CITY OF WILMINGTON
NORTH CAROLINA

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

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

May 11, 2016

Kathryn Espinoza, PE
McKim & Creed
243 North Front Street
Wilmington, NC 28401

RE: Riverlights Age Qualified Ph I located 4410 River 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 the assigned Zoning Enforcement Officer, at 254-0900. Staff will coordinate the inspections and provide a punch-list to the Developer within 5 working days. Upon correction of the punch-list items, a final inspection will be performed. ***NOTE: Zoning will not issue final approval until all requirements of the City of Wilmington are fulfilled.***

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

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

Sincerely,

Brian Chambers, AICP
Associate Planner

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TRANSMITTAL LETTER

REVISION 1

TO: John Barham, Zoning Inspector
DATE: May 11, 2016
SUBJECT: **Riverlights Age Qualified Ph I** Project # 2015029
LOCATION: 4410 River Road (Riverlights Project)

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 5/3/16	Riverlights Aged Qualified Phase I Plans
1	Dated 5/19/15	City Tree Removal Permit TPP-15-109
1	Dated 7/11/15	NHC Erosion Control #GP 22-15
1	Dated 10/1/15	City Stormwater Discharge Permit No. 2015034 (under separate cover)

REMARKS: **Revision I** of **Riverlights Age Qualified Phase I** located in the Riverlights project at 4410 River 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. CONTACT 910-254-0900.

B. ANY TREES, INCLUDING THE CRITICAL ROOT ZONE AREA, AND/OR AREA DESIGNATED TO BE SAVED MUST BE PROPERLY BARRICADED OR MARKED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING WILL OCCUR IN THOSE AREAS.

C. NO EQUIPMENT IS ALLOWED ON THE SITE AND NO CONSTRUCTION OF ANY BUILDING, STRUCTURE, WALL, UTILITIES, INFRASTRUCTURE, ETC., OF ANY KIND, INCLUDING FOOTINGS AND BUILDING SLABS, WILL BE PERMITTED UNTIL:

1. **ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED**
2. **BETH WETHERILL HAS FORMALLY ISSUED THE GRADING PERMIT AND AUTHORIZED THE ACTIVITY**
3. **THE CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MUST HAVE A PRECON WITH CFPUA 332-6560.**
4. **THE CITY ZONING INSPECTOR AUTHORIZES THE ACTIVITY.**

D. ALL NECESSARY CHANGES TO THE STORMWATER PERMIT AS A RESULT OF THIS REVISED PLAN MUST BE INCORPORATED INTO THE STORMWATER PERMIT MODIFICATION AND SUBMITTED WITH THE NEXT REVISION TO THE AGE QUALIFIED NEIGHBORHOOD.

E. ALL IMPROVEMENTS, AS RECOMMENDED BY THE SUBMITTED AND APPROVED TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE INSTALLED AND INSPECTED PRIOR TO THE ISSUANCE OF THE FINAL ZONING APPROVAL.

F. 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.

G. THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS.

H. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.

I. PRIOR TO A FINAL INSPECTION, A WALKTHROUGH WITH CITY INSPECTIONS SHALL TAKE PLACE TO VERIFY COMPLETENESS OF SITE WORK IN ROW. ANY MATERIAL TEST REPORTS AND STORMWATER VIDEOS AS REQUIRED SHALL BE SUBMITTED PRIOR TO AND APPROVED BY CITY ENGINEERING. PLEASE CONTACT THE CITY ENGINEERING DIVISION AT 910.341.0094.

J. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) RIGHT-OF-WAY UNTIL ALL NCDOT PERMITS HAVE BEEN ISSUED AND RECEIVED BY THE CITY. ALL IMPROVEMENTS REQUIRED SHALL BE INSTALLED AND APPROVED BY NCDOT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

K. PROPERTIES WITHIN THE SPECIAL FLOOD HAZARD AREA SHALL BE SUBJECT TO COMPLIANCE WITH ARTICLE 13 OF THE LAND DEVELOPMENT CODE. PLEASE CONTACT KATHRYN THURSTON, ZONING ADMINISTRATOR/FLOODPLAIN MANAGER (910.341.3249) FOR CLARIFICATION ON REQUIREMENTS FOR DEVELOPMENT IN THE FLOOD PLAIN.

L. 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.

M. 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.

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

Please notify New Hanover County Building Inspections of this release.

Signature: _____

Brian Chambers, AICP
Associate Planner

Copy:	Kathryn Espinoza, PE	McKim & Creed
	Bret Russell	Construction Manager
	Rob Gordon	Engineering
	Jim Quinn	Stormwater Specialist
	Aaron Reese	Urban Forestry
	Chris Elrod	Wilmington Fire Department (e-mail only)
	Sammy Flowers	Wilmington Fire Department (e-mail only)
	Brian Blackmon	Surveyor (e-mail only)
	Jim Sahlie	GIS Addressing (e-mail only)
	Bill McDow	Traffic Engineering (e-mail only)
	Don Bennett	Traffic Engineering (e-mail only)
	Bernice Johnson	CFPUA (e-mail letter only)
	Beth Easley Wetherill	NHC Erosion Control (e-mail only)
	Michelle Hutchinson	GIS Engineer (e-mail only)
	Alina Jakubcanin	GIS Analyst (e-mail only)
	Amy Beatty	Community Services (e-mail only)
	Ryan O'Reilly	Community Services (e-mail only)
	Steve Harrell	Community Services (e-mail only)
File:	**Riverlights Age Qualified Ph I**	**Project File # 2015029**

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APPROVED: ✓ **DENIED:** ____ **PERMIT #:** TPP-15-109

Application for Tree Removal Permit

Name of Applicant: William Mumford, PE **Phone:** 704-887-5946 **Date:** 06/04/2015

Name of Property Owner: NNP IV-Cape Fear River, LLC **Phone:** 910-343-1048

Property Owner Address: 3410 River Road Wilmington, NC 28412

Address of Proposed Tree Removal: 4410 River Road Wilmington, NC 28412

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

1. See Attached
2.
3.
4.
5.
6.
7.
8.
9.
10.

Description of Replacement Tree(s): Trees within the Age Qualified neighborhood shall be replaced through the planting of street trees, buffer planting, and proposed park areas. Trees will also be preserved within conservation resource areas. See site plan.

Applicant Signature: [signature] **Date:** 6-3-2015

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

Reviewed By: [signature] **Date:** 6-17-15

Remarks:

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

NEW CONSTRUCTION:____ **EXPANSION:**____ **OTHER:**____ **PAID:** $150.00 pd 6/5/15

Tree Preservation Permit Fees

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

Age-qualified

Wilmington Landscaping Ordinance

Minimum number of Trees to be on Post Development Site			
15 Trees/Acre	*	65.6	Project Area
Equals =		984	Trees

Protected Trees to be Removed					
390	Pines	0	Gum/Maple	0	Mimosa
39	Oaks	0	Cherry	0	Poplar
0	Crate Myrtle	0	Magnolia	0	Amer. Holly
		Total =	*429*	*Trees*	

Type	Regulated	Significant
Conifers	390	0
Hardwoods	39	0
Flowering Trees	0	0
	Total Removed =	**429**

Regulated Trees for Mitigation						
Pines	(5,162 DBH	*	50%)	/	3 =	860 Trees
Oaks	(331 DBH	*	100%)	/	3 =	110 Trees
Gum/Maple	(0 DBH	*	50%)	/	3 =	
Cherry	(0 DBH	*	0%)	/	3 =	
Crate Myrtle	(0 DBH	*	0%)	/	3 =	
Magnolia	(0 DBH	*	0%)	/	3 =	
Mimosa	(0 DBH	*	0%)	/	3 =	
Poplar	(0 DBH	*	0%)	/	3 =	
Amer. Holly	(0 DBH	*	100%)	/	3 =	

Significant Trees for Mitigation					
Oaks	(0 DBH	*2*	100%)	/	3 =
Gum/Maple	(0 DBH	*2*	50%)	/	3 =
Cherry	(0 DBH	*2*	0%)	/	3 =
Crate Myrtle	(0 DBH	*2*	0%)	/	3 =
Magnolia	(0 DBH	*2*	0%)	/	3 =
Mimosa	(0 DBH	*2*	0%)	/	3 =
Poplar	(0 DBH	*2*	0%)	/	3 =
Amer. Holly	(0 DBH	*2*	100%)	/	3 =

Northing	Easting	Elevation	Description	DBH
147961.7	2323570	23.4269	OAK	8
148641.1	2322900	20.9819	OAK	8
148478.7	2322792	21.0643	OAK	8
148713.7	2322316	14.9647	OAK	8
149102	2322301	17.501	OAK	8
149117.8	2322350	16.3264	OAK	8
148755.1	2322618	20.0386	OAK	8
148137.1	2322199	23.8527	OAK	8
148196.1	2322176	22.5501	OAK	8
147761.8	2322938	29.0429	OAK	8
147844.3	2322776	21.2143	OAK	8
147814.6	2322831	23.8158	OAK	8
147818.4	2322352	20.8727	OAK	8
147812	2322627	22.8079	OAK	8
147555.4	2322571	28.4889	OAK	8
147631.3	2321611	35.0219	OAK	8
147755.9	2321659	41.8762	OAK	8
147653.1	2321740	40.0558	OAK	8
147832.6	2321648	40.698	OAK	8
147832.8	2321648	40.6942	OAK	8
147524.6	2321893	24.743	OAK	8
147422.7	2322260	24.9084	OAK	8
147852.9	2321804	38.0029	OAK	8
147963.1	2321965	24.8046	OAK	8
147881.6	2321927	34.873	OAK	8
147639.3	2322230	24.4738	OAK	8
148811.7	2322826	15.2913	OAK	9
148672.1	2322745	20.122	OAK	9
148743.5	2322445	22.4803	OAK	9
148739.9	2322527	23.0493	OAK	9
148761.7	2322543	21.9047	OAK	9
148692.6	2322274	14.0176	OAK	9
148270.5	2322215	19.8498	OAK	9
147708.4	2322395	29.2921	OAK	9
148482.2	2322779	21.1075	OAK	10
149100.6	2322452	15.044	OAK	10
147839.5	2321690	41.1492	OAK	10
147751.1	2321822	39.6057	OAK	10
147693.9	2322887	27.7266	OAK	11
147981.9	2323574	23.2958	PINE	12
147983.2	2323589	22.5782	PINE	12
148156.9	2323630	24.2767	PINE	12
148029.1	2323491	23.8406	PINE	12
147973.7	2323370	21.9305	PINE	12
147926.6	2323341	21.9423	PINE	12

147750.3	2323463	27.0546	PINE	12
147734.9	2323463	27.0559	PINE	12
147796.9	2323472	27.0628	PINE	12
149103	2322813	9.2453	PINE	12
149074.5	2322777	10.7313	PINE	12
149047.6	2322762	11.8796	PINE	12
149024.5	2322762	11.7797	PINE	12
148744.3	2323192	18.5978	PINE	12
148879.8	2323062	13.4504	PINE	12
149012.3	2322885	10.273	PINE	12
149023.4	2322862	9.0784	PINE	12
148972.4	2322853	11.3218	PINE	12
148966.8	2322863	12.0443	PINE	12
149024.4	2322863	8.8616	PINE	12
148803.4	2323067	15.073	PINE	12
148807.1	2323063	14.7154	PINE	12
148805.5	2323024	13.6772	PINE	12
148723.7	2322907	15.563	PINE	12
148802.9	2322856	13.9679	PINE	12
148816	2322881	12.3446	PINE	12
148830.8	2322872	11.7494	PINE	12
148799.1	2322932	12.5339	PINE	12
148804.1	2322943	12.4925	PINE	12
148814	2322938	11.8847	PINE	12
148825.5	2322942	11.6365	PINE	12
148862.1	2322956	11.2595	PINE	12
148818.8	2322957	12.0639	PINE	12
148845.8	2322991	12.1421	PINE	12
148845.1	2323008	12.2021	PINE	12
148824.2	2323055	13.9207	PINE	12
148835.1	2323067	13.5517	PINE	12
148850.1	2323038	12.814	PINE	12
148863.1	2323026	12.4157	PINE	12
148870.7	2323025	12.8479	PINE	12
148898.5	2322993	12.6006	PINE	12
148945.9	2322958	13.1938	PINE	12
148925.7	2322916	13.6039	PINE	12
148894.9	2322820	11.0643	PINE	12
148218.2	2323679	25.1258	PINE	12
148309.2	2323747	23.1465	PINE	12
148288.5	2323669	22.3648	PINE	12
148262.5	2323682	23.6804	PINE	12
148902	2322723	15.9106	PINE	12
149002.4	2322685	15.2684	PINE	12
148989.9	2322645	15.051	PINE	12
149062	2322611	10.708	PINE	12
149092.3	2322630	10.5424	PINE	12

148761.6	2322811	16.2518	PINE	12
148770.1	2322842	14.4828	PINE	12
148730.6	2323064	18.7308	PINE	12
148754.4	2323152	18.8537	PINE	12
148583	2323541	11.9945	PINE	12
148602.2	2323489	14.7022	PINE	12
148496.4	2323458	20.9241	PINE	12
148457.8	2323473	19.6726	PINE	12
148447.2	2323518	19.5695	PINE	12
148451.4	2323576	17.9312	PINE	12
148493	2323649	16.8848	PINE	12
148498.8	2323664	16.608	PINE	12
148320.3	2323645	20.7733	PINE	12
148316.7	2323661	21.4596	PINE	12
148414.3	2323768	21.7045	PINE	12
148421.7	2323711	19.9481	PINE	12
148569.9	2322738	19.4255	PINE	12
148539.3	2322789	20.85	PINE	12
148494.8	2322878	25.1162	PINE	12
148470.6	2322909	28.4265	PINE	12
148505.9	2322827	21.7343	PINE	12
148418.5	2322834	27.0808	PINE	12
148463.6	2322961	31.9874	PINE	12
148233.2	2323190	22.6241	PINE	12
147618.2	2323333	24.8397	PINE	12
147702.4	2323433	26.9066	PINE	12
147465	2323262	29.634	PINE	12
147089.4	2323208	35.6217	PINE	12
148984.3	2322548	13.1058	PINE	12
148984.6	2322541	13.3287	PINE	12
149007.4	2322534	12.3942	PINE	12
149012.4	2322546	12.1533	PINE	12
148947.5	2322536	15.4112	PINE	12
148986.4	2322506	12.6999	PINE	12
149031.7	2322542	11.9311	PINE	12
149094.9	2322511	11.81	PINE	12
149109.4	2322429	15.8069	PINE	12
149119.5	2322427	15.8575	PINE	12
149155.7	2322406	17.0946	PINE	12
149037.8	2322415	15.7565	PINE	12
149000.6	2322418	14.3696	PINE	12
148968.1	2322454	12.4409	PINE	12
148960	2322481	12.607	PINE	12
148707.2	2322554	23.2549	PINE	12
148719.4	2322523	23.8431	PINE	12
148772.2	2322407	21.0309	PINE	12
148710.1	2322381	18.494	PINE	12

148889.8	2322469	15.0421	PINE	12
148957.6	2322411	11.7827	PINE	12
148820.4	2322314	18.7547	PINE	12
148836.3	2322324	19.713	PINE	12
148840.1	2322299	18.9915	PINE	12
148820.9	2322266	17.3835	PINE	12
148824.9	2322232	17.2075	PINE	12
149062.5	2322364	16.1955	PINE	12
149008	2322198	18.3221	PINE	12
148963.5	2322204	16.4138	PINE	12
148518.6	2322286	24.7753	PINE	12
148528.4	2322324	24.6783	PINE	12
148518.8	2322385	22.589	PINE	12
148502.1	2322407	21.612	PINE	12
148444.6	2322585	23.8787	PINE	12
148255.2	2322625	27.2214	PINE	12
148157.6	2322217	23.2925	PINE	12
148202.8	2322731	25.9458	PINE	12
148094.3	2322633	22.6468	PINE	12
148007.1	2322728	21.0547	PINE	12
148387.3	2322945	33.8843	PINE	12
148217.1	2323030	21.795	PINE	12
147909.1	2323110	22.6338	PINE	12
147815.9	2322684	23.0032	PINE	12
147843.1	2322640	20.6926	PINE	12
147964.1	2322475	20.9758	PINE	12
148026.4	2322152	23.97	PINE	12
147386.8	2322812	24.3709	PINE	12
147401.8	2322821	24.5034	PINE	12
147432.3	2322612	28.5077	PINE	12
147332.4	2322641	28.3123	PINE	12
147585.2	2321550	31.1075	PINE	12
147575.6	2321383	21.8417	PINE	12
147682.8	2321341	21.3766	PINE	12
147653.9	2321414	24.6233	PINE	12
147668.5	2321481	30.3913	PINE	12
147665.6	2321594	36.2646	PINE	12
147737.3	2321607	39.0189	PINE	12
147648.4	2321818	30.6985	PINE	12
147713.1	2321781	40.7997	PINE	12
147711	2321707	43.9159	PINE	12
147724.5	2321696	43.9897	PINE	12
147882.1	2321571	37.1009	PINE	12
147841.8	2321606	39.9009	PINE	12
147862.6	2321692	40.2608	PINE	12
147799.6	2321680	42.2749	PINE	12
147844.3	2321770	39.7799	PINE	12

147871.7	2321769	37.8667	PINE	12
147908.7	2321788	36.0628	PINE	12
147658	2321185	17.738	PINE	12
147515.4	2321796	27.5125	PINE	12
147429	2321805	22.4714	PINE	12
147459.9	2321811	24.717	PINE	12
147443.7	2321867	23.5845	PINE	12
147457.1	2321890	23.8974	PINE	12
147452.6	2321898	23.6159	PINE	12
147397	2321853	22.0201	PINE	12
147345	2321906	24.3932	PINE	12
147570.5	2321893	23.1357	PINE	12
147557.1	2321963	23.3995	PINE	12
147555	2321980	23.3378	PINE	12
147524.8	2321944	23.6426	PINE	12
147500.2	2322005	22.4269	PINE	12
147483.6	2321989	21.9792	PINE	12
147514.1	2321855	25.6763	PINE	12
147541.6	2322009	23.3764	PINE	12
147425.2	2322021	23.5713	PINE	12
147431.9	2322086	24.5871	PINE	12
147395.9	2322124	26.2463	PINE	12
147289.7	2322258	26.9226	PINE	12
147315.8	2322266	27.0336	PINE	12
147255.7	2322168	26.3119	PINE	12
147283.2	2322110	25.6675	PINE	12
147616.4	2322097	24.96	PINE	12
147600.6	2322112	25.5035	PINE	12
147742.9	2322093	20.3365	PINE	12
147747.4	2322093	20.1798	PINE	12
147718.3	2322131	20.7045	PINE	12
147653.3	2322215	24.0614	PINE	12
147530.9	2322224	23.277	PINE	12
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147567.3	2322265	25.0386	PINE	12
147564	2322266	24.9236	PINE	12
147532.9	2322165	23.5721	PINE	12
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147361.7	2322411	26.6882	PINE	12
147427.8	2322403	24.8494	PINE	12
147432	2322334	24.8864	PINE	12
147416.4	2322324	25.1638	PINE	12
147462.2	2322306	24.3045	PINE	12
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147257.3	2322390	29.0631	PINE	12
147268.8	2322443	29.5081	PINE	12
147264.5	2322466	29.4866	PINE	12

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147172.8	2322509	27.9886	PINE	12
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147843.3	2321885	36.9958	PINE	12
147779.6	2321921	32.9967	PINE	12
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147817.9	2321976	31.7169	PINE	12
147747.2	2321936	28.4581	PINE	12
147710.2	2321955	23.3146	PINE	12
147706.9	2321975	21.9003	PINE	12
147999.3	2321814	29.9308	PINE	12
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147273.6	2322531	28.6122	PINE	12
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147107.6	2322593	25.5428	PINE	12
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148924.8	2322731	13.9336	PINE	13
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149098.5	2322553	10.1125	PINE	13
149124.2	2322675	11.1551	PINE	13
148961.8	2322752	11.2682	PINE	13
148597.4	2323534	11.4872	PINE	13
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148553.6	2323392	22.5479	PINE	13
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148473.5	2323689	17.9798	PINE	13
148347.7	2323705	22.4328	PINE	13
148407.8	2323693	20.1037	PINE	13
148269.1	2323476	20.7366	PINE	13
148278.7	2323473	20.4248	PINE	13
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148738.8	2322473	23.2455	PINE	13
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147871.2	2323335	22.3243	PINE	14
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149004.3	2322758	12.1932	PINE	14
149042	2322781	10.663	PINE	14
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148806.6	2323016	13.5067	PINE	14
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147340.8	2322364	27.8174	PINE	14
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147853.4	2323540	25.3645	PINE	16
147921	2323567	23.9228	PINE	16
148894	2322842	11.329	PINE	16
148987.6	2322701	15.2105	PINE	16
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148796	2322824	8.1431	PINE	16
148576.3	2323566	10.9221	PINE	16
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148478.9	2323779	17.4548	PINE	16
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147003.4	2323217	37.074	PINE	16
146943.9	2323207	36.0153	PINE	16
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148000.5	2322502	21.9534	PINE	16
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147356.4	2322450	26.0569	PINE	16
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148895.9	2322756	14.3247	PINE	17
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148637	2323514	10.5564	PINE	17
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148540.5	2323749	13.6478	PINE	17
148603.3	2323625	-85.7442	PINE	17
148917.1	2322503	15.1169	PINE	17
148013.2	2322102	22.3837	PINE	17
149172.2	2322646	10.1102	PINE	18
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148441.5	2323795	19.6982	PINE	18
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148551.5	2323615	12.9782	PINE	18
148891.4	2322764	14.2377	PINE	19
149155.8	2322564	9.4004	PINE	19
148589.5	2323534	12.0689	PINE	19
148588.4	2323265	21.1074	PINE	19

149040	2322512	13.6294	PINE	19
148516.3	2323723	16.0839	PINE	20
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148732.7	2322688	19.6299	PINE	20
148498.4	2322768	20.1889	PINE	21
148780.4	2323185	16.2931	PINE	22
148598.7	2323628	-85.5044	PINE	22
148512.8	2323818	13.2936	PINE	24

NEW HANOVER COUNTY

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

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

June 26, 2015

NNP IV-Cape Fear River, LLC
Mr. William Mumford PE
13777 Ballantyne Corporate Place, Suite 250,
Charlotte, North Carolina 28277

RE: Grading Permit # 22-15, River Lights Age Qualified Phase I

Dear Mr. Mr. William Mumford PE:

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

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

This permit is contingent upon receipt of the signed wetland delineation. No activity is allowed onsite until this wetland delineation has been received by this office. **A preconstruction meeting is required** prior to any land disturbing activity on site. Please contact us at (910) 798-7139 to set this up with us.

The land disturbance fee of $21,150 is due to be paid to New Hanover County, to my attention, prior to plat recordation.

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

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

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

Respectfully yours,

Beth Easley Wetherill

Beth Easley Wetherill
NHC Soil Erosion Specialist

cc : Kathryn Espinoza PE, Mckim & Creed
Ron Satterfield Asst. Planning Director, City of Wilmington

Permit# GP 22-15

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 **NNP VI-Cape Fear River, LLC** authorizes the development of **58.82 acres** of land at **4410 River Road for River Lights Marina Age Qualified Phase I** in New Hanover County. This permit issued on **June 26 , 2015** is subject to compliance with the application and site drawings, all applicable regulations and special conditions and notes set forth below. **Any plan modifications must be approved by this office prior to field changes.**

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

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

SPECIAL CONDITIONS

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

*All the soil erosion control measures will be installed as the site is cleared and maintained throughout construction. This permit is contingent upon the receipt of signed wetland delineation. **No activity is allowed onsite until the signed wetland delineation has been received by this office.** This project includes 2 phases. Phase one includes a construction entrance silt fences, double rows of silt fences on the north side of the site, 7 lined diversion ditches and 5 skimmer sediment basins with 3 coir baffles and Faircloth skimmers thru earthen dams. The skimmer in Basin #1 is 2.5 inches with a 1.9 inch orifice, the skimmer in Basin #2 is 2 inches with a 1.5 inch orifice, the skimmer in Basin #3 is 4 inches with a 3.2 inch orifice, the skimmer in Basin #4 is 2 inches with a 1.5 inch orifice and the skimmer in Basin #5 is 1.5 inches with a 1.4 inch orifice. Phase Two includes 4 sediment basins with 3 coir baffles and Faircloth skimmers, 3 infiltration basins and inlet protection. The skimmer in Basin #1 thru the earthen dam will be 2.5 inches with a 2 inch orifice, the skimmer in Basin #3 connected to a 5 inch pipe at the base of the outlet structure will be 5 inches with a 4.1 inch orifice, the skimmer in Basin #4 connected to the outlet structure will be 2 inches with a 1.9 inch orifice and the skimmer in Basin #5 will be thru the earthen dam and will be 1.5 inches with a 1.4 inch orifice. Note: Additional silt fence may be required.

*Tree Removal Permits must be acquired from the City of Wilmington and/or New Hanover County prior to issuance of this permit and clearing the site.

*Silt fence stakes must be metal and will be placed **six feet apart without wire reinforcement** or **eight feet apart with wire reinforcement.** Silt fence is **not** allowed as inlet protection.

*This permit does not preclude any permits or approvals which may be necessary such as City of Wilmington or New Hanover County Stormwater, NCDENR Water Quality, C.A.M.A., and the US Army Corps. of Engineers, DEM Solid Waste or any other agencies.
*No sediment shall leave the site.
*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 required rates for seed, lime, fertilizer and mulch in your seeding specifications.**
***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 ½ 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.**

Permit # GP 22-15

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.

Beth Easley Wetherill

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

Acknowledgment of receipt of Permit

_____
Owner

_____
By (please print)

_____
Signature