



Development Services
Planning
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

April 6, 2016

Gretchen Merix
Paramounte Engineering, Inc
5911 Oleander Drive
Wilmington, NC 28403

910 254-0900
910 341-3264 fax
wilmingtonnc.gov
Dial 711 TTY/Voice

RE: **Lakeside Reserve**, located at 2144 W. Lake Shore Drive

Please make note of the conditions for the release as they appear on the attached release letter. These conditions must be followed and met in order for the construction to be approved. ***Prior to beginning any construction or grading on the site, you must have a pre-construction meeting between City staff and the project's representatives. Any violation of this condition will result in an immediate stop work order and other civil penalties. Please contact our zoning office at 254-0900 to schedule the preconstruction meeting.***

All construction on the site must be in accordance with the City of Wilmington standards and the approved construction plans stamped by the City. All trees and areas designated to be saved or protected must be properly barricaded and/or marked throughout construction. In addition please be aware that to obtain a final zoning inspection for this construction project, the appropriate departments within the City of Wilmington must perform and approve final inspections.

To arrange for inspections please contact the assigned Zoning Enforcement Officer, at 254-0900. Staff will coordinate the inspections and provide a punch-list to the Developer within 5 working days. Upon correction of the punch-list items, a final inspection will be performed. ***NOTE: Zoning will not issue final approval until all requirements of the City of Wilmington are fulfilled.***

Please also be advised that any party aggrieved by the issuance of this approval may file a notice of appeal to the City Clerk within 30 days of receipt of active or constructive notice of this decision. It shall be presumed that all persons with standing to appeal have constructive notice of the decision from the date a sign containing the words "Zoning Decision" or "Subdivision Decision" in letters at least six inches high and identifying the means to contact an official for information about the decision is prominently posted on the property that is the subject of the decision, provided the sign remains on the property for at least 10 days. Posting of signs is not the only form of constructive notice. Any such posting shall be the responsibility of the landowner or applicant. Verification of the posting shall be provided to the official who made the decision. Absent an ordinance provision to the contrary, posting of signs shall not be required.

The City thanks you for your investment in our community and we look forward to working with you towards the construction of a quality development project.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Chambers", written over a horizontal line.

Brian Chambers
Associate Planner



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 Planning
 305 Chestnut Street
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 Wilmington, NC
 28402-1810

TRANSMITTAL LETTER

910 254-0900
 910 341-3264 fax
 wilminatonncc.gov

TO: John Barham, Zoning Inspector
 DATE: April 6, 2016
 SUBJECT: **Lakeside Reserve** Project # 2015059
 LOCATION: 2144 W. Lake Shore Drive

The following items are being sent to you via this package.

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 4/5/16	Lakeside Reserve Approved Plans
1	Dated 12/10/15	City Tree Removal Permit TPP-16-88
1	Dated 3/11/16	NHC Erosion Control #GP 50-15
1	Dated 3/30/16	City of Wilmington Stormwater Management Permit #2016014

REMARKS: **Lakeside Reserve**, located at **2144 W. Lake Shore Drive**, is hereby conditionally released for construction. The following conditions must be satisfied as part of this release:

- A. **A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE SITE CONTRACTOR AND CITY STAFF PRIOR TO ANY SITE WORK, TREE REMOVAL, CLEARING, OR GRADING BEGINNING ON THE SITE. FAILURE TO COMPLY WILL RESULT IN IMMEDIATE CIVIL PENALTIES. CONTACT 910-254-0900.**
- B. **ANY TREES, INCLUDING THE CRITICAL ROOT ZONE AREA, AND/OR AREA DESIGNATED TO BE SAVED MUST BE PROPERLY BARRICADED OR MARKED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING WILL OCCUR IN THOSE AREAS.**
- C. **NO EQUIPMENT IS ALLOWED ON THE SITE AND NO CONSTRUCTION OF ANY BUILDING, STRUCTURE, WALL, UTILITIES, INFRASTRUCTURE, ETC., OF ANY KIND, INCLUDING FOOTINGS AND BUILDING SLABS, WILL BE PERMITTED UNTIL:**
 - 1. **ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED**
 - 2. **BETH WETHERILL HAS FORMALLY ISSUED THE GRADING PERMIT AND AUTHORIZED THE ACTIVITY**
 - 3. **THE CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MUST HAVE A PRECON WITH CFPUA 332-6560.**
 - 4. **THE CITY ZONING INSPECTOR AUTHORIZES THE ACTIVITY.**

- D. ALL REQUIRED EASEMENTS MUST BE REVIEWED BY CITY STAFF PRIOR TO RECORDATION.**
- E. A COPY OF THE RECORDED MAP SHOWING ANY REQUIRED EASEMENTS AND RIGHT-OF-WAY FOR THE PROJECT MUST BE SUBMITTED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.**
- F. THE APPLICANT SHALL SATISFY ALL OUTSTANDING CODE VIOLATIONS ASSOCIATED WITH THIS SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FACILITY.**
- G. THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS.**
- H. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.**
- I. PER THE REQUIREMENTS OF THE STORMWATER PERMIT, THE FOLLOWING SHALL OCCUR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR OPERATION OF THE PERMITTED FACILITY:**
 - AS-BUILT DRAWINGS FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON ENGINEERING DIVISION.**
 - AN ENGINEER'S CERTIFICATION SHALL ALSO BE SUBMITTED, ALONG WITH ALL SUPPORTING DOCUMENTATION THAT SPECIFIES, UNDER SEAL THAT THE AS-BUILT STORMWATER MEASURES, CONTROLS AND DEVICES ARE IN COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS.**
 - A FINAL INSPECTION BY CITY OF WILMINGTON ENGINEERING PERSONNEL.**
- J. PRIOR TO A FINAL INSPECTION, A WALKTHROUGH WITH CITY INSPECTIONS SHALL TAKE PLACE TO VERIFY COMPLETENESS OF SITE WORK IN ROW. ANY MATERIAL TEST REPORTS AND STORMWATER VIDEOS AS REQUIRED SHALL BE SUBMITTED PRIOR TO AND APPROVED BY CITY ENGINEERING. PLEASE CONTACT THE CITY ENGINEERING DIVISION AT 910.341.0094.**
- K. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) RIGHT-OF-WAY UNTIL ALL NCDOT PERMITS HAVE BEEN ISSUED AND RECEIVED BY THE CITY. ALL IMPROVEMENTS REQUIRED SHALL BE INSTALLED AND APPROVED BY NCDOT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**
- L. PROPERTIES WITHIN THE SPECIAL FLOOD HAZARD AREA SHALL BE SUBJECT TO COMPLIANCE WITH ARTICLE 13 OF THE LAND DEVELOPMENT CODE. PLEASE CONTACT KATHRYN THURSTON, ZONING ADMINISTRATOR/FLOODPLAIN MANAGER (910.341.3249) FOR CLARIFICATION ON REQUIREMENTS FOR DEVELOPMENT IN THE FLOOD PLAIN.**
- M. THE DEVELOPER ASSUMES ALL RISKS AND PENALTIES WITH ANY DELAY OR STOP WORK ORDER ASSOCIATED WITH THE VIOLATION OF THIS RELEASE. THE DEVELOPER ACKNOWLEDGES THE CONDITIONS OF THIS RELEASE AND ASSUMES ALL RESPONSIBILITIES AND RISKS ASSOCIATED WITH IT. THE CITY OF WILMINGTON WILL NOT BE HELD LIABLE FOR ANY COSTS ASSOCIATED WITH THE CONSTRUCTION RELEASE.**

N. APPROVAL OF A MAJOR OR MINOR SITE PLAN SHALL EXPIRE AFTER EIGHTEEN (18) MONTHS FROM THE DATE OF SUCH APPROVAL IF THE APPLICANT HAS FAILED TO MAKE SUBSTANTIAL PROGRESS ON THE SITE. THE TECHNICAL REVIEW COMMITTEE MAY GRANT A SINGLE, SIX-MONTH EXTENSION OF THIS TIME LIMIT FOR MAJOR AND MINOR SITE PLANS, FOR GOOD CAUSE SHOWN, UPON RECEIVING A REQUEST FROM THE APPLICANT BEFORE THE EXPIRATION OF THE APPROVED PLAN. IN THE EVENT APPROVAL OF A SITE PLAN HAS EXPIRED, FOR WHATEVER REASONS, THE OWNER AND/OR APPLICANT WILL BE REQUIRED TO RESUBMIT FOR APPROVAL OF A SITE PLAN THAT MEETS CURRENT DEVELOPMENT STANDARDS UNLESS OTHERWISE NOTED IN THIS CHAPTER.

O. IF THE CONDITIONS LISTED ABOVE ARE VIOLATED, A STOP WORK ORDER WILL BE ISSUED.

Please notify New Hanover County Building Inspections of this release.

Signature: _____

Brian Chambers, Associate Planner

Copy: Gretchen Merix
Bret Russell
Rob Gordon
Jim Quinn
Aaron Reese
Chris Elrod
Sammy Flowers
Brian Blackmon
Jim Sahlie
Bill McDow
Don Bennett
Bernice Johnson
Beth Easley Wetherill
Michelle Hutchinson
Alina Jakubcanin
Genna Porter
Amy Beatty
Ryan O'Reilly
Steve Harrell

Paramounte Engineering (email only)
Construction Manager
Engineering
Stormwater Specialist
Urban Forestry
Wilmington Fire Department (e-mail only)
Wilmington Fire Department (e-mail only)
Surveyor (e-mail only)
GIS Addressing (e-mail only)
Traffic Engineering (e-mail only)
Traffic Engineering (e-mail only)
CFPUA (e-mail letter only)
NHC Erosion Control (e-mail only)
GIS Engineer (e-mail only)
GIS Analyst (e-mail only)
Engineering (e-mail only)
Community Services (e-mail only)
Community Services (e-mail only)
Community Services (e-mail only)

File: **Lakeside Reserve**

Project File # 2015059



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 Planning Division
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 PO Box 1810
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RECEIVED

DEC 7 2015

PLANNING DIVISION

APPROVED: X DENIED:

PERMIT #: TPP-16-88

Application for Tree Removal Permit

Name of Applicant: Lakeside Partners, LLC Phone: Date: 12/1/15

Name of Property Owner: Lakeside Partners, LLC Phone:

Property Owner Address: 811 Martin Street Wilmington, NC 28401

Address of Proposed Tree Removal: 2144 W. Lake Shore Drive

Description of tree(s) to be removed/reason for removal: (provide attachment if necessary)

- | | |
|-------------------------|---------------------------------|
| 1. <u>(2) 10" oak</u> | 6. <u>(5) crepe myrtles</u> |
| 2. <u>(4) 8" oak</u> | 7. <u> </u> |
| 3. <u>(2) 12" oak</u> | 8. <u> </u> |
| 4. <u>(1) 22" oak</u> | 9. <u> </u> |
| 5. <u>(1) 6" cherry</u> | 10. <u> </u> |

Description of Replacement Tree(s): Nuttall oaks and live oaks (see landscape plan for more detail)

Applicant Signature: [Signature] Date: 12/2/15

*****FOR OFFICIAL USE ONLY*****

Reviewed By: [Signature] Date: 12/10/15

Remarks: Trees removal per essential site improvement

ALL WORK MUST BE IN COMPLIANCE WITH THE CITY LAND DEVELOPMENT CODE, ARTICLE 8, LANDSCAPING AND TREE PRESERVATION.

NEW CONSTRUCTION: X EXPANSION: OTHER: PAID: ck 1007

50.00 pd
[Signature]

Tree Preservation Permit Fees

Less than 1 acre	\$25.00
1-5 acres	\$50.00
5-10 acres	\$100.00
Greater than 10 acres	\$150.00



NEW HANOVER COUNTY

Engineering Department
230 Government Center Drive · Suite 160
Wilmington, North Carolina 28403
TELEPHONE (910)-798-7139
Fax (910) 798-7051

Beth E. Wetherill, C.P.E.S.C.
Soil Erosion Specialist

March 11, 2016

Lakeside Partners of Wilmington, Inc.
811 Martin Street,
Wilmington, North Carolina 28401

RE: Grading Permit # 50-15, Lakeside Reserve

Dear Mr. Watson Barnes :

This office has reviewed the revised subject sedimentation and erosion control plan. We find the plan to be acceptable.

Please read the permit conditions carefully and return the signed blue original to our office and keep the copy for your records.

The land disturbing fee of \$1400 is due to be paid to New Hanover County, to my attention, prior to issuance of the Certificate of Occupancy.

A preconstruction meeting is required prior to any land disturbing activity on site. Please contact us at (910) 798-7139 to set this up with us.

Please be advised that a copy of the approved soil erosion plan, a copy of the grading permit, a rain gauge and the Combined Inspection Reports must be available at all times at the site.

New Hanover County's Erosion and Sedimentation Control Program is performance oriented requiring protection of the natural resources and adjoining properties. If following the commencement of the project, it is determined that the plan is inadequate to meet the requirements of the New Hanover County's Erosion and Sedimentation Control Ordinance, this office may require revisions in the plan and its implementation to insure compliance with the ordinance.

This permit will not preclude any other permits or approvals necessary for beginning or completing this development. It is the owner's responsibility to have all the approvals or permits that are required prior to beginning construction. Approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State Water Quality laws, regulations and rules.

Respectfully yours,

Beth Easley Wetherill

Beth Easley Wetherill
NHC Soil Erosion Specialist

cc: Branch Smith PE, Paramounte Engineering, Inc.
Brian Chambers, City of Wilmington Planning



Permit for a Land Disturbing Activity

New Hanover County
 Department of Engineering
 230 Government Center Drive - Suite 160
 Wilmington, North Carolina 28403
 (910) 798-7139

As authorized by the New Hanover County Erosion and Sedimentation Control Ordinance

This permit issued to Lakeside Partners of Wilmington, Inc. authorizes the development of 3.50 acres of land at 2144 Lake Shore Drive for Lakeside Reserve in New Hanover County. This permit issued on March 11, 2016 is subject to compliance with the application and site drawings, all applicable regulations and special conditions and notes set forth below. Any plan modifications must be approved by this office prior to field changes.

It is understood by the applicant that a representative of New Hanover County's Engineering Department may inspect the site at any time following the issuance of this Permit. A copy of the approved Soil Erosion Control Plan, this permit, a rain gauge and copies of the Combined Self-Monitoring and Self Inspection Reports must be available at all times at the site.

Failure to execute the provisions of this permit and the approved Soil Erosion Plan, or any other provisions of the New Hanover County Soil Erosion and Sedimentation Control Ordinance, shall result in immediate legal action by the County to the limits prescribed by the Ordinance. If the measures outlined on the approved Soil Erosion Control Plan and this Permit prove insufficient, additional Erosion Control measures can and will be required which in turn will be considered provisions of this Permit. This Permit does not preclude any other permits or approvals necessary for beginning or completing this development. Approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State laws, regulations and rules. It is the Permittee's responsibility to obtain all necessary permits and approvals.

SPECIAL CONDITIONS

(THESE CONDITIONS MUST BE FOLLOWED IN ADDITION TO THE PLANS AND SPECIFICATIONS)

- *All the soil erosion control measures will be installed as the site is cleared and maintained throughout construction. These include a construction entrances, a barricade, silt fences, inlet and outlet protection, immediate construction and stabilization of the Stormwater Sediment Basin its slopes and the outlet structure with a 2 inch Faircloth Skimmer and a 1.8 inch orifice and 3 coir baffles.
- *Tree Removal Permits must be acquired from the City of Wilmington and/or New Hanover County prior to issuance of this permit and clearing the site.
- *Silt fence stakes must be metal and will be placed **six feet apart without wire reinforcement** or **eight feet apart with wire reinforcement**. Silt fence is not allowed as inlet protection.
- *This permit does not preclude any permits or approvals which may be necessary such as City of Wilmington or New Hanover County Stormwater, NCDENR Water Quality, C.A.M.A., and the US Army Corps. of Engineers, DEM Solid Waste or any other agencies.
- *No sediment shall leave the site.

This Permit will expire one year from date of issue if no construction activity begins on site. This permit may not be amended or transferred to another party without approval of this office.

Acknowledgment of receipt of Permit

Owner

Beth Easley Wetherill

Beth E. Wetherill, C.P.E.S.C.
Soil Erosion Specialist/New Hanover County

By (please print)

Signature



Public Services

Engineering
212 Operations Center Drive
Wilmington, NC 28412
910 341-7807
910 341-5881 fax
wilmingtonnc.gov
Dial 711 TTY/Voice

COMPREHENSIVE STORMWATER MANAGEMENT PERMIT

HIGH DENSITY DEVELOPMENT

SECTION 1 – APPROVAL

Having reviewed the application and all supporting materials, the City of Wilmington has determined that the application is complete and the proposed development meets the requirements of the City of Wilmington's Comprehensive Stormwater Ordinance.

PERMIT HOLDER: Lakeside Partners of Wilmington, Inc.
PROJECT: Lakeside Reserve
ADDRESS: 2144 W. Lake Shore Drive
PERMIT #: 2016014
DATE: 3/30/2016

Therefore, the above referenced site is hereby approved and subject to all conditions set forth in Section 2 of this approval and all applicable provisions of the City of Wilmington Comprehensive Stormwater Management Ordinance.

This permit shall be effective from the date of issuance until 3/30/2026 and shall be subject to the following specified conditions and limitations:

Section 2 - CONDITIONS

1. This approval is valid only for the stormwater management system as proposed on the approved stormwater management plans dated 3/30/2016.
2. The project will be limited to the amount and type of built-upon area indicated in Section IV of the Stormwater Management Application Form submitted as part of the approved stormwater permit application package, and per the approved plans.
3. This permit shall become void unless the facilities are constructed in accordance with the approved stormwater management plans, specifications and supporting documentation, including information provided in the application and supplements.
4. The runoff from all built-upon area within any permitted drainage area must be directed into the permitted stormwater control system for that drainage area.



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212 Operations Center Drive
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5. The permittee shall submit a revised stormwater management application packet to the City of Wilmington and shall have received approval prior to construction, for any modification to the approved plans, including, but not limited to, those listed below:
 - a. Any revision to any item shown on the approved plans, including the stormwater management measures, built-upon area, details, etc.
 - b. Redesign or addition to the approved amount of built-upon area or to the drainage area.
 - c. Further subdivision, acquisition, lease or sale of any part of the project area.
 - d. Filling in, altering, or piping of any vegetative conveyance shown on the approved plan.
 - e. Construction of any permitted future areas shown on the approved plans.
6. A copy of the approved plans and specifications shall be maintained on file by the Permittee.
7. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately.
8. If the stormwater system was used as an Erosion Control device, it must be restored to design condition prior to operation as a stormwater treatment device, and prior to issuance of any certificate of occupancy for the project.
9. All areas must be maintained in a permanently stabilized condition. If vegetated, permanent seeding requirements must follow the guidelines established in the North Carolina Erosion and Sediment Control Planning and Design Manual unless an alternative is specified and approved by the City of Wilmington.
10. All stormwater treatment systems as well as access to nearest right-of-way must be located in recorded easements.
11. All applicable operation & maintenance agreements and easements pertaining to each stormwater treatment system shall be referenced on the final plat and recorded with the Register of Deeds upon final plat approval. If no plat is recorded for the site the operation and maintenance agreements and easements shall be recorded with the Register of Deeds so as to appear in the chain of title of all subsequent purchasers under generally accepted searching standards.
12. The stormwater management system shall be constructed in its entirety, vegetated and operational for its intended use prior to the construction of any built-upon surface unless prior approval is obtained. City Staff must be notified of any deviation prior to construction of the built-upon surface. Any deviation request shall include justification and must propose an alternative timeline or construction sequence. Notification shall not constitute approval. Any alternative timeline approved by City staff shall become an enforceable component of this permit.



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13. The permittee shall at all times provide the operation and maintenance necessary to assure the permitted stormwater system functions at optimum efficiency. The approved Operation and Maintenance Agreement must be followed in its entirety and maintenance must occur at the scheduled intervals including, but not limited to:
 - a. Scheduled inspections (interval noted on the agreement).
 - b. Sediment removal.
 - c. Mowing and revegetation of slopes and the vegetated areas.
 - d. Maintenance of landscape plants, including those within the landscape buffer and on the vegetated shelf.
 - e. Immediate repair of eroded areas, especially slopes.
 - f. Debris removal and unclogging of outlet structure, orifice device, flow spreader, catch basins and/or piping.
 - g. Access to the outlet structure must be available at all times.
14. Records of inspection, maintenance and repair for the permitted stormwater system must be kept by the permittee for at least 5 years from the date of record and made available upon request to authorized personnel of the City of Wilmington. The records will indicate the date, activity, name of person performing the work and what actions were taken.
15. Upon completion of construction, before a Certificate of Occupancy shall be granted, and prior to operation or intended use of this permitted facility, the applicant shall submit to the City of Wilmington as-built plans for all stormwater management facilities. The plans shall show the final design specifications and the field location, type, depth, invert and planted vegetation of all measures, controls and devices, as-installed. A certification shall be submitted, along with all supporting documentation that specifies, under seal that the as-built stormwater measures, controls and devices are in compliance with the approved stormwater management plans. A final inspection by City of Wilmington personnel will be required prior to issuance of a certificate of occupancy or operation of the permitted facility.
16. This permit is not transferable except after application and approval by the City of Wilmington. In the event of a change of ownership, name change or change of address the permittee must submit a completed Name/Ownership Change form to the City of Wilmington at least 30 days prior to the change. It shall be signed by all applicable parties, and be accompanied by all required supporting documentation. Submittal of a complete application shall not be construed as an approved application. The application will be reviewed on its own merits by the City of Wilmington and may or may not be approved. The project must be in compliance with the terms of this permit in order for the transfer request to be considered. The permittee is responsible for compliance with all permit conditions until such time as the City of Wilmington approves the transfer request. Neither the sale of the project nor the conveyance of common area to a third party should be considered as an approved transfer of the permit.
17. Failure to abide by the conditions and limitations contained in this permit may subject the Permittee to enforcement action by the City of Wilmington, in accordance with Sections 18-52 and 18-53 and any other applicable section of the Land Development Code.



Public Services

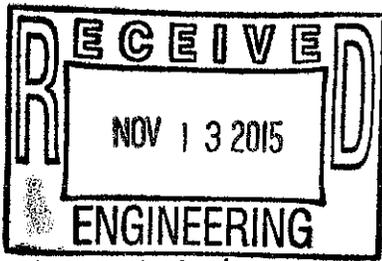
Engineering
212 Operations Center Drive
Wilmington, NC 28412
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18. The City of Wilmington may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the City of Wilmington for modifying the site to meet minimum requirements. The permittee shall provide copies of revised plans and certification in writing to the City of Wilmington that the changes have been made.
19. The issuance of this permit does not preclude the Permittee from complying with any and all statutes, rules, regulations, or ordinances, which may be imposed by other government agencies (local, state, and federal) having jurisdiction.
20. In the event that the 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 the City of Wilmington, such as the construction of additional or replacement stormwater management systems.
21. The permittee grants City of Wilmington Staff permission to enter the property during normal business hours for the purpose of inspecting all components of the permitted stormwater management facility.
22. The permit issued shall continue in force and effect until revoked or terminated by the City of Wilmington. The permit may be modified, revoked and reissued or terminated for cause. The filing of a request for a permit modification, revocation and re-issuance or termination does not stay any permit condition.
23. The approved stormwater management plans and all documentation submitted as part of the approved stormwater management permit application package for this project are incorporated by reference and are enforceable parts of the permit.
24. The permittee shall submit a renewal request with all required forms and documentation at least 180 days prior to the expiration date of this permit.
25. If any one or more of the conditions of this permit is found to be unenforceable or otherwise invalidated, all remaining conditions shall remain in full effect.

Stormwater Management Permit issued this the 30th day of March, 2016

A handwritten signature in black ink, appearing to read "S. Cheatham".

for Sterling Cheatham, City Manager
City of Wilmington



Public Services
 Engineering
 212 Operations Center Dr
 Wilmington, NC 28412
 910 341-7807
 910 341-5881 fax
 wilmingtonnc.gov
 Dial 711 TTY/Voice

**Unless noted otherwise*



STORMWATER MANAGEMENT PERMIT APPLICATION FORM
 (Form SWP 2.2)

I. GENERAL INFORMATION

1. Project Name (subdivision, facility, or establishment name - should be consistent with project name on plans, specifications, letters, operation and maintenance agreements, etc.):

Good Shepherd Center

2. Location of Project (street address):

2144 W. Lake Shore Drive

City: Wilmington County: New Hanover Zip: 28401

3. Directions to project (from nearest major intersection):

From the intersection of Carolina Beach Road (US Hwy 421) & Stadium Drive, follow Stadium Dr northwest for approximately 0.32 miles and take a right onto W. Lake Shore Dr. The site will be on your right

II. PERMIT INFORMATION

1. Specify the type of project (check one): Low Density High Density Drains to an Offsite Stormwater System Drainage Plan Other

If the project drains to an Offsite System, list the Stormwater Permit Number(s):

City of Wilmington: _____ State - NCDENR/DWQ: _____

2. Is the project currently covered (whole or in part) by an existing City or State (NCDENR/DWQ) Stormwater Permit? Yes No

If yes, list all applicable Stormwater Permit Numbers:

City of Wilmington: _____ State - NCDENR/DWQ: _____

3. Additional Project Permit Requirements (check all applicable):

CAMA Major Sedimentation/Erosion Control

NPDES Industrial Stormwater 404/401 Permit: Proposed Impacts: _____

If any of these permits have already been acquired please provide the Project Name, Project/Permit Number, issue date and the type of each permit:

III. CONTACT INFORMATION

1. Print Applicant / Signing Official's name and title (specifically the developer, property owner, lessee, designated government official, individual, etc. who owns the project):

Applicant / Organization: Lakeside Partners of Wilmington, Inc.

Signing Official & Title: W. Watson Barnes

- a. Contact information for Applicant / Signing Official:

Street Address: 811 Martin Street

City: Wilmington State: NC Zip: 28401

Phone: _____ Fax: _____ Email: wbarnes_cna@yahoo.com

Mailing Address (if different than physical address): same

City: _____ State: _____ Zip: _____

- b. Please check the appropriate box. The applicant listed above is:

The property owner (Skip to item 3)

Lessee* (Attach a copy of the lease agreement and complete items 2 and 2a below)

Purchaser* (Attach a copy of the pending sales agreement and complete items 2 and 2a below)

Developer* (Complete items 2 and 2a below.)

2. Print Property Owner's name and title below, if you are the lessee, purchaser, or developer. (This is the person who owns the property that the project is on.)

Property Owner / Organization: _____

Signing Official & Title: _____

- a. Contact information for Property Owner:

Street Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

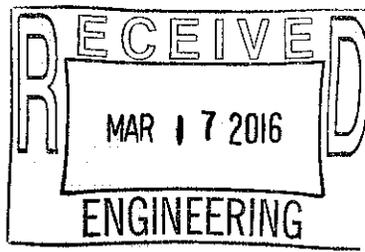
Mailing Address (if different than physical address): _____

City: _____ State: _____ Zip: _____

3. (Optional) Print the name and title of another contact such as the project's construction supervisor or another person who can answer questions about the project:

Other Contact Person / Organization: _____

Signing Official & Title: _____



a. Contact information for person listed in item 3 above:

Street Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Mailing Address (if different than physical address): _____

City: _____ State: _____ Zip: _____

IV. PROJECT INFORMATION

1. In the space provided below, briefly summarize how the stormwater runoff will be treated.

Stormwater will be collected by drop inlets and conveyed to the proposed wet retention facility. The proposed wet pond is designed for the first 1.5" of rainfall-runoff and to meet the pre-post requirements for the 2, 10 and 25-yr storm events.

2. Total Property Area: 185,790 square feet

3. Total Coastal Wetlands Area: _____ square feet

4. Total Surface Water Area: _____ square feet

5. Total Property Area (2) – Total Coastal Wetlands Area (3) – Total Surface Water Area (4) = Total Project Area: 185,790 square feet.

6. Existing Impervious Surface within Property Area: 38,637 square feet

7. Existing Impervious Surface to be Removed/Demolished: 38,637 square feet

8. Existing Impervious Surface to Remain: 0 square feet

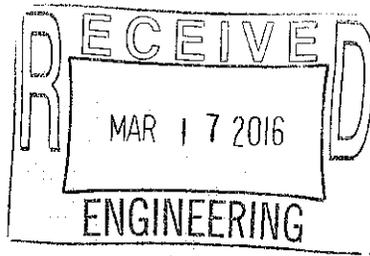
9. Total Onsite (within property boundary) Newly Constructed Impervious Surface (*in square feet*):

Buildings/Lots	33,821 sf
Impervious Pavement	28,398 sf
Pervious Pavement (adj. total, with % credit applied)	
Impervious Sidewalks	7,465 sf
Pervious Sidewalks (adj. total, with % credit applied)	
Other (describe)	
Future Development	
Total Onsite Newly Constructed Impervious Surface	69,684 sf

10. Total Onsite Impervious Surface

(Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) = 69,684 square feet

11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = 37.5%



12. Total Offsite Newly Constructed Impervious Area (improvements made outside of property boundary, in square feet):

Impervious Pavement	740 sf
Pervious Pavement (adj. total, with % credit applied)	
Impervious Sidewalks	5,854 sf
Pervious Sidewalks (adj. total, with % credit applied)	
Other (describe)	
Total Offsite Newly Constructed Impervious Surface	6,594 sf

13. Total Newly Constructed Impervious Surface

(Total Onsite + Offsite Newly Constructed Impervious Surface) = 76,278 square feet

14. Complete the following information for each Stormwater BMP drainage area. If there are more than three drainage areas in the project, attach an additional sheet with the information for each area provided in the same format as below. Low Density projects may omit this section and skip to Section V.

Basin Information	BMP # 1	BMP #	BMP #
Receiving Stream Name	Greenfield Lake		
Receiving Stream Index Number	18-76-1		
Stream Classification	C; Sw		
Total Drainage Area (sf)	114,632 sf		
On-Site Drainage Area (sf)	114,632 sf		
Off-Site Drainage Area (sf)	0 sf		
Total Impervious Area (sf)	67,929 sf		
Buildings/Lots (sf)	33,821 sf		
Impervious Pavement (sf)	26,643 sf		
Pervious Pavement (sf)			
Impervious Sidewalks (sf)	7,465 sf		
Pervious Sidewalks (sf)			
Other (sf)			
Future Development (sf)			
Existing Impervious to remain (sf)			
Offsite (sf)			
Percent Impervious Area (%)	59.3%		

15. How was the off-site impervious area listed above determined? Provide documentation:

V. SUBMITTAL REQUIREMENTS

1. Supplemental and Operation & Maintenance Forms - One applicable City of Wilmington Stormwater BMP supplement form and checklist must be submitted for each BMP specified for this project. One applicable proposed operation and maintenance (O&M) form must be submitted for each type of stormwater BMP. Once approved, the operation and maintenance forms must be referenced on the final plat and recorded with the register of deeds office.
2. Deed Restrictions and Restrictive Covenants - For all subdivisions, outparcels, and future development, the appropriate property restrictions and protective covenants are required to be recorded prior to the sale of any lot. Due to variability in lot sizes or the proposed BUA allocations, a table listing each lot number, lot size, and the allowable built-upon area must be provided as an attachment to the completed and notarized deed restriction form. The appropriate deed restrictions and protective covenants forms can be downloaded at the link listed in section V (3). Download the latest versions for each submittal.

In instances where the applicant is different than the property owner, it is the responsibility of the property owner to sign the deed restrictions and protective covenants form while the applicant is responsible for ensuring that the deed restrictions are recorded.

By the notarized signature(s) below, the permit holder(s) certify that the recorded property restrictions and protective covenants for this project, if required, shall include all the items required in the permit and listed on the forms available on the website, that the covenants will be binding on all parties and persons claiming under them, that they will run with the land, that the required covenants cannot be changed or deleted without concurrence from the City of Wilmington, and that they will be recorded prior to the sale of any lot.

3. Only complete application packages will be accepted and reviewed by the City. A complete package includes all of the items listed on the City Engineering Plan Review Checklist, including the fee. Copies of the Engineering Plan Review Checklist, all Forms, Deed Restrictions as well as detailed instructions on how to complete this application form may be downloaded from:

<http://www.wilmingtonnc.gov/PublicServices/Engineering/PlanReview/StormwaterPermits.aspx>

The complete application package should be submitted to the following address:

City of Wilmington – Engineering
Plan Review Section
212 Operations Center Dr
Wilmington, NC 28412

VI. CONSULTANT INFORMATION AND AUTHORIZATION

1. Applicant: Complete this section if you wish to designate authority to another individual and/or firm (such as a consulting engineer and /or firm) so that they may provide information on your behalf for this project (such as addressing requests for additional information).

Consulting Engineer: Tim Clinkscales, P.E.

Consulting Firm: Paramounte Engineering, Inc.

a. Contact information for consultant listed above:

Mailing Address: 5911 Oleander Drive, Suite 201

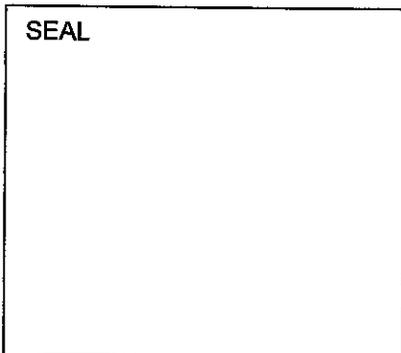
City: Wilmington State: NC Zip: 28403

Phone: 910-791-6707 Fax: 910-791-6760 Email: tclinkscales@paramounte-eng.com

VII. PROPERTY OWNER AUTHORIZATION (If Section III(2) has been filled out, complete this section)

I, *(print or type name of person listed in Contact Information, item 2)* _____, certify that I own the property identified in this permit application, and thus give permission to *(print or type name of person listed in Contact Information, item 1)* _____ with *(print or type name of organization listed in Contact Information, item 1)* _____ to develop the project as currently proposed. A copy of the lease agreement or pending property sales contract has been provided with the submittal, which indicates the party responsible for the operation and maintenance of the stormwater system.

As the legal property owner I acknowledge, understand, and agree by my signature below, that if my designated agent *(entity listed in Contact Information, item 1)* dissolves their company and/or cancels or defaults on their lease agreement, or pending sale, responsibility for compliance with the City of Wilmington Stormwater Permit reverts back to me, the property owner. As the property owner, it is my responsibility to notify the City of Wilmington immediately and submit a completed Name/Ownership Change Form within 30 days; otherwise I will be operating a stormwater treatment facility without a valid permit. I understand that the operation of a stormwater treatment facility without a valid permit is a violation of the City of Wilmington Municipal Code of Ordinances and may result in appropriate enforcement including the assessment of civil penalties.



Signature: _____

_____ Date: _____

I, _____, a Notary Public for the State of _____, County of _____, do

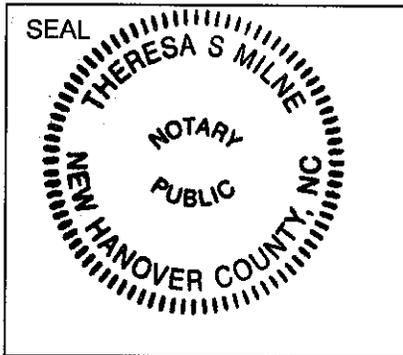
hereby certify that _____ personally appeared before me this day of _____, _____.

and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,

My commission expires: _____

VIII. APPLICANT'S CERTIFICATION

I, (print or type name of person listed in Contact Information, item 1) , W. Watson Barnes certify that the information included on this permit application form is, to the best of my knowledge, correct and that the project will be constructed in conformance with the approved plans, that the required deed restrictions and protective covenants will be recorded, and that the proposed project complies with the requirements of the applicable stormwater rules under.



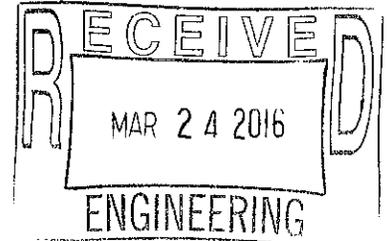
Signature: *W. Watson Barnes*
Date: 11/12/15

I, Theresa S. Milne, a Notary Public for the State of North Carolina, County of New Hanover, do hereby certify that W. Watson Barnes personally appeared before me this day of November 12, 2015 and acknowledge the due execution of the application for a stormwater

permit. Witness my hand and official seal.

Theresa S. Milne
My commission expires: June 23, 2018

Red triangles at the upper right hand corner indicate design comments
Please complete the yellow shaded items.



STORMWATER MANAGEMENT PERMIT APPLICATION FORM
401 CERTIFICATION APPLICATION FORM
WET DETENTION BASIN SUPPLEMENT

This form must be filled out, printed and submitted.
The Required Items Checklist (Part III) must be printed, filled out and submitted along with all of the required information.

I. PROJECT INFORMATION	
Project name	LAKESIDE HOMES
Contact person	Branch Smith, PE
Phone number	910-791-6707
Date	3/15/2016 3/24/16
Drainage area number	DA-1

II. DESIGN INFORMATION

Site Characteristics

Drainage area	114,632 ft ²
Impervious area, post-development	67,929 ft ²
% impervious	59.26 %
Design rainfall depth	1.5 in

Storage Volume: Non-SA Waters

Minimum volume required	8,360 ft ³	OK
Volume provided	8,392 ft ³	OK, volume provided is equal to or in excess of volume required.

Storage Volume: SA Waters

1.5" runoff volume	NA ft ³
Pre-development 1-yr, 24-hr runoff	ft ³
Post-development 1-yr, 24-hr runoff	ft ³
Minimum volume required	ft ³
Volume provided	ft ³

Peak Flow Calculations

Is the pre/post control of the 1yr 24hr storm peak flow required?	N	(Y or N)
1-yr, 24-hr rainfall depth		in
Rational C, pre-development		(unitless)
Rational C, post-development		(unitless)
Rainfall intensity: 1-yr, 24-hr storm		in/hr
Pre-development 1-yr, 24-hr peak flow		ft ³ /sec
Post-development 1-yr, 24-hr peak flow		ft ³ /sec
Pre/Post 1-yr, 24-hr peak flow control		ft ³ /sec

Elevations

Temporary pool elevation	9.82	fmsl
Permanent pool elevation	9.00	fmsl
SHWT elevation (approx. at the perm. pool elevation)	NA	fmsl
Top of 10ft vegetated shelf elevation	9.00	fmsl
Bottom of 10ft vegetated shelf elevation	8.00	fmsl
Sediment cleanout, top elevation (bottom of pond)	4.00	fmsl
Sediment cleanout, bottom elevation	3.00	fmsl
Sediment storage provided	1.00	ft

Is there additional volume stored above the state-required temp. pool? Y (Y or N)

Elevation of the top of the additional volume	10.8	fmsl	Insufficient. Must equal the temp. pool elev. previously entered.
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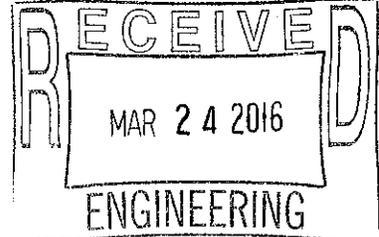
Surface Areas

Area, temporary pool	10,881	ft ²
Area REQUIRED, permanent pool	7,278	ft ²

7,103 SF (CALC. ERROR)

II. DESIGN INFORMATION

SA/DA ratio	6.20 (unitless)	
Area PROVIDED, permanent pool, A_{perm_pool}	9,222 ft ²	OK
Area, bottom of 10ft vegetated shelf, A_{bot_shelf}	5,549 ft ²	
Area, sediment cleanout, top elevation (bottom of pond), A_{bot_pond}	903 ft ²	
Volumes		
Volume, temporary pool	8,392 ft ³	OK
Volume, permanent pool, V_{perm_pool}	20,098 ft ³	
Volume, forebay (sum of forebays if more than one forebay)	4,370 ft ³	
Forebay % of permanent pool volume	21.7% %	OK



SA/DA Table Data		
Design TSS removal	90 %	
Coastal SA/DA Table Used?	Y (Y or N)	
Mountain/Piedmont SA/DA Table Used?	N (Y or N)	
SA/DA ratio	6.20 (unitless)	

Average depth (used in SA/DA table):		
Calculation option 1 used? (See Figure 10-2b)	N (Y or N)	
Volume, permanent pool, V_{perm_pool}	20,098 ft ³	
Area provided, permanent pool, A_{perm_pool}	9,222 ft ²	
Average depth calculated	ft	Need 3 ft min.
Average depth used in SA/DA, d_{av} , (Round to nearest 0.5ft)	ft	
Calculation option 2 used? (See Figure 10-2b)	Y (Y or N)	
Area provided, permanent pool, A_{perm_pool}	9,222 ft ²	
Area, bottom of 10ft vegetated shelf, A_{bot_shelf}	5,549 ft ²	
Area, sediment cleanout, top elevation (bottom of pond), A_{bot_pond}	903 ft ²	
"Depth" (distance b/w bottom of 10ft shelf and top of sediment)	4.00 ft	
Average depth calculated	3.40 ft	OK
Average depth used in SA/DA, d_{av} , (Round to nearest 0.5ft)	3.4 ft	OK

Drawdown Calculations		
Drawdown through orifice?	Y (Y or N)	
Diameter of orifice (if circular)	1.5 in	4" PVC w/ 1.5" DRILLED ORIFICE
Area of orifice (if non-circular)	in ²	
Coefficient of discharge (C_d)	0.60 (unitless)	
Driving head (H_o)	0.27 ft	
Drawdown through weir?	N (Y or N)	
Weir type	(unitless)	
Coefficient of discharge (C_w)	(unitless)	
Length of weir (L)	ft	
Driving head (H)	ft	
Pre-development 1-yr, 24-hr peak flow	NA ft ³ /sec	
Post-development 1-yr, 24-hr peak flow	NA ft ³ /sec	
Storage volume discharge rate (through discharge orifice or weir)	0.03 ft ³ /sec	
Storage volume drawdown time	3.13 days	OK, draws down in 2-5 days.

Additional Information		
Vegetated side slopes	3 :1	OK
Vegetated shelf slope	6 :1	insufficient shelf slope. 6:1 STATE LAW.
Vegetated shelf width	6.0 ft	insufficient shelf length.
Length of flowpath to width ratio	6 :1	OK
Length to width ratio	6.0 :1	OK
Trash rack for overflow & orifice?	Y (Y or N)	OK
Freeboard provided	0.5 ft	insufficient freeboard, minimum of 1-ft required. STATE GUIDELINE - CITY OK'd.
Vegetated filter provided?	N (Y or N)	OK
Recorded drainage easement provided?	Y (Y or N)	OK
Capures all runoff at ultimate build-out?	Y (Y or N)	OK
Drain mechanism for maintenance or emergencies is:	Pump Out	

Wet Detention Basin Operation and Maintenance Agreement

I will keep a maintenance record on this BMP. This maintenance record will be kept in a log in a known set location. Any deficient BMP elements noted in the inspection will be corrected, repaired or replaced immediately. These deficiencies can affect the integrity of structures, safety of the public, and the removal efficiency of the BMP.

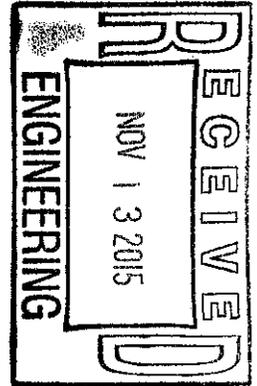
The wet detention basin system is defined as the wet detention basin, pretreatment including forebays and the vegetated filter if one is provided.

This system (check one):

does does not incorporate a vegetated filter at the outlet.

This system (check one):

does does not incorporate pretreatment other than a forebay.



Important maintenance procedures:

- Immediately after the wet detention basin is established, the plants on the vegetated shelf and perimeter of the basin should be watered twice weekly if needed, until the plants become established (commonly six weeks).
- No portion of the wet detention pond should be fertilized after the first initial fertilization that is required to establish the plants on the vegetated shelf.
- Stable groundcover should be maintained in the drainage area to reduce the sediment load to the wet detention basin.
- If the basin must be drained for an emergency or to perform maintenance, the flushing of sediment through the emergency drain should be minimized to the maximum extent practical.
- Once a year, a dam safety expert should inspect the embankment.

After the wet detention pond is established, it should be inspected **once a month and within 24 hours after every storm event greater than 1.5 inches**. Records of operation and maintenance should be kept in a known set location and must be available upon request. Inspection activities shall be performed as follows. Any problems that are found shall be repaired immediately.

BMP element:	Potential problem:	How I will remediate the problem:
The entire BMP	Trash/debris is present.	Remove the trash/debris.
The side slopes of the wet detention basin	Areas of bare soil and/or erosive gullies have formed.	Regrade the soil if necessary to remove the gully, and then plant a ground cover and water until it is established. Provide lime and a one-time fertilizer application.
	Vegetation is too short or too long.	Maintain vegetation at a height of approximately six inches.

Permit Number: _____
 (to be provided by City of Wilmington)
 BMP Drainage Basin #: _____

BMP element:	Potential problem:	How I will remediate the problem:
The inlet device: pipe or swale	The pipe is clogged.	Unclog the pipe. Dispose of the sediment off-site.
	The pipe is cracked or otherwise damaged.	Replace the pipe.
	Erosion is occurring in the swale.	Regrade the swale if necessary to smooth it over and provide erosion control devices such as reinforced turf matting or riprap to avoid future problems with erosion.
The forebay	Sediment has accumulated to a depth greater than the original design depth for sediment storage.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the BMP.
	Erosion has occurred.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.
The vegetated shelf	Best professional practices show that pruning is needed to maintain optimal plant health.	Prune according to best professional practices
	The plant community and coverage is significantly (>25%) different from approved landscape plan.	Restore plant vegetation to approved condition. If landscape plan needs to be adjusted to specify vegetation more appropriate for site conditions, contact City Stormwater or Engineering Staff.
	Cattails or other invasive plants cover >25% of the veg't shelf. A monoculture of plants must be avoided)	Remove all invasives by physical removal or by wiping them with pesticide (do not spray) - consult a professional.
	Plants are dead, diseased or dying.	Determine the source of the problem: soils, hydrology, disease, etc. Remedy the problem and replace plants. Provide a one-time fertilizer application to establish the ground cover if a soil test indicates it is necessary.
The main treatment area	Sediment has accumulated to a depth greater than the original design sediment storage depth.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the BMP.

Permit Number: _____
 (to be provided by City of Wilmington)
 BMP Drainage Basin #: _____

BMP element:	Potential problem:	How I will remediate the problem:
The main treatment area (continued)	Algal growth covers over 25% of the area.	Consult a professional to remove and control the algal growth.
	Cattails or other invasive plants cover >25% of the veg't shelf. A monoculture of plants must be avoided)	Remove all invasives by physical removal or by wiping them with pesticide (do not spray) - consult a professional.
The embankment	Shrubs have started to grow on the embankment.	Remove shrubs immediately.
	Evidence of muskrat or beaver activity is present.	Use traps to remove muskrats and consult a professional to remove beavers.
	A tree has started to grow on the embankment.	Consult a dam safety specialist to remove the tree.
	An annual inspection by an appropriate professional shows that the embankment needs repair. (if applicable)	Make all needed repairs.
The outlet device	Clogging has occurred.	Clean out the outlet device. Dispose of the sediment off-site.
	The outlet device is damaged	Repair or replace the outlet device.
The receiving water	Erosion or other signs of damage have occurred at the outlet.	Contact the local NC Division of Water Quality Regional Office, or the 401 Oversight Unit at 919-733-1786.

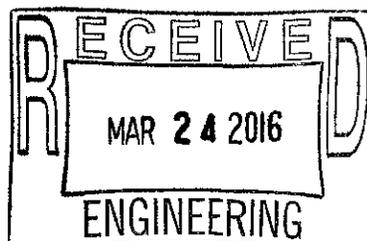
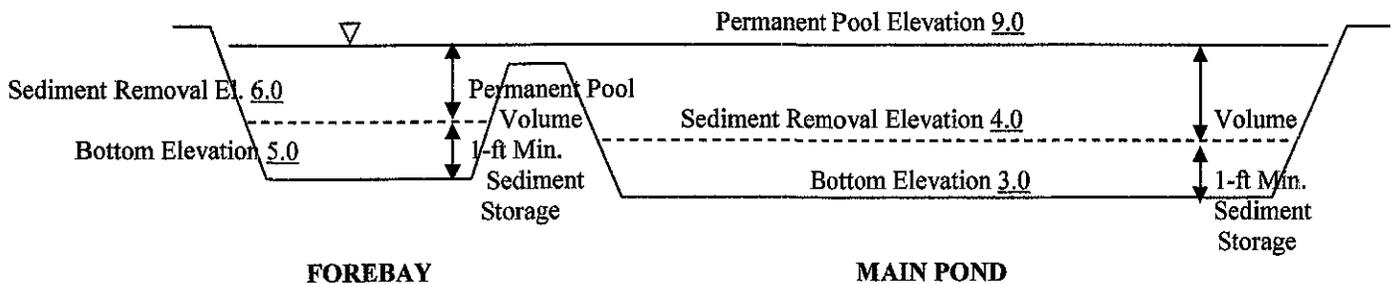
The measuring device used to determine the sediment elevation shall be such that it will give an accurate depth reading and not readily penetrate into accumulated sediments.

When the permanent pool depth reads 5.0 feet in the main pond, the sediment shall be removed.

When the permanent pool depth reads 3.0 feet in the forebay, the sediment shall be removed.

BASIN DIAGRAM

(fill in the blanks)



Permit Number: _____
(to be provided by City of Wilmington)

I acknowledge and agree by my signature below that I am responsible for the performance of the maintenance procedures listed above. I agree to notify the City of Wilmington of any problems with the system or prior to any changes to the system or responsible party.

Project name: Good Shepherd Center

BMP drainage basin number: 1

Print name: W. Watson Barnes

Title: President

Address: 811 Martin Street, Wilmington, NC 28401

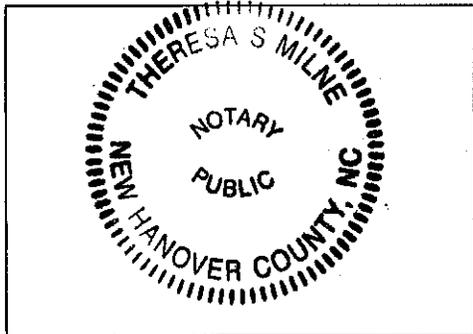
Phone: _____

Signature: *W. Watson Barnes*

Date: 11/12/15

Note: The legally responsible party should not be a homeowners association unless more than 50% of the lots have been sold and a resident of the subdivision has been named the president.

I, Theresa S. Milne, a Notary Public for the State of North Carolina County of New Hanover, do hereby certify that W. Watson Barnes personally appeared before me this 12th day of November, 2015, and acknowledge the due execution of the forgoing wet detention basin maintenance requirements. Witness my hand and official seal,



SEAL

My commission expires June 23, 2018

Theresa S. Milne