

ROY COOPER
Governor

ELIZABETH S. BISER
Secretary

WILLIAM E. TOBY VINSON, JR.
Interim Director



August 29, 2024

North-South Development Group, LLC
Attn: Justin Old - Owner
P417-D Caratoke Hwy
Moyock, NC 27958

Subject: State Stormwater Management Permit No. SW7220504 MOD
Flora Farms
High Density Subdivision Project
Currituck County

Dear Justin Old:

The Washington Regional Office received a complete, State Stormwater Management Permit Modification Application for the subject project on July 12, 2024. The modification adds additional lots and a commercial lot. Staff review of the plans and specifications has determined that the project, as proposed, complies with the Stormwater Regulations set forth in 15A NCAC 2H.1000 amended on January 1, 2017 (2017 Rules). We are hereby forwarding Permit No. SW7220504 dated August 29, 2024, for the construction of the built-upon areas (BUA) and vegetated conveyances associated with the subject project.

This permit shall be effective from the date of issuance until May 25, 2030 and the project shall be subject to the conditions and limitations as specified therein and does not supersede any other agency permit that may be required. Failure to comply with these requirements will result in future compliance problems. Please note that this permit is not transferable except after notice to and approval by the Division.

This cover letter, attachments, and all documents on file with DEMLR shall be considered part of this permit and is herein incorporated by reference.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing by filing a written petition with the Office of Administrative Hearings (OAH). The written petition must conform to Chapter 150B of the North Carolina General Statutes and must be filed with the OAH within thirty (30) days of receipt of this permit. You should contact the OAH with all questions regarding the filing fee (if a filing fee is required) and/or the details of the filing process at 6714 Mail Service Center, Raleigh, NC 27699-6714, or via telephone at 919-431-3000, or visit their website at www.NCOAH.com. Unless such demands are made this permit shall be final and binding.

If you have any questions concerning this permit, please contact Carl Dunn in the Washington Regional Office, at (252) 948-3959 or carl.dunn@ncdenr.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "carl dunn".

William Carl Dunn, PE
Division of Energy, Mineral and Land Resources

Enclosures: Attachment A – BUA Allotment
Attachment B – Designer's Certification Form
Application Documents

Cc: David Deel, PE – Deel Engineering (dadeeleng@gmail.com)
Currituck County Inspections – Bill News (Bill.News@CurrituckCountyNC.gov)
Washington Regional Office Stormwater File



North Carolina Department of Environmental Quality | Division of Energy, Mineral and Land Resources
Washington Regional Office | 943 Washington Square Mall | Washington, North Carolina 27889
252.946.6481

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENERGY, MINERAL AND LAND RESOURCES

STATE STORMWATER MANAGEMENT PERMIT

HIGH DENSITY SUBDIVISION DEVELOPMENT

In compliance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations promulgated and adopted by the North Carolina Environmental Management Commission, including 15A NCAC 02H.1000 amended on January 1, 2017 (2017 Rules) (the "stormwater rules"),

PERMISSION IS HEREBY GRANTED TO

North-South Development Group, LLC

Flora Farms

320 Survey Road, Moyock, Currituck County

FOR THE

construction, management, operation and maintenance of built-upon area draining to seven wet ponds acting as two wet ponds due to interconnectivity ("stormwater control measures" or "SCMs") discharging to Class C;SW waters as outlined in the application, approved stormwater management, supplement, calculations, operation and maintenance agreement, recorded documents, specifications, and other supporting data (the "approved plans and specifications") as attached and/or on file with and approved by the Division of Energy, Mineral and Land Resources (the "Division" or "DEMLR"). The project shall be constructed, operated and maintained in accordance with these approved plans and specifications. The approved plans and specifications are incorporated by reference and are enforceable part of this permit.

This permit shall be effective from the date of issuance until May 25, 2030 and shall be subject to the following specified conditions and limitations. The permit issued shall continue in force and effect until the permittee files a request with the Division for a permit modification, transfer, renewal, or rescission; however, these actions do not stay any condition. The issuance of this permit does not prohibit the Director from reopening and modifying the permit, revoking and reissuing the permit, or terminating the permit for cause as allowed by the laws, rules, and regulations contained in Title 15A NCAC 2H.1000 and NCGS 143-215.1 et.al.

1. BUA REQUIREMENTS. The maximum amount of BUA allowed for the entire project is 1,656,579 square feet. The runoff from all BUA within the permitted drainage areas of this project must be directed into the permitted SCM. The BUA requirements and allocations for this project are as follows:

- a. **SCM BUA LIMITS.** The SCM labeled DA1 has been designed using the runoff treatment method to handle the runoff from 1,536,160 square feet of BUA within the delineated drainage area, which includes 85,550 square feet of future BUA allocation and 41,505 square feet of off-site BUA (Survey Road). The SCM labeled DA2 has been designed using the runoff treatment method to handle the runoff from 120,419 square feet of BUA within the delineated drainage, which does not contain a future BUA allotment.
- b. **BUA FOR INDIVIDUAL LOTS.** Each of the one hundred eighty-six (186) single family lots are limited to a maximum amount of See Attachment A square feet of BUA as indicated in the approved plans and specifications. **The maximum BUA assigned to each lot via this permit and the recorded deed restrictions and protective covenants may not be increased or decreased by either the individual lot owner or the permittee unless and until the permittee notifies the Division and obtains written approval from the Division.**

2. **PERVIOUS AREA IMPROVEMENTS.** At this time, none of the pervious area improvements listed in G.S. 143-214.7(b2) or the Stormwater Design Manual have been proposed for this project. Pervious area improvements will be allowed in this project if documentation is provided demonstrating those improvements meet the requirements of the stormwater rule.

3. **OFFSITE LOT REQUIREMENTS.** Each non-residential lot whose ownership is not retained by the permittee shall submit a separate off-site stormwater permit application to the Division and receive approval prior to construction. Prior to the discharge of stormwater runoff from any lot into the approved stormwater system, the permittee shall ensure that the owner of the non-residential lot has obtained the separate off-site stormwater management permit.

4. **SCM REQUIREMENTS.** The SCM requirements for this project are as follows:

- a. **SCM DESIGN.** The SCM is permitted based on the design criteria presented in the sealed, signed and dated supplement and as shown in the approved plans and specifications. The SCM must be provided and maintained at the design condition.
- b. **FOUNTAINS.** At this time, a decorative spray fountain has not been proposed within the wet pond. Decorative spray fountains will be allowed in the wet pond if documentation is provided demonstrating that the proposed fountain will not cause resuspension of sediment within the pond or cause erosion of the pond side slopes.
- c. **IRRIGATION.** If the wet pond is to be used for irrigation, it is recommended that some water be maintained in the permanent pool, the vegetated shelf is planted with appropriate species that can handle fluctuating conditions, and human health issues are addressed.

5. **STORMWATER OUTLETS.** The peak flow from the 10-year storm event shall not cause erosion downslope of the discharge point.

6. **VEGETATED SETBACKS.** A 50-foot wide vegetative setback must be provided and maintained in grass or other vegetation adjacent to all surface waters as shown on the approved plans. The setback is measured horizontally from the normal pool elevation of impounded structures, from the top of bank of each side of streams or rivers, and from the mean high waterline of tidal waters, perpendicular to the shoreline.

7. **RECORDED DOCUMENT REQUIREMENTS.** The stormwater rules require the following documents to be recorded with the Office of the Register of Deeds prior to the sale of individual lots or groups of lots:

- a. **ACCESS AND/OR EASEMENTS.** The entire stormwater conveyance system, including any SCMs, and maintenance accesses must be located in public rights-of-way, dedicated common areas that extend to the nearest public right-of-way, and/or permanent recorded easements that extend to the nearest public right-of-way for the purpose of inspection, operation, maintenance, and repair.
- b. **OPERATION AND MAINTENANCE AGREEMENT.** The operation and maintenance agreement must be recorded with the Office of the Register of Deeds.
- c. **FINAL PLATS.** The final recorded plats must reference the operation and maintenance agreement and must also show all public rights-of-way, dedicated common areas, and/or permanent drainage easements, in accordance with the approved plans.
- d. **DEED RESTRICTIONS AND PROTECTIVE COVENANTS.** Recorded deed restrictions and protective covenants must include, at a minimum, the following statements related to stormwater management:
 - i. The following covenants are intended to ensure ongoing compliance with State Stormwater Management Permit Number SW7220504, as issued by the Division of Energy, Mineral and Land Resources (the "Division") under 15A NCAC 02H.1000, effective January 1, 2017.
 - ii. The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the Stormwater Management Permit.
 - iii. These covenants are to run with the land and be binding on all persons and parties claiming under them.
 - iv. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the Division.
 - v. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the Division.
 - vi. The maximum built-upon area (BUA) per lot is **See Attachment A** square feet. This allotted amount includes any BUA constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement not shown on the approved plans. BUA has the same meaning as G.S. 143-214.7, as amended.
 - vii. The maximum allowable BUA shall not be exceeded on any lot until the permit is modified to ensure compliance with the stormwater rules, permit, and the approved plans and specifications.
 - viii. All runoff from the BUA on the lot must drain into the permitted system. This may be accomplished via grading, a stormwater collection system and/or a vegetated conveyance.
 - ix. A 50-foot wide vegetative setback must be provided and maintained adjacent to all surface waters in accordance with 15A NCAC 02H.1003(4) and the approved plans.
 - x. Any individual or entity found to be in noncompliance with the provisions of a stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in NCGS 143, Article 21.
 - xi. Each non-residential lot within the subdivision whose ownership is not retained by the permittee, must apply for and receive a separate offsite stormwater management permit from the Division prior to construction.

- e. DEEDS FOR INDIVIDUAL LOTS. The permittee shall record deed restrictions and protective covenants prior to the issuance of a certificate of occupancy to ensure the permit conditions and the approved plans and specifications are maintained in perpetuity.
- 8. CONSTRUCTION. During construction, erosion shall be kept to a minimum and any eroded areas of the on-site stormwater system will be repaired immediately.
 - a. PROJECT CONSTRUCTION, OPERATION AND MAINTENANCE. During construction, all operation and maintenance for the project shall follow the Erosion Control Plan requirements until the Sediment-Erosion Control devices are converted to SCMs or no longer needed. Once the device is converted to a SCM, the permittee shall provide and perform the operation and maintenance as outlined in the applicable section below.
 - b. SCM RESTORATION. If one or more of the SCMs are used as an Erosion Control device and/or removed or destroyed during construction, it must be restored to the approved state stormwater design condition prior to close-out of the erosion control plan and/or project completion and/or transfer of the state stormwater permit. Upon restoration, a new or updated certification will be required for the SCM(s) and a copy must be submitted to the appropriate DEQ regional office.
- 9. MODIFICATIONS. No person or entity, including the permittee, shall alter any component shown in the approved plans and specifications. Prior to the construction of any modification to the approved plans, the permittee shall submit to the Director, and shall have received approval for modified plans, specifications, and calculations including, but not limited to, those listed below. For changes to the project or SCM that impact the certifications, a new or updated certification(s), as applicable, will be required and a copy must be submitted to the appropriate DEQ regional office upon completion of the modification.
 - a. Any modification to the approved plans and specifications, regardless of size including the SCM(s), BUA, details, etc.
 - b. Redesign or addition to the approved amount of BUA or to the drainage area.
 - c. Further development, subdivision, acquisition, lease or sale of any, all or part of the project and/or property area as reported in the approved plans and specifications.
 - d. Altering, modifying, removing, relocating, redirecting, regrading, or resizing of any component of the approved SCM(s), stormwater collection system and/or vegetative conveyance shown on the approved plan.
 - e. The construction of any allocated future BUA.
 - f. Adding the option to use permeable pavement or #57 stone within the lots as a permeable surface. The request may require a proposed amendment to the deed restrictions and protective covenants for the subdivision to be submitted and recorded.
 - g. The construction of any permeable pavement, #57 stone area, public trails, or landscaping material within the common areas to be considered a permeable surface that were not included in the approved plans and specifications.
 - h. Other modifications as determined by the Director.

10. DESIGNER'S CERTIFICATION. Upon completion of the project, the permittee shall determine if the project is in compliance with the approved plans and take the necessary following actions:
 - a. If the permittee determines that the project is in compliance with the approved plans, then within 45 days of completion, the permittee shall submit to the Division one hard copy and one electronic copy of the following:
 - i. The completed and signed Designer's Certification provided in Attachment B noting any deviations from the approved plans and specifications. Deviations may require approval from the Division;
 - ii. A copy of the recorded operation and maintenance agreement;
 - iii. Unless already provided, a copy of the recorded deed restrictions and protective covenants; and
 - iv. A copy of the recorded plat delineating the public rights-of-way, dedicated common areas and/or permanent recorded easements, when applicable.
 - b. If the permittee determines that the project is not in compliance with the approved plans, the permittee shall submit an application to modify the permit within 30 days of completion of the project or provide a plan of action, with a timeline, to bring the site into compliance.
11. OPERATION AND MAINTENANCE. The permittee shall provide and perform the operation and maintenance necessary, as listed in the signed operation and maintenance agreement, to assure that all components of the permitted on-site stormwater system are maintained at the approved design condition. The approved operation and maintenance agreement must be followed in its entirety and maintenance must occur at the scheduled intervals.
 - a. CORRECTIVE ACTIONS REQUIRED. If the facilities fail to perform satisfactorily, the permittee shall take immediate corrective actions. This includes actions required by the Division and the stormwater rules such as the construction of additional or replacement on-site stormwater systems. These additional or replacement measures shall receive a permit from the Division prior to construction.
 - b. MAINTENANCE RECORDS. Records of maintenance activities must be kept and made available upon request to authorized personnel of the Division. The records will indicate the date, activity, name of person performing the work and what actions were taken.
12. PERMIT RENEWAL. A permit renewal request must be submitted at least 180 days prior to the expiration date of this permit. The renewal request must include the appropriate application, documentation and the processing fee as outlined in 15A NCAC 02H.1045(3).
13. CURRENT PERMITTEE NAME OR ADDRESS CHANGES. The permittee shall submit a completed Permit Information Update Application Form to the Division within 30 days to making any one or more of the following changes:
 - a. A name change of the current permittee;
 - b. A name change of the project;
 - c. A mailing address change of the permittee.
14. TRANSFER. This permit is not transferable to any person or entity except after notice to and approval by the Director. Neither the sale of the project and/or property, in whole or in part, nor the conveyance of common area to a third party constitutes an approved transfer of the permit.

- a. TRANSFER REQUEST. The transfer request must include the appropriate application, documentation and the processing fee as outlined in 15A NCAC 02H.1045(2) and must be submitted upon occurrence of any one or more of the following events:
 - i. The sale or conveyance of the project and/or property area in whole or in part, except in the case of an individual residential lot sale that is made subject to the recorded deed restrictions and protective covenants;
 - ii. The assignment of declarant rights to another individual or entity;
 - iii. The sale or conveyance of the common areas to a Homeowner's or Property Owner's Association, subject to the requirements of NCGS 143-214.7(c2);
 - iv. Dissolution of the partnership, corporate, or LLC entity, subject to NCGS 55-14-05 or NCGS 57D-6-07 and 08;
 - v. Bankruptcy;
 - vi. Foreclosure, subject to the requirements of Session Law 2013-121;
- b. TRANSFER INSPECTION. Prior to transfer of the permit, a file review and site inspection will be conducted by Division personnel to ensure the permit conditions have been met and that the project and the on-site stormwater system complies with the permit conditions. Records of maintenance activities performed to date may be requested. Projects not in compliance with the permit will not be transferred until all permit and/or general statute conditions are met.

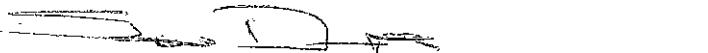
15. COMPLIANCE. The permittee is responsible for complying with the terms and conditions of this permit and the approved plans and specifications until the Division approves the transfer request.

- a. REVIEWING AND MONITORING EACH LOT FOR COMPLIANCE. The permittee is responsible for verifying that the proposed BUA on each individual lot, within each drainage area and for the entire project does not exceed the maximum amount allowed by this permit. The permittee shall review all individual lot plans for new construction and all subsequent modifications and additions for compliance. The plans reviewed must include all proposed BUA, grading, and driveway pipe placement. The permittee shall not approve any lot plans where the maximum allowed BUA limit has been exceeded or where modifications are proposed to the grading and/or to the stormwater collection system and/or to the vegetated conveyance unless and until a permit modification has been approved by the Division. The permittee shall review and routinely monitor the project and each lot to ensure continued compliance with the conditions of the permit, the approved plans and specifications, and the recorded deed restrictions and protective covenants. The permittee shall notify any lot owner that is found to be in noncompliance with the conditions of this permit in writing and shall require timely resolution.
- b. ARCHITECTURAL REVIEW BOARD (ARB) OR COMMITTEE (ARC). The permittee may establish an ARB or ARC to conduct individual lot reviews. However, any approval given by the ARB or ARC on behalf of the permittee does not relieve the permittee of the responsibility to maintain compliance with the conditions of the permit and the approved plans and specifications.
- c. APPROVED PLANS AND SPECIFICATIONS. A copy of this permit, approved plans, application, supplement, operation and maintenance agreement, all applicable recorded documents, and specifications shall be maintained on file by the permittee at all times.
- d. MAINTENANCE ACCESS. SCMs, stormwater collection systems, and vegetated conveyances must be accessible for inspection, operation, maintenance and repair as shown on the approved plans.

- e. **DIVISION ACCESS.** The permittee grants Division Staff permission to enter the property during normal business hours to inspect all components of the permitted project.
- f. **ENFORCEMENT.** Any individual or entity found to be in noncompliance with the provisions of a stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in NCGS 143 Article 21.
- g. **ANNUAL CERTIFICATION.** The permittee shall electronically submit to the Division an annual certification completed by either the permittee or their designee confirming the projects conformance with permit conditions.
- h. **OBTAINING COMPLIANCE.** The Director may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the Director for modifying the site to meet minimum requirements. The permittee shall provide copies of modified plans and certification in writing to the Director that the changes have been made.
- i. **OTHER PERMITS.** The issuance of this permit does not preclude the permittee from obtaining and complying with any and all other permits or approvals that are required for this development to take place, as required by any statutes, rules, regulations, or ordinances, which are imposed by any other Local, State or Federal government agency having jurisdiction. Any activities undertaken at this site that cause a water quality violation or undertaken prior to receipt of the necessary permits or approvals to do so are considered violations of NCGS 143-215.1, and subject to enforcement procedures pursuant to NCGS 143-215.6.

Permit issued this the 29th day of August 2024.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



For Toby Vinson, Interim Director
Division of Energy, Mineral and Land Resources
By Authority of the Environmental Management Commission

Permit Number SW7220504

Attachment A

| LOT NO. | LOT AREA (ft ²) | Max. Allowable Built-Upon Area (BUA) (ft ²) |
|---------|--------------------------------|--|
| 1 | 16,536 | 4,661 |
| 2 | 15,000 | 4,500 |
| 3 | 15,000 | 4,500 |
| 4 | 15,000 | 4,500 |
| 5 | 15,000 | 4,500 |
| 6 | 15,000 | 4,500 |
| 7 | 15,000 | 4,500 |
| 8 | 15,000 | 4,500 |
| 9 | 15,000 | 4,500 |
| 10 | 15,000 | 4,500 |
| 11 | 15,000 | 4,500 |
| 12 | 15,000 | 4,500 |
| 13 | 15,000 | 4,500 |
| 14 | 15,000 | 4,500 |
| 15 | 15,000 | 4,500 |
| 16 | 15,000 | 4,500 |
| 17 | 15,000 | 4,500 |
| 18 | 15,401 | 4,620 |
| 19 | 15,401 | 4,620 |
| 20 | 15,000 | 4,500 |
| 21 | 15,000 | 4,500 |
| 22 | 15,000 | 4,500 |
| 23 | 15,000 | 4,500 |
| 24 | 15,000 | 4,500 |
| 25 | 15,000 | 4,500 |
| 26 | 15,000 | 4,500 |
| 27 | 15,000 | 4,500 |
| 28 | 15,000 | 4,500 |
| 29 | 15,000 | 4,500 |
| 30 | 15,000 | 4,500 |
| 31 | 15,000 | 4,500 |
| 32 | 15,000 | 4,500 |
| 33 | 15,000 | 4,500 |
| 34 | 15,000 | 4,500 |
| 35 | 15,000 | 4,500 |
| 36 | 15,000 | 4,500 |
| 37 | 15,000 | 4,500 |
| 38 | 15,000 | 4,500 |
| 39 | 15,000 | 4,600 |
| 40 | 15,000 | 4,500 |
| 41 | 15,000 | 4,500 |
| 42 | 15,000 | 4,500 |
| 43 | 15,000 | 4,500 |
| 44 | 15,000 | 4,500 |
| 45 | 15,000 | 4,500 |
| 46 | 15,000 | 4,500 |
| 47 | 15,000 | 4,500 |
| 48 | 16,000 | 4,500 |

PHASE 1

DRAINAGE AREA #1

| DRAINAGE AREA #1 | PHASE 1 | 49 | 15,000 | 4,500 |
|------------------|---------|--------|--------|-------|
| | | 50 | 15,000 | 4,500 |
| | | 51 | 15,000 | 4,500 |
| PHASE 2 | 52 | 17,000 | 5,100 | |
| | | 53 | 17,000 | 5,100 |
| | | 54 | 17,000 | 5,100 |
| PHASE 3 | 55 | 17,000 | 5,100 | |
| | | 56 | 17,000 | 5,100 |
| | | 57 | 17,000 | 5,100 |
| PHASE 1 | 58 | 29,333 | 8,800 | |
| | | 59 | 20,498 | 6,150 |
| | | 60 | 15,952 | 4,786 |
| PHASE 2 | 61 | 15,111 | 4,533 | |
| | | 62 | 15,101 | 4,530 |
| | | 63 | 15,669 | 4,701 |
| PHASE 3 | 64 | 16,278 | 4,883 | |
| | | 65 | 16,289 | 4,887 |
| | | 66 | 16,300 | 4,890 |
| PHASE 1 | 67 | 17,511 | 5,263 | |
| | | 68 | 15,105 | 4,532 |
| | | 69 | 15,112 | 4,534 |
| PHASE 2 | 70 | 15,414 | 4,624 | |
| | | 71 | 16,508 | 4,652 |
| | | 72 | 15,856 | 4,687 |
| PHASE 3 | 73 | 15,582 | 4,675 | |
| | | 74 | 15,615 | 4,686 |
| | | 75 | 15,640 | 4,692 |
| PHASE 1 | 76 | 15,777 | 4,733 | |
| | | 77 | 16,458 | 4,937 |
| | | 78 | 16,236 | 4,871 |
| PHASE 2 | 79 | 21,059 | 6,318 | |
| | | 80 | 23,291 | 6,987 |
| | | 81 | 19,354 | 5,808 |
| PHASE 3 | 82 | 19,569 | 6,871 | |
| | | 83 | 16,500 | 4,500 |
| | | 84 | 15,000 | 4,500 |
| PHASE 1 | 85 | 15,000 | 4,500 | |
| | | 86 | 15,000 | 4,500 |
| | | 87 | 15,000 | 4,500 |
| PHASE 2 | 88 | 15,000 | 4,500 | |
| | | 89 | 15,015 | 4,505 |
| | | 90 | 15,000 | 4,500 |
| PHASE 3 | 91 | 15,018 | 4,505 | |
| | | 92 | 15,676 | 4,673 |
| | | 93 | 15,676 | 4,673 |
| PHASE 1 | 94 | 15,578 | 4,873 | |
| | | 95 | 15,137 | 4,541 |
| | | 96 | 15,243 | 4,573 |
| PHASE 2 | 97 | 17,841 | 5,352 | |
| | | 98 | 18,779 | 5,634 |

DRAINAGE AREA #1

| PHASE 3 | 99 | 21,240 | 6,372 |
|---------|-----|--------|-------|
| | 100 | 21,030 | 6,309 |
| | 101 | 16,976 | 6,093 |
| | 102 | 16,209 | 4,583 |
| | 103 | 16,295 | 4,580 |
| | 104 | 16,295 | 4,580 |
| | 105 | 15,547 | 4,664 |
| | 106 | 17,479 | 5,244 |
| | 107 | 20,484 | 6,145 |
| | 108 | 16,433 | 4,930 |
| | 109 | 16,081 | 4,827 |
| | 110 | 16,000 | 4,800 |
| | 111 | 16,000 | 4,800 |
| PHASE 2 | 112 | 15,254 | 4,576 |
| | 113 | 20,479 | 6,144 |
| | 114 | 17,671 | 5,301 |
| | 115 | 19,028 | 5,709 |
| | 116 | 16,156 | 4,847 |
| | 117 | 15,830 | 4,752 |
| | 118 | 15,118 | 4,535 |
| | 119 | 15,118 | 4,535 |
| | 120 | 15,118 | 4,535 |
| | 121 | 15,118 | 4,535 |
| | 122 | 15,690 | 4,707 |
| | 123 | 16,227 | 4,868 |
| | 124 | 16,208 | 4,862 |
| PHASE 3 | 125 | 15,350 | 4,605 |
| | 126 | 16,118 | 4,635 |
| | 127 | 15,118 | 4,535 |
| | 128 | 15,118 | 4,535 |
| | 129 | 15,118 | 4,535 |
| | 130 | 15,174 | 4,652 |
| | 131 | 15,253 | 4,576 |
| | 132 | 16,274 | 4,582 |
| | 133 | 15,834 | 4,780 |
| | 134 | 17,232 | 5,170 |
| | 135 | 16,219 | 4,868 |
| | 136 | 16,753 | 4,726 |
| | 137 | 15,753 | 4,726 |
| PHASE 2 | 138 | 15,753 | 4,726 |
| | 139 | 15,760 | 4,728 |
| | 140 | 16,809 | 4,743 |
| | 141 | 15,779 | 4,734 |
| | 142 | 15,776 | 4,733 |
| | 143 | 15,754 | 4,726 |
| | 144 | 15,753 | 4,726 |
| | 145 | 15,753 | 4,726 |
| | 146 | 16,881 | 5,884 |
| | 147 | 15,214 | 4,564 |
| | 148 | 15,214 | 4,564 |

| PHASE 2 | DRAINAGE AREA #1 | | |
|---------|------------------|-----------|------------|
| | Lot | Area (SF) | Depth (ft) |
| 149 | 15,214 | 4,584 | |
| 150 | 18,772 | 4,732 | |
| 151 | 18,001 | 4,800 | |
| 152 | 16,001 | 4,800 | |
| 153 | 16,001 | 4,800 | |
| 154 | 15,411 | 4,823 | |
| 155 | 15,214 | 4,584 | |
| 156 | 15,214 | 4,584 | |
| 157 | 15,214 | 4,584 | |
| 158 | 15,214 | 4,584 | |
| 159 | 15,399 | 4,620 | |
| 160 | 18,214 | 4,564 | |
| 161 | 15,032 | 4,510 | |
| 162 | 15,200 | 4,580 | |
| 163 | 16,745 | 5,024 | |
| 164 | 16,041 | 4,812 | |
| 165 | 15,000 | 4,500 | |
| 166 | 15,000 | 4,500 | |
| 167 | 15,801 | 4,680 | |
| 168 | 15,801 | 4,680 | |
| 169 | 15,339 | 4,602 | |
| 170 | 15,763 | 4,735 | |
| 171 | 15,082 | 4,625 | |
| 172 | 19,839 | 5,952 | |
| 173 | 16,956 | 5,087 | |
| 174 | 17,441 | 5,232 | |
| 175 | 15,370 | 4,611 | |
| 176 | 15,450 | 4,636 | |
| 177 | 15,247 | 4,574 | |
| 178 | 15,250 | 4,575 | |
| 179 | 16,373 | 4,812 | |
| 180 | 15,132 | 4,540 | |
| 181 | 16,369 | 4,908 | |
| 182 | 17,425 | 5,228 | |
| 183 | 18,755 | 5,627 | |
| 184 | 15,892 | 4,768 | |
| 185 | 15,745 | 4,724 | |
| 186 | 15,100 | 4,530 | |
| Total | 2,967,415 | 890,226 | |

Commercial Lot

85,550 SF

Attachment B

Certification Forms

The following blank Designer Certification forms are included and specific for this project:

- As-Built Permittee Certification
- As-Built Designer's Certification General MDC
- As-Built Designer's Certification for Wet Detention Pond Project

A separate certification is required for each SCM. These blank certification forms may be copied and used, as needed, for each SCM and/or as a partial certification to address a section or phase of the project.

AS-BUILT PERMITTEE CERTIFICATION

I hereby state that I am the current permittee for the project named above, and I certify by my signature below, that the project meets the below listed Final Submittal Requirements found in NCAC 02H.1042(4) and the terms, conditions and provisions listed in the permit documents, plans and specifications on file with or provided to the Division.

Check here if this is a partial certification. Section/phase/SCM
#?

Check here if this is part of a Fast Track As-built Package Submittal.

Printed Name _____ Signature _____

I, _____, a Notary Public in the State of _____

County of _____ do hereby certify that _____

personally appeared before me this _____ day of _____, 20____

and acknowledge the due execution of this as-built certification. (SEAL)

Witness my hand and official seal

My commission expires _____

| Permittee's Certification NCAC .1042(4) | | Completed / Provided | N/A |
|---|--------|----------------------|-----|
| A. DEED RESTRICTIONS / BUA RECORDS | | | |
| 1. The deed restrictions and protective covenants have been recorded and contain the necessary language to ensure that the project is maintained consistent with the stormwater regulations and with the permit conditions. | Y or N | | |
| 2. A copy of the recorded deed restrictions and protective covenants has been provided to the Division. | Y or N | | |
| 3. Records which track the BUA on each lot are being kept. (See Note 1) | Y or N | | |
| B. MAINTENANCE ACCESS | | | |
| 1. The SCMs are accessible for inspection, maintenance and repair. | Y or N | | |
| 2. The access is a minimum of 10 feet wide. | Y or N | | |
| 3. The access extends to the nearest public right-of-way. | Y or N | | |
| C. EASEMENTS | | | |
| 1. The SCMs and the components of the runoff collection / conveyance system are located in recorded drainage easements. | Y or N | | |
| 2. A copy of the recorded plat(s) is provided. | Y or N | | |
| D. SINGLE FAMILY RESIDENTIAL LOTS - Plats for residential lots that have an SCM include the following: | | | |
| 1. The specific location of the SCM on the lot. | Y or N | | |
| 2. A typical detail for the SCM. | Y or N | | |
| 3. A note that the SCM is required to meet stormwater regulations and that the lot owner is subject to enforcement action as set | Y or N | | |

| | | |
|--|---------------|--|
| forth in NCGS 143 Article 21 if the SCM is removed, relocated or altered without prior approval. | | |
| E. OPERATION AND MAINTENANCE AGREEMENT | Y or N | |
| 1. The O&M Agreement is referenced on the final recorded plat. | Y or N | |
| 2. The O&M Agreement is recorded with the Register of Deeds and appears in the chain of title. | Y or N | |
| F. OPERATION AND MAINTENANCE PLAN – maintenance records are being kept in a known set location for each SCM and are available for review. | Y or N | |
| G. DESIGNER'S CERTIFICATION FORM – has been provided to the Division. | Y or N | |

Note 1- Acceptable records include ARC approvals, as-built surveys, and county tax records.

Provide an explanation for every requirement that was not met, and for every "N/A" below. Attach additional sheets as needed.

AS-BUILT DESIGNER'S CERTIFICATION GENERAL MDC

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets the below listed General MDC found in NCAC 02H.1050 in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and statutes has been preserved.

Check here if this is a partial certification. Section/phase/SCM
#?

Check here if this is a part of a Fast-Track As-Built Package Submittal per .1044(3).

Check here if the designer did not observe the construction, but is certifying the project.

Check here if pictures of the SCM are provided.

Printed Name _____ Signature _____

NC Registration Number _____ Date _____

SEAL:

Consultant's Mailing Address:

City/State/ZIP _____

Phone Number _____

Consultant's Email address:

① Circle N if the as-built value differs from the Plan. If N is circled, provide an explanation on Page 2.
② N/E = not evaluated (provide explanation on page 2) ③ N/A = not applicable to this SCM or project.

| Consultant's Certification NCAC.1003((3) & General MDC.1050 | ① As-built | ② N/E | ③ N/A |
|---|------------|-------|-------|
| A. TREATMENT REQUIREMENTS | | | |
| 1. The SCM achieves runoff treatment. | Y or N | | |
| 2. The SCM achieves runoff volume match. | Y or N | | |
| 3. Runoff from offsite areas and/or existing BUA is bypassed. | Y or N | | |
| 4. Runoff from offsite areas and/or existing BUA is directed into the permitted SCM and is accounted for at the full build-out potential. | Y or N | | |
| 5. The project controls runoff through an offsite permitted SCM that meets the requirements of the MDC. | Y or N | | |

| | | | |
|---|-----------|----------|------|
| 6. The net area of new BUA increase for an existing project has been accounted for at the appropriate design storm level. | Y or N | | |
| 7. The SCM(s) meets all the specific minimum design criteria. | Y or N | | |
| B. VEGETATED SETBACKS / BUA | | | |
| 1. The width of the vegetated setback has been measured from the normal pool of impounded waters, the MHW line of tidal waters, or the top of bank of each side of rivers or streams. | Y or N | | |
| 2. The vegetated setback is maintained in grass or other vegetation. | Y or N | | |
| 3. BUA that meets the requirements of NCGS 143-214.7 (b2)(2) is located in the setback. | Y or N | | |
| 4. BUA that does not meet the requirements of NCGS 143-214.7 (b2)(2) is located within the setback and is limited to: <ol style="list-style-type: none"> Publicly funded linear projects (road, greenway sidewalk) Water-dependent structures Minimal footprint uses (utility poles, signs, security lighting and appurtenances) | Y or N | | |
| 5. Stormwater that is not treated in an SCM is released at the edge of the setback and allowed to flow through the setback as dispersed flow. | Y or N | | |
| | ①As-built | ②N/ E | ③N/A |
| C. STORMWATER OUTLETS – the outlet handles the peak flow from the 10 year storm with no downslope erosion. | Y or N | | |
| D. VARIATIONS | | | |
| 1. A variation (alternative) from the stormwater rule provisions has been implemented. | Y or N | | |
| 2. The variation provides equal or better stormwater control and equal or better protection of surface waters. | Y or N | | |
| E. COMPLIANCE WITH OTHER REGULATORY PROGRAMS has been met. | Y or N | | |
| F. SIZING -the volume of the SCM takes the runoff from all surfaces into account and is sufficient to handle the required storm depth. | Y or N | | |
| G. CONTAMINATED SOILS – infiltrating SCM's are not located in or on areas with contaminated soils. | Y or N | | |
| H. SIDE SLOPES | | | |
| 1. Vegetated side slopes are no steeper than 3H:1V. | Y or N | | |
| 2. Side slopes include retaining walls, gabion walls, or other surfaces that are steeper than 3H:1V. | Y or N | | |
| 3. Vegetated side slopes are steeper than 3H:1V (provide supporting documents for soils and vegetation). | Y or N | | |
| I. EROSION PROTECTION | | | |
| 1. The inlets do not cause erosion in the SCM. | Y or N | | |
| 2. The outlet does not cause erosion downslope of the discharge point during the peak flow from the 10 year storm. | Y or N | | |
| J. EXCESS FLOWS – An overflow / bypass has been provided. | Y or N | | |

| | | | |
|--|--------|--|--|
| K. DEWATERING – A method to drawdown standing water has been provided to facilitate maintenance and inspection. | Y or N | | |
| L. CLEANOUT AFTER CONSTRUCTION – the SCM has been cleaned out and converted to its approved design state. | Y or N | | |
| M. MAINTENANCE ACCESS | | | |
| 1. The SCM is accessible for maintenance and repair. | Y or N | | |
| 2. The access does not include lateral or incline slopes >3:1. | Y or N | | |
| N. DESIGNER QUALIFICATIONS (FAST-TRACK PERMIT) – The designer is licensed under Chapters 89A, 89C, 89E, or 89F of the General Statutes. | Y or N | | |

Provide an explanation for every MDC that was not met, and for every item marked "N/A" or "N/E", below. Attach additional pages as needed:

AS-BUILT DESIGNER'S CERTIFICATION FOR WET DETENTION POND PROJECT

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets all of the MDC found in NCAC 02H.1053, in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and the general statutes has been preserved.

Check here if this is a partial certification. Section/phase/SCM
#?

Check here if this is part of a Fast-Track As-Built Package Submittal per .1044(3).

Check here if the Designer did not observe the construction, but is certifying the project.

Check here if pictures of the SCM are provided.

Printed Name _____ Signature _____

NC Registration Number _____ Date _____

SEAL:

Consultant's Mailing Address:

City/State/ZIP _____

Phone Number _____

Consultant's Email address:

① Circle N if the as-built value differs from the Plan/permit. If N is circled, provide an explanation on page 2

②N/E = not evaluated (provide explanation on page 2) ③N/A = not applicable to this project or SCM.

This Certification must be completed in conjunction with the General MDC certification under NCAC 02H.1050

| Consultant's Certification (MDC.1053) | | ①As-built | ②N/E | ③N/A |
|---|--------|-----------|------|------|
| A. Forebay / Depths / Fountain | | | | |
| 1. The available Sediment storage is consistent with the approved plan and is a minimum of 6 in. | Y or N | | | |
| 2. Water flow over the forebay berm into the main pond occurs at a non-erosive velocity. | Y or N | | | |
| 3. The provided Forebay Volume is 15%-20% of the main pool volume. | Y or N | | | |
| 4. The Forebay entrance elevation is deeper than the exit elevation into the pond. | Y or N | | | |
| 5. The Average Design Depth of the main pond below the permanent pool elevation is consistent with the permitted value? | Y or N | | | |
| 6. Fountain documentation is provided. | Y or N | | | |
| B. Side slopes / Banks / Vegetated Shelf | | | | |
| 1. The width of the Vegetated Shelf is consistent with the approved plans and is a minimum of 6 feet. | Y or N | | | |

| | | | |
|--|-----------|------|------|
| 2. The slope of the Vegetated Shelf is consistent with the approved plans and is no steeper than 6:1. | Y or N | | |
| C. As-built Main Pool / Areas / Volumes / Elevations | | | |
| 1. The permanent pool surface area provided is consistent with the permitted value. | Y or N | | |
| 2. The Temporary Pool Volume provided is consistent with the permitted value. | Y or N | | |
| 3. The permanent pool elevation is consistent with the permitted value. | Y or N | | |
| 4. The temporary pool elevation is consistent with the permitted value. | Y or N | | |
| | ①As-built | ②N/E | ③N/A |
| D. Inlets / Outlet / Drawdown | | | |
| 1. The design volume draws down in 2-5 days. | Y or N | | |
| 2. The size of the Orifice is consistent with the permitted value. | Y or N | | |
| 3. A trash rack is provided on the outlet structure. | Y or N | | |
| 4. Hydrologic impacts to the receiving channel are minimized from the 1 yr 24 hr storm discharge? | Y or N | | |
| 5. The inlets and the outlet location are situated per the approved plan and avoid short-circuiting. | Y or N | | |
| E. Vegetation | | | |
| 1. The vegetated shelf has been planted with a minimum of 3 diverse species. | Y or N | | |
| 2. The vegetated shelf plant density is consistent with the approved plans and is no less than 50 plants per 200 sf or no less than 24 inches on center. | Y or N | | |

Provide an explanation for every MDC that was not met, and for every item marked "N/A" or "N/E" below. Attach additional pages as needed:

JOSH STEIN

Governor

D. REID WILSON

Secretary

RICHARD E. ROGERS, JR.

Director



December 04, 2025

CURRITUCK COUNTY

ATTN: REBECCA GAY, COUNTY MANAGER
153 COURTHOUSE ROAD, SUITE 204
CURRITUCK, NC 27929

Re: **Authorization to Construct (This is not a Final Approval)**

Issue Date: December 04, 2025

FLORA FARM PHASE 3

Serial No.: 25-01106 Water System No.: NC0427010
Currituck County

Dear Applicant:

This letter is to confirm that a complete Engineer's Report and a Water System Management Plan have been received, and that engineering plans and specifications have been approved by the Department for **FLORA FARM PHASE 3**, Serial No.: **25-01106**.

The "Authorization to Construct" is valid for 36 months from the issue date. Authorization to construct may be extended if the Rules Governing Public Water Systems [15A NCAC 18C] and site conditions have not changed (see Rule .0305). The "Authorization to Construct" and the engineering plans and specifications approval letter shall be posted at the primary entrance of the job site before and during construction.

Upon completion of the construction or modification, **and prior to placing the new construction or modification into service**, the applicant must submit an Engineer's Certification and Applicant's Certification to the Public Water Supply Section.

- **Engineer's Certification:** in accordance with Rule .0303(a), the applicant shall submit a certification statement signed and sealed by a registered professional engineer stating that construction was completed in accordance with approved engineering plans and specifications, including any provisions stipulated in the Department's engineering plan and specification approval letter.
- **Applicant's Certification:** in accordance with Rule .0303(c), the applicant shall submit a signed certification statement indicating that the requirements for an Operation and Maintenance Plan and Emergency Management Plan have been satisfied in accordance with Rule .0307(d) and (e) and that the system has a certified operator in accordance with Rule .1300. The "Applicant's Certification" form is available at <http://www.ncwater.org/> (click on Public Water Supply Section, Plan Review, Plan Review Forms).

Certifications can be sent by mail or attachment to an e-mail message to PWSSection.PlanReview@deq.nc.gov.

If this "Authorization to Construct" is for a new public water system, the owner must submit a completed **application for an Operating Permit** and the appropriate fee. For a copy of the application for an Operating Permit please call (919) 707-9076.

Once the certifications and permit application and fee (if applicable) are received and determined adequate, the Department will issue a Final Approval letter to the applicant. In accordance with Rule .0309(a), **no portion of this project shall be placed into service until the Department has issued Final Approval**.

Please contact us at (919) 707-9100 if you have any questions or need additional information.

Sincerely,



Rebecca Sadosky, Ph.D., Chief
Public Water Supply Section
Division of Water Resources, NCDEQ

cc: JAMIE MIDGETTE, P.E., Regional Engineer
BISSELL PROFESSIONAL GROUP



North Carolina Department of Environmental Quality | Division of Water Resources
512 North Salisbury Street | 1634 Mail Service Center | Raleigh, North Carolina 27699-1634
919.707.9100

North Carolina Department of Environmental Quality
Division of Water Resources

Authorization to Construct

Project Applicant: **CURRITUCK COUNTY**

Public Water System Name: **CURRITUCK COUNTY WATER SYSTEM**

Water System No.: **NC0427010**

Project Name: **FLORA FARM PHASE 3**

Serial No.: **25-01106**

Issue Date: **December 04, 2025**

Expiration Date: **36 Months after Issue Date**

In accordance with 15A NCAC 18C .0305, this Authorization to Construct must be posted
at the primary entrance to the job site during construction.

JOSH STEIN
Governor

D. REID WILSON
Secretary

RICHARD E. ROGERS, JR.
Director



NORTH CAROLINA
Environmental Quality

December 4, 2025

Currituck County
Attention: Rebecca Gay, County Manager
153 Courthouse Road, Suite 204
Currituck, NC 27929

Re: Engineering Plans Approval
Distribution Extension
Flora Farm Phase 3
CURRITUCK COUNTY WATER SYSTEM
Water System No.: NC0427010
Currituck County
Serial No.: 25-01106

Dear Applicant:

Enclosed please find one copy of the "Application for Approval..." together with one copy of the referenced engineering plans bearing the Division of Water Resources stamp of approval for the referenced project. These engineering plans are approved under Division of Water Resources Serial Number, 25-01106 dated December 4, 2025. **This approval has the following condition(s): This project connects with water mains constructed under 22-01013 and 22-01013R1 Flora Farms Phase 1 and 2. Final Approval must be granted for projects 22-01013 and 22-01013R1 before issuance of Final Approval for this project.**

Engineering plans prepared by David M. Klebitz, P.E. call for the installation of approximately 3,430 linear feet of 8-inch water main, 220 linear feet of 4-inch water main, fire hydrants, valves, and associated appurtenances along Leif Street, Miriam Drive West, Sage Street, and Orchid Street in Moyock Township, Currituck County. The proposed 8-inch water mains along Leif Street, Miriam Drive West, and Sage Street will connect to the existing 8-inch water main along the same roads. Construction of this project must be in accordance with Currituck County Water System's standard specifications.

Please note that in accordance with 15A NCAC 18C .0309(a), no construction, alteration, or expansion of a water system shall be placed into service or made available for human consumption until the Public Water Supply Section has issued Final Approval. Final Approval will be issued and mailed to the applicant upon receipt of both an Engineer's Certification and an Applicant's Certification submitted in accordance with 15A NCAC 18C .0303 (a) and (c).

These plans in the foregoing application are approved insofar as the protection of public health is concerned as provided in the rules, standards and criteria adopted under the authority of Chapter 130A-317 of the General Statutes. This approval does not constitute a warranty of the design, construction or future operation of the water system.



North Carolina Department of Environmental Quality | Division of Water Resources
512 North Salisbury Street | 1634 Mail Service Center | Raleigh, North Carolina 27699-1634
919.707.9100

Currituck County
Attention: Rebecca Gay, County Manager
Page 2 of 2
December 4, 2025

One copy of the "Application for Approval..." and a copy of the plans with a seal of approval from the department are enclosed. One copy of the approved documents in a digital format is being forwarded to our Washington Regional Office. Another copy is being retained in our records.

If the Public Water Supply Section can be of further service, please call (919) 707-9100.

Sincerely,



Rebecca Sadosky, Ph.D., Chief
Public Water Supply Section
Division of Water Resources

RS/MM

Enclosures: Approval Documents

cc: Jamie Midgette, P.E., Washington Regional Office
Currituck County Health Department
Bissell Professional Group



North Carolina Department of Environmental Quality | Division of Water Resources
512 North Salisbury Street | 1634 Mail Service Center | Raleigh, North Carolina 27699-1634
919.707.9100

JOSH STEIN
Governor

D. REID WILSON
Secretary

WILLIAM E. TOBY VINSON, JR
Director



NORTH CAROLINA
Environmental Quality

August 19, 2025

LETTER OF APPROVAL

North-South Development Group, LLC
ATTN: Mr. Justin M. Old, Registered Agent
227 Caratoke Highway
Moyock, North Carolina 27958

RE: Project Name: Flora Farms
Permit Number: CURRI-2022-018
Acres Approved: 126.4
County: Currituck
City: Moyock
Address: Survey Road
River Basin: Pasquotank
Plan Type: Revised plan (inclusion of Phase 3 lot development plans in area previously permitted as infrastructure)

Dear Sir,

This office has received and reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. The enclosed Certificate of Approval must be posted at the job site. This plan shall expire three (3) years following the date of approval, if no land disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (eNOI) form requesting a COC under the NCG010000 Construction Stormwater General Permit. You must apply for coverage by submitting a "Construction Stormwater - NCG01 (Subject to the SPCA)" in the [AccessDEQ Portal](#). Once your application is complete, you will receive an invoice for the \$127 annual permit fee and can submit payment through the AccessDEQ Portal. Once the fee is processed and the application approved, you will receive the COC via email. As the Financially Responsible Party shown on the FRO form submitted for this project, you MUST obtain the COC prior to commencement of any land disturbing activity. Please direct questions about the eNOI form to the [Stormwater Program staff](#) in the Raleigh central office. If the owner/operator of this project changes in the future, the new responsible party must obtain a new COC.



North Carolina Department of Environmental Quality
Division of Energy, Mineral and Land Resources
512 North Salisbury Street | 1612 Mail Service Center
Raleigh, North Carolina 27699-1612

Title 15A NCAC 4B .0118(a) and the NCG01 permit require that the following documentation be kept on file at the job site:

1. The approved E&SC plan as well as any approved deviation.
2. The NCG01 permit and the COC, once it is received.
3. Records of inspections made during the previous 12 months.

Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statute 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to ensure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form and on the plan, which you provided. You are requested to file an amended form if there is any change in the information included on the form.

Your cooperation is appreciated.

Sincerely,

Robert Pullinger

Land Quality Section

General Comments

1. This permit allows for a land disturbance, as called for on the application plan, not to exceed **126.4 acres**. Exceeding that acreage will be a violation of this permit and would require a revised plan and additional application fee. Any addition in impervious surface, over that already noted on the approved plan, would also require a revised plan to verify the appropriateness of the erosion control measures and stormwater retention measures (NCGS 113A-54.1(b)).
2. Additional measures may be required - the applicant is responsible for the control of sediment on-site. If the approved erosion and sedimentation control measures prove insufficient, the applicant must take those additional steps necessary to stop sediment from leaving this site (NCGS 113A-57(3); 15A NCAC 4B .0115). Each sediment storage device must be inspected after each storm event (NCGS 113A54.1(e)). Maintenance and/or clean out is necessary anytime the device is at 50% capacity. All sediment storage measures will remain on site and functional until all grading and final landscaping of the project is complete (15A NCAC 04B .0113).
3. The applicant is responsible for obtaining any and all permits and approvals necessary for the development of this project prior to the commencement of this land disturbing activity. This could include our agency's Stormwater regulations and the Division of Water Resources' enforcement requirements within Section 401 of the Clean Water Act, the U.S. Army Corps of Engineers' jurisdiction of Section 404 of the Clean Water Act, the Division of Coastal Management's CAMA requirements, the Division of Solid Waste Management's landfill regulations, the Environmental Protection Agency and/or The U.S. Army Corps of Engineers jurisdiction of the Clean Water Act, local County or Municipalities' ordinances, or others that may be required. This approval cannot supersede any other permit or approval; however, in the case of a Cease-and-Desist Order from the Corps of Engineers, that Order would only apply to wetland areas. All highlands would still have to be in compliance with the N.C. Sedimentation Pollution Control Act.
4. If any area on site falls within the jurisdiction of Section 401 or 404 of the Clean Water Act, the applicant is responsible for compliance with the requirements of the Division of Water Resources (DWR), the Corps of Engineers and the Environmental Protection Agency (EPA) respectively. Any erosion control measures that fall within jurisdictional wetland areas must be approved by the aforementioned agencies prior to installation. The Land Quality Section must be notified of a relocation of the measures in question to the transition point between the wetlands and the uplands to assure that the migration of sediment will not occur. If that relocation presents a problem or contradicts any requirements of either DWR, the Corps, or the EPA, it is the responsibility of the applicant to inform the Land Quality Section regional office so that an adequate contingency plan can be made to assure sufficient erosion control remains on site. Failure to do so will be considered a violation of this approval (NCGS 113A-54.1(b)).
5. Any off-site borrow and waste required for this project must come from a site with an approved erosion control plan, a site regulated under the Mining Act of 1971, or a landfill regulated by the Division of Solid Waste Management. Trash/debris from demolition activities or generated by any activities on site must be disposed of at a facility regulated by the Division of Solid Waste Management or per Division of Solid Waste Management or Division of Water Resources rules and regulations. [15A NCAC 4B .0110]
6. If sediment traps and basins are shown on the plan as the primary sedimentation and erosion control devices on this project, it is necessary that the traps and basins and their collection

systems be installed before any other grading takes place on site, and that every structure that receives more than one acre of drainage is built so that each dewatered only from the surface (NCG010000). If that proves to be impractical, a revised plan must be submitted and approved that addresses erosion and sediment control needs during the interim period until the traps and basins are fully functioning (113A-54.1(b)).

7. Any and all existing ditches on this project site are assumed to be left undisturbed by the proposed development unless otherwise noted. The removal of vegetation within any existing ditch or channel is prohibited unless the ditch or channel is to be regraded with side slopes of 2 horizontal to 1 vertical or less steep (15A NCAC 04B .0124 (d)). Bank slopes may be mowed but stripping of vegetation is considered new earth work and is subject to the same erosion control requirements as new ditches (NCGS-113A52(6)).
8. As a condition of the NPDES General Stormwater Permit (NCG010000), the financially responsible party shall comply with the NCG01 Ground Stabilization and Materials Handling requirements that became effective April 1, 2019. The NCG01 Ground Stabilization and Materials Handling standard detail can be printed from the deq.nc.gov/NCG01website.
9. As a condition of the NPDES General Stormwater Permit (NCG010000), the financially responsible party shall comply with the NCG01 Self-Inspection, Recordkeeping and Reporting requirements that became effective April 1, 2019. The NCG01 Self-Inspection, Recordkeeping and Reporting standard details can be printed from the deq.nc.gov/NCG01 website.
10. As a part of routine monitoring of the approved land-disturbing activity, the financially responsible party shall assure inspections of the area covered by the approved plan after each phase of the plan has been completed and after establishment of temporary ground cover in accordance with North Carolina General Statute 113A-54.1(e).
11. The NCG01 has a \$120 yearly fee and our office often receives closure inspection requests days prior to yearly NCG01 fee payment due dates. Be advised the project requires a closure inspection report by DEMLR prior to filing the Notice of Termination (NOT) to terminate NCG01 coverage. The closure inspection should not be requested until after the site has achieved full vegetative stabilization and measures have been removed. The removal of temporary ESC measures, including basins, requires prior approval. Often, a full growing season is necessary between initial seeding/mulching and removal of measures. Please plan your construction accordingly to avoid contacting our office prematurely for a closure inspection. Also be advised that you may be asked for representative site pictures prior to a close-out inspection.

EPA SWMM Model Report

Phase 3 Addendum

Phase 3 Stormwater Plan – Flora Subdivision
Moyock, Currituck County
August 6, 2025



General

The following addendum addresses development proposed with Phase 3 of the Flora Subdivision. This is presented as an addendum to the original report as the original model and report included Phase 3, but only as a preliminary design. This addendum serves to document the results when the actual construction plans for Phase 3 are incorporated into the model.

Development and Infrastructure proposed as “Phase 3” of the developments consists of the following:

- Development of Lots 74-113 and 118-132 as well as all adjoining roadway, drainage & utility infrastructure to serve those lots.

Since model parameters, storm information, etc. are presented in the original EPA SWMM Model Report, this addendum will focus on results for Phase 3 in order to demonstrate compliance with Currituck County requirements.

Compliance of Phase 3 Development

Pre-development peak flow was calculated utilizing the NRCS (SCS) Method as incorporated into EPA SWMM software. The two outfalls analyzed as Links of Interest (LOI) in the original Overall Model were analyzed with the detailed drainage system from the Phase 3 Construction plans incorporated into the Model.

2-yr Pre-Construction Peak Flow:

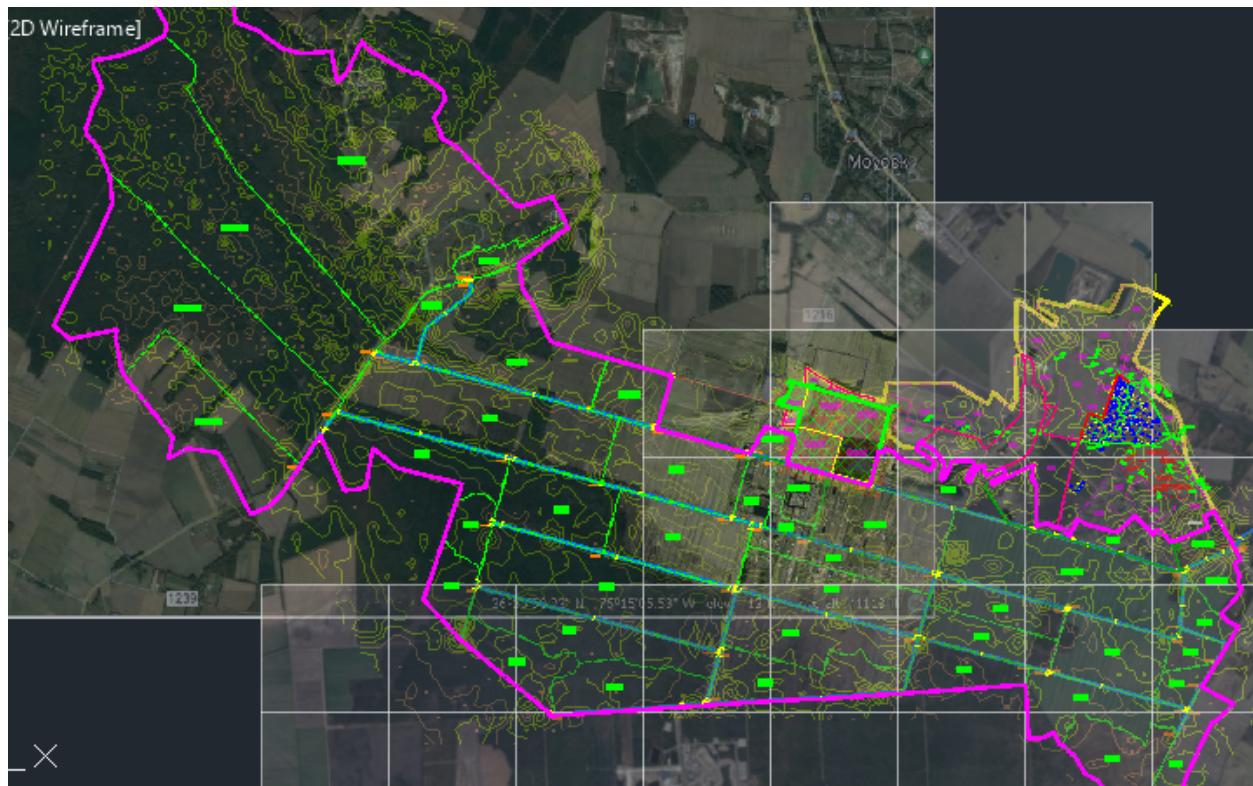
| <u>Outfall</u> | <u>Link</u> | <u>Pre-con (2-yr Storm)</u> |
|----------------|-------------|-----------------------------|
| NC 168 Ditch | E108-E107 | 85.9 cfs |
| Rowland Creek | E005-E004C | 170.26 cfs |

100-yr Pre-Construction Peak Flow:

| <u>Outfall</u> | <u>Link</u> | <u>Pre-con</u> |
|----------------|-------------|----------------|
| NC 168 Ditch | E108-E107 | 92.31 cfs |
| Rowland Creek | E005-E004C | 284.87 cfs |

EPA SWMM Model (Ex. Conditions Aerial Schematic):

Full-Size (readable) Copy enclosed with original submission



EPA SWMM Model (Ex. Conditions Graphical Model):

Electronic Copy included in Original Submission



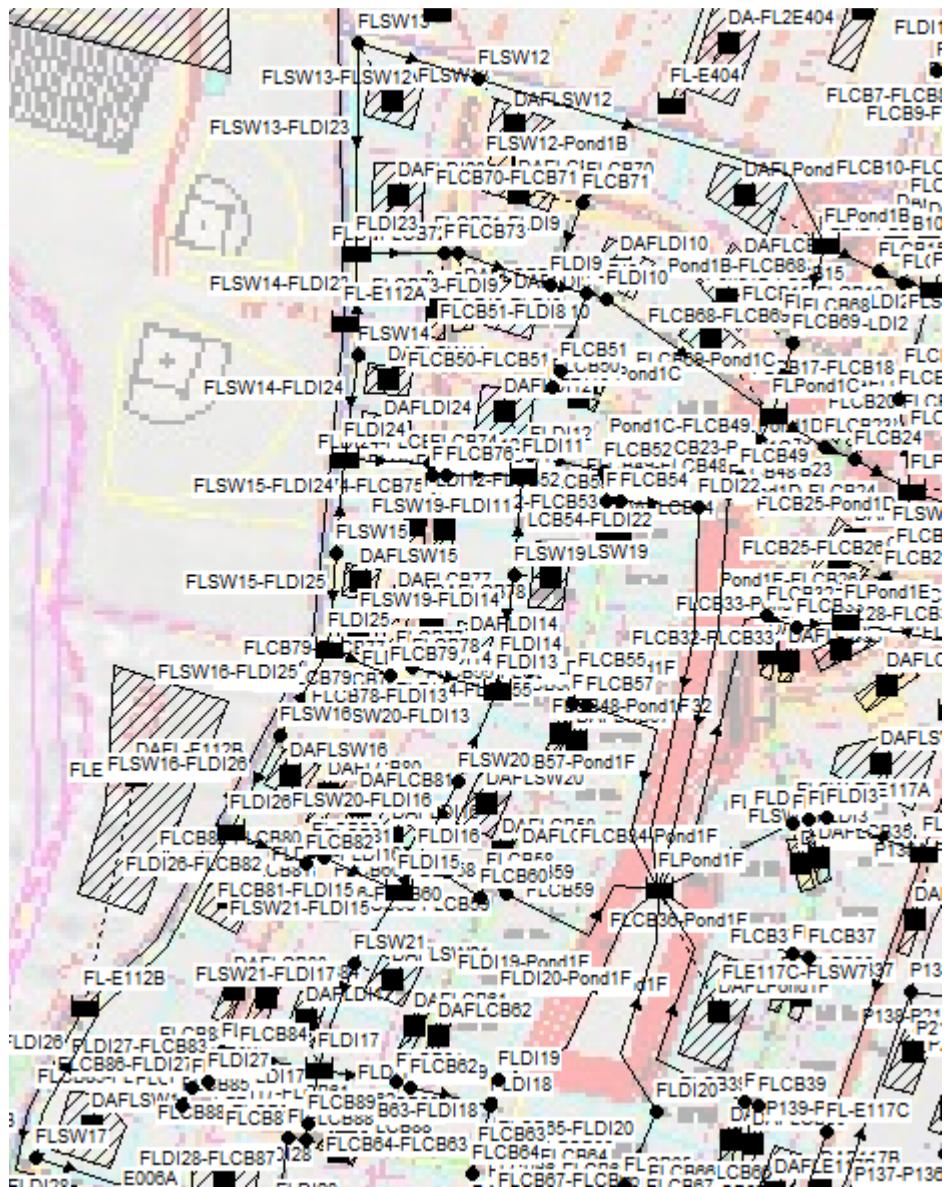
Phase 3 EPA SWMM Model (Prop. Conditions CADD Schematic):

Full-Size copy available on request



EPA SWMM Model (Prop. Conditions Graphical Model):

Electronic Copy available on request



Model Hydrology

Runoff was modeled utilizing the NRCS (SCS) Method for the 2-yr, 10-yr, and 100-yr, 24-hour storm events. NRCS standard Type III (coastal) rainfall distributions were utilized with total rainfall depths of:

2yr, 24hr Total Rainfall Depth = 3.71 in. (Currituck County Standard)
10yr, 24 hr Total Rainfall Depth = 5.74 in. (NOAA Atlas 14)
100yr, 24 hr Total Rainfall Depth = 9.54 in. (NOAA Atlas 14)

Runoff was routed through the model utilizing a Dynamic Wave method.

Methodology

In the Overall Model, two Links of Interest (LOI) from the subject property were identified:

| <u>Outfall</u> | <u>Associated Model Link</u> |
|----------------|------------------------------|
| NC 168 Ditch | E108-E107 |
| Rowland Creek | E005-E004C |

Within the property, the existing farm ditches are interconnected such that flows can “balance” between the outfalls and such that areas within the property may contribute runoff to more than one outfall over the course of a storm.

All contributing drainage areas flowing to the two outlets were analyzed and on-site areas were segregated from off-site areas. For the Existing Conditions model, the 2-year rainfall event was applied to on-site drainage areas and the 10-yr rainfall event was applied to off-site drainage areas. Links of Interest were identified at locations immediately downstream of the proposed project. These LOI were utilized as the “comparison locations” to analyze the effectiveness of the system design in mitigating post-construction flows to pre-construction levels.

Two Existing Conditions models were run to generate flow control values for the four outfalls: In order to generate the control flow values for the post-construction 10-yr rainfall event, the Pre-Con 10-yr/2-yr Model was run which assigned the 2-yr rainfall event to on-site drainage areas and the 10-yr rainfall event to off-site drainage areas. In order to generate the control flow values for the post-construction 100-yr rainfall event, the Pre-Con 100-yr Model was run which assigned the 100-yr rainfall event to all drainage areas within the model.

The Post-Construction design consists of a network of large interconnected ponds with a Normal Water Surface Elevation of 3.0' distributed throughout the proposed project and connected to the northern outfalls via a weir control structure. The same weir configuration utilized for the Overall Model was utilized for the Phase 3 analysis.

Results:

A complete tabulation of the results for Model Elements will be made available upon request (via compact disk). Summary results pertaining to the design and Currituck County Compliance are as follows:

2-yr Rainfall / 10-yr Rainfall Peak Flow Mitigation:

| <u>2-yr/10-yr Peak Flow Mitigation:</u> | | | |
|--|-------------|-----------------------------|-------------------------------|
| Outfall | Link | Pre-con (2-yr Storm) | Post-con (10-yr Storm) |
| NC 168 Ditch | E108-E107 | 85.9 | 74.40 |
| Rowland Creek | E005-E004C | 170.26 | 160.59 |

100-yr, 24 hr Rainfall Peak Flow Mitigation:

| <u>100-yr Peak Flow Mitigation:</u> | | | |
|--|-------------|----------------|-----------------|
| Outfall | Link | Pre-con | Post-con |
| NC 168 Ditch | E108-E107 | 92.31 | 83.49 |
| Rowland Creek | E005-E004C | 284.87 | 267.73 |

Conclusions:

The proposed Phase 3 development is a portion of and conforms to the Overall Drainage Plan. When details from the Phase 3 Construction Plans are incorporated into the original Overall Model, the proposed Phase 3 design complies with the Currituck County Stormwater Ordinance requirement that Post-Development peak flow from the 10-yr, 24 hr rainfall event be maintained at or below the Pre-Development peak flow from a 2-yr, 24hr rainfall event across a theoretical wooded site. Additionally, the peak flow from the 100-yr rainfall event conforms to pre-construction peak flow rates.



Major Stormwater Plan Form SW-002

| | |
|--------------------|--|
| OFFICIAL USE ONLY: | |
| Permit Number: | |
| Date Filed: | |
| Date Approved: | |

Contact Information

APPLICANT:

Name: North-South Development Group, LLC
Address: 227 Caratoke Hwy.
Moyock, NC 27958
Telephone: 252-435-2718
E-Mail Address: jold@qhoc.com

PROPERTY OWNER:

Name: Same
Address: _____
Telephone: _____
E-Mail Address: _____

Property Information

Physical Street Address: Flora Blvd.

Parcel Identification Number(s): 0015-000-085E-0000

FEMA Flood Zone Designation: X

Request

Project Description: Residential Subdivision

Total land disturbance activity: 27.25 ac

See stormwater model results

Calculated volume of BMPs: _____ sf

Maximum lot coverage: 30% _____ sf

Proposed lot coverage: 9.38 ac (30%) _____ sf

TYPE OF REQUEST

- Major subdivision (10-year, 24-hour rate)
- Major site plan (5-year, 24-hour rate)

METHOD USED TO CALCULATE PEAK DISCHARGE

- Rational Method
- NRCS Method (TR-55 and TR-20)
- Simple volume calculation for small sites (less than 10 acres)
- Alternative stormwater runoff storage analysis
- Downstream drainage capacity analysis

I hereby authorize county officials to enter my property for the purpose of determining compliance. All information submitted and required as part of this process shall become public record.

Applicant

12.19.25

Date

Property Owner(s)

Date

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Certificate

22 The major stormwater plan shall contain the following certificate:

I, Mark Bissell, owner/agent hereby certify the information included on this and attached pages is true and correct to the best of my knowledge.

On the plan entitled Fors-Farms 174.3, stormwater drainage improvements shall be installed according to these plans and specifications and approved by Currituck County. Yearly inspections are required as part of the stormwater plan. The owner is responsible for all maintenance required. Currituck County assumes no responsibility for the design, maintenance, or performance of the stormwater improvements.

Date: 1-14-26

Owner/Agent: Mark Bissell

Mark Bissell

Major Stormwater Plan Submittal Checklist

Staff will use the following checklist to determine the completeness of your application. Please make sure all the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Major Stormwater Plan Form SW-002

Submittal Checklist

Date Received: _____

Project Name: _____

Applicant/Property Owner: _____

| Major Stormwater Plan Form SW-002 Submittal Checklist – Documents provided on USB flash drive or CD | | |
|--|--|-----------------|
| 1 | Completed Major Stormwater Plan Form SW-002 | ✓ |
| 2 | Completed Rational Method Form SW-003 or NRCS Method Form SW-004 | <u>SWMM</u> ✓ |
| 3 | Stormwater plan | ✓ |
| 4 | NCDENR permit applications, if applicable | <u>Permit</u> ✓ |

Comments

JOSH STEIN
Governor

D. REID WILSON
Secretary

RICHARD E. ROGERS, JR.
Director



December 12, 2025

Michael Myers
Currituck Water & Sewer, LLC
4700 Homewood Ct, Ste. 108
Raleigh, NC, 27609

Subject: Permit No. WQ0047022
Currituck Water & Sewer, LLC
Flora Farms Phase 3
Wastewater Collection System Extension Permit
Currituck County

Dear Permittee:

In accordance with your application received December 1, 2025, and additional information received on December 8, 2025, we are forwarding herewith Permit No. WQ0047022 dated December 12, 2025, to the Currituck Water & Sewer, LLC (Permittee) for the construction and operation upon certification of the subject wastewater collection system extension. This permit shall be effective from the date of issuance until rescinded and shall be subject to the conditions and limitations as specified therein. This cover letter shall be considered a part of this permit and is therefore incorporated therein by reference.

Please pay particular attention to the following conditions contained within this permit:

Condition II.1: This permit shall not be automatically transferable; a request must be made and approved.

Condition II.7: Upon completion of construction and prior to operation of these permitted facilities, the completed Engineering Certification form with checklist attached to this permit shall be submitted with the required supporting documents to the address provided on the form. **Permit modifications are required for any changes resulting in non-compliance with this permit, regulations, or the Minimum Design Criteria.** [15A NCAC 02T.0116]

It shall be the Permittee's responsibility to ensure that the as-constructed project meets the appropriate design criteria and rules. Failure to comply may result in penalties in accordance with North Carolina General Statute §143-215.6A through §143-215.6C, construction of additional or replacement wastewater collection facilities, and/or referral of the North Carolina-licensed Professional Engineer to the licensing board.



North Carolina Department of Environmental Quality | Division of Water Resources
Washington Regional Office | 943 Washington Square Mall | Washington, North Carolina 27889
252.946.6481

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing upon written request within 30 days following receipt of this permit. This request must be in the form of a written petition, conforming to Chapter 150B of North Carolina General Statutes, and filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714. Unless such demands are made, this permit shall be final and binding.

If you need additional information concerning this matter, please contact Autumn Pollard via e-mail at Autumn.Pollard@deq.nc.gov or 252-948-3800.

Sincerely,

DocuSigned by:

Robert Tankard

B3E06114EEAF4F7...

Robert Tankard, Assistant Regional Supervisor
Water Quality Regional Operations Section
Washington Regional Office
Division of Water Resources, NCDEQ

cc: Michael Myers, Permittee, mmyers@envirolinkinc.com
Mark S. Bissell, Consultant, mark@bissellprofessionalgroup.com
DWR Laserfiche Files





NORTH CAROLINA
Environmental Quality

WASTEWATER COLLECTION SYSTEM EXTENSION PERMIT

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations, permission is hereby granted to the

Currituck Water & Sewer, LLC
Currituck County

for the construction and operation of approximately 3,056 linear feet of 8-inch gravity sewer to serve as part of the Flora Farms Phase 3 project (55 four-bedroom homes), and the discharge of 16,500 gallons per day of collected domestic wastewater into Eagle Creek's existing sewerage system, pursuant to the application received December 1, 2025, and additional information received on December 8, 2025 and in conformity with 15A NCAC 02T; the Division's Gravity Sewer Minimum Design Criteria adopted February 12, 1996 and updated in March 2008, as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable; and other supporting data subsequently filed and approved by the Department of Environmental Quality and considered a part of this permit.

This permit shall be effective from the date of issuance until rescinded and shall be subject to the specified conditions and limitations contained therein.

DocuSigned by:

Robert Tankard

B3E06114EEAF4F7...

Robert Tankard, Assistant Regional Supervisor
Water Quality Regional Operations Section
Washington Regional Office
Division of Water Resources, NCDEQ

By Authority of The Environmental Management Commission

Permit Number: WQ0047022
Permit Issued: December 12, 2025



North Carolina Department of Environmental Quality | Division of Water Resources
Washington Regional Office | 943 Washington Square Mall | Washington, North Carolina 27889
252.946.6481

SUPPLEMENT TO PERMIT COVER SHEET

Currituck Water & Sewer, LLC is hereby authorized to:

Construct, and then operate upon certification the aforementioned wastewater collection extension. The sewage and wastewater collected by this system shall be treated in the Eagle Creek Wastewater Treatment Facility in accordance with Permit Number WQ0014306.

Permitting of this project does not constitute an acceptance of any part of the project that does not meet 15A NCAC 02T; the Division's Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; and the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable, unless specifically mentioned herein. Division approval is based on acceptance of the certification provided by a North Carolina-licensed Professional Engineer in the application. It shall be the Permittee's responsibility to ensure that the as-constructed project meets the appropriate design criteria and rules.

Construction and operation is contingent upon compliance with the Standard Conditions and any Special Conditions identified below.

I. SPECIAL CONDITIONS

1. No flow in excess of the quantity permitted herein, 16,500 GPD, shall be made tributary to the subject sewer system until an application for permit modification for an increase in flow has been submitted to and approved by the Division. [15A NCAC 02T.0304(b)]

II. STANDARD CONDITIONS

1. This permit shall not be transferable. In the event there is a desire for the wastewater collection facilities to change ownership, or there is a name change of the Permittee, a formal permit request shall be submitted to the Division accompanied by documentation from the parties involved, and other supporting materials as may be appropriate. The approval of this request shall be considered on its merits and may or may not be approved. [15A NCAC 02T.0116; G.S 143-215.1(d3)]
2. This permit shall become voidable unless the wastewater collection facilities are constructed in accordance with the conditions of this permit; 15A NCAC 02T; the Division's Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable; and other supporting materials unless specifically mentioned herein. [15A NCAC 02T.0110]
3. This permit shall be effective only with respect to the nature and volume of wastes described in the application and other supporting data. [15A NCAC 02T.0110]
4. The wastewater collection facilities shall be properly maintained and operated at all times. The Permittee shall maintain compliance with an individual system-wide collection system permit for the operation and maintenance of these facilities as required by 15A NCAC 02T.0403. If an individual permit is not required, the following performance criteria shall be met:
 - a. The sewer system shall be effectively maintained and operated at all times to prevent discharge to land or surface waters, and to prevent any contravention of groundwater standards or surface water standards.



- b. A map of the sewer system shall be developed and shall be actively maintained.
- c. An operation and maintenance plan including pump station inspection frequency, preventative maintenance schedule, spare parts inventory and overflow response has been developed and implemented.
- d. Pump stations that are not connected to a telemetry system shall be inspected every day (i.e. 365 days per year). Pump stations that are connected to a telemetry system shall be inspected at least once per week.
- e. High-priority sewer lines shall be inspected at least once per every six-months and inspections are documented.
- f. A general observation of the entire sewer system shall be conducted at least once per year.
- g. Overflows and bypasses shall be reported to the appropriate Division regional office in accordance with 15A NCAC 2B .0506(a), and public notice shall be provided as required by North Carolina General Statute §143-215.1C.
- h. A Grease Control Program is in place as follows:
 - 1. For public owned collection systems, the Grease Control Program shall include at least biannual distribution of educational materials for both commercial and residential users and the legal means to require grease interceptors at existing establishments. The plan shall also include legal means for inspections of the grease interceptors, enforcement for violators and the legal means to control grease entering the system from other public and private satellite sewer systems.
 - 2. For privately owned collection systems, the Grease Control Program shall include at least bi-annual distribution of grease education materials to users of the collection system by the permittee or its representative.
 - 3. Grease education materials shall be distributed more often than required in Parts (1) and (2) of this Subparagraph if necessary to prevent grease-related sanitary sewer overflows.
 - i. Right-of-ways and easements shall be maintained in the full easement width for personnel and equipment accessibility.
 - j. Documentation shall be kept for Subparagraphs (a) through (i) of this Rule for a minimum of three years with exception of the map, which shall be maintained for the life of the system.

5. The Permittee shall report by telephone to a water resources staff member at the Washington Regional Office, telephone number (252) 946-6481, as soon as possible, but in no case more than 24 hours, following the occurrence or first knowledge of the occurrence of either of the following:

- a. Any process unit failure, due to known or unknown reasons, that renders the facility incapable of adequate wastewater transport, such as mechanical or electrical failures of pumps, line blockage or breakage, etc.; or
- b. Any SSO and/or spill over 1,000 gallons; or
- c. Any SSO and/or spill, regardless of volume, that reaches surface water

Voice mail messages or faxed information is permissible, but this shall not be considered as the initial verbal report. Overflows and spills occurring outside normal business hours may also be reported to the Division of Emergency Management at telephone number (800) 858-0368 or (919) 733-3300. Persons reporting any of the above occurrences shall file a spill report by completing and submitting Part I of Form CS-SSO (or the most current Division approved form) within five days following first knowledge of the occurrence. This report must outline the actions taken or proposed to be taken to ensure that the problem does not recur. Part II of Form CS-SSO



(or the most current Division approved form) can also be completed to show that the SSO was beyond control. [G.S. 143-215.1C(a1)]

6. Construction of the gravity sewers, pump stations, and force mains shall be scheduled so as not to interrupt service by the existing utilities nor result in an overflow or bypass discharge of wastewater to the surface waters of the State. [15A NCAC 02T.0108(b)]
7. Upon completion of construction and prior to operation of these permitted facilities, the completed Engineering Certification form with checklist attached to this permit shall be submitted with the required supporting documents to the address provided on the form. A complete certification is one where the form is fully executed, and the supporting documents are provided as applicable. Any wastewater flow made tributary to the wastewater collection system extension prior to completion of this Engineer's Certification shall be considered a violation of the permit and shall subject the Permittee to appropriate enforcement actions.

If the permit is issued to a private entity with an Operational Agreement, then a copy of the Articles of Incorporation, Declarations/Covenants/Restrictions, and Bylaws that have been appropriately filed with the applicable County's Register of Deeds office shall be submitted with the certification.

A complete certification is one where the form is fully executed, and the supporting documents are provided as applicable. Supporting documentation shall include the following:

- a. One copy of the project construction record drawings (plan & profile views of sewer lines & force mains) of the wastewater collection system extension. Final record drawings should be clear on the plans or on digital media (CD or DVD disk) and are defined as the design drawings that are marked up or annotated with after construction information and show required buffers, separation distances, material changes, etc.
- b. One copy of the supporting applicable design calculations including pipe and pump sizing, velocity, pump cycle times, and level control settings, pump station buoyancy, wet well storage, surge protection, detention time in the wet well, and force main, ability to flush low points in force mains with a pump cycle, and downstream sewer capacity analysis. If a portable power source or pump is dedicated to multiple stations, an evaluation of all the pump stations' storage capacities and the rotation schedule of the portable power source or pump, including travel timeframes, shall be provided.
- c. Changes to the project that do not result in non-compliance with this permit, regulations, or the Minimum Design Criteria should be clearly identified on the record drawings, on the certification in the space provided, or in written summary form.

Prior to Certification (Final or Partial): Permit modifications are required for any changes resulting in non-compliance with this permit (including but not limited to pipe length changes of 10% or greater, increased flow, pump station design capacity design increases of 5% or greater, and increases in the number/type of connections), regulations, or the Minimum Design Criteria. Requested modifications or variances to the Minimum Design Criteria will be reviewed on a case-by-case basis and each on its own merit. Please note that variances to the Minimum Design Criteria should be requested and approved during the permitting process prior to construction. After-construction requests are discouraged by the Division and may not be approved, thus requiring replacement or repair prior to certification & activation. [15A NCAC 02T .0116]



8. Gravity sewers installed greater than ten percent below the minimum required slope per the Division's Gravity Sewer Minimum Design Criteria shall not be acceptable and shall not be certified until corrected. If there is an unforeseen obstacle in the field where all viable solutions have been examined, a slope variance can be requested from the Division with firm supporting documentation. This shall be done through a permit modification with fee. Such variance requests will be evaluated on a case-by-case basis. Resolution of such request shall be evident prior to completing and submitting the construction certification. [15A NCAC 02T.0105(n)]
9. A copy of the individual permit and construction record drawings shall be maintained on file by the Permittee for the life of the wastewater collection facilities. [15A NCAC 02T .0116]
10. Failure to abide by the conditions and limitations contained in this permit; 15A NCAC 02T; the Division's Gravity Sewer Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Station and Force Mains adopted June 1, 2000 as applicable; and other supporting materials may subject the Permittee to an enforcement action by the Division, in accordance with North Carolina General Statutes §143-215.6A through §143-215.6C, construction of additional or replacement wastewater collection facilities, and/or referral of the North Carolina-licensed Professional Engineer to the licensing board. [15A NCAC 02T .0108(b-c)]
11. In the event that the wastewater collection facilities fail to perform satisfactorily, including the creation of nuisance conditions, the Permittee shall take immediate corrective action, including those as may be required by this Division, such as the construction of additional or replacement facilities. [15A NCAC 02T .0110; 15A NCAC 02T .0108(b)]
12. The issuance of this permit shall not exempt the Permittee from complying with any and all statutes, rules, regulations, or ordinances that may be imposed by the Division any other Federal, State, or Local government agencies which have jurisdiction or obtaining other permits which may be required by the Division or any other Federal, State, of Local government agencies. [G.S. 143-215.1(b)]



CERTIFICATION CHECKLIST

To be completed by the certifying engineer prior to operation of the permitted sewers, per 15A NCAC 02T.0116.

Certifying Engineer: _____

Certification Review Date: _____

Project Name: Flora Farms Phase 3

Permit No. WQ0047022 **Project County:** Currituck

- 1) Has permittee information changed since the permit was issued (or last modified): change of mailing address, change of ownership, transfer from developer to HOA/POA, etc. Yes No
 - If yes, please provide either a change of ownership form or new contact information. Note that transfer of permits from the developer to the HOA/POA must occur with the first certification.
- 2) Have the as-built drawings have been signed, sealed, and dated by an N.C. PE? Yes No
- 3) Final Engineering certification? Yes No
 - **If Partial Engineering certification, provide detailed narrative including what is being certified in the current phase, what was previously certified (if applicable), and what is left to be certified.**
- 4) Adequate information related to sewer lines: Yes No N/A
 - Three feet minimum cover has been provided for all sewers unless ferrous pipe was installed.
 - Minimum diameters for gravity sewers are 8-inches for public lines and 6-inches for private lines.
 - Manholes have been installed: At the end of each line, at all changes in grade, size, or alignment, at all intersections, and at distances not greater than 425 feet; minimum diameter shall be 4 feet (48-inches).
- 5) Adequate information related to pump stations: Yes No N/A
 - Ensure power reliability option was selected per [15A NCAC 02T.0305\(h\)](#).
- 6) Was project construction completed in accordance with all of the following: Yes No N/A
 - [15A NCAC 02T, Minimum Design Criteria \(MDC\) for the permitting of Gravity Sewers](#) (latest version), and [MDC for the Permitting of Pump Stations and Force Mains](#) (latest version)?

If not, a variance approval is required in accordance with [15A NCAC 02T.0105\(b\)](#), **prior to certification and operation.**

- Contact the Central Office to discuss the variance to determine a course of action.
- Applicant must submit two copies of the variance request form, plans, specifications, calculations, and any other pertinent information to the Central Office (one hard copy, one digital copy).
- The central office will review the variance request, and if approvable, specific language regarding the variance will be incorporated into the permit, either via a special condition or a supplementary letter. A copy of the reissued permit with variance language or the variance letter must be maintained with the original documents.

- 7) Does the project contains high priority lines ([15A NCAC 02T.0402\(2\)](#))? Yes No
 - If yes, ensure that the permit already contains the necessary condition related to high priority lines 15A NCAC 02T.0403 (a)(5). If the permit does not include this language, the Fast Track reviewer will reissue the permit with the appropriate language.
- 8) Are Permit modifications are required for any changes resulting in non-compliance with this permit (including but not limited to pipe length changes of 10% or greater, change in flow, pump station design capacity design change of 5% or greater, and/or change in the number/type of connections)? Yes No
 - If yes, a permit modification request must be submitted to the appropriate Regional Office, and a **modified permit with revised certification must be issued prior to operation.**



FAST TRACK SEWER ENGINEERING CERTIFICATION

PERMITTEE: Currituck Water & Sewer, LLC
PERMIT #: WQ0047022
PROJECT: Flora Farms Phase 3
ISSUE DATE: December 12, 2025

This project shall not be considered complete nor allowed to operate in accordance with Condition 7 of this permit until the Division has received this Certification and all required supporting documentation. It should be submitted in a manner that documents the Division's receipt. Send the required documentation to the Regional Supervisor, Water Quality Regional Operations Section, at the address at the bottom.

Any wastewater flow made tributary to the wastewater collection system extension prior to completion of this Certification shall be considered a violation of the permit and shall subject the Permittee to appropriate enforcement actions. The Permittee is responsible for tracking all partial certifications up until a final certification is received. A Final Certification shall be a complete set of record drawings, specifications and design calculations regardless of whether partials have been submitted.

PERMITTEE'S CERTIFICATION

I, the undersigned agent for the Permittee, hereby state that this project has been constructed pursuant to the applicable standards & requirements, the Professional Engineer below has provided applicable design/construction information to the Permittee, and the Permittee is prepared to operate & maintain the wastewater collection system permitted herein or portions thereof.

Printed Name, Title

Signature

Date

ENGINEER'S CERTIFICATION

I, _____, as a duly registered Professional Engineer in the State of North Carolina, having been authorized to observe (periodically, weekly, full time) the construction of the project name and location as referenced above for the above Permittee hereby state that, to the best of my abilities, due care and diligence was used in the observation of the following construction: **approximately 3,056 linear feet of 8-inch gravity sewer to serve as part of the Flora Farms Phase 3 project (55 four-bedroom homes)** such that the construction was observed to be built within substantial compliance of this permit; 15A NCAC 02T; the Division of Water Resources' (Division) Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable; and other supporting materials.

North Carolina Professional Engineer's Seal w/signature & date:

Final Partial (include description)

Certification Comments/Qualifiers (attach if necessary):

