such plans as required by field conditions.
 - d. The petitioner shall complete all required stormwater improvements and receive approval from the Town for such improvements prior to the release of any certificates of occupancy.

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- e. The petitioner shall submit any Floodplain Development Permit Applications and receive approval from the Pittsboro Planning Department prior to any land disturbance or filling of land located within those regulated areas.
 - f. The petitioner shall submit a Sedimentation and Erosion Control Plan Application and receive approval from Chatham County prior to any land disturbance or filling of land.
 - g. All easements necessary to construct, operate and maintain the engineered stormwater controls shall be recorded prior to recordation of this permit.
 - h. All performance securities for installation and maintenance (if required) shall be submitted prior to recordation of this permit.
 - i. All operation and maintenance agreements shall be executed and submitted prior to recordation of this permit.
 - j. A final inspection shall be made and as-built information shall be approved prior to the granting of a certificate of occupancy.
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 Town of Pittsboro's Jordan Stormwater Ordinance for New Development and in the manner as herein described and as shown on the approved plans, and individual BMP Design Summary sheets attached hereto. 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. The approval of this permit shall not be construed to exempt the applicant from obtaining other applicable approvals from local, state and federal authorities.
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.
- a. *Development of subject property is required to be in accordance with the Town of Pittsboro's Jordan Stormwater Ordinance for New Development. 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 the Town of Pittsboro.*
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.

Signature: _____ Date: _____
Stormwater Administrator

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I, _____, owner(s) or authorized agent in control of the subject property, do hereby acknowledge receipt of this Stormwater Permit and agree to the conditions stated within. I further acknowledge that no work may be done pursuant to this permit except in accordance with all of the conditions and requirements listed and that these conditions and requirements shall be binding upon me and my successors in interest and shall run with the land in perpetuity.

ATTEST:

[Owner/Agent Signature]

[Owner/Agent Print Name & Position]

I, _____, a Notary Public, do hereby certify that _____ personally appeared before me this day and acknowledged that [he/she/they] [is/are] the owner(s) or authorized agent of the above referenced property.

WITNESS my Hand and Official Seal, this the ____ day of _____, 20____.

NOTARY PUBLIC (Seal)

My Commission Expires: _____

Note:

This page shall be signed by the responsible party in the presence of a Notary Public to acknowledge receipt and acceptance of the terms of the permit. The document shall then be recorded with the Chatham County Registrar of Deeds, and returned to the Town of Pittsboro to complete the authorization(s) it encompasses. Failure to record does not alter or extend the effective date and/or timeline(s) noted in conditions 2(a) above.

Mail after recording to: Town of Pittsboro
 Stormwater Administrator
 P.O. Box 759
 Pittsboro, NC 27312