

September 9, 2025

Ward Farm, LLC
Attn: Paul Williams, Managing Member
211 Wild Oak Drive
Swansboro, NC 28584

**Subject: Post-Construction Stormwater Management Permit No. SW8 120811
Ward Farm Village
Subdivision Project with an Area of Low Density as well as served by an Off-Site SCM
Onslow County**

Dear Mr. Williams:

The Division of Energy, Mineral and Land Resources received a complete, modified Post-Construction Stormwater Management Permit Application for the subject project on August 18, 2025. Staff review of the plans and specifications has determined that the project, as proposed, complies with the Stormwater Regulations set forth in Title 15A NCAC 2H.1000 as amended by Session Law (SL) 2008-211, and subsequently amended on January 1, 2017 (2017 Rules). Please refer to Attachment C for a detailed description of the current proposed major modification and a list of all the past modifications approved during the effective period of the permit. We are hereby forwarding the modified, updated, and re-issued Permit No. SW8 120811 dated September 9, 2025, for the construction, operation and maintenance of the built-upon areas (BUA), vegetated conveyances or areas associated with the subject project. *Please replace the previous application (SWU-101), proposed deed restrictions and protective covenants, supplement, operation and maintenance agreement with the attached modified versions. Please replace the previously approved plan sheet(s) with the approved modified version(s) enclosed.*

This permit shall be effective from the date of issuance until **rescinded** and does not supersede any other agency permit that may be required. The project shall be subject to the conditions and limitations as specified therein, **which includes the requirement to revise or amend the recorded deed restrictions with the updated built-upon area allocations**. Failure to comply with these requirements will result in future compliance problems. Please note that this permit is not transferable except after notice to and approval by the Division.

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

If you have any questions concerning this permit, please contact Garrett Zorda in the Wilmington Regional Office, at (910) 796-7215 or garrett.zorda@deq.nc.gov.

Sincerely,

For William E. Toby Vinson, Jr., PE, CPM, Director
Division of Energy, Mineral and Land Resources

Enclosures: Attachment A – Designer's Certification Form
Attachment B (for SW8 120811) – Built-Upon Area Allocation
Attachment C – Permitting History
Application Documents
Attachment B for SW8 091001 – Built-Upon Area Allocation

DES/gdz: \\Stormwater\Permits & Projects\2012\120811 Offsite \2025 08 permit 120811

cc: David Newsom, PE; Crystal Coast Engineering
Paul Williams, Managing Member, Ward Farm, LLC, master permittee for SW8 091001
Onslow County Planning & Development
Wilmington Regional Office Stormwater File

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

POST-CONSTRUCTION STORMWATER MANAGEMENT PERMIT

**SUBDIVISION DEVELOPMENT WITH AN AREA OF LOW DENSITY AS WELL AS SERVED BY
AN OFF-SITE STORMWATER SYSTEM**

In compliance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations promulgated and adopted by the North Carolina Environmental Management Commission, including 15A NCAC 02H.1000 as amended by Session Law (SL) 2008-211 and subsequently amended on January 1, 2017 (2017 Rules) (collectively, the "stormwater rules"),

PERMISSION IS HEREBY GRANTED TO

Ward Farm, LLC

Ward Farm Village

Ward Road & Deer Island Road, Swansboro, Onslow County

FOR THE

construction, management, operation and maintenance of built-upon area (BUA) for a low density subdivision area with a curb outlet swale system (the "low density area(s)"), as well as BUA draining to a permitted off-site stormwater system as outlined in the application, approved stormwater management plans, supplement(s), calculations, operation and maintenance agreement, recorded documents, specifications, and other supporting data (the "approved plans and specifications") as attached and/or on file with and approved by the Division of Energy, Mineral and Land Resources (the "Division" or "DEMLR"). The project shall be constructed, operated and maintained in accordance with these approved plans and specifications. The approved plans and specifications are incorporated by reference and are enforceable part of this permit.

This permit shall be effective from the date of issuance until rescinded and shall be subject to the following specified conditions and limitations. The permit issued shall continue in force and effect until the permittee files a request with the Division for a permit modification, transfer or rescission; however, these actions do not stay any condition. The issuance of this permit does not prohibit the Director from reopening and modifying the permit, revoking and reissuing the permit, or terminating the permit for cause as allowed by the laws, rules, and regulations contained in 15A NCAC 02H.1000 and NCGS 143-215.1 et.al.

1. **MASTER PERMIT.** Stormwater runoff from this site, Lot Offsite 4 (Ward Farm Village), has been approved to be discharged into and treated by the wet detention pond (the "off-site stormwater system", "off-site stormwater control measure", or "SCM") operated and maintained by Ward Farm, LLC (the "Master Permittee") under the terms and conditions set forth in the latest version of Stormwater Management Permit No. SW8 091001 (the "Master Permit") and as subsequently modified, transferred, and renewed.
2. **BUA REQUIREMENTS.** The maximum amount of BUA allowed for the entire project is 296,079 square feet. The BUA requirements and allocations for this project are as follows:
 - a. **LOW DENSITY AREA BUA LIMITS.** The low density area must not exceed 24% per the requirements of the stormwater rules. Within this low density area, this permit approves a percent BUA of 23.99% and the construction of a total of 90,582 square feet of BUA. This permit does not provide any allocation of BUA for future development within this low density area.

- b. OFF-SITE SCM BUA LIMITS . The maximum amount of BUA allocated to this development by the Offsite Master Permit is 205,497 square feet. This permit covers the construction of a total of 205,497 square feet of BUA and does not provide any allocation of BUA for future development.
- c. BUA FOR INDIVIDUAL LOTS. Each of the 45 lots are limited to a maximum amount of BUA as indicated in Attachment B of this permit and as indicated in the approved plans and specifications. **The maximum BUA assigned to each lot via this permit and the recorded deed restrictions and protective covenants may not be increased or decreased by either the individual lot owner or the permittee unless and until the permittee notifies the Division and obtains written approval from the Division.**

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

4. LOW DENSITY AREA REQUIREMENTS. The low density area requirements for this project are as follows:

- a. LOW DENSITY AND CONVEYANCE DESIGN. The low density area is permitted based on the design criteria presented in the sealed, signed and dated supplement and as shown in the approved plans and specifications. This low density area and conveyances must be provided and maintained at the design condition.
- b. PIPING. Other than the piping shown on the approved plans, only minimal amounts of piping under driveways and roads is allowed within the low density area when it cannot be avoided. No additional piping is allowed.
- c. DISPERSED FLOW. The low density area has maximized dispersed flow of stormwater runoff through vegetated areas and minimized the channelization of flow.
- d. VEGETATED CONVEYANCES. Stormwater runoff that could not be released as dispersed flow may be transported by vegetated conveyances with minimum side slopes of 3:1 (H:V) designed to not erode during the peak flow from the 10-year storm event as defined in the stormwater rules and approved by the Division.
- e. CURB OUTLET SYSTEMS. Each designated curb outlet must convey stormwater runoff to a vegetated conveyance or vegetated area as shown on the approved plans and specifications. The conveyance must be maintained with a dense vegetated cover at a minimum of 100' long, side slopes at 3:1 (H:V) or flatter, a minimum bottom width of 2 feet, and a longitudinal slope no steeper than 5% to carry the peak flow from the 10-year storm at a non-erosive velocity.

5. OFF-SITE SCM REQUIREMENTS. This permit is issued contingent on the permitted off-site SCM(s) being constructed, operated, certified and maintained in compliance with the latest version of the Master Permit, and as it may be subsequently modified, transferred or renewed.

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

7. VEGETATED SETBACKS (2017 Rules). A 50-foot wide vegetative setback must be provided and maintained in grass or other vegetation adjacent to all surface waters as shown on the approved plans. The setback is measured horizontally from the normal pool elevation of impounded structures, from the top of bank of each side of streams or rivers, and from the mean high waterline of tidal waters, perpendicular to the shoreline.

- a. BUA IN THE VEGETATED SETBACK. BUA may not be added to the vegetated setback except as shown on the approved plans or in the following instances where the BUA has been minimized and channelizing runoff from the BUA is avoided:
 - i. Water dependent structures; and
 - ii. Minimal footprint uses such as poles, signs, utility appurtenances, and security lights that cannot practically be located elsewhere.

- b. RELEASE OF STORMWATER NOT TREATED IN AN SCM. Stormwater that is not treated in an SCM, such as in the low density area (including roof drains), must be released at the edge of the vegetated setback and allowed to flow through the setback as dispersed flow.
- 8. VEGETATED BUFFERS (2008 Rules). A 50-foot wide vegetative buffer must be provided and maintained in grass or other vegetation adjacent to all surface waters as shown on the approved plans. The buffer is measured horizontally from the normal pool elevation of impounded structures, from the top of bank of each side of streams or rivers, and from the mean high waterline of tidal waters, perpendicular to the shoreline.
 - a. BUA IN THE VEGETATED BUFFER. BUA may not be added to the vegetated setback except as shown on the approved plans.
 - b. RELEASE OF STORMWATER NOT TREATED IN AN SCM. Stormwater that is not treated in an SCM must be released at the edge of the vegetated setback and allowed to flow through the setback as dispersed flow.
- 9. RECORDED DOCUMENT REQUIREMENTS. The stormwater rules require the following documents to be recorded with the Office of the Register of Deeds prior to the sale of individual lots or groups of lots:
 - a. EASEMENTS. All SCMs, stormwater collection systems, vegetated conveyances, and maintenance access located on property owned by other persons or entities must be located in permanent recorded easements or drainage easements as shown on the approved plans.
 - b. OPERATION AND MAINTENANCE AGREEMENT. The operation and maintenance agreement must be recorded with the Office of the Register of Deeds.
 - c. FINAL PLATS. If a final plat is recorded, it must reference the operation and maintenance agreement and must also show all public rights-of-way, dedicated common areas, and/or permanent drainage easements, in accordance with the approved plans.
 - d. MASTER PERMIT DEED RESTRICTIONS AND PROTECTIVE COVENANTS. This permit is issued contingent on the recordation of the restrictions and protective covenants, which are required under the Master Permit, prior to the sale of this lot and must be maintained in perpetuity. Since the Master Permittee is also the permittee for this offsite permit, the required restrictions and protective covenants must be recorded prior to the sale of this lot, as required by the Master Permit.
 - e. DEED RESTRICTIONS AND PROTECTIVE COVENANTS. The permittee shall record deed restrictions and protective covenants prior to the issuance of a certificate of occupancy to ensure the permit conditions and the approved plans and specifications are maintained in perpetuity. Recorded deed restrictions and protective covenants must include, at a minimum, the following statements related to stormwater management:
 - i. The following covenants are intended to ensure ongoing compliance with Stormwater Management Permit Number SW8 120811, as issued by the Division of Energy, Mineral and Land Resources (the "Division") under 15A NCAC 02H.1000, effective January 1, 2017.
 - ii. The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the Stormwater Management Permit.
 - iii. These covenants are to run with the land and be binding on all persons and parties claiming under them.
 - iv. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the Division.
 - v. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the Division.
 - vi. The maximum built-upon area (BUA) per lot is as shown in Attachment B. This allotted amount includes any BUA constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement not shown on the approved plans. BUA has the same meaning as G.S. 143-214.7, as amended.
 - vii. Within the low density area, filling in, piping or altering any vegetated conveyances (ditches, swales, etc.) associated with the development, except for average driveway crossings, is prohibited by any persons.

- viii. Within the low density area, filling in, piping or altering any designated curb outlet swale or vegetated area associated with the development is prohibited by any persons.
- ix. (2017 Rules) A 50-foot wide vegetative setback (previously referred to as a buffer) must be provided and maintained adjacent to all surface waters in accordance with 15A NCAC 02H.1003(4) and the approved plans.
- x. Within the low density area, all roof drains shall be released no closer than at the edge of the 50-foot. At no time shall stormwater runoff be piped into or through the setback.
- xi. (2008 Rules) Within the offsite area, a 50-foot wide vegetative buffer must be provided and maintained adjacent to all surface waters, measured horizontally from the normal pool elevation of impounded structures, from the top of bank of each side of streams or rivers, and from the mean high waterline of tidal waters, perpendicular to the shoreline.
- xii. Within the low density area, each designated curb outlet must convey stormwater runoff to a vegetated conveyance or vegetated area as shown on the approved plans and must be maintained at a minimum of 100' long, 3:1 (H:V) side slopes or flatter, a minimum bottom width of 2 feet; have a longitudinal slope no steeper than 5%, carry the peak flow from the 10-year storm at a non-erosive velocity, and dense vegetated cover.
- xiii. Any individual or entity found to be in noncompliance with the provisions of a stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in NCGS 143, Article 21.

10. CONSTRUCTION. During construction, erosion shall be kept to a minimum and any eroded areas of the on-site stormwater system will be repaired immediately.

- a. PROJECT CONSTRUCTION, OPERATION AND MAINTENANCE. During construction, all operation and maintenance for the project and stormwater system shall follow the Erosion Control Plan requirements until the Sediment-Erosion Control devices are no longer needed.
- b. PROTECTION OF OFF-SITE SCM. During construction, all operation and maintenance for the project shall follow the Erosion Control Plan requirements to protect the downstream off-site SCM from sedimentation.
- c. FINAL GRADING. The curb outlet swales, vegetated areas and vegetated conveyances located within the low density area shall be entirely constructed and vegetated. Once the final grading is completed and the site is stabilized, the permittee shall provide and perform the operation and maintenance as outlined in the applicable section below.

11. MODIFICATIONS. No person or entity, including the permittee, shall alter any component shown in the approved plans and specifications, except for minimum driveway crossings. Prior to the construction of any modification to the approved plans, the permittee shall submit to the Director, and shall have received approval for modified plans, specifications, and calculations including, but not limited to, those listed below. For changes to the project or SCM that impact the certifications, a new or updated certification(s), as applicable, will be required and a copy must be submitted to the appropriate DEQ regional office upon completion of the modification.

- a. Any modification to the approved plans and specifications, regardless of size including the SCM(s), BUA, details, etc.
- b. Redesign or addition to the approved amount of BUA or to the drainage area.
- c. Further development, subdivision, acquisition, lease or sale of any, all or part of the project and/or property area as reported in the approved plans and specifications.
- d. Altering, modifying, removing, relocating, redirecting, regrading, or resizing of any component of the approved SCM(s), stormwater collection system and/or vegetative conveyance shown on the approved plan, except for minimum driveway crossings.
- e. The construction of any allocated future BUA.
- f. Adding the option to use infiltrating permeable pavement or #57 stone within the lots as a pervious surface. The request may require a proposed amendment to the deed restrictions and protective covenants for the subdivision to be submitted and recorded.
- g. The construction of any infiltrating permeable pavement, #57 stone area, public trails, or landscaping material within the common areas to be considered a pervious surface that were not included in the approved plans and specifications.
- h. Other modifications as determined by the Director.

12. DESIGNER'S CERTIFICATION. Upon completion of the project, the permittee shall determine if the project is in compliance with the approved plans and take the necessary following actions:
 - a. If the permittee determines that the project is in compliance with the approved plans, then within 45 days of completion, the permittee shall submit to the Division one hard copy and one electronic copy of the following:
 - i. The completed and signed Designer's Certification provided in Attachment A noting any deviations from the approved plans and specifications. Deviations may require approval from the Division;
 - ii. A copy of the recorded operation and maintenance agreement;
 - iii. Unless already provided, a copy of the recorded deed restrictions and protective covenants; and
 - iv. A copy of the recorded plat delineating the public rights-of-way, dedicated common areas and/or permanent recorded easements, when applicable.
 - b. If the permittee determines that the project is not in compliance with the approved plans, the permittee shall submit an application to modify the permit within 30 days of completion of the project or provide a plan of action, with a timeline, to bring the site into compliance.
13. OPERATION AND MAINTENANCE. The permittee shall provide and perform the operation and maintenance necessary, as listed in the signed operation and maintenance agreement(s), to assure that all components of the permitted on-site stormwater system are maintained at the approved design condition. The approved operation and maintenance agreement must be followed in its entirety and maintenance must occur at the scheduled intervals.
 - a. CORRECTIVE ACTIONS REQUIRED. If the facilities fail to perform satisfactorily or in the event that the low density area fails to meet the requirements of low density, the permittee shall take immediate corrective actions. This includes actions required by the Division and the stormwater rules such as the construction of additional or replacement on-site stormwater systems. These additional or replacement measures shall receive a permit from the Division prior to construction.
 - b. MAINTENANCE RECORDS. Records of maintenance activities must be kept and made available upon request to authorized personnel of the Division. The records will indicate the date, activity, name of person performing the work and what actions were taken.
14. CHANGES TO THE PROJECT NAME, PERMITTEE NAME OR CONTACT INFORMATION. The permittee shall submit a completed Permit Information Update Application Form to the Division within 30 days to making any one of these changes.
15. TRANSFER. This permit is not transferable to any person or entity except after notice to and approval by the Director. Neither the sale of the project and/or property, in whole or in part, nor the conveyance of common area to a third party constitutes an approved transfer of the permit.
 - a. TRANSFER REQUEST. The transfer request must include the appropriate application, documentation and the processing fee as outlined in 15A NCAC 02H.1045(2). This request must be submitted within 90 days of the permit holder meeting one or more of the following:
 - i. A natural person who is deceased;
 - ii. A partnership, limited liability corporation, corporation, or any other business association that has been dissolved;
 - iii. A person or entity who has been lawfully and finally divested of title to the property on which the permitted activity is occurring or will occur through foreclosure, bankruptcy, or other legal proceeding.
 - iv. A person or entity who has sold the property, in whole or in part, on which the permitted activity is occurring or will occur, except in the case of an individual residential lot sale that is made subject to the recorded deed restrictions and protective covenants;
 - v. The assignment of declarant rights to another individual or entity;
 - vi. The sale or conveyance of the common areas to a Homeowner's or Property Owner's Association, subject to the requirements of NCGS 143-214.7(c2);

- b. TRANSFER INSPECTION. Prior to transfer of the permit, a file review and site inspection will be conducted by Division personnel to ensure the permit conditions have been met and that the project and the on-site stormwater system complies with the permit conditions. Records of maintenance activities performed to date may be requested. Projects not in compliance with the permit will not be transferred until all permit and/or general statute conditions are met.

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

- a. REVIEWING AND MONITORING EACH LOT FOR COMPLIANCE. The permittee is responsible for verifying that the proposed BUA on each individual lot, within each drainage area and for the entire project does not exceed the maximum amount allowed by this permit. The permittee shall review all individual lot plans for new construction and all subsequent modifications and additions for compliance. The plans reviewed must include all proposed BUA, grading, and driveway pipe placement. The permittee shall not approve any lot plans where the maximum allowed BUA limit has been exceeded or where modifications are proposed to the grading and/or to the stormwater collection system and/or to the vegetated conveyance unless and until a permit modification has been approved by the Division. The permittee shall review and routinely monitor the project and each lot to ensure continued compliance with the conditions of the permit, the approved plans and specifications, and the recorded deed restrictions and protective covenants. The permittee shall notify any lot owner that is found to be in noncompliance with the conditions of this permit in writing and shall require timely resolution.
- b. ARCHITECTURAL REVIEW BOARD (ARB) OR COMMITTEE (ARC). The permittee may establish an ARB or ARC or other group to conduct individual lot reviews on the permittee's behalf. However, any approval given on behalf of the permittee does not relieve the permittee of the responsibility to maintain compliance with the conditions of the permit and the approved plans and specifications.
- c. APPROVED PLANS AND SPECIFICATIONS. A copy of this permit, approved plans, application, supplements, operation and maintenance agreement, all applicable recorded documents, and specifications shall be maintained on file by the permittee at all times.
- d. MAINTENANCE ACCESS. SCMs, stormwater collection systems, and vegetated conveyances must be accessible for inspection, operation, maintenance and repair as shown on the approved plans.
- e. DIVISION ACCESS. The permittee grants Division Staff permission to enter the property during normal business hours to inspect all components of the permitted project.
- f. ENFORCEMENT. Any individual or entity found to be in noncompliance with the provisions of a stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in NCGS 143 Article 21.
- g. ANNUAL CERTIFICATION. The permittee shall electronically submit to the Division an annual certification completed by either the permittee or their designee confirming the projects conformance with permit conditions.
- h. OBTAINING COMPLIANCE. The Director may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the Director for modifying the site to meet minimum requirements. The permittee shall provide copies of modified plans and certification in writing to the Director that the changes have been made.

- i. OTHER PERMITS. The issuance of this permit does not preclude the permittee from obtaining and complying with any and all other permits or approvals that are required for this development to take place, as required by any statutes, rules, regulations, or ordinances, which are imposed by any other Local, State or Federal government agency having jurisdiction. Any activities undertaken at this site that cause a water quality violation or undertaken prior to receipt of the necessary permits or approvals to do so are considered violations of NCGS 143-215.1, and subject to enforcement procedures pursuant to NCGS 143-215.6.

Permit modified, updated, and reissued this the 9th day of September 2025.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION

For William E. Toby Vinson, Jr., PE, CPM, Director
Division of Energy, Mineral and Land Resources
By Authority of the Environmental Management Commission

Permit Number SW8 120811

Attachment A

Certification Forms

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

- As-Built Permittee Certification
- As-Built Designer's Certification General MDC
- As-Built Designer's Certification for Low Density Projects
- As-Built Designer's Certification General MDC/Off-site

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

AS-BUILT PERMITTEE CERTIFICATION

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

Check here if this is a partial certification. Section/phase/SCM #? _____
 Check here if this is part of a Fast Track As-built Package Submittal.

Printed

Name _____ Signature _____

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

County of _____, do hereby certify that _____

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

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

(SEAL)

Witness my hand and official seal

My commission expires _____

Permittee's Certification NCAC .1042(4)	Completed / Provided	N/A
A. DEED RESTRICTIONS / BUA RECORDS		
1. The deed restrictions and protective covenants have been recorded and contain the necessary language to ensure that the project is maintained consistent with the stormwater regulations and with the permit conditions.	Y or N	
2. A copy of the recorded deed restrictions and protective covenants has been provided to the Division.	Y or N	
3. Records which track the BUA on each lot are being kept. (See Note 1)	Y or N	
B. MAINTENANCE ACCESS		
1. The SCMs are accessible for inspection, maintenance and repair.	Y or N	
2. The access is a minimum of 10 feet wide.	Y or N	
3. The access extends to the nearest public right-of-way.	Y or N	
C. EASEMENTS		
1. The SCMs and the components of the runoff collection / conveyance system are located in recorded drainage easements.	Y or N	
2. A copy of the recorded plat(s) is provided.	Y or N	
D. SINGLE FAMILY RESIDENTIAL LOTS - Plats for residential lots that have an SCM include the following:		
1. The specific location of the SCM on the lot.	Y or N	
2. A typical detail for the SCM.	Y or N	
3. A note that the SCM is required to meet stormwater regulations and that the lot owner is subject to enforcement action as set forth in NCGS 143 Article 21 if the SCM is removed, relocated or altered without prior approval.	Y or N	
E. OPERATION AND MAINTENANCE AGREEMENT		
1. The O&M Agreement is referenced on the final recorded plat.	Y or N	
2. The O&M Agreement is recorded with the Register of Deeds and appears in the chain of title.	Y or N	
F. OPERATION AND MAINTENANCE PLAN – maintenance records are being kept in a known set location for each SCM and are available for review.		

	Completed / Provided	N/A
G. DESIGNER'S CERTIFICATION FORM – has been provided to the Division.	Y or N	

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

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

AS-BUILT DESIGNER'S CERTIFICATION GENERAL MDC

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

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

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

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

Check here if pictures of the SCM are provided.

Printed

Name

Signature

NC Registration Number

Date

SEAL:

Consultant's Mailing Address:

City/State/ZIP

Phone Number

Consultant's Email address:

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

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

④N/E – Not evaluated (provide explanation on page 2)	⑤N/A – Not applicable to this SCM or project.	⑥N/E	⑦N/A
Consultant's Certification NCAC .1003((3) & General MDC .1050	①As-built	②N/E	③N/A
A. TREATMENT REQUIREMENTS			
1. The SCM achieves runoff treatment.	Y or N		
2. The SCM achieves runoff volume match.	Y or N		
3. Runoff from offsite areas and/or existing BUA is bypassed.	Y or N		
4. Runoff from offsite areas and/or existing BUA is directed into the permitted SCM and is accounted for at the full build-out potential.	Y or N		
5. The project controls runoff through an offsite permitted SCM that meets the requirements of the MDC.	Y or N		
6. The net area of new BUA increase for an existing project has been accounted for at the appropriate design storm level.	Y or N		
7. The SCM(s) meets all the specific minimum design criteria.	Y or N		
B. VEGETATED SETBACKS / BUA			
1. The width of the vegetated setback has been measured from the normal pool of impounded waters, the MHW line of tidal waters, or the top of bank of each side of rivers or streams.	Y or N		
2. The vegetated setback is maintained in grass or other vegetation.	Y or N		
3. BUA that meets the requirements of NCGS 143-214.7 (b2)(2) is located in the setback.	Y or N		

	① As-built	② N/E	③ N/A
4. BUA that does not meet the requirements of NCGS 143-214.7 (b2)(2) is located within the setback and is limited to: <ol style="list-style-type: none"> a. Publicly funded linear projects (road, greenway sidewalk) b. Water-dependent structures c. Minimal footprint uses (utility poles, signs, security lighting and appurtenances) 	Y or N		
5. Stormwater that is not treated in an SCM is released at the edge of the setback and allowed to flow through the setback as dispersed flow.	Y or N		
C. STORMWATER OUTLETS – the outlet handles the peak flow from the 10 year storm with no downslope erosion.	Y or N		
D. VARIATIONS			
1. A variation (alternative) from the stormwater rule provisions has been implemented.	Y or N		
2. The variation provides equal or better stormwater control and equal or better protection of surface waters.	Y or N		
E. COMPLIANCE WITH OTHER REGULATORY PROGRAMS has been met.	Y or N		
F. SIZING -the volume of the SCM takes the runoff from all surfaces into account and is sufficient to handle the required storm depth.	Y or N		
G. CONTAMINATED SOILS – infiltrating SCM's are not located in or on areas with contaminated soils.	Y or N		
H. SIDE SLOPES			
1. Vegetated side slopes are no steeper than 3H:1V.	Y or N		
2. Side slopes include retaining walls, gabion walls, or other surfaces that are steeper than 3H:1V.	Y or N		
3. Vegetated side slopes are steeper than 3H:1V (provide supporting documents for soils and vegetation).	Y or N		
I. EROSION PROTECTION			
1. The inlets do not cause erosion in the SCM.	Y or N		
2. The outlet does not cause erosion downslope of the discharge point during the peak flow from the 10 year storm.	Y or N		
J. EXCESS FLOWS – An overflow / bypass has been provided.	Y or N		
K. DEWATERING – A method to drawdown standing water has been provided to facilitate maintenance and inspection.	Y or N		
L. CLEANOUT AFTER CONSTRUCTION – the SCM has been cleaned out and converted to its approved design state.	Y or N		
M. MAINTENANCE ACCESS			
1. The SCM is accessible for maintenance and repair.	Y or N		
2. The access does not include lateral or incline slopes >3:1.	Y or N		
N. DESIGNER QUALIFICATIONS (FAST-TRACK PERMIT) – The designer is licensed under Chapters 89A, 89C, 89E, or 89F of the General Statutes.	Y or N		

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

AS-BUILT DESIGNER'S CERTIFICATION FOR LOW DENSITY PROJECTS

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets all of the MDC found in 15A NCAC 02H.1003, in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and the general statutes has been preserved.

Check here if this is a partial certification. Section or phase _____

Check here if this is part of a Fast-Track As-Built Package Submittal per 15A NCAC 02H .1044(3).

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

Check here if pictures of the project are provided.

Printed Name _____ Signature _____

NC Registration Number _____ Date _____

<u>SEAL:</u>	Consultant's Mailing Address: <hr/>
	City: _____ State: _____ Zip: _____
	Phone: (____) _____
	Consultant's Email address: _____

① Circle N if the as-built value differs from the Plan/permit. If N is circled, provide an explanation on page 3.
② N/E = Not Evaluated (provide explanation on page 2). ③N/A = Not Applicable to this project/plan.

Consultant's Certification (MDC 15A NCAC 02H .1003)			
Project Density and Built-Upon Area	①As-built	②N/E	③N/A
1. The project has areas of high density based on natural drainage area boundaries, variations in land use or construction phasing.	Y or N		
2. The project's built-upon area does not exceed the maximum limit specified in the permit.	Y or N		
Dispersed Flow	①As-built	②N/E	③N/A
1. The project maximizes dispersed flow through vegetated areas and minimizes channelized flow.	Y or N		
Vegetated Conveyances	①As-built	②N/E	③N/A
1. Stormwater that is not released as dispersed flow is transported by vegetated conveyances.	Y or N		
2. The project has a minimal amount of non-vegetated conveyances to reduce erosion.	Y or N		
3. Other than minimal piping under driveways and roads, no piping has been added beyond what is shown on the approved plans.	Y or N		
4. Side slopes are no steeper than 3H:1V.	Y or N		
5. The conveyance does not erode in response to the peak flow from the 10-year storm.	Y or N		
Curb outlet systems (if applicable)	①As-built	②N/E	③N/A
1. The swale or vegetated area can carry the peak flow from the 10-year storm at a non-erosive velocity.	Y or N		
2. The longitudinal slope of the swale or vegetated areas does not exceed 5%.	Y or N		
3. The swale has a trapezoidal cross-section and a minimum bottom width of two feet.	Y or N		
4. The minimum length of the swale or vegetated area is 100 feet.	Y or N		
5. Side slopes are no steeper than 3H:1V.	Y or N		

6. The project utilizes treatment swales designed per Section .1061 in lieu of the curb outlet system requirements.	Y or N		
Vegetated Setbacks (if applicable)	①As-built	②N/E	③N/A
1. The width of the vegetated setback is at least 50'.	Y or N		
2. The width of the vegetated setback has been measured from the normal pool of impounded waters, the MHW line of tidal waters, or the top of bank of each side of rivers or streams.	Y or N		
3. The vegetated setback is maintained in grass or other vegetation.	Y or N		
4. BUA that meets the requirements of NCGS 143-214.7(b2)(2) is located in the setback.	Y or N		
5. BUA that does NOT meet the requirements of NCGS 143-214.7(b2)(2) is located within the setback and is limited to: <ul style="list-style-type: none"> • Publicly-funded linear projects (road, greenway, or sidewalk) • Water dependent structures • Minimal footprint uses such as poles, signs, utility appurtenances, and security lights. 	Y or N		
6. The amount of BUA within the setback is minimized, and channeling of the runoff from the BUA has been avoided.	Y or N		
7. Stormwater is not discharged (via swale or pipe) through a vegetated setback. Stormwater is released at the edge of the setback and allowed to flow through the setback as dispersed flow.	Y or N		
Outlets	①As-built	②N/E	③N/A
1. Stormwater outlets do not cause erosion downslope of the discharge point during the peak flow from the 10-year storm.	Y or N		
Variations	①As-built	②N/E	③N/A
1. The project has variations from the MDC that were not previously approved. (Modification may be required.)	Y or N		
Deed restrictions (if applicable)	①As-built	②N/E	③N/A
1. Deed restrictions are recorded and ensure that the project and the BUA will be maintained in perpetuity consistent with the permit, approved plans, and specifications.	Y or N		
For Subdivisions Only (Residential or Commercial)	①As-built	②N/E	③N/A
1. The number of platted lots is consistent with the approved plans.	Y or N		
2. The project area is consistent with the approved plans.	Y or N		
3. The layout of the lots and streets is consistent with the approved plan.	Y or N		
4. The width / radius of streets, paved accesses, cul-de-sacs and sidewalks is consistent with the approved plan.	Y or N		
5. No piping, other than those minimum amounts needed under a driveway or under a road, has been added.	Y or N		
6. The lot grading, road grading, vegetated conveyances, piping, inverts, and elevations are consistent with the approved plans.	Y or N		

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

AS-BUILT DESIGNER'S CERTIFICATION GENERAL MDC / OFF-SITE

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets the below listed General MDC found in NCAC 02H.1050 and the Off-site MDC as defined in NCAC 02H.1002(29) and the requirements of NCAC 02H.1003(3)(c) in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and statutes has been preserved.

Check here if this is a partial certification. Section/phase/#? _____
 Check here if this is a part of a Fast-Track As-Built Package Submittal per .1044(3).
 Check here if the designer did not observe the construction, but is certifying the project.
 Check here if pictures of the Off-site SCM are provided.

Printed Name _____ Signature _____

NC Registration Number _____ Date _____

SEAL:	Consultant's Mailing Address: _____ City/State/ZIP _____ Phone Number _____ Consultant's Email address: _____
-------	--

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

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

Consultant's Certification NCAC .1003((3) & General MDC .1050	①As-built	②N/E	③N/A
A. THE OFF-SITE SCM			
1. The project controls runoff through an off-site permitted SCM that meets the requirements of the MDC.	Y or N		
2. The Off-site SCM has been certified by an appropriately licensed design professional as meeting the General MDC found in NCAC 02H.1050.	Y or N		
3. The Off-site SCM has been certified by an appropriately licensed design professional as meeting the specific MDC for the type of SCM that treats the runoff from this project.	Y or N		
4. The off-site SCM is currently permitted under permit No. SW	Y or N		
B. VEGETATED SETBACKS / BUA			
1. The width of the vegetated setback for this project is 50' and has been measured from the normal pool of impounded waters, the MHW line of tidal waters, or the top of bank of each side of rivers or streams.	Y or N		
2. The vegetated setback is maintained in grass or other vegetation.	Y or N		
3. BUA that meets the requirements of NCGS 143-214.7 (b2)(2) is located in the setback.	Y or N		

	① As-built	② N/E	③ N/A
4. BUA that does not meet the requirements of NCGS 143-214.7 (b2)(2) is located within the setback and is limited to: <ul style="list-style-type: none"> d. Publicly funded linear projects (road, greenway sidewalk) e. Water-dependent structures f. Minimal footprint uses (utility poles, signs, security lighting and appurtenances) 	Y or N		
5. Runoff from the as-built BUA for the project is collected and directed into the off-site SCM.			
C. COMPLIANCE WITH OTHER REGULATORY PROGRAMS has been met.	Y or N		
D. SIDE SLOPES			
1. Vegetated side slopes are no steeper than 3H:1V.	Y or N		
2. Side slopes include retaining walls, gabion walls, or other surfaces that are steeper than 3H:1V.	Y or N		
3. Vegetated side slopes are steeper than 3H:1V (provide supporting documents for soils and vegetation).	Y or N		
E. EROSION PROTECTION			
1. The inlets from the project into the off-site SCM do not cause erosion in the SCM.	Y or N		
F. DESIGNER QUALIFICATIONS (FAST-TRACK PERMIT) – The designer is licensed under Chapters 89A, 89C, 89E, or 89F of the General Statutes.	Y or N		

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

Attachment B - BUA Lot Allocations

Ward Farm Village
Permit No. SW8 091001

Lot #	Drains to Offsite Wet Pond (SW8 091001)	Drains to Low Density Portion	Total Max BUA, sf	Lot #	Drains to Offsite Wet Pond (SW8 091001)	Drains to Low Density Portion	Total Max BUA, sf
1	3,600		3,600	25	3,600		3,600
2	3,600		3,600	26		No Lot 26	
3	3,600		3,600	27	4,700		4,700
4	3,600		3,600	28	5,026		5,026
5	3,600		3,600	29	4,700		4,700
6	3,600		3,600	30		4,491	4,491
7	4,484		4,484	31		4,491	4,491
8	3,600		3,600	32		4,491	4,491
9	3,600		3,600	33		4,491	4,491
10	3,600		3,600	34		4,491	4,491
11	3,600		3,600	35		4,491	4,491
12	5,000		5,000	36		4,491	4,491
14	4,700		4,700	37		4,491	4,491
13	No Lot 13			38		4,491	4,491
15	5,081		5,081	39		4,491	4,491
16	4,700		4,700	40		4,491	4,491
17	4,700		4,700	41		4,491	4,491
18	4,700		4,700	42		4,491	4,491
19	3,600		3,600	43		4,491	4,491
20	3,600		3,600	44		4,491	4,491
21	3,600		3,600	45		4,491	4,491
22	3,600		3,600	46		4,491	4,491
23	3,600		3,600	47		4,491	4,491
24	3,600		3,600				

Attachment C - Permitting History

Ward Farm Village
Permit No. SW8 120811

Approval Date	Permit Action	BIMS Version	Description of the Changes
10/8/2012	Original Approval	1.0	<p>Issued to Ward Shore Builders, Inc.; construction of impervious areas with runoff to be treated in an offsite permitted stormwater facility, in compliance with the provisions of SL 2008-211 and Title 15A NCAC 2H .1000</p> <p>The stormwater runoff from the site will be routed to wet pond operated and maintained by Ward Farm, LLC under the terms and conditions set forth in the latest version of Permit No. SW8 091001.</p> <p>The built-upon area allocated to this development by Stormwater Management Permit No. SW8 091001, is 276,600 square feet. This project proposes 276,600 square feet.</p>
11/4/2020	Correction		<p>The project was submitted as a subdivision, and deed restrictions were intended as shown in Attachment D. But the permit excluded the deed restriction statements. The permit has been corrected to include the necessary information.</p>
3/13/2025	Transfer	1.1	Transferred to Ward Farm LLC under a Schedule of Compliance
9/9/2025	Major Modification	1.2	<p>This approval revised the permit to include both a Low Density portion (2017 Rules) and an offsite portion (2008 Rules) draining to the Master Permit SW8 091001. Included a revision to the Lot layout and BUA allocation for the lots, as well as the inclusion of a new curb outlet swale within the Low Density area.</p>