

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

October 6, 2015

John Tunstall
Norris & Tunstall Consulting Engineers
902 Market Street
Wilmington, NC 28401

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

RE: **Autumn Hall Residential Phase III**, located at 1202 Eastwood Road

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

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

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

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

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

Sincerely,

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

Brian Chambers, Associate Planner



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

TRANSMITTAL LETTER

TO: Traci Lunceford, Zoning Inspector
 DATE: October 6, 2015
 SUBJECT: **Autumn Hall Residential Phase III** Project # 2015057
 LOCATION: 1202 Eastwood Road

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

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

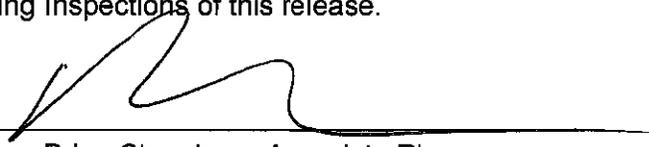
QUAN.	DWG./NO.	DESCRIPTION
1	Dated 9/10/15	Autumn Hall Residential Phase III Approved Plans
1	Dated 9/28/15	NHC Grading Permit GP #64-06 Revision #11
1	Dated 9/18/06	City Tree Removal Permit

REMARKS: **Autumn Hall Residential Phase III**, located at **1202 Eastwood Road**, is hereby conditionally released for construction. The following conditions must be satisfied as part of this release:

- A. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE SITE CONTRACTOR AND CITY STAFF PRIOR TO ANY SITE WORK, TREE REMOVAL, CLEARING, OR GRADING BEGINNING ON THE SITE. FAILURE TO COMPLY WILL RESULT IN IMMEDIATE CIVIL PENALTIES.**
- B. ANY TREES, INCLUDING THE CRITICAL ROOT ZONE AREA, AND/OR AREA DESIGNATED TO BE SAVED MUST BE PROPERLY BARRICADED OR MARKED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING WILL OCCUR IN THOSE AREAS.**
- C. NO EQUIPMENT IS ALLOWED ON THE SITE AND NO CONSTRUCTION OF ANY BUILDING, STRUCTURE, WALL, UTILITIES, INFRASTRUCTURE, ETC., OF ANY KIND, INCLUDING FOOTINGS AND BUILDING SLABS, WILL BE PERMITTED UNTIL:**
 - 1. ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED**
 - 2. BETH WETHERILL HAS FORMALLY ISSUED THE GRADING PERMIT AND AUTHORIZED THE ACTIVITY**
 - 3. THE CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MUST HAVE A PRECON WITH CFPUA 332-6560.**
 - 4. THE CITY ZONING INSPECTOR AUTHORIZES THE ACTIVITY.**
- D. A COPY OF THE RECORDED MAP SHOWING ANY REQUIRED EASEMENTS AND RIGHT-OF-WAY FOR THE PROJECT MUST BE SUBMITTED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.**
- E. THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS.**

- F. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.
- G. IF THE CONDITIONS LISTED ABOVE ARE VIOLATED, A STOP WORK ORDER WILL BE ISSUED.
- H. THE DEVELOPER ASSUMES ALL RISKS AND PENALTIES WITH ANY DELAY OR STOP WORK ORDER ASSOCIATED WITH THE VIOLATION OF THIS RELEASE. THE DEVELOPER ACKNOWLEDGES THE CONDITIONS OF THIS RELEASE AND ASSUMES ALL RESPONSIBILITIES AND RISKS ASSOCIATED WITH IT. THE CITY OF WILMINGTON WILL NOT BE HELD LIABLE FOR ANY COSTS ASSOCIATED WITH THE CONSTRUCTION RELEASE.
- I. APPROVAL OF A MAJOR OR MINOR SITE PLAN SHALL EXPIRE AFTER EIGHTEEN (18) MONTHS FROM THE DATE OF SUCH APPROVAL IF THE APPLICANT HAS FAILED TO MAKE SUBSTANTIAL PROGRESS ON THE SITE. THE TECHNICAL REVIEW COMMITTEE MAY GRANT A SINGLE, SIX-MONTH EXTENSION OF THIS TIME LIMIT FOR MAJOR AND MINOR SITE PLANS, FOR GOOD CAUSE SHOWN, UPON RECEIVING A REQUEST FROM THE APPLICANT BEFORE THE EXPIRATION OF THE APPROVED PLAN. IN THE EVENT APPROVAL OF A SITE PLAN HAS EXPIRED, FOR WHATEVER REASONS, THE OWNER AND/OR APPLICANT WILL BE REQUIRED TO RESUBMIT FOR APPROVAL OF A SITE PLAN THAT MEETS CURRENT DEVELOPMENT STANDARDS UNLESS OTHERWISE NOTED IN THIS CHAPTER.

Please notify New Hanover County Building Inspections of this release.

Signature: 
 Brian Chambers, Associate Planner

- | | |
|---|---|
| Copy: John Tunstall
Bret Russell
Rob Gordon
Jim Quinn
Aaron Reese
Chris Elrod
Sammy Flowers
Brian Blackmon
Jim Sahlie
Bill McDow
Don Bennett
Bernice Johnson
Beth Easley Wetherill
Michelle Hutchinson
Alina Jakubcanin
Genna Porter | Norris & Tunstall Consulting Engineers
Construction Manager
Engineering
Stormwater Specialist
Urban Forestry
Wilmington Fire Department (e-mail only)
Wilmington Fire Department (e-mail only)
Surveyor (e-mail only)
GIS Addressing (e-mail only)
Traffic Engineering (e-mail only)
Traffic Engineering (e-mail only)
CFPUA (e-mail letter only)
NHC Erosion Control (e-mail only)
GIS Engineer (e-mail only)
GIS Analyst (e-mail only)
Engineering (e-mail only) |
|---|---|



NEW HANOVER COUNTY

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

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

September 28, 2015

Autumn Hall, Inc.
1202 Eastwood Road
Wilmington, North Carolina 28403
Attn: Mr. Webster Trask

RE: Grading Permit # 64-06 revision #11, Autumn Hall Phase III

Dear Mr. Webster Trask:

Enclosed is the original and a copy of the revised grading permit that you applied for. **Please read the permit conditions carefully and return the signed blue original to our office and keep the copy for your records.**

A preconstruction meeting is required prior to any further land disturbing activity on site. Please contact us at (910) 798-7139 to schedule this preconstruction meeting **prior** to any additional work onsite.

Thank you for your cooperation. If you have any further questions, please feel free to contact our office.

Sincerely,

Beth Easley Wetherill

Beth Easley Wetherill
Soil Erosion Specialist
New Hanover County

cc: John Tunstall, PE, N & T Engineering
City of Wilmington Planning



Permit for a Land Disturbing Activity

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

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

This permit issued to Autumn Hall, Inc. authorizes the development of 189.77 acres of land at Eastwood Road for Autumn Hall in New Hanover County. This permit issued on December 20, 2006 is subject to compliance with the application and site drawings, all applicable regulations and special conditions and notes set forth below. Any plan modifications must be approved by this office prior to field changes.

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

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

SPECIAL CONDITIONS

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

*All the soil erosion control measures will be installed as the site is cleared and maintained throughout construction. These include the construction entrances, barricades, silt fence, ditch plugs with immediate ditch filling prior to any rain event, 1 rocked channel, a 5:1 stabilized berm, sodded swales, inlet and outlet protection and immediate construction and stabilization of the stormwater ponds, their slopes and the outlet structures. Note well the construction sequences for phased development. No land disturbance is allowed adjacent to the existing ditches to be filled until the conveyances and receiving erosion control measures have been installed and stabilized.

*Pond A3 and the 54 inch RCP must be installed prior to filling the existing ditch (page 4.2).

*All fill ditches must have ditch plugs and must be filled prior to any rain event (page 4.2, 4.6 & 4.13).

*Swale 2 (page 4.13), the swale west of Clear Run Drive (page 4.1) and the Cardinal Drive swales (page 4.17) must be sodded prior to any rain event.

*Hand clearing of ditches must not remove root structure, the tree canopy, or disturb soil.

*No more than 20 acres can be disturbed any one time within the HQW. Work must be phased and kept below 20 acres.

*Revision #1 was approved 11/8/07.

*Revision #2 was approved 12/21/07 with the addition of 8 acres.

*Revision #3 was approved 10/22/08.

- *Revision #4 was approved 6/12/08.
 - *Revision #5 was approved 11/7/09.
 - *Revision #6 was approved 10/12/11.
 - *Revision #7 approved 5/18/12 for stockpiles A-E with silt fence and additional travel paths.
 - *Revision #8 approved 6/18/12 for Autumn Hall Pool @ Long Leaf Park with a construction entrance and 25 foot stabilized grass buffers. Note the limited limits of disturbance on the plan.
 - *Revision #9 approved 6/25/13 includes re-designing Striking Island Drive to one lane.
 - **Revision #10 approved 5/26/15 includes Revision #9 Striking Island Drive as one lane and shows previously approved Phase III construction.
 - **Revision #11 approved 9/28/15 includes 0.77 acres for realignment of Susquehanna Lane to the west and alters the Channel Road layout with additional silt fence and it requires City of Wilmington approval.**
 - *Tree Removal Permits must be acquired from the City of Wilmington and/or New Hanover County prior to clearing the site.
 - *Silt fence stakes must be metal and will be placed **six feet apart without wire reinforcement** or **eight feet apart with wire reinforcement**. Silt fence is **not** allowed as inlet protection.
 - *This permit does not preclude any permits or approvals which may be necessary such as NCDENR Water Quality, C.A.M.A., and the US Army Corps. of Engineers, DEM Solid Waste or any other agencies.
 - *No sediment shall leave the site.
 - *If plan revisions are necessary you must submit a copy to this office for approval **prior** to any field changes.
 - *If soil is removed from the site, it must be taken to an approved or permitted site to be identified to this office **prior** to removal from the site.
 - *All City and/or County and State drainage and stormwater requirements will be adhered to.
 - *If these measures fail to adequately control erosion, more restrictive measures will be required.
 - *If any phase of grading ceases for more than 15 working days, the site will be temporarily stabilized.
 - *All slopes must be stabilized within 21 calendar days of any phase of activity.
- The approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State Water Quality laws, regulations and rules.
- *Note the NPDES information from the State for sites disturbing 1 acre or more and the reporting requirements.** All **NEW** projects permitted after August 3, 2011 must include the following surface water withdrawal locations and stabilization requirement designations on the plan in order to qualify for coverage under the most recent NPDES Construction General Permit. All settling basins must have outlet structures that withdraw water from the surface, with the exception of basins or traps that have a drainage area of less than 1 acre. The NPDES permit requires ground cover within 14 calendar days on disturbed flat areas and ground cover within 7 calendar days on all areas within HQW Zones, perimeter dikes, swales, ditches, perimeter slopes and all slopes steeper than 3:1. Exceptions include slopes that are 10 feet or less in length and not steeper than 2:1 which must be stabilized within 14 calendar days and slopes greater than 50 feet which must be stabilized within 7 calendar days. This permit also includes other new requirements which are listed in the text of the NPDES Stormwater Discharge Permit for Construction Activities. Inspections of all erosion control measures and reports are required every 7 days and within 24 hours of every 1/2 inch rain event in a 24 hour period.
- *Note the Land Resources Self Inspection Program Requirements.** This program is separate from the NPDES reporting and requires inspection and documentation after each phase of construction. These phases include: Installation of perimeter erosion control measures, Clearing and Grubbing of existing ground cover, Completion of any phase of grading of slopes or fills, Installation of storm drainage facilities, Completion of construction or development, Establishment of permanent ground cover sufficient to restrain erosion and any Deviation from the approved plan.

Enclosed is a Combined Self-Monitoring and Self-Inspection Form that meets the requirements of both the NPDES Stormwater Permit for Construction Activities, NCG 010000 reporting and the Land Resources Self Inspection Program that satisfies the requirements of the Sedimentation Pollution Control Act. This report is the responsibility of the property owner. It requires a rain gauge onsite and inspections and reporting every 7 calendar days and within 24 hours of every 1/2 inch rain per 24 hour period and at specific phases of construction. Additional copies of this Combined Construction Inspection Report can be found at <http://portal.ncdenr.org/web/lr/erosion> . Reports must be available onsite at all times. If you have questions please contact New Hanover County Engineering (910) 798-7139 or the Land Quality Section at the NCDENR Regional office at (910) 796-7215.

*A pre-construction meeting is required prior to any activity on site. Please contact Beth E. Wetherill at (910) 798-7139 to set up this meeting.

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

Acknowledgment of receipt of Permit

Autumn Hill, Inc.

Owner 10-1-15

Beth Easley Wetherill

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

D. Webster Trask

By (please print)



Signature

NKT# 05150-1

APPLICATION FOR TREE PRESERVATION/REMOVAL PERMIT

Name of Applicant: Autumn Hall Phone: 313-0795 Date: 9/18/06

Name of Property Owner If Not Applicant: _____ Phone: _____

Address: 1202 Eastwood Road Wilmington, NC Zip Code: 28403

Address of Construction Site or Tree Removal: 1202 Eastwood Road

Description of Tree(s) To Be Removed/Reason for Removal: Existing trees and vegetation will be removed as required to construct the Autumn Hall Mixed-Use Development, including vertical structures, public roads, stormwater ponds, stormwater swales, storm drain pipe and utilities as shown on the enclosed plans.

Description of Replacement Tree(s): _____
Trees and landscape material will be installed as required by the City of Wilmington Landscape Ordinance. See landscape plan.

APPROVED:

DENIED:

[Signature]
Code Enforcement Division or Designee

11-22-06
Date

Reason for Denial: _____

New Construction

Expansion

Other

PAID \$150
4-19-
ret#
405 5 24