The project proposes to develop ninety-five (95) townhome units with associated parking and other improvements. An existing drainage system flows through the tract from the Southeast and into the Marquis Hills neighborhood. This area is within the Motts Creek watershed which flows into the Cape Fear River.

The attached map shows the project location and a general routing of the drainage downstream of it. The system flows primarily in open ditches, but is piped under any road crossings. Those pipe crossings are under the control of NC Department of Transportation, and it is their responsibility to maintain them. Issues of blockage are normally identified by registered complaints, and work orders are created for remedying the problem.

Maintenance of the open ditches that run over the privately-owned property are currently the responsibility of those individual owners, as defined on the NHCo Stormwater flyer. The following pictures show the varying condition of the ditches along the reviewed system. Good maintenance of the ditches translates into better flow and greater capacity during heavy rain events.

New Hanover County is regulated by a Stormwater Ordinance.

**Sec. 23-284. - Purpose.**
The purpose of this article is to protect and promote the public health, safety and general welfare, and to safeguard the natural and manmade resources of the county by regulating stormwater runoff. This purpose is accomplished by imposing conditions and requirements upon existing and proposed development activities, and by establishing procedures by which these requirements and conditions are to be administered and enforced.

Any current development project must be designed and permitted prior to construction release, and meet specific criteria.

**Sec. 23-343. - New development.**
It is the policy of the county that all land within the unincorporated areas of the county to be developed, shall have sufficient stormwater management controls to provide adequate protection of life, property and natural resources. To this end, as a minimum, all land disturbing activity subject to this article, shall provide sufficient management of post-development runoff from the two-year, ten-year and 25-year frequency storms such that the discharge rates of post-development stormwater runoff do not exceed the pre-development rates.

Development of the proposed project will include a stormwater management pond that will be designed and built to all regulations. Continued maintenance of the pond will initially be the responsibility of the developer, and then will be turned over to a Homeowners’ Association at the completion of the project.
Motts Creek Watershed
Flows to Cape Fear River

Antoinette Dr. #1
NCDOT Culvert 42" RCP

Subject Parcel:
5308 Carolina Beach Road

Antoinette Dr. #2
NCDOT Culvert 42" RCP

Normandy Dr.
NCDOT Culvert 48" CMP

Flow Direction
PROPERTY OWNER RESPONSIBILITY FOR STORM WATER CONVEYANCE.

It shall be the responsibility of individual property owners of developed or undeveloped land within the unincorporated areas of the county, to maintain stormwater conveyance facilities, such as waterways, streams, creeks, ditches, swales, channels, canals, conduits and culverts, and stormwater control facilities, such as ponds and lakes within their property. Where conditions of existing stormwater facilities are determined to be deficient and a public nuisance, and the property owner fails to correct the deficiencies after being notified by the county, the county may arrange for the deficiencies to be corrected and recover all costs thereto from the property owner.

Owner/Developer/Home Builder shall not:

- Construct fences, buildings, structures, electrical boxes, light poles, HVAC units, etc. within a drainage easement.
- Plant trees, bushes, or other permanent plantings within a drainage easement.
Impede or obstruct the flow of stormwater runoff through a stream, channel, swale, pipe, sheet flow, etc.

Restriction on Owner/Developer’s Use of Utility Easements.

Owner/Developer shall not erect buildings, structures, trees, fences, berms or ponds within the utility easement. Owner/Developer shall grant no additional utility easements on, over, or within the easement without first securing the written authorization of the New Hanover County Engineering Department.

ALL ENCROACHMENTS & OBSTRUCTIONS MUST BE REMOVED

If have any questions or are aware of any encroachments or obstructions into easements or drainage ways, please contact the New Hanover County Engineering:

Jerry May
Drainage Specialist
(910) 798 – 7129

Tim Lowe, PE
Chief Project Engineer
(910) 798 - 7072
Antoinette Dr. Crossing #1
(View Southeast towards project tract)

Antoinette Dr. Crossing #1
(View Northwest)