



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: **Fortune Place Homeowners Association, Inc.**
PROJECT: **Fortune Place I & II**
ADDRESS: **4616 S. College Road**
PERMIT #: **2014027R6**
DATE: **07/13/2023**

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 07/13/2031 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 9/18/2014 Phase I & 10/5/2017 Phase II.
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.



Public Services

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

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.



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 Article 7 Division 5 and any other applicable section of the Land Development Code.




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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 13th day of July, 2023



for Anthony Caudle, 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

STORMWATER MANAGEMENT PERMIT APPLICATION FORM
 (Form SWP 2.3)

I. GENERAL INFORMATION

- Project Name (subdivision, facility, or establishment name - should be consistent with project name on plans, specifications, letters, operation and maintenance agreements, etc.):
 Fortune Plance Phase I & II
- Location of Project (street address):
 4616 S. College Road
 City: Wilmington County: New Hanover Zip: 28412

II. PERMIT INFORMATION

- Specify the type of project (check one): Low Density High Density
 Offsite Stormwater System Drainage Plan Redevelopment Other
 If the project drains to an Offsite System, list the Stormwater Permit Number(s):
 City of Wilmington: _____ State – NCDEQ/DEMLR: _____
- Is the project currently covered (whole or in part) by an existing City or State (NCDEQ/DEMLR) Stormwater Permit? Yes No
 If yes, list all applicable Stormwater Permit Numbers:
 City of Wilmington: _____ State – NCDEQ/DEMLR: _____
- Additional Project Permit Requirements (check all applicable):
 CAMA Major Sedimentation/Erosion Control 404/401 Permit

III. CONTACT INFORMATION

- Print Applicant / Signing Official's name and title (the developer, property owner, lessee, designated government official, individual, etc. who owns the project):
 Applicant / Organization: Fortune Place Homeowners Association, Inc.
 Signing Official & Title: Lisa Beaman - Declarant

a. Contact information for Applicant / Signing Official:

Address: 1833 Avalon Ave.

City: Wilmington State: NC Zip: 28409

Phone: 252-916-5030 Email: E85Lisa@gmail.com

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

- The property owner/Purchaser (Skip to item 3)
- Lessee (Attach a copy of the lease agreement and complete items 2 and 2a below)
- Developer (Complete items 2 and 2a below.)

2. Print Property Owner's name and title (if different from the applicant).

Property Owner / Organization: Greg's Cabin Road LLC

Signing Official & Title: Lisa Beaman - Member Manager

a. Contact information for Property Owner:

Street Address: 8630 River Road

City: Wilmington State: NC Zip: 28412

Phone: 252-916-5030 Email: E85Lisa@gmail.com

3. (Optional) Other Contact name and title (such as a construction supervisor) who would like to be copied on all correspondence:

Other Contact Person / Organization: Bradley Harrell

Signing Official & Title: Bradley Harrell - Project Manager

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

Street Address: 8630 River Road

City: Wilmington State: NC Zip: 28412

Phone: 910-232-1090 Email: E85Brad@gmail.com

4. Agent Authorization: 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: Phil Tripp

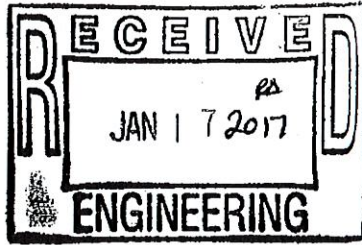
Consulting Firm: Tripp Engineering PC

a. Contact information for consultant listed above:

Mailing Address: 419 Chestnut St.

City: Wilmington State: NC Zip: 28401

Phone: 910-763-5100 Email: office@trippengineering.com



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.

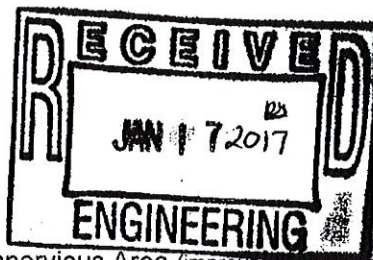
Wet detention

- 2. Total Property Area: 587,461 square feet
- 3. Total Coastal Wetlands Area: 0 square feet
- 4. Total Surface Water Area: 0 square feet
- 5. Total Property Area (2) – Total Coastal Wetlands Area (3) – Total Surface Water Area (4) = Total Project Area: 587,461 square feet.
- 6. Existing Impervious Surface within Property Area: 0 square feet
- 7. Existing Impervious Surface to be Removed/Demolished: 0 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	144,400
Impervious Pavement	81,285
Pervious Pavement (adj. total, with % credit applied)	0
Impervious Sidewalks	18,366
Pervious Sidewalks (adj. total, with % credit applied)	0
Other (describe) Amenities Area	11,600
Future Development	0
Total Onsite Newly Constructed Impervious Surface	255,651

10. Total Onsite Impervious Surface
(Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) = 255,651 square feet

11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = 44 %



Phase I

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

Impervious Pavement	0
Pervious Pavement (adj. total, with % credit applied)	0
Impervious Sidewalks	0
Pervious Sidewalks (adj. total, with % credit applied)	0
Other (describe)	0
Total Offsite Newly Constructed Impervious Surface	0

13. Total Newly Constructed Impervious Surface

(Total Onsite + Offsite Newly Constructed Impervious Surface) = 255651 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	(Type of BMP) BMP #	(Type of BMP) BMP #	(Type of BMP) BMP #
Receiving Stream Name	Barnards Creek		
Receiving Stream Index Number	18-80		
Stream Classification	C;Sw		
Total Drainage Area (sf)	587461	0	0
On-Site Drainage Area (sf)	587461		
Off-Site Drainage Area (sf)	0		
Total Impervious Area (sf)	255651	0	0
Buildings/Lots (sf)	144400		
Impervious Pavement (sf)	81285		
Pervious Pavement, % credit (sf)	0		
Impervious Sidewalks (sf)	18366		
Pervious Sidewalks, % credit (sf)	0		
Other (sf)	11600		
Future Development (sf)	0		
Existing Impervious to remain (sf)	0		
Offsite (sf)	0		
Percent Impervious Area (%)	43.5		

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

NA



3a
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Phase II

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.

Wet detention

2. Total Property Area: 948,301 square feet

3. Total Coastal Wetlands Area: 0 square feet

4. Total Surface Water Area: 0 square feet

5. Total Property Area (2) – Total Coastal Wetlands Area (3) – Total Surface Water Area (4) = Total Project Area: 948,301 square feet.

6. Existing Impervious Surface within Property Area: 0 square feet

7. Existing Impervious Surface to be Removed/Demolished: 0 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	224,000
Impervious Pavement	68,940
Pervious Pavement (adj. total, with % credit applied)	0
Impervious Sidewalks	26,136
Pervious Sidewalks (adj. total, with % credit applied)	0
Other (describe)	0
Future Development	7,112
Total Onsite Newly Constructed Impervious Surface	326,188

Note - Project
BUT is for
Fortune Place II
only

10. Total Onsite Impervious Surface

(Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) = 326,188 square feet

11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = 34 %



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

Impervious Pavement	0
Pervious Pavement (adj. total, with % credit applied)	0
Impervious Sidewalks	0
Pervious Sidewalks (adj. total, with % credit applied)	0
Other (describe)	0
Total Offsite Newly Constructed Impervious Surface	0

13. Total Newly Constructed Impervious Surface

(Total Onsite + Offsite Newly Constructed Impervious Surface) = 326188 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	(Type of BMP) BMP #	(Type of BMP) BMP #	(Type of BMP) BMP #
Receiving Stream Name	Barnards Creek		
Receiving Stream Index Number	18-80		
Stream Classification	C,Sw		
Total Drainage Area (sf)	948301	0	0
On-Site Drainage Area (sf)	948301		
Off-Site Drainage Area (sf)	0		
Total Impervious Area (sf)	326188	0	0
Buildings/Lots (sf)	224000		
Impervious Pavement (sf)	68940		
Pervious Pavement, % credit (sf)	0		
Impervious Sidewalks (sf)	26136		
Pervious Sidewalks, % credit (sf)	0		
Other (sf)	0		
Future Development (sf)	7112		
Existing Impervious to remain (sf)	0		
Offsite (sf)	0		
Percent Impervious Area (%)	34.4		

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

NA

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: Phillip G. Tripp, P.E.

Consulting Firm: Tripp Engineering, P.C.

a. Contact information for consultant listed above:

Mailing Address: 419 Chestnut Street

City: Wilmington State: NC Zip: 28401

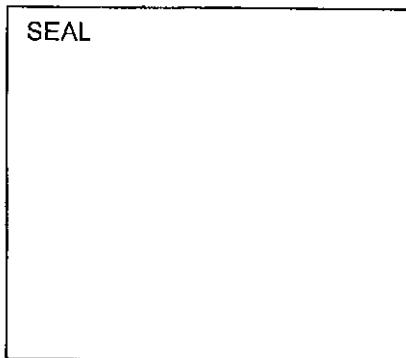
Phone: 910-763-5100 Fax: 910-763-5631 Email: trippeng@ec.rr.com

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,

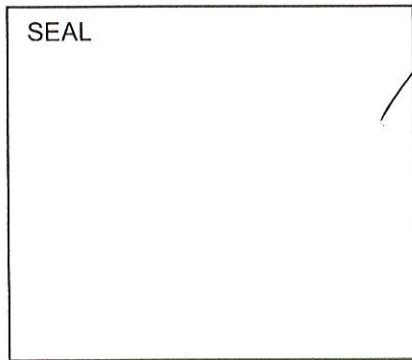
My commission expires: _____

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

I, _____, certify that I own the property identified in this permit application, and thus give permission to _____ with _____ 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 _____ 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: _____



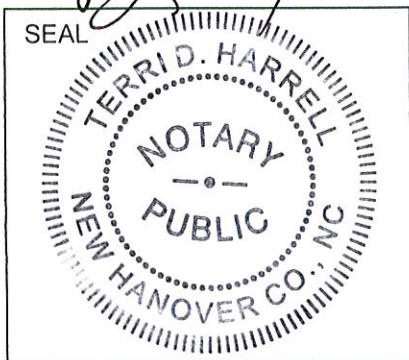
I, _____, a Notary Public for the State of _____, County of _____, do hereby certify that _____ personally appeared before me this day of _____, _____, and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,

My commission expires: _____

VII. APPLICANT'S CERTIFICATION

I, Lisa C. Beaman 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 rules under the City's Comprehensive Stormwater Ordinance.

Signature: Lisa C. Beaman Fortune Place Homeowners Association, Inc. Date: 6-27-23



I, Terri D. Harrell, a Notary Public for the State of North Carolina, County of New Hanover, do hereby certify that Lisa C. Beaman personally appeared before me this day of 27th June 2023 and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal.
Terri D. Harrell
My commission expires: July 8, 2026



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	Fortune Place
Contact person	Phil Tripp - Tripp Engineering, P.C.
Phone number	(910) 763-5100
Date	03/26/14
Drainage area number	1

II. DESIGN INFORMATION

Site Characteristics

Drainage area	587,461 ft ²
Impervious area, post-development	255,651 ft ²
% impervious	43.52 %
Design rainfall depth	1.5 in

Storage Volume: Non-SA Waters

Minimum volume required	32,432 ft ³	1 OK
Volume provided	39,290 ft ³	1 OK, volume provided is equal to or in excess of volume required.

Storage Volume: SA Waters

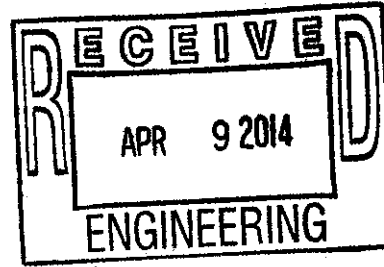
1.5" runoff volume	ft ³	
Pre-development 1-yr, 24-hr runoff	ft ³	
Post-development 1-yr, 24-hr runoff	ft ³	
Minimum volume required	ft ³	0
Volume provided	ft ³	

Peak Flow Calculations

Is the pre/post control of the 1yr 24hr storm peak flow required?	Y (Y or N)	
1-yr, 24-hr rainfall depth	3.9 in	
Rational C, pre-development	0.15 (unitless)	
Rational C, post-development	0.56 (unitless)	
Rainfall intensity: 1-yr, 24-hr storm	4.87 in/hr	OK
Pre-development 1-yr, 24-hr peak flow	9.85 ft ³ /sec	
Post-development 1-yr, 24-hr peak flow	36.76 ft ³ /sec	
Pre/Post 1-yr, 24-hr peak flow control	26.91 ft ³ /sec	

Elevations

Temporary pool elevation	19.60 fmsl	
Permanent pool elevation	18.00 fmsl	
SHWT elevation (approx. at the perm. pool elevation)	24.00 fmsl	
Top of 10ft vegetated shelf elevation	18.50 fmsl	
Bottom of 10ft vegetated shelf elevation	17.50 fmsl	
Sediment cleanout, top elevation (bottom of pond)	11.50 fmsl	
Sediment cleanout, bottom elevation	10.50 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	19.6 fmsl	0 OK



DESIGN INFORMATION

Surface Areas		
Area, temporary pool	26,322 ft ²	
Area REQUIRED, permanent pool	22,206 ft ²	
SA/DA ratio	3.78 (unitless)	
Area PROVIDED, permanent pool, A_{perm_pool}	22,761 ft ²	OK
Area, bottom of 10ft vegetated shelf, A_{bot_shelf}	18,684 ft ²	
Area, sediment cleanout, top elevation (bottom of pond), A_{bot_pond}	5,840 ft ²	

Volumes		
Volume, temporary pool	32,782 ft ³	Insufficient. Volume does not agree with data previously entered.
Volume, permanent pool, V_{perm_pool}	87,258 ft ³	
Volume, forebay (sum of forebays if more than one forebay)	15,904 ft ³	
Forebay % of permanent pool volume	18.2% %	OK

SA/DA Table Data		
Design TSS removal	90 %	
Coastal SA/DA Table Used?	Y (Y or N)	1
Mountain/Piedmont SA/DA Table Used?	N (Y or N)	0
SA/DA ratio	3.78 (unitless)	
Average depth (used in SA/DA table):		
Calculation option 1 used? (See Figure 10-2b)	(Y or N)	0
Volume, permanent pool, V_{perm_pool}	87,258 ft ³	
Area provided, permanent pool, A_{perm_pool}	22,761 ft ²	
Average depth calculated	3.84 ft	OK
Average depth used in SA/DA, d_{av} , (Round to nearest 0.5ft)	4.0 ft	OK
Calculation option 2 used? (See Figure 10-2b)	Y (Y or N)	1
Area provided, permanent pool, A_{perm_pool}	22,761 ft ²	
Area, bottom of 10ft vegetated shelf, A_{bot_shelf}	18,684 ft ²	
Area, sediment cleanout, top elevation (bottom of pond), A_{bot_pond}	5,840 ft ²	
"Depth" (distance b/w bottom of 10ft shelf and top of sediment)	6.00 ft	
Average depth calculated	3.84 ft	OK
Average depth used in SA/DA, d_{av} , (Round to nearest 0.5ft)	4.0 ft	OK

Drawdown Calculations		
Drawdown through orifice?	Y (Y or N)	1
Diameter of orifice (if circular)	3.00 in	1
Area of orifice (if-non-circular)	in ²	0
Coefficient of discharge (C_d)	0.60 (unitless)	
Driving head (H_d)	0.53 ft	
Drawdown through weir?	N (Y or N)	0
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	9.85 ft ³ /sec	
Post-development 1-yr, 24-hr peak flow	36.76 ft ³ /sec	
Storage volume discharge rate (through discharge orifice or weir)	0.17 ft ³ /sec	
Storage volume drawdown time	3.35 days	OK, draws down in 2-5 days.

Additional Information		
Vegetated side slopes	3 :1	OK
Vegetated shelf slope	10 :1	OK
Vegetated shelf width	10.0 ft	OK
Length of flowpath to width ratio	3 :1	OK
Length to width ratio	1.5 :1	OK
Trash rack for overflow & orifice?	Y (Y or N)	OK
Freeboard provided	2.0 ft	OK
Vegetated filter provided?	N (Y or N)	OK
Recorded drainage easement provided?	Y (Y or N)	OK
Captures all runoff at ultimate build-out?	Y (Y or N)	OK
Drain mechanism for maintenance or emergencies is:	Pump	

Wet Detention Basin Operation and Maintenance Agreement

I will keep a maintenance record on this SCM. This maintenance record will be kept in a log in a known set location. Any deficient SCM 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 pollutant removal efficiency of the SCM.

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.

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.

SCM element:	Potential problem:	How to remediate the problem:
The entire SCM	Trash/debris is present.	Remove the trash/debris.
The perimeter of the SCM	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)
 SCM Drainage Basin #: _____

SCM element:	Potential problem:	How to remediate the problem:
The inlet device:	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.
	Stone verge is clogged or covered in sediment (if applicable).	Remove sediment and replace with clean stone.
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 SCM.
	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
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.
	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 SCM.

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

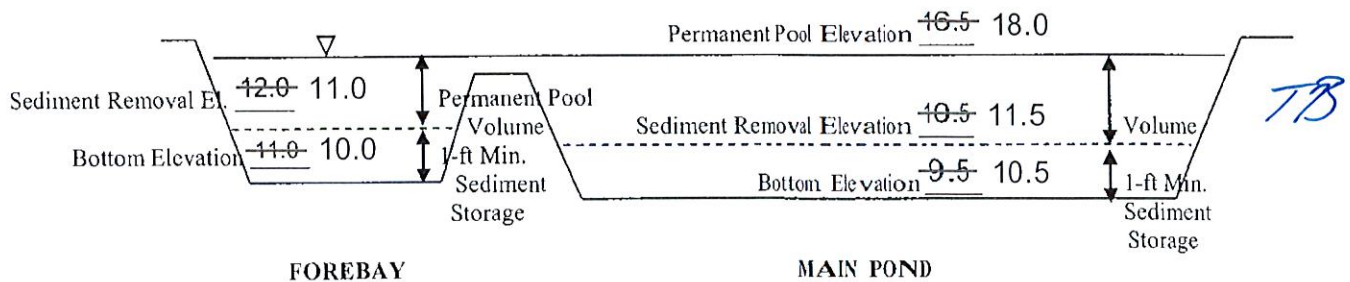
SCM element:	Potential problem:	How I will remediate the problem:
The main treatment area (continued)	Algal growth covers over 25% of the area.	Consult a professional to remove and control the algal growth.
	Cattails, phragmites or other invasive plants cover 50% of the basin surface.	Remove the plants by wiping them with pesticide (do not spray).
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 Department of Environment and Natural Resources regional Office.

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 ~~6.0~~^{6.5} feet in the main pond, the sediment shall be removed. TB

When the permanent pool depth reads ~~4.5~~^{7.0} feet in the forebay, the sediment shall be removed. TB

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: Fortune Place - Phase 1

SCM drainage basin number: 1

Print name: Lisa C. Beaman, on behalf Fortune Place Homeowners' Assoc. Inc.

Title: President

Address: 3722 Shipyard Blvd., Wilmington NC 28403

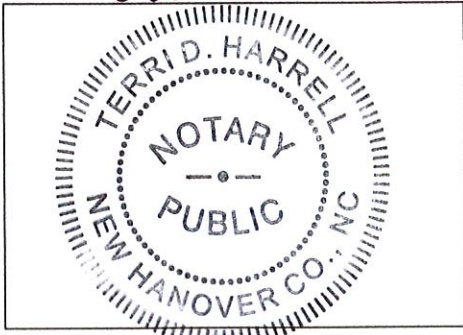
Phone: 252-916-5030

Signature: Lisa C. Beaman

Date: 6-27-23

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, Terri D. Harrell, a Notary Public for the State of North Carolina, County of New Hanover, do hereby certify that Lisa C. Beaman personally appeared before me this 27th day of June, 2023, and acknowledge the due execution of the forgoing wet detention basin maintenance requirements. Witness my hand and official seal, Terri D. Harrell



SEAL

My commission expires July 8, 2026



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	Fortune Place II
Contact person	Phillip G. Tripp, PE
Phone number	910-763-5100
Date	7/12/2016
Drainage area number	1

II. DESIGN INFORMATION

Site Characteristics		
Drainage area	948,301 ft ²	
Impervious area, post-development	326,188 ft ²	
% impervious	34.40 %	
Design rainfall depth	1.5 in	
Storage Volume: Non-SA Waters		
Minimum volume required	42,623 ft ³	
Volume provided	47,203 ft ³	OK, volume provided is equal to or in excess of volume required.
Storage Volume: SA Waters		
1.5" runoff volume	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	3.9 in	
Rational C, pre-development	0.15 (unitless)	
Rational C, post-development	0.49 (unitless)	
Rainfall intensity: 1-yr, 24-hr storm	4.87 in/hr	OK
Pre-development 1-yr, 24-hr peak flow	26.50 ft ³ /sec	
Post-development 1-yr, 24-hr peak flow	53.01 ft ³ /sec	
Pre/Post 1-yr, 24-hr peak flow control	26.51 ft ³ /sec	
Elevations		
Temporary pool elevation	21.00 fmsl	
Permanent pool elevation	20.00 fmsl	
SHWT elevation (approx. at the perm. pool elevation)	24.00 fmsl	
Top of 10ft vegetated shelf elevation	20.50 fmsl	
Bottom of 10ft vegetated shelf elevation	19.50 fmsl	
Sediment cleanout, top elevation (bottom of pond)	14.00 fmsl	
Sediment cleanout, bottom elevation	13.00 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	21.0 fmsl	OK

II. DESIGN INFORMATION

Surface Areas

Area, temporary pool	49,990 ft ²	
Area REQUIRED, permanent pool	26,173 ft ²	
SA/DA ratio	2.76 (unitless)	
Area PROVIDED, permanent pool, A_{perm_pool}	42,931 ft ²	OK
Area, bottom of 10ft vegetated shelf, A_{bot_shelf}	38,275 ft ²	
Area, sediment cleanout, top elevation (bottom of pond), A_{bot_pond}	16,452 ft ²	

Volumes

Volume, temporary pool	47,203 ft ³	OK
Volume, permanent pool, V_{perm_pool}	175,959 ft ³	
Volume, forebay (sum of forebays if more than one forebay)	35,430 ft ³	
Forebay % of permanent pool volume	20.1% %	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	2.76 (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}	175,959 ft ³	
Area provided, permanent pool, A_{perm_pool}	42,931 ft ²	
Average depth calculated	4.10 ft	OK
Average depth used in SA/DA, d_{avr} , (Round to nearest 0.5ft)	4.5 ft	Insufficient. Check calculation.
Calculation option 2 used? (See Figure 10-2b)	Y (Y or N)	
Area provided, permanent pool, A_{perm_pool}	42,931 ft ²	
Area, bottom of 10ft vegetated shelf, A_{bot_shelf}	38,275 ft ²	
Area, sediment cleanout, top elevation (bottom of pond), A_{bot_pond}	16,452 ft ²	
"Depth" (distance b/w bottom of 10ft shelf and top of sediment)	5.50 ft	
Average depth calculated	4.40 ft	OK
Average depth used in SA/DA, d_{avr} , (Round to down to nearest 0.5ft)	4.5 ft	OK

Drawdown Calculations

Drawdown through orifice?	Y (Y or N)	
Diameter of orifice (if circular)	3.00 in	
Area of orifice (if non-circular)	in ²	
Coefficient of discharge (C_d)	0.60 (unitless)	
Driving head (H_o)	0.33 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	26.50 ft ³ /sec	
Post-development 1-yr, 24-hr peak flow	53.01 ft ³ /sec	
Storage volume discharge rate (through discharge orifice or weir)	0.14 ft ³ /sec	
Storage volume drawdown time	3.62 days	OK, draws down in 2-5 days.

Additional Information

Vegetated side slopes	3 :1	OK
Vegetated shelf slope	10 :1	OK
Vegetated shelf width	10.0 ft	OK
Length of flowpath to width ratio	4 :1	OK
Length to width ratio	4.0 :1	OK
Trash rack for overflow & orifice?	Y (Y or N)	OK
Freeboard provided	2.4 ft	OK
Vegetated filter provided?	N (Y or N)	OK
Recorded drainage easement provided?	Y (Y or N)	OK
Captures all runoff at ultimate build-out?	Y (Y or N)	OK
Drain mechanism for maintenance or emergencies is:	Pump	

Wet Detention Basin Operation and Maintenance Agreement

I will keep a maintenance record on this SCM. This maintenance record will be kept in a log in a known set location. Any deficient SCM 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 pollutant removal efficiency of the SCM.

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.

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.

SCM element:	Potential problem:	How to remediate the problem:
The entire SCM	Trash/debris is present.	Remove the trash/debris.
The perimeter of the SCM	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)
 SCM Drainage Basin #: _____

SCM element:	Potential problem:	How to remediate the problem:
The inlet device:	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.
	Stone verge is clogged or covered in sediment (if applicable).	Remove sediment and replace with clean stone.
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 SCM.
	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
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.
	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 SCM.

Permit Number: _____

(to be provided by City of Wilmington)

SCM Drainage Basin #: _____

SCM 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, phragmites or other invasive plants cover 50% of the basin surface.	Remove the plants by wiping them with pesticide (do not spray).
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 Department of Environment and Natural Resources regional Office.

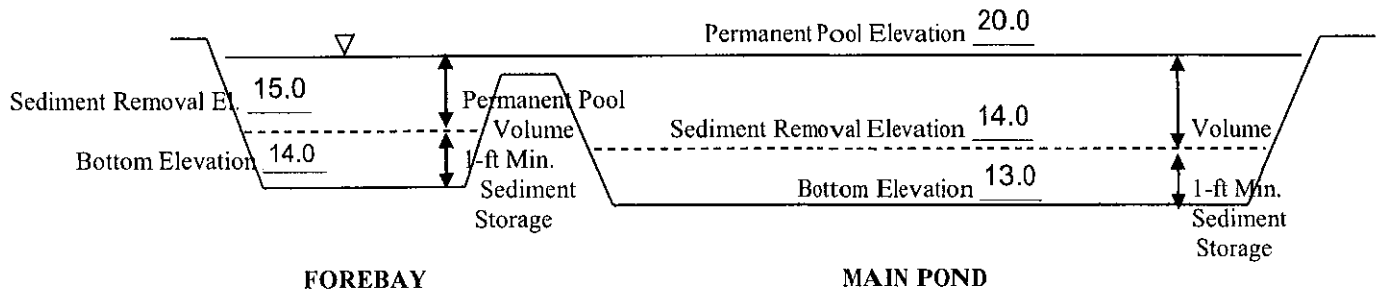
The measuring device used to determine the sediment elevation shall be such that it will give an accurate depth reading and not readily penetrate into accumulated sediments.

When the permanent pool depth reads 6.0 feet in the main pond, the sediment shall be removed.

When the permanent pool depth reads 5.0 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: Fortune Place - Phase 2

SCM drainage basin number: 1

Print name: Lisa Beaman, on behalf of Fortune Place Homeowner's Association, Inc.

Title: President

Address: 3722 Shipyard Blvd Wilmington NC 28403

Phone: 252-916-5030

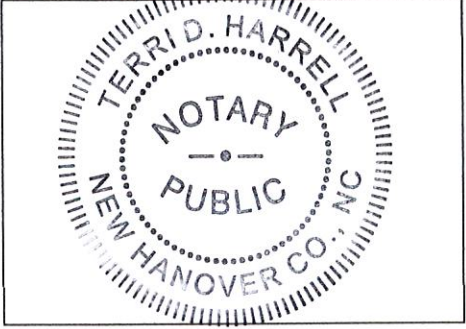
Signature: Lisa Beaman

Date: 6-27-23

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, Terri D. Harrell, a Notary Public for the State of North Carolina, County of New Hanover, do hereby certify that Lisa C. Beaman personally appeared before me this 27th

day of June, 2023, and acknowledge the due execution of the forgoing wet detention basin maintenance requirements. Witness my hand and official seal, Terri D. Harrell



SEAL

My commission expires July 8, 2026

High Density Residential Subdivisions
Deed Restrictions & Protective Covenances

In accordance with Article 14, Division III of the City of Wilmington Land Development Code, deed restrictions and protective covenants are required for High Density Residential Subdivisions where lots will be subdivided and sold and runoff will be treated in an engineered stormwater control facility. Deed restrictions and protective covenants are necessary to ensure that the development maintains a "built-upon" area consistent with the design criteria used to size the stormwater control facility.

I, Jack J. Carlisle, acknowledge, affirm and agree by my signature below, that I will cause the following deed restrictions and covenants to be recorded prior to the sale of any lot:

1. *The following covenants are intended to ensure ongoing compliance with the city of Wilmington Stormwater Management Permit Number _____, as issued by the City of Wilmington/Engineering*
2. *The City of Wilmington is made a beneficiary of these covenants to the extent necessary to maintain compliance with the stormwater management permit.*
3. *These covenants are to run with the land and be binding on all persons and parties claiming under them.*
4. *The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the City of Wilmington.*
5. *Alteration of the drainage as shown on the approved plan may not take place without the concurrence of the City of Wilmington*
6. *The maximum allowable built-upon area per lot is 4,000 square feet. This allotted amount includes any built-upon area 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. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.*

OR, if the proposed built-upon areas per lot will vary, please REPLACE #6 above with the following:

The maximum built-upon area per lot, in square feet, is as listed below:

Lot #	BUA	Lot #	BUA	Lot #	BUA	Lot #	BUA
-------	-----	-------	-----	-------	-----	-------	-----

This allotted amount includes any built-upon area 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. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.

7. *All runoff from the built-upon areas on the lot must drain into the permitted system. This may be accomplished through a variety of means including roof drain gutters which drain to the street, grading the lot to drain toward the street, or grading perimeter swales to collect the lot runoff and directing them into a component of the stormwater collection system. Lots that will naturally drain into the system are not required to provide these additional measures.*

Signature: *Jack Carlisle* Date: *7-14-16*

I, *Beverly F. Lovell*, a Notary Public in the State of *North Carolina*, County of *New Hanover*, do hereby certify that *Jack Carlisle* personally appeared before me this the *14th* day of *July* *20th* *16*, and acknowledge the due execution of the foregoing instrument. Witness my hand and official seal,

SEAL

Signature *Beverly F. Lovell*
 My Commission expires *June 16, 2021*

