

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

APPLICATION FOR A CERTIFICATE OF PUBLIC CONVENIENCE & NECESSITY
AND FOR APPROVAL OF RATESINSTRUCTIONS

Notes or explanations placed in the margins of the application are acceptable. If additional space is needed, supplementary sheets may be attached. If any section does not apply, write "not applicable" or cross out the section.

APPLICANT

1. Trade name used for utility business Pluris Hampstead, LLC
2. Name of owner (if different from trade name) _____
3. Business mailing address 5950 Berkshire Lane, Ste 800
City and state Dallas, TX Zip Code 75225
4. Business street address (if different from mailing address) _____
5. Business telephone number (888) 758-7471
6. If corporation, list the following:
President Maurice Gallarda, Managing Member Vice President Kenneth Pratt, Member
Secretary Kenneth Pratt, Member Treasurer Dan Winters, CFO, Member
Three (3) largest stockholders and percent of voting shares held by each
Kenneth Pratt, Melissa Pratt, and Maurice Gallarda. Membership %s for each Member will be provided to the NCUC under confidentiality agreement.
7. If partnership, list the owners and percent of ownership held by each

PROPOSED UTILITY SERVICE AREAS

8. Name of Subdivision or Service Area Highlands Business Park (address to follow) - approx 13 acres north of Christian Chapel Road across from Whitobridge Road
9. County (or Counties) Pender
10. Type of Service (Water and/or Sewer) Sewer

PROPOSED RATES
(Amount Applicant Proposes to Charge)

11. Metered Residential Service:
Water: N/A
Sewer: N/A
12. Flat Rate Residential Service:
Water: N/A
Sewer: No Change - as authorized in Docket No. W-1305, Sub 12.
13. Nonresidential Service (explain):
Water: N/A
Sewer: No Change - as authorized in Docket No. W-1305, Sub 12.
14. Tap-on fees:
Water: N/A
Sewer: No Change - as authorized in Docket No. W-1305, Sub 12.
15. Finance charge for late payment: No Change - as authorized in Docket No. W-1305, Sub 12.
(NCUC Rule R12-9) specifies not more than one percent (1.0%) per month will be applied to the unpaid balance of all bills still past due 25 days after billing date.)
16. Reconnection charge if water service cut off by utility as specified in NCUC Rule R7-20: No Change - as authorized in Docket No. W-1305, Sub 12.
17. Reconnection charge if water service discontinued at customer's request: No Change - as authorized in Docket No. W-1305, Sub 12.
18. Reconnection charge if sewer service cut off by utility as specified in NCUC Rule R10-16: No Change - as authorized in Docket No. W-1305, Sub 12.
19. Other charges: No Change - as authorized in Docket No. W-1305, Sub 12.

PROPOSED BILLING

1. Frequency of billing shall be (monthly, quarterly, etc.) No Change - as authorized in Docket No. W-1305, Sub 12.
2. Billing shall be for service (in advance or arrears) No Change - as authorized in Docket No. W-1305, Sub 12.
3. Bills past due 15 days after billing dates: (NCUC Rule R12-9 specifies that bills shall not be past due less than fifteen (15) days after billing date).
4. Will regular billing be by written statement? (yes or no) Yes
5. Will the billing statement contain the following? (Indicate yes or no for each item)

(a) Meter reading at beginning and end of billing period	<u>N/A</u>
(b) Date of meter readings	<u>N/A</u>
(c) Gallons used, based on meter readings	<u>N/A</u>
(d) Amount due for current billing period listed as a separate amount	<u>Yes</u>
(e) Amount due from previous billing period listed as a separate amount	<u>Yes</u>
(f) Amount due for each special charge (i.e., deposits, tap fees, etc.) listed as a separate amount ..	<u>Yes</u>
6. Show how the following will appear on the billing statement:

(a) Mailing address of company: <u>Pluris Hampstead, LLC, PO Box 297, Hampstead NC 28443</u>	
(b) Address where bill can be paid in person: <u>Pluris's National Call Center - 121 Dan Owen Dr Hampstead, NC 28443</u> Customers can also pay in person at any Walmart Store nearby.	
(c) Name and phone number of alternative persons to contact for emergency service after business hours: <u>Dial (888) 758-7471; After Hours Service will take message and immediately contact Regional Manager in the area.</u>	
7. Is service already metered? (yes or no) N/A
8. Does the Applicant understand the provisions for establishing credit and collecting customer deposits set forth in NCUC Rules and Regulations, Chapter 12? (yes or no) Yes
(Customer deposits must be refunded to customers having not more than two (2) bills overdue during a 12-month period and who are not then delinquent on the payment of their bills, per NCUC Rule R12-5.)

PRESENT RATES

9. Are you presently charging for service? If so, describe the rates being charged.
Yes - Rates as authorized in Docket No. W-1305, Sub 12.
10. How long have these rates been in effect? Since November 13, 2020, the date of the Order issued in Docket No. W-1305, Sub 12.

PERSONS TO CONTACT

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
11. General Manager	<u>Kris King</u>	<u>PO Box 297, Hampstead NC</u>	<u>(888) 758-7471</u>
12. Complaints or Billing	<u>Beverly Yopp</u>	<u>PO Box 297, Hampstead NC</u>	<u>(888) 758-7471</u>
13. Engineering Operations	<u>Kris King</u>	<u>PO Box 297, Hampstead NC</u>	<u>(888) 758-7471</u>
14. Emergency Service	<u>Customer Care</u>	<u>PO Box 297, Hampstead NC</u>	<u>(888) 758-7471</u>
15. Accounting	<u>Dan Winters</u>	<u>5950 Berkshire Ln, Ste 800, Dallas, TX</u>	<u>(888) 758-7471</u>

16. Are the names and phone numbers shown above listed in the phone book by each of the proposed service areas? (yes or no) No. The numbers are listed on the Pluris Holdings website at www.plurisusa.com.
17. Can customers make phone calls for service without being charged for a long distance phone call? (yes or no) Yes
18. Do persons designated to receive phone calls for emergency service, after regular business hours, have authority to provide the needed repairs without first contacting owner? (yes or no) Yes
19. List the qualifications of the person in charge of the utility system:
Kris King; CS4 #1011160; WW4 #1002807
20. List the date(s) and describe any DENR violation(s) since the last application for franchise, transfer, or rate increase: None.

SERVICE AREA

Fill in one column for each subdivision or service area.

	(1)	(2)	(3)
1. Name of subdivision or service area	Dominion Land Corp/Highlands Bus Park		
2. County (or Counties)	Pender		
3. Type of service (water, sewer, etc.)	Sewer		
4. If water is purchased, list from whom	N/A		
5. Source of water supply (wells, etc.)	N/A		
6. Number of wells in service	N/A		
7. Pumping capacity of each pump in service	N/A		
8. Elevated storage tank capacity (gals.)	N/A		
9. Pressure tank capacity (gals.)	N/A		
10. Types of water treatment (chlorine, etc.)	N/A		
11. Number of fire hydrants installed	N/A		
12. Is sewage disposal by septic tank or by sewer system?	N/A		
13. If disposal is by sewer system, is sewage treated by utility company or by others?	N/A		
14. Capacity of Company's sewage treatment plant (gallons per day)	500,000 gpd		
15. Is service metered? (yes or no)	N/A		
16. Number of water meters in use	N/A		
17. Number of service taps in use (list number of each size)	Water N/A		
	Sewer 1		
18. Number of customers at the end of test year	Water N/A		
	Sewer 1,088		
19. Number of customers that can be served by mains already installed (including present customers, vacant lots, etc.)	Water N/A		
	Sewer 2,778		
20. Number of customers that can be served by pumping capacity	Water N/A		
21. Number of customers that can be served by storage tank capacity	Water N/A		
22. Number of customers that can be served by treatment plant capacity	Sewer 2,778		
23. Name nearest water/sewer utility system	Pluris Hampstead		
24. Distance to nearest water/sewer utility system	20 feet to Force Main		
25. Does any other person or utility seek to furnish the service(s) proposed herein? (yes or no)	No		
26. a. DENR System I.D. No.	Water N/A		
b. NPDES or Nondischarge Permit No.	Sewer WQ0037287		

FINANCIAL STATEMENT

1. Will a separate set of books be maintained for the utility business?
Yes _____
2. Will a separate bank account be maintained for the utility business?
Yes _____
3. Are the revenues and expenses listed below based on past operations or are they estimated for future operations?
(actual or estimated) Estimated _____

Note: If the Applicant already holds a public utility franchise, the proposed service area is new (i.e., there are no customers being served), and the proposed rates herein are the same as those previously approved, then the financial information below (lines 4 through 35) may be omitted.

*Pluris Hampstead, LLC holds a public utility franchise.
Rates will be the same as approved by the NCUC.*

REVENUES AND EXPENSES

For 12 Months Ended N/A (Date)

	Revenues	Water	Sewer
4.	Residential service (flat rate)	\$ N/A	\$ N/A
5.	Residential service (metered rate)	\$ N/A	\$ N/A
6.	Nonresidential service (flat rate)	\$ N/A	\$ N/A
7.	Nonresidential service (metered rate)	\$ N/A	\$ N/A
8.	Other revenues (describe in remarks below)	\$ N/A	\$ N/A
9.	Total Revenues (Lines 4 thru 8)	\$ N/A	\$ N/A
10.	Total salaries (except owner)	\$ N/A	\$ N/A
11.	Salaries paid to owner	\$ N/A	\$ N/A
12.	Administrative and office expense (except salaries)	\$ N/A	\$ N/A
13.	Maintenance and repair expense (except salaries)	\$ N/A	\$ N/A
14.	Transportation expenses	\$ N/A	\$ N/A
15.	Electric power for pumping	\$ N/A	\$ N/A
16.	Chemicals for treatment	\$ N/A	\$ N/A
17.	Testing fees	\$ N/A	\$ N/A
18.	Permit fees	\$ N/A	\$ N/A
19.	Purchased water/sewer treatment	\$ N/A	\$ N/A
20.	Annual depreciation	\$ N/A	\$ N/A
21.	Taxes: State income taxes	\$ N/A	\$ N/A
22.	Federal income taxes	\$ N/A	\$ N/A
23.	Gross receipts (or franchise tax)	\$ N/A	\$ N/A
24.	Property taxes	\$ N/A	\$ N/A
25.	Payroll taxes	\$ N/A	\$ N/A
26.	Other taxes	\$ N/A	\$ N/A
27.	Interest on debt during year	\$ N/A	\$ N/A
28.	Other expenses (describe in remarks below)	\$ N/A	\$ N/A
29.	Total Expenses (Lines 10 thru 28)	\$ N/A	\$ N/A
30.	Net Income (Line 9 minus Line 29)	\$ N/A	\$ N/A

Remarks

31.	N/A
32.	N/A
33.	N/A
34.	N/A
35.	N/A

NUMBER OF CUSTOMERS SERVED

	Water		Sewer	
	Flat Rate	Metered	Flat Rate	Metered
36.	Customers at beginning of year	N/A	913	N/A
37.	Customers at end of year	N/A	1088	N/A
38.	Average gallons used per customer	@180 gallons per day per 3 bedroom dwelling = 5,875,200 per month		

COST OF UTILITY SYSTEM

1. Is the cost of utility system listed below based on past operation, or is it estimated for future operation?
(actual or estimated) Estimated
 2. Does the cost of utility system listed below represent the cost to the Applicant herein? (yes or no)
NA - Developer is responsible for the entire cost
- If no, list cost (purchase price to Applicant). N/A

ORIGINAL COST OF UTILITY SYSTEM

As of Year Ended December 31, 2022 (Date)

Note: List the total original cost to construct and establish the system, whether or not paid for by the present owner.

	<u>Utility Property in Service</u>	
	<u>Water</u>	<u>Sewer</u>
3. Land and rights-of-way	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
4. Structures and site improvement	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
5. Wells	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
6. Pumping equipment	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
7. Treatment equipment	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
8. Storage tanks	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
9. Mains (excluding service connections)	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
10. Service connections	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
11. Meters (including spare meters)	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
12. Office furniture and equipment	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
13. Transportation equipment	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
14. Other utility property in service (describe in remarks below)	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
15. Total utility property in service (Lines 3 thru 14)	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
16. Less: accumulated depreciation	\$ <u>N/A</u>	\$ <u>19,200</u>
17. Less: accumulated tap fees and other contributions in aid of construction	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
18. Less: customer advances	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
19. Net investment in utility property (Line 15 minus 16, 17, & 18)	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>

	<u>Utility Property Not in Service</u>	
	<u>Water</u>	<u>Sewer</u>
20. Construction work in progress	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
21. Property held for future use	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>
22. Other (describe in remarks below)	\$ <u>N/A</u>	\$ <u>See remarks page 5 line 23.</u>

Remarks

23. To Be Determined - infrastructure has not yet been installed. Upon receiving the information Pluris will file it with the commission.
24. N/A
25. N/A
26. N/A

RECOVERY OF PLANT COST

The utility proposes to recover the cost of the plant listed on Page 5, Line 15 as follows:

[illegible]

ANNUAL DEPRECIATION

7. If annual depreciation is claimed using a composite rate for the entire system, show rate of depreciation used:
Water: N/A
Sewer: The infrastructure will be recorded in the asset account and the utility will use account specific depreciation rates.
8. If annual depreciation is claimed using individual rates for each type of equipment, show rates of depreciation used: The rate of depreciation for sewer collection assets will be 2.85%.

OTHER FINANCIAL INFORMATION

1. Please provide the following capital structure information for the Company prior to the purchase of the new water and/or sewer system(s):

a. Capital structure as of December 31, 2022

b. Capital structure balances:

	Amount	Percent Of Total Capital
Long-term debt/loans	\$ 3,089,155	128.7%
Preferred stock (if any)	\$ N/A	N/A
Common equity:		
Common stock	\$ 907,249	37.7%
Retained earnings	\$ (1,595,370)	(66.4%)
Total common equity	\$ (688,121)	(28.7%)
Total capital	\$ 2,401,034	100%

2. The purchase price of the system will be financed as follows:

a. Long-term debt	\$ N/A
b. Short-term debt	\$ N/A
c. Common stock	\$ N/A
d. Retained earnings	\$ N/A
e. Other (please describe below on Line g)	\$ N/A
f. Total purchase price	\$ N/A

g. Description of other: N/A

3. Please provide the following for improvements/additions to be made in the first year:

a. Brief description: None.

b. Financing:

(1) Long-term debt	\$ N/A
(2) Short-term debt	\$ N/A
(3) Common stock	\$ N/A
(4) Retained earnings	\$ N/A
(5) Other (please describe below on Line (7))	\$ N/A
(6) Total improvements/additions	\$ N/A

(7) Description of other: N/A

1. Are there any major improvements/additions required in the next five years and the next ten years? Indicate the estimated cost of each improvement/addition, the year it will be made, and how it will be financed (long-term debt, short-term debt, common stock, retained earnings, and other (please explain)).

None.

2. Are there any major replacements required in the next five years and the next ten years? Indicate the estimated cost of each replacement, the year it will be made, and how it will be financed (long-term debt, short-term debt, common stock, retained earnings, and other (please explain)).

None.

3. Please fill out the attached addendum showing the projected cash flows and income statement for the first five years of operation of this system. This addendum should be for the utility system for which the subject application is being submitted, exclusively. Instructions are included on page 3 of the addendum. The following information may be provided instead of filing the addendum: Completed

- (1) Audited financial statements for the utility and/or parent company. N/A
- (2) Budgets, capital and operating, for the company's North Carolina utility operations for the next five years. N/A
- (3) The most recent fiscal year budgets, capital and operating, and the actual amounts for that year for the utility's and/or parent company's North Carolina utility operations. N/A

EXHIBITS

THE FOLLOWING EXHIBITS SHALL BE ATTACHED TO THE APPLICATION:

1. If the Applicant is a corporation, enclose a copy of the Articles of Incorporation on file with the North Carolina Secretary of State. (Not required if previously filed with the Commission.) Not required. Previously filed.
2. If the Applicants are doing business as a partnership, enclose a copy of the partnership agreement. (Not required if previously filed with the Commission.) Not applicable.
3. If the Applicant is conducting business under a trade name or d/b/a, enclose a copy of the certificate filed with the register of deeds in each county where the Applicant will be conducting business as required by G.S. 66-68. N/A.
4. Enclose a copy of a letter from the Department of Environment and Natural Resources granting approval of the plans for each water system. Not applicable.
5. Enclose a copy of a letter from the Department of Environment and Natural Resources granting approval of the plans for each sewer system. NCDEQ Permit is attached.
6. Enclose a copy of a Division of Environmental Health (DEH) report on a chemical analysis of untreated water from each well. (This should not be confused with the monthly samples submitted to DEH for bacteriological analysis. Contact DEH for instructions to obtain a sample for chemical analysis.) Not applicable.
7. Enclose a copy of purchase agreements or contracts showing provision for ownership or control of the water or sewer systems, including sites for wells or treatment plants. Pluris holds a public utility franchise.
8. Enclose a copy of contracts or agreements, including all attachments, exhibits, and appendices, between the utility and any other party (land developers, customers, etc.) regarding the proposed utility services, including contracts regarding tap fees, construction costs, easements, and rights-of-way, etc. (If none, write "none"). Attached
9. Enclose a vicinity map showing the location of the proposed subdivisions or service areas in sufficient detail for someone not familiar with the county to locate the subdivisions. (A county roadmap with the subdivisions outlined is suggested.) Attached.
10. Enclose maps of the subdivisions in sufficient detail to show the layout of streets, lots, the water or sewer mains, hydrants, wells, pumping equipment, treatment facilities, storage facilities, etc. Attached.
11. Enclose a copy of the workpapers supporting the estimate of the plant costs, including a breakdown by type of plant item, showing the detail of how the estimated cost was determined, and indicating which plant items, if any, will be contributed to the utility. Not applicable. The Developer paid for in tract infrastructure.
12. Enclose a copy of the most recent fiscal year financial statements, audited if available, for the Applicant. Filed as Confidential
13. Enclose a copy of the most recent fiscal year financial statements, audited if available, for the parent company of the Applicant. N/A
14. If the information requested in Exhibits 12 and 13 is not available, enclose a copy of the most recent fiscal year financial statements or statement of net worth for the principals of the utility and/or parent company.

FILING INSTRUCTIONS

15. Eight (8) copies of the application and exhibits shall be filed with the **North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4325**. One of these copies must have an original signature. (Applicants must also provide any copies to be returned to them.)
16. Enclose a filing fee as required by G. S. §62-300. A Class A company (annual revenues of \$1,000,000 or more) requires a \$250 filing fee. A Class B company (annual revenues between \$200,000 and \$1,000,000) requires a \$100 filing fee. A Class C company (annual revenues less than \$200,000) requires a \$25 filing fee. **MAKE CHECK PAYABLE TO THE N.C. DEPARTMENT OF COMMERCE/UTILITIES COMMISSION.**

SIGNATURE

17. Application shall be signed and verified by the Applicant.

Signature 

Date 3/21/2024

18. (Typed or Printed Name) Raquel Diaz

personally appearing before me and, being first duly sworn, says that the information contained in this application and in the exhibits attached hereto are true to the best of his/her knowledge and belief.



This the 21 day of March, 2024

Erica D. Gandy
Erica D Gandy
Notary Public

1075 NC Hwy 210 Sneads Ferry NC 28460
Address

My Commission Expires: September 1, 2025
Date

ADDENDUM TO APPLICATION FOR CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY AND FOR APPROVAL OF RATES

PROJECTED INCOME STATEMENT

LINE NO.	Item	Year 1	Year 2	Year 3	Year 4	Year 5
<u>Operating Revenue</u>						
1	Meter Service revenue (2)	13,291.00	13,291.00	13,291.00	13,291.00	13,291.00
2	Flat rate service revenue (1)	-	-	-	-	-
3	Bulk sewer revenue	-	-	-	-	-
4	Re-connect fees	-	-	-	-	-
5	Returned check charge	-	-	-	-	-
6	Late payment charge	-	-	-	-	-
7	Other operating revenue	-	-	-	-	-
8	Total operating revenue (Sum of Line 1 thru 7)	13,291.00	13,291.00	13,291.00	13,291.00	13,291.00
<u>Operating expenses</u>						
9	Total salaries and wages	169,317.00	169,317.00	169,317.00	169,317.00	169,317.00
10	Outside Labor expenses	172.00	172.00	172.00	172.00	172.00
11	Administrative and office expense	-	-	-	-	-
12	Maintenance and repair expense	-	-	-	-	-
13	Purchased water	-	-	-	-	-
14	Purchased sewage treatment	-	-	-	-	-
15	Electric power expense	470.00	470.00	470.00	470.00	470.00
16	Chemical expense	404.00	404.00	404.00	404.00	404.00
17	Testing fees	146.00	146.00	146.00	146.00	146.00
18	Transportation expense	-	-	-	-	-
19	Other operating expense	1,124.00	1,124.00	1,124.00	1,124.00	1,124.00
20	Total operation and maintenance expenses (Sum of Line 9 thru Line 19) (3)	171,633.00	171,633.00	171,633.00	171,633.00	171,633.00
21	Annual depreciation expense	(526.00)	(526.00)	(526.00)	(526.00)	(526.00)
22	Property taxes paid on utility property	-	-	-	-	-
23	Payroll taxes	12,953.00	12,953.00	12,953.00	12,953.00	12,953.00
24	Franchise (gross receipts) tax	-	-	-	-	-
25	Annual NCUC regulatory fee	20.00	20.00	20.00	20.00	20.00
26	Total operating expenses (Sum of Line 20 thru Line 25)	184,080.00	184,080.00	184,080.00	184,080.00	184,080.00
<u>Income Taxes</u>						
27	State income taxes	-	-	-	-	-
28	Federal income taxes	-	-	-	-	-
29	Total income taxes (Line 27 + 28) (4) (5)	-	-	-	-	-
30	Net operating income (loss) (Line 8 - Line 26 - Line 29)	(170,789.00)	(170,789.00)	(170,789.00)	(170,789.00)	(170,789.00)
31	Interest expense	-	-	-	-	-
32	Net income (loss) (Line 30 - Line 31)	\$ (170,789.00)	\$ (170,789.00)	\$ (170,789.00)	\$ (170,789.00)	\$ (170,789.00)

Notes: (1) Flat rate revenues have been calculated using the flat base rate of \$82.50 (per Docket W-1305, Sub 12) times the number of expected ERC's at year end.

(2) Metered revenues have been calculated using a monthly base rate of \$23.50 for a 3/4" meter and usage charges of \$16.50 per 1,000 gallons based on 2,160 gpd (per Docket W-1305, Sub 12)

(3) O&M expense has been factored using the estimated homes as a percentage of total ERCs times the total expense from Docket W-1305, Sub 12 (with the only exception being salaries and wages). The preceding years 1 - 4 have been calculated as a percentage based on expected year end ERC's and the number of ERC's at build out.

(4) The projected income statement is based on estimates provided by management. Actual results over five year period may vary significantly.

ADDENDUM TO APPLICATION FOR CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY AND FOR APPROVAL OF RATES

Statement of Cash Flows

LINE NO.	Item	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Flows From Operating Activities						
1	Pre-tax operating income (loss):					
2	Total operating revenue	13,291.00	13,291.00	13,291.00	13,291.00	13,291.00
3	Less: Operation and maintenance expenses	171,633.00	171,633.00	171,633.00	171,633.00	171,633.00
4	Less: Taxes other than income	12,973.00	12,973.00	12,973.00	12,973.00	12,973.00
5	Pre-tax operating income (loss)	(171,315.00)	(171,315.00)	(171,315.00)	(171,315.00)	(171,315.00)
6	Income tax calculation:					
7	Pre-tax operating income (loss)	(171,315.00)	(171,315.00)	(171,315.00)	(171,315.00)	(171,315.00)
8	Plus: Contributions in aid of construction	-	-	-	-	-
9	Less: Tax depreciation	-	-	-	-	-
10	Less: Interest expense	-	-	-	-	-
11	Taxable income (loss)	-	-	-	-	-
12	State income tax	-	-	-	-	-
13	Federal income tax	-	-	-	-	-
14	Total income taxes to be paid	-	-	-	-	-
15	Net cash provided by (used in) operating activities	(171,315.00)	(171,315.00)	(171,315.00)	(171,315.00)	(171,315.00)
Cash Flows From Investing Activities						
16	Purchases of utility plant	-	-	-	-	-
17	Plus: Cash bonds posted	-	-	-	-	-
18	Less: Contributions in aid of construction	19,200.00	-	-	-	-
19	Less: Proceeds from disposal of utility plant	-	-	-	-	-
20	Net cash used (provided) by investing activities	(19,200.00)	-	-	-	-
Cash Flows From Financing Activities						
21	Proceeds from issuing short term debt	-	-	-	-	-
22	Less: Principal repayment of short term debt	-	-	-	-	-
23	Plus: Proceeds from issuing long term debt	-	-	-	-	-
24	Less: Principal repayment of long term debt	-	-	-	-	-
25	Less: Interest payment for short and long term debt	-	-	-	-	-
26	Plus: Proceeds from issuing stock	-	-	-	-	-
27	Less: Dividends paid	-	-	-	-	-
28	Plus: Funds provided by owner	-	-	-	-	-
29	Net cash provided (used) by financing activities	-	-	-	-	-
30	Net increase (decrease) in cash	(152,115.00)	(171,315.00)	(171,315.00)	(171,315.00)	(171,315.00)
31	Cash balance at beginning of year	-	(152,115.00)	(323,430.00)	(494,745.00)	(666,060.00)
32	Cash balance at end of year	(152,115.00)	(323,430.00)	(494,745.00)	(666,060.00)	(837,375.00)

Note: (1) The projected income statement is based on estimates provided by management. Actual results over five year period may vary significantly.

ADDENDUM TO APPLICATION FOR CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY AND FOR APPROVAL OF RATES

Instructions

-
1. These schedules should reflect all revenues, costs, investment, etc. associated with or to be associated with the utility system for which the subject franchise application is being submitted, exclusively.
 2. For purposes of forecasting future expenses, as a simplifying assumption, it may be assumed that increases in such costs due to increases in general price levels, (i.e., inflation) will on average be offset by concurrent rate increases. Thus, no provision(s) for such offsetting changes will need to be made in forecasting costs.
 3. A written detailed narrative explanation of all assumptions underlying the information and data contained in this addendum and five (5) copies of all workpapers developed in completing the addendum are to be filed with the Commission's Chief Clerk concurrent with the filing of the franchise application.
 4. Computations for Statement of Cash Flows (Page 2 of Addendum)
 - (a) Line 2 should agree with Addendum Page 1 - Projected Income Statement, Line 8.
 - (b) Line 3 should agree with Addendum Page 1 - Projected Income Statement, Line 20.
 - (c) Line 4 should agree with Addendum Page 1 - Projected Income Statement, Sum of Line 22 thru Line 25.
 - (d) Line 14 should equal Line 12 plus Line 13.
 - (e) Line 15 should equal Line 5 less Line 14.
 - (f) Line 30 should equal Line 15 less Line 20 plus Line 29.
 - (g) Line 31 should equal the cash balance at the end of the prior year, except for the beginning balance for Year 1, which should be zero.
 - (h) Line 32 should equal Line 30 plus Line 31.

North Carolina Department of Environmental Quality
Division of Water Resources

Permit Number: WQ0040746 **Version:** 1.0 **Issued Date:** 4/30/2019
Permit Type: Gravity Sewer Extension, Pump Stations, & Pressure Sewer Extensions
Facility Name: Highlands Business Park Private Pump Station & Sewer
Facility County: Pender **Latitude:** 34.349400 **Longitude:** -77.731400
Facility Region: Wilmington

Owner Information Details:

Submit a Permit Ownership / Name Change form to DWR to make any changes to this Owner information.
Note that the owner is the legally responsible entity. ([Click Here for "Permit Ownership/Name Change" Form](#))

Owner Name: Dominion Land Corporation
Owner Affiliation: Nathan S Sanders **Title:** President
Address1: PO Box 3167
Address2:
City, State & Zip: Wilmington, NC 28406-3167
Work Phone: 910-791-1196 **Fax:**
Email Address:

Permit Engineer/Environmental Consultant

<u>Name</u>	<u>Organization Name</u>	<u>Phone</u>	<u>Email</u>
Timothy G Clinkscases	Paramounte Engineering Inc	910-791-6707	tclinkscases@paramounte-eng.com

Permit Events

<u>Event Description</u>	<u>Date</u>	<u>Comment</u>
Permit issued	4/30/2019	1,620 linear feet of 8-inch gravity sewer; a 25□gallon per minute pump station with duplex pumps, on-site audible and visual high water alarms, telemetry, and a portable generator receptacle with manual transfer switch as well as approximately 800 linear feet of 2-inch force main to serve initially six (6) leased parcels of light industrial use or office space as part of the Highlands Business Park Private Pump Station & Sewer project, and the discharge of 2,160 gallons per day

Permit Comments (including all prior versions)

<u>Date</u>	<u>Comment Text</u>	<u>Version</u>
		1.00

NOTE: Receipt of an Engineering Certification (Partial and/or Final) is required prior to operation of the facility.

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

LINDA CULPEPPER
Director



April 30, 2019

Nathan Sanders, President
Dominion Land Corporation
PO Box 3167
Wilmington, NC 27406-3167

Subject: Permit No. WQ0040746
Dominion Land Corporation
Highlands Business Park Private Pump Station & Sewer
Wastewater Collection System Extension
Pender County

Dear Mr. Sanders:

In accordance with your application received March 27, 2019 we are forwarding herewith Permit No. WQ0040726 dated April 30, 2019 to the Dominion Land Corporation (Permittee) for the construction and operation upon certification of the subject wastewater collection system extension. This permit shall be effective from the date of issuance until rescinded and shall be subject to the conditions and limitations as specified therein. This cover letter shall be considered a part of this permit and is therefore incorporated therein by reference.

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

Special Conditions:

- Condition I.1: This permit shall become voidable unless the agreement between the Dominion Land Corporation and the Pluris Hampstead LLC for the collection and final treatment of wastewater is in full force and effect. [15A NCAC 02T.0304(h)]
- Condition I.2: No flow in excess of the quantity or number & type of connections permitted herein shall be made tributary to the subject sewer system until an application for permit modification has been submitted to and approved by the Division. [15A NCAC 02T.0304(b)]
- Condition I.3: Each pump station shall be clearly and conspicuously posted using a weatherproof sign with the address, a pump station identifying name/number, 24-Hour Emergency telephone number, and name of the owner/operator of the sewer system/pump station and instructions to call the number in the event of alarm activation or other emergency. Simplex pump stations or vacuum sewer pits serving a single-family residence may have a placard or sticker without the address placed on the control panel in lieu of a sign. [15A NCAC 02T .0305(h)(2)]



Division of Water Resources – Wilmington Regional Office
127 Cardinal Drive Extension, Wilmington, North Carolina 28405
Phone: 910-796-7215\ Internet: www.deq.nc.gov

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Mar 21 2024

Condition I.4: The abandonment of any existing wastewater facilities including septic systems being replaced by new sewer infrastructure shall be done in accordance with the applicable agency having compliance oversight on such facilities. [15A NCAC 02T.0105(c)(6)]

Standard Conditions:

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

Condition II.4: Requires that the wastewater collection facilities be properly operated and maintained in accordance with 15A NCAC 2T .0403 or any individual system-wide collection system permit issued to the Permittee.

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

Condition II.13: If the Permittee/Applicant holds a system-side collection system operation, maintenance and management permit (WQCS-prefix) from the Division, then the following applies: For all newly constructed, modified and rehabilitated pump stations, all equipment and components shall be sealed within a corrosion-resistant coating or encasement to the extent practicable and equivalent to the minimum design criteria unless the permittee can demonstrate it is not practicable or another form of corrosion resistance is employed. [15A NCAC 02T .0108 (b)]

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

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

If you need additional information concerning this matter, please contact Dean Hunkele at (910) 796-7215 or via e-mail at Dean.Hunkele@ncdenr.gov.

Sincerely,

DocuSigned by:
Morella Sanchez King
E3ABA14AC7DC434...

Morella Sanchez-King, Regional Supervisor
Water Quality Regional Operations Section
Wilmington Regional Office
Division of Water Resources, NCDEQ

Cc: Pender County Environmental Health
Tim Clinkscales, Paramounte Engineering (Laserfiche info via email)
Pluris Hampstead LLC (Laserfiche info via email)

Upload to Laserfiche



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

DOMINION LAND CORPORATION

PENDER COUNTY

for the construction and operation upon certification of approximately 1,620 linear feet of 8-inch gravity sewer; a 25-gallon per minute pump station with duplex pumps, on-site audible and visual high water alarms, telemetry, and a portable generator receptacle with manual transfer switch as well as approximately 800 linear feet of 2-inch force main to serve initially six (6) leased parcels of light industrial use or office space as part of the Highlands Business Park Private Pump Station & Sewer project, and the discharge of 2,160 gallons per day of collected domestic wastewater into the Pluris Hampstead LLC's existing sewerage system, pursuant to the application received March 27, 2019 and in conformity with 15A NCAC 2T; the Division's Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable; and other supporting data subsequently filed and approved by the Department of Environmental Quality and considered a part of this permit.

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

Permit Number: WQ0040746

Issued Today: April 30, 2019

DocuSigned by:
Morella Sanchez King
E3ABA14AC7DC434...

Morella Sanchez-King, Regional Supervisor
Wilmington Regional Office
Water Quality Regional Operations Section
Division of Water Resources, NCDEQ
By Authority of the Director and The Environmental Management Commission

SUPPLEMENT TO PERMIT COVER SHEET

DOMINION LAND CORPORATION is hereby authorized to:

Construct, and then operate upon certification the aforementioned wastewater collection extension. The sewage and wastewater collected by this system shall be treated in the Pluris Hampstead Wastewater Treatment Facility in accordance with Permit Number WQ0037287.

Permitting of this project does not constitute an acceptance of any part of the project that does not meet 15A NCAC 2T; the Division of Water Resources' (Division) Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; and the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable, unless specifically mentioned herein. Division approval is based on acceptance of the certification provided by a North Carolina-licensed Professional Engineer in the application. It shall be the Permittee's responsibility to ensure that the as-constructed project meets the appropriate design criteria and rules.

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

I. SPECIAL CONDITIONS

1. This permit shall become voidable unless the agreement between the Dominion Land Corporation and the Pluris Hampstead LLC for the collection and final treatment of wastewater is in full force and effect. [15A NCAC 02T.0304(h)]
2. No flow in excess of the quantity or number & type of connections permitted herein shall be made tributary to the subject sewer system until an application for permit modification has been submitted to and approved by the Division. [15A NCAC 02T.0304(b)]
3. Each pump station shall be clearly and conspicuously posted using a weatherproof sign with the address, a pump station identifying name/number, 24-Hour Emergency telephone number, and name of the owner/operator of the sewer system/pump station and instructions to call the number in the event of alarm activation or other emergency. Simplex pump stations or vacuum sewer pits serving a single-family residence may have a placard or sticker without the address placed on the control panel in lieu of a sign. [15A NCAC 02T .0305(h)(2)]
4. The abandonment of any existing wastewater facilities including septic systems being replaced by new sewer infrastructure shall be done in accordance with the applicable agency having compliance oversight on such facilities. [15A NCAC 02T.0105(c)(6)]

II. STANDARD CONDITIONS

1. **This permit shall not be transferable.** In the event there is a desire for the wastewater collection facilities to change ownership, or there is a name change of the Permittee, a formal permit request shall be submitted to the Division accompanied by documentation from the parties involved, and other supporting materials as may be appropriate. The approval of this request shall be considered on its merits and may or may not be approved. [15A NCAC 02T.0104; G.S 143-215.1(d3)]

2. This permit shall become voidable unless the wastewater collection facilities are constructed in accordance with the conditions of this permit; 15A NCAC 2T; the Division's Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable; and other supporting materials unless specifically mentioned herein. [15A NCAC 02T.0110]
3. This permit shall be effective only with respect to the nature and volume of wastes described in the application and other supporting data. [15A NCAC 02T .0110]
4. The wastewater collection facilities shall be properly maintained and operated at all times. The Permittee shall maintain compliance with an individual system-wide collection system permit for the operation and maintenance of these facilities as required by 15A NCAC 2T .0403. If an individual permit is not required, the following performance criteria shall be met: [15A NCAC 02T .0108(b)]
 - a. The sewer system shall be effectively maintained and operated at all times to prevent discharge to land or surface waters, and to prevent any contravention of groundwater standards or surface water standards.
 - b. A map of the sewer system shall be developed and shall be actively maintained.
 - c. An operation and maintenance plan including pump station inspection frequency, preventative maintenance schedule, spare parts inventory and overflow response has been developed and implemented.
 - d. Pump stations that are not connected to a telemetry system shall be inspected every day (i.e. 365 days per year). Pump stations that are connected to a telemetry system shall be inspected at least once per week.
 - e. High-priority sewer lines shall be inspected at least once per every six-months and inspections are documented.
 - f. A general observation of the entire sewer system shall be conducted at least once per year.
 - g. Overflows and bypasses shall be reported to the appropriate Division regional office in accordance with 15A NCAC 2B .0506(a), and public notice shall be provided as required by North Carolina General Statute §143-215.1C.
 - h. A Grease Control Program is in place as follows:
 1. For public owned collection systems, the Grease Control Program shall include at least biannual distribution of educational materials for both commercial and residential users and the legal means to require grease interceptors at existing establishments. The plan shall also include legal means for inspections of the grease interceptors, enforcement for violators and the legal means to control grease entering the system from other public and private satellite sewer systems.
 2. For privately owned collection systems, the Grease Control Program shall include at least bi-annual distribution of grease education materials to users of the collection system by the permittee or its representative.
 3. Grease education materials shall be distributed more often than required in Parts (1) and (2) of this Subparagraph if necessary to prevent grease-related sanitary sewer overflows.
 - i. Right-of-ways and easements shall be maintained in the full easement width for personnel and equipment accessibility.
 - j. Documentation shall be kept for Subparagraphs (a) through (i) of this Rule for a minimum of three years with exception of the map, which shall be maintained for the life of the system.

5. **Noncompliance Notification:**

The Permittee shall report by telephone to a water resources staff member at the Wilmington Regional Office, telephone number (910) 796-7215, as soon as possible, but in no case more than 24 hours or on the next working day, following the occurrence or first knowledge of the occurrence of either of the following:

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

Voice mail messages or faxed information is permissible, but this shall not be considered as the initial verbal report. Overflows and spills occurring outside normal business hours may also be reported to the Division of Emergency Management at telephone number (800) 858-0368 or (919) 733-3300. Persons reporting any of the above occurrences shall file a spill report by completing and submitting Part I of Form CS-SSO (or the most current Division approved form) within five days following first knowledge of the occurrence. This report must outline the actions taken or proposed to be taken to ensure that the problem does not recur. Part II of Form CS-SSO (or the most current Division approved form) can also be completed to show that the SSO was beyond control. [G.S. 143-215.1C(a1)]

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

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

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

- a. One copy of the project construction record drawings (plan & profile views of sewer lines & force mains) of the wastewater collection system extension. Final record drawings should be clear on the plans or in accepted electronic format and are defined as the design drawings that are marked up or annotated with after construction information and show required buffers, separation distances, material changes, etc.
- b. One copy of the supporting applicable design calculations including pipe and pump sizing, velocity, pump cycle times, and level control settings, pump station buoyancy, wet well storage, surge protection, detention time in the wet well, and force main, ability to flush low points in force mains with a pump cycle, and downstream sewer capacity analysis.

If a portable power source or pump is dedicated to multiple stations, an evaluation of all the pump stations' storage capacities and the rotation schedule of the portable power source or pump, include travel timeframes, shall be provided.

- c. Changes to the project that do not result in non-compliance with this permit, regulations, or the Minimum Design Criteria should be clearly identified on the record drawings, on the certification in the space provided, or in written summary form.

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

8. Gravity sewers installed greater than ten percent below the minimum required slope per the Division's Gravity Sewer Minimum Design Criteria shall not be acceptable and shall not be certified until corrected. If there is an unforeseen obstacle in the field where all viable solutions have been examined, a slope variance can be requested from the Division with firm supporting documentation. This shall be done through a permit modification with fee. Such variance requests will be evaluated on a case-by-case basis. Resolution of such request shall be evident prior to completing and submitting the construction certification. [15A NCAC 02T.0105(n)]
9. A copy of the construction record drawings shall be maintained on file by the Permittee for the life of the wastewater collection facilities. [15A NCAC 02T .0116]
10. Failure to abide by the conditions and limitations contained in this permit; 15A NCAC 2T; the Division's Gravity Sewer Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Station and Force Mains adopted June 1, 2000 as applicable; and other supporting materials may subject the Permittee to an enforcement action by the Division, in accordance with North Carolina General Statutes §143-215.6A through §143-215.6C, construction of additional or replacement wastewater collection facilities, and/or referral of the North Carolina-licensed Professional Engineer to the licensing board. [15A NCAC 02T .0104; 15A NCAC 02T .0108(b-c)]
11. In the event that the wastewater collection facilities fail to perform satisfactorily, including the creation of nuisance conditions, the Permittee shall take immediate corrective action, including those as may be required by this Division, such as the construction of additional or replacement facilities. [15A NCAC 02T .0110; 15A NCAC 02T .0108(b)]
12. The issuance of this permit shall not exempt the Permittee from complying with any and all statutes, rules, regulations, or ordinances that may be imposed by the Division any other Federal, State, or Local government agencies which have jurisdiction or obtaining other permits which may be required by the Division or any other Federal, State, of Local government agencies. [G.S. 143-215.1(b)]

13. If the Permittee/Applicant holds a system-side collection system operation, maintenance and management permit (WQCS-prefix) from the Division, then the following applies: For all newly constructed, modified and rehabilitated pump stations, all equipment and components shall be sealed within a corrosion-resistant coating or encasement to the extent practicable and equivalent to the minimum design criteria unless the permittee can demonstrate it is not practicable or another form of corrosion resistance is employed. [15A NCAC 02T .0108 (b)]

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Mar 21 2024

FAST TRACK SEWER ENGINEERING CERTIFICATION

PERMITTEE: Dominion Land Corporation
PERMIT #: WQ0040746
PROJECT: Highlands Business Park Private Pump Station & Sewer
ISSUE DATE: April 30, 2019
COUNTY: Pender

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

The Permittee is responsible for tracking all partial certifications up until a final certification is received. Partial Certifications shall include Phase/Section covered, line size & lengths installed, and listing of lots/connections to be served and pump station design, if applicable. A Final Certification shall be a complete set of record drawings and design calculations regardless of whether partials have been submitted.

PERMITTEE'S CERTIFICATION

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

Printed Name, Title_____
Signature_____
Date**ENGINEER'S CERTIFICATION**

I, _____, as a duly registered Professional Engineer in the State of North Carolina, having been authorized to (☐ periodically, ☐ weekly, ☐ full time) observe the construction of the project name and location as referenced above for the above Permittee hereby state that, to the best of my abilities, due care and diligence was used in the observation of the following construction:

1,620 linear feet of 8-inch gravity sewer; a 25-gallon per minute pump station with duplex pumps, on-site audible and visual high water alarms, telemetry, and a portable generator receptacle with manual transfer switch as well as approximately 800 linear feet of 2-inch force main to serve initially six (6) leased parcels of light industrial use or office space as part of the Highlands Business Park Private Pump Station & Sewer project, and the discharge of 2,160 gallons per day

such that the construction was observed to be built in compliance of this permit; 15A NCAC 2T; the Division of Water Resources' (Division) Gravity Sewer Minimum Design Criteria adopted February 12, 1996 as applicable; the Division's Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000 as applicable; and other supporting materials.

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

☐ Final ☐ Partial (include description)



Certification Comments/Qualifiers (attach if necessary):

SEWER ENGINEERING CERTIFICATION CHECKLIST

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

Certifying Engineer: _____

Certification Review Date: _____

Project Name: _____

WQ00 _____ **Project County:** _____

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

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

 - Contact the Central Office to discuss the variance to determine a course of action.
 - Applicant must submit two copies of the variance request form, plans, specifications, calculations, and any other pertinent information to the Central Office (one hard copy, one digital copy).
 - The central office will review the variance request, and if approvable, specific language regarding the variance will be incorporated into the permit, either via a special condition or a supplementary letter. A copy of the reissued permit with variance language or the variance letter must be maintained with the original documents.
- 7) Does the project contains high priority lines (15A NCAC 02T .0402(2))? ☐ Yes ☐ No
 - If yes, ensure that the permit already contains the necessary condition related to high priority lines 15A NCAC 02T.0403 (a)(5). If the permit does not include this language, the Fast Track reviewer will reissue the permit with the appropriate language.
- 8) Are Permit modifications are required for any changes resulting in non-compliance with this permit (including pipe length difference of 10% or greater, change in flow, pump station design capacity design change of 5% or greater, and change in the number/type of connections)? ☐ Yes ☐ No
 - If yes, a permit modification request must be submitted to the appropriate Regional Office, and a **modified permit with revised certification must be issued prior to certification and operation.**



Permit #H422

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Mar 21 2024

1095 Hwy 210
P.O. Box 856
Sneads Ferry, NC 28460
Phone: 910-327-0349
Fax: 910-327-0374

Sewer Service Permit

Owner: Dominion Land Corporation (Highlands Business Park)

Billing Address: PO Box 3167, Wilmington, NC 27406-3167

Phone:

Service Address: Highland Business Park, Hampstead, NC 28443 Property has not yet been assigned an address but is located on the west side of NC Highway 17 between McFayden Ct and Whitbridge Rd.

Lot Number:

Subdivision: Highlands Business Park

Residential/Non-Residential Type: Commercial – retail and warehouses

Number of Bedrooms: NA

Number of Habitable Rooms: NA

Tap Fee Amount Paid: \$19,200.00 (CK#990232)

Comments: Commercial Lift Station. Pluris approval is dependent upon a final approval from DENR and an engineer certification. Station and force main on the property will be the responsibility of the owner. Usage will be monitored and the number of taps will be increased as necessary. CK#990232 pays for 6 commercial SFE's and will allow up to 2,160 GPD / 64,800 GPM.

This permit certifies that the applicant has satisfied Pluris - Hampstead, LLC requirements for sewer service. A building permit must be provided to Pluris - Hampstead, LLC within 60 days of the date of this issued permit. If a building permit is not provided within the 60 day deadline, the permit will become null and void. If for any reason the county issued building permit is revoked or expires, all fees will be returned and the sewer permit becomes null and void. Pluris - Hampstead, LLC must be notified prior to any change in bedroom count or commercial business type for recalculation and/or availability of usage to be determined by Pluris - Hampstead, LLC. Once structure is completed, Pluris - Hampstead, LLC must inspect the sewer connection and issue a Certification of Completion in order for applicant to receive Certification of Occupancy from the appropriate governmental entity.

Permit Number: H422

Issued By: Kaarin M. Williams

Date: 3/27/219



Intention to Provide Utility Service(s)

To Pender County Planning and Community Development – Division of Planning

Please be advised that we have been granted a Certificate of Public Convenience and Necessity by the North Carolina Utilities Commission to provide water and/or sewer utility service to the property described below. It is our intention to provide the following utility services) pursuant to GS 130A-337"

☐ Water Service

☒ Sewer Service

Property owner: Dominion Land Corporation

Property address: Highland Business Park, Hampstead, NC 28443

Subdivision: Highland Business Park Lot #: _____

Number of bedrooms: Commercial

Any applicable service limitations: Commercial Lift Station. 6 commercial SFE's allow up to 2,160 GPD / 64,800 GPM



Authorized signature

3/27/2019

Date

Pluris Hampstead, LLC 1095 Hwy 210 Sneads Ferry, NC 28460

Company name and Contact Information

PLEASE REMIT COPY OF BUILDING PERMIT TO PLURIS UPON ISSUANCE

Authorization to Connect to Utility Service(s)

Please be advised that the above-described property is authorized to connect to the following utility service(s) pursuant to GS 130A-339:

☐ Water Service

☐ Sewer Service

Authorized signature

Date

Pluris Hampstead, LLC 1095 Hwy 210 Sneads Ferry, NC 28460

Company name and Contact Information

Pender County Planning and Community Development - Division of Planning

805 S. Walker Street (Physical Address)

PO Box 1519 (Mailing Address)

Burgaw, NC 28425

(910) 259-2110

(910) 259-1295 (fax)

OFFICIAL COPY

Mar 21 2024

DOMINION LAND CORPORATION
P O BOX 3167
WILMINGTON, NC 28406

SUNTRUST BANK
OLEANDER DRIVE BRANCH
WILMINGTON, NC 28406
66-46/531

990232

3/8/2019

PAY TO THE ORDER OF Pluris, LLC

\$ **19,200.00

Nineteen Thousand Two Hundred and 00/100*****

DOLLARS

Pluris, LLC

MEMO

John M. Kenney
AUTHORIZED SIGNATURE

DOMINION LAND CORPORATION

Pluris, LLC

3/8/2019

990232

19,200.00

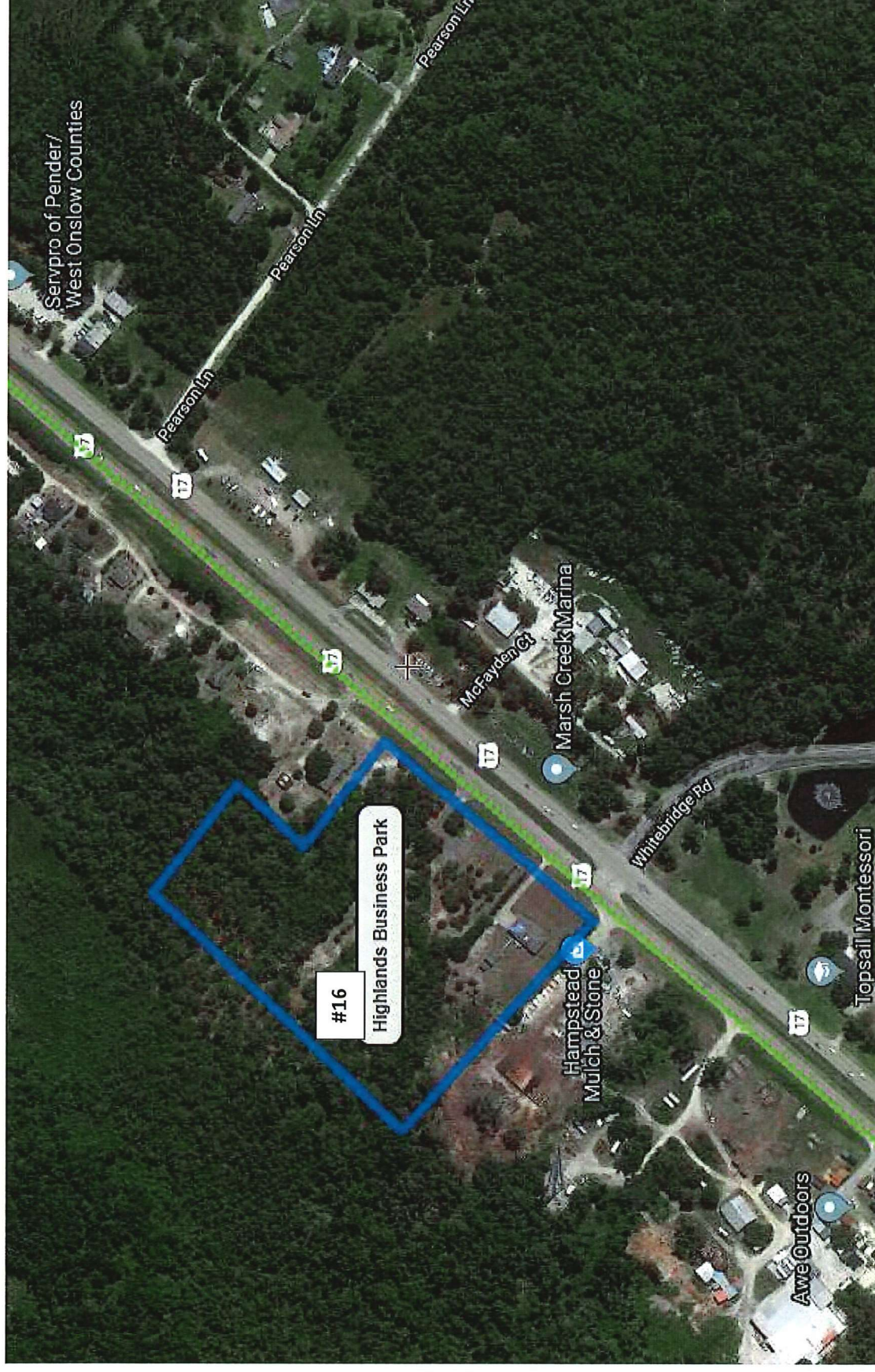
Highlands Business Park
6 taps @ \$3200 each
360 x 6 = 2160 GPD
64800 GPM

Dominion Land Corpo

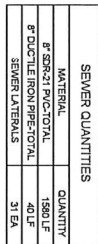
19,200.00

Mar 21 2024

OFFICIAL COPY



#16 Highlands Business Park – No Address Yet Assigned – Hampstead, NC



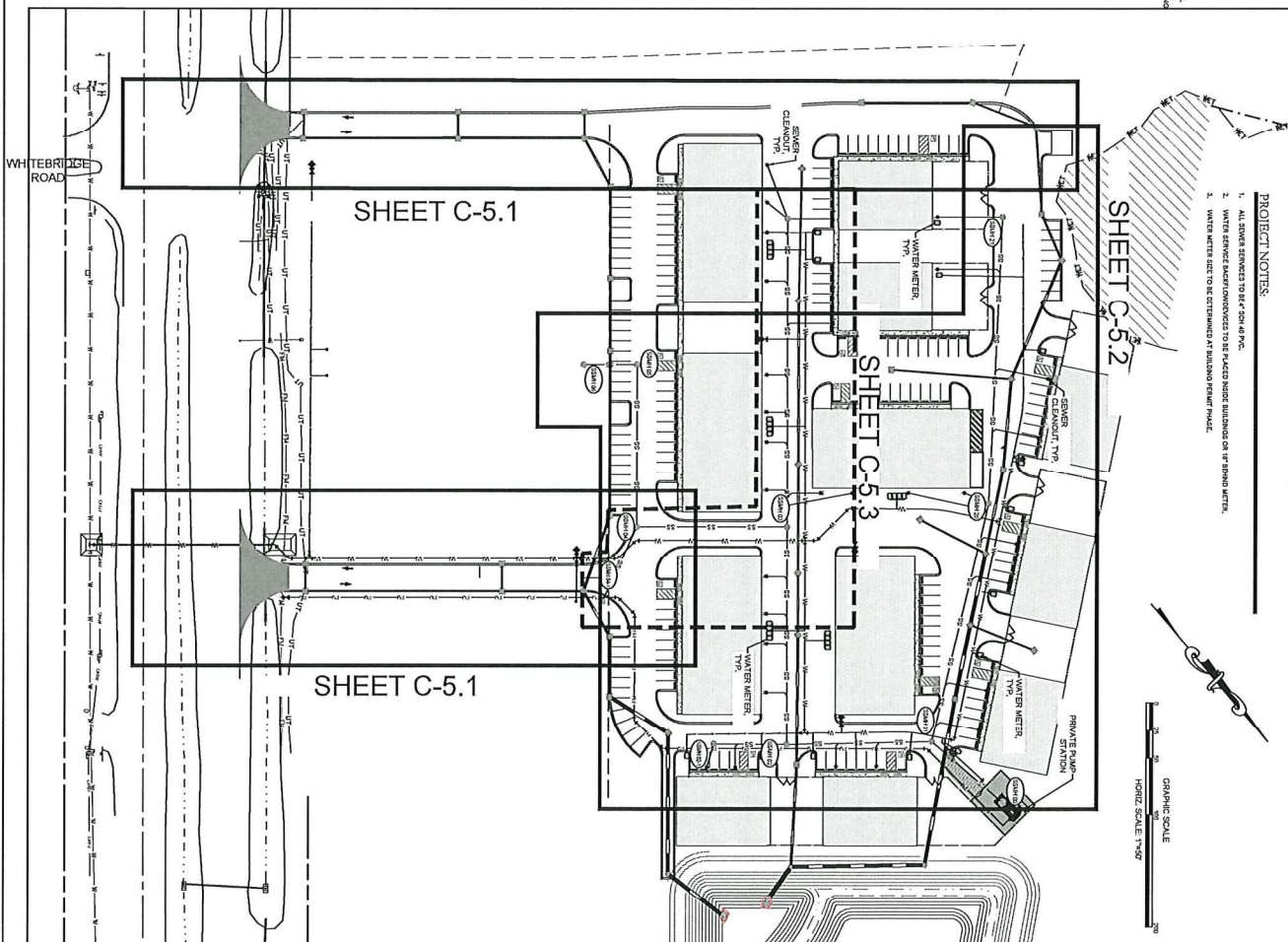
WATER QUANTITIES	
MATERIAL	QUANTITY
4" C900 PVC-TOTAL	390 LF
6" C900 PVC-TOTAL	2040 LF
HYDRANT ASSEMBLIES	6 EA
WATER SERVICES	31 EA

[illegible][illegible]

1. A PROPOSITION OF AGREEMENT IS REQUIRED BEFORE NEGOTIATING THE CONTRACT. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE NECESSARY PERMITS FROM THE CITY OF LOS ANGELES, CALIFORNIA, AND THE STATE OF CALIFORNIA, BEFORE ANY WORK IS BEGUN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE CONTRACT, INCLUDING THE COST OF THE CONTRACT, THE COST OF THE CONTRACT, AND THE COST OF THE CONTRACT.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY OF LOS ANGELES, CALIFORNIA, AND THE STATE OF CALIFORNIA, BEFORE ANY WORK IS BEGUN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE CONTRACT, INCLUDING THE COST OF THE CONTRACT, AND THE COST OF THE CONTRACT.
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STANDARD NOTES:
PCU WATER SYSTEMS
VERSION #1 - OCTOBER 2011

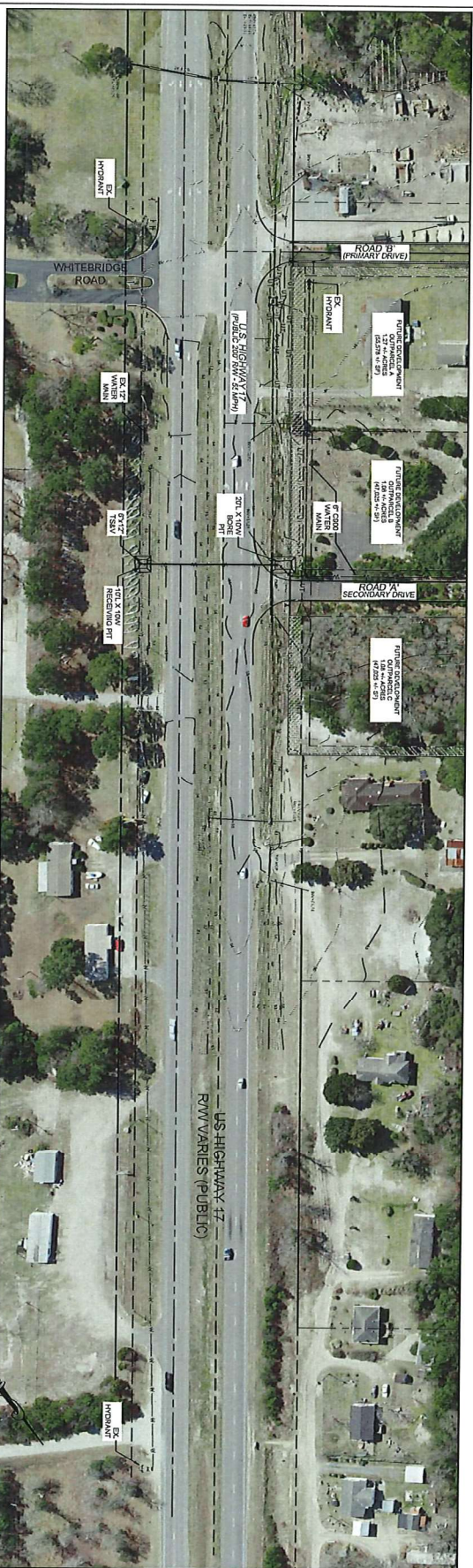
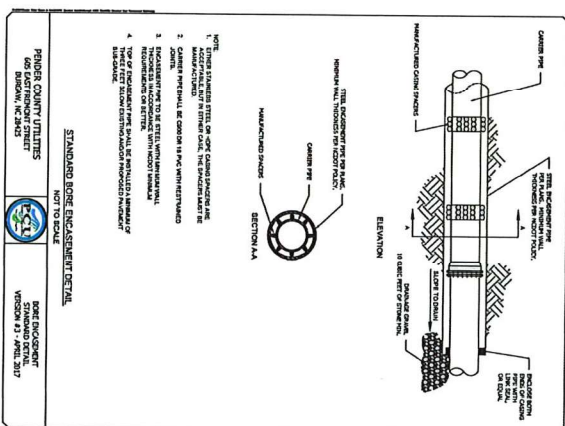
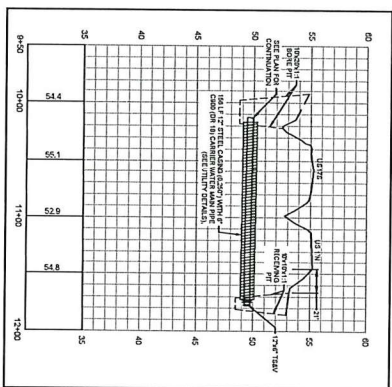
1. ALL SINKER SERVICES TO BE 4" SCH 40 PVC.
2. WATER SERVICE BACKFLOW DEVICES TO BE PLACED INSIDE BUILDINGS OR 18" BRIND METERS.
3. WATER METER SIZE TO BE DETERMINED AT BUILDING PERMIT PHASE.



<div style="display: flex; align-items: center; justify-content: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold; margin-right: 5px;">C-5.0</div> </div>	PROJECT STATUS CONCEPT LAYOUT PRELIMINARY LAYOUT FINAL DESIGN RELEASED FOR CONSTRUCTION	PLAN & PROFILES INDEX	 122 Cameron Drive Wilmington, North Carolina 28403 (910) 791-6707 / (910) 791-6760 (F) NC License #: G-2846	CLIENT INFORMATION DOMINION LAND CORP P.O. BOX 3167 Wilmington, NC	REVISIONS: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;"> </td><td style="width: 15%;"> </td><td style="width: 80%;"> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																														
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	PROJECT STATUS CONCEPTUAL LAYOUT PRELIMINARY LAYOUT FINAL DESIGN RELEASED FOR CONSTRUCTION	<h2 style="margin: 0;">SITE PLAN</h2> <p>HIGHLANDS BUSINESS PARK PENDER COUNTY NORTH CAROLINA</p>	<p>122 Cassara Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6700 (F) NC License #: C-2846</p>	CLIENT INFORMATION DOMINION LAND CORP. P.O. BOX 3167 Wilmington, NC	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 85%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE																														
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NCDOT DRIVEWAY PLAN VIEW / WATER BORE PLAN VIEW



FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

THE JOB: 15273-NC <div style="font-size: 2em; font-weight: bold; text-align: center;">C-2.1</div>		PROJECT STATUS CONCEPT LAYOUT PRELIMINARY LAYOUT FINAL DESIGN RELEASED FOR CONSTRUCTION	NCDOT DRIVEWAY PLAN	<div style="text-align: center;"> PARAMOUNT ENGINEERING, INC. </div> <div style="text-align: center;"> 122 Gasser Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846 </div>	CLIENT INFORMATION: <div style="text-align: center;"> DOMINION LAND CORP P.O. BOX 3167 Wilmington, NC </div>	REVISIONS <table border="1" style="width: 100%;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																				
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