



## Coastal Land Design, PLLC

Civil Engineering/Landscape Architecture

St. James Plantation POA

Stormwater Inspection/Permitting

### **Client:**

St. James Plantation POA  
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*Began: Mar. 2010      Completed: Oct. 2010*

Coastal Land Design was contracted by The Property Owners Association of St. James Plantation to inspect, redesign, re-permit and certify multiple stormwater systems located throughout the 4,000 acre development. The POA wanted to take ownership of the multiple storm water permits that were originally obtained by the developer used to construct the subdivision. Many of the permits dated back to the early to mid 1990's which required extensive document research by CLD.

CLD first inspected the areas of the development covered by the permits in question. Thorough site inspections revealed deviations from the original permits as well as areas suffering from lack of maintenance. These areas were documented and design calculations were run to check capacities and functionality.

Extensive meetings with NCDENR were required to document these permit deviations and identify additional stormwater treatment in order to conform to NCDENR requirements at the time the permits were issued. With the completion of the deviation documents, NCDENR conducted site visits with CLD staff.

After all the areas were inspected and well documented, CLD began the process of transferring ownership from the original developer to the POA. Fifteen existing NCDENR stormwater permits were combined into one permit and transferred to the POA with CLD handling all plans, paperwork and documentation. At the request of the POA, CLD was also able to reallocate some additional impervious to future uses, such as sidewalk extensions and amenity improvements.



St. James Plantation Waterfront



The Town of St. James

