



Development Services

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

May 27, 2016

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

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

RE: Riverlights Conventional Ph II located at 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.**

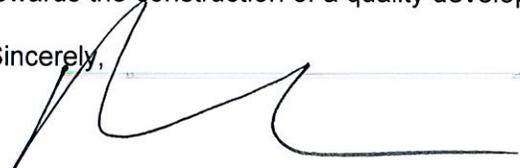
All construction on the site must be in accordance with the City of Wilmington standards and the approved construction plans stamped by the City. All trees and areas designated to be saved or protected must be properly barricaded and/or marked throughout construction. In addition please be aware that 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

TO: Traci Lunceford, Zoning Inspector
 DATE: May 27, 2016
 SUBJECT: **Riverlights Conventional Ph II** Project # 2015060
 LOCATION: 4410 River Road (Riverlights Project)

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 5/26/16	Riverlights Conventional Phase II Approved Plans
1	Dated 2/29/16	City Tree Removal Permit TPP-16-42
1	Dated 3/5/16	NHC Erosion Control #GP 28-15
1	Dated 5/26/16	City Stormwater Discharge Permit No. 2016012R1 (under separate cover)

REMARKS: **Riverlights Conventional Phase II** 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 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.**

- E. 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.**
- F. THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS.**
- G. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.**
- H. PER THE REQUIREMENTS OF THE STORMWATER PERMIT, THE FOLLOWING SHALL OCCUR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR OPERATION OF THE PERMITTED FACILITY:**
 - AS-BUILT DRAWINGS FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON ENGINEERING DIVISION.**
 - AN ENGINEER'S CERTIFICATION SHALL ALSO BE SUBMITTED, ALONG WITH ALL SUPPORTING DOCUMENTATION THAT SPECIFIES, UNDER SEAL THAT THE AS-BUILT STORMWATER MEASURES, CONTROLS AND DEVICES ARE IN COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS.**
 - A FINAL INSPECTION BY CITY OF WILMINGTON ENGINEERING PERSONNEL.**
- 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
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
Amy Beatty
Ryan O'Reilly
Steve Harrell

McKim & Creed
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)
Community Services (e-mail only)
Community Services (e-mail only)
Community Services (e-mail only)

File: **Riverlights Conventional Ph II**

Project File # 2015060

Wilmington Landscaping Ordinance
RiverLights Single Family 1 (SF-2)

Minimum number of Trees to be on Post Development Site

15 Trees/Acre * **26.82** Project Area
 Equals = **403** Trees

Protected Trees to be Removed

322 Pines	0 Gum/Maple	0 Mimosa
10 Oaks	0 Cherry	0 Poplar
0 Crate Myrtle	0 Magnolia	0 Amer. Holly
<i>Total = 332 Trees</i>		

Type	Regulated	Significant
Conifers	322	0
Hardwoods	10	0
Flowering Trees	0	0
Total Removed =		332

Regulated Trees for Mitigation

Pines	(4,137 DBH * 100%)	/	3 = 1,379 Trees
Oaks	(88 DBH * 50%)	/	3 = 15 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 =

TOTAL MITIGATION REQUIRED = 1,797 Trees

Northing	Easting	Elevation	Description	DBH
144393	2322394	11.21	OAK	8
144549	2322295	10.39	OAK	8
144674	2322306	6.77	OAK	8
144568	2322874	21.90	OAK	8
144453	2322084	9.54	OAK	8
144367	2322411	14.19	OAK	8
144408	2322353	6.64	OAK	10
144682	2322492	16.63	OAK	10
144678	2322495	17.07	OAK	10
144538	2323288	22.72	OAK	10
144479	2322355	7.14	PINE	12
144446	2322313	6.36	PINE	12
144458	2322337	6.25	PINE	12
144451	2322428	12.21	PINE	12
144512	2322471	13.23	PINE	12
144499	2322469	13.62	PINE	12
144604	2322461	17.65	PINE	12
144588	2322397	14.31	PINE	12
144616	2322311	10.50	PINE	12
144600	2322296	10.06	PINE	12
144552	2322229	6.13	PINE	12
144577	2322211	5.74	PINE	12
144777	2322446	7.77	PINE	12
144677	2322408	12.94	PINE	12
144680	2322475	16.57	PINE	12
144656	2322456	17.01	PINE	12
144638	2322495	19.81	PINE	12
144627	2322538	21.10	PINE	12
144543	2322527	16.39	PINE	12
144547	2322573	17.24	PINE	12
145243	2322946	15.29	PINE	12
145064	2322908	10.97	PINE	12
145024	2323031	11.39	PINE	12
145038	2323024	12.54	PINE	12
145044	2323005	11.99	PINE	12
145072	2322971	11.72	PINE	12
145070	2322959	11.11	PINE	12
145257	2322926	15.21	PINE	12
145215	2322936	14.70	PINE	12
145212	2322905	13.50	PINE	12
145279	2322889	15.91	PINE	12
145251	2322997	16.16	PINE	12
145276	2323039	16.89	PINE	12
145269	2323016	16.46	PINE	12
145287	2322994	16.16	PINE	12

145288	2322927	17.04	PINE	12
145340	2322840	15.29	PINE	12
145486	2322902	18.11	PINE	12
145466	2322907	17.25	PINE	12
145464	2322919	17.41	PINE	12
145404	2322911	16.71	PINE	12
145385	2322901	16.59	PINE	12
145401	2322929	16.50	PINE	12
145369	2322909	17.49	PINE	12
145103	2322846	10.15	PINE	12
145156	2322857	11.43	PINE	12
145158	2322870	12.01	PINE	12
145165	2322879	12.47	PINE	12
145180	2322859	11.68	PINE	12
145240	2322833	12.72	PINE	12
145238	2322815	12.52	PINE	12
145272	2322811	13.34	PINE	12
144979	2322845	15.15	PINE	12
145018	2322820	13.27	PINE	12
145030	2322884	13.05	PINE	12
144911	2322902	16.18	PINE	12
144773	2322938	24.21	PINE	12
144774	2322924	23.94	PINE	12
144726	2322924	26.76	PINE	12
144700	2322897	27.49	PINE	12
144709	2322908	27.32	PINE	12
144572	2322930	19.70	PINE	12
144521	2322148	11.58	PINE	12
144511	2322144	11.62	PINE	12
144502	2322145	11.66	PINE	12
144501	2322152	11.68	PINE	12
145416	2322893	16.39	PINE	12
145428	2322895	15.76	PINE	12
145003	2323813	26.99	PINE	12
144908	2323907	27.35	PINE	12
144812	2324078	21.96	PINE	12
145368	2323043	19.15	PINE	12
145254	2323102	19.23	PINE	12
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145287	2323233	19.81	PINE	12
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145180	2323293	18.31	PINE	12
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144762	2323833	21.79	PINE	12
144871	2323880	24.75	PINE	12
144871	2323891	24.85	PINE	12
144887	2323822	25.96	PINE	12
144939	2323796	29.09	PINE	12
144691	2323782	24.40	PINE	12
144683	2323783	25.44	PINE	12
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144257	2322573	17.24	PINE	12
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144554	2322824	23.10	PINE	12
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144642	2322857	25.54	PINE	12
144657	2322817	26.37	PINE	12
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144733	2322838	25.60	PINE	12
144689	2322813	26.74	PINE	12
144698	2322773	26.17	PINE	12
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145012	2322746	14.15	PINE	12
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145027	2322784	12.93	PINE	12
145117	2322822	10.74	PINE	12
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145199	2322796	10.52	PINE	12
144639	2322711	23.47	PINE	12
144631	2322722	23.36	PINE	12
144645	2322733	24.40	PINE	12
144603	2322674	21.26	PINE	12
144535	2322715	19.76	PINE	12

144727	2323705	22.63	PINE	12
144744	2323714	23.31	PINE	12
144759	2323704	23.01	PINE	12
144801	2323720	23.93	PINE	12
144810	2323724	24.24	PINE	12
144795	2323742	23.36	PINE	12
144808	2323758	23.21	PINE	12
144841	2323761	24.63	PINE	12
144853	2323728	26.78	PINE	12
144865	2323706	28.16	PINE	12
144894	2323736	29.28	PINE	12
144910	2323750	29.56	PINE	12
144921	2323740	30.37	PINE	12
144952	2323724	30.88	PINE	12
144907	2323634	27.67	PINE	12
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144845	2323613	24.20	PINE	12
144850	2323604	23.93	PINE	12
144682	2323638	19.97	PINE	12
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144625	2323572	19.92	PINE	12
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144666	2323564	19.63	PINE	12
144704	2323502	20.73	PINE	12
144680	2323478	21.87	PINE	12
144671	2323472	21.70	PINE	12
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144752	2323481	21.31	PINE	12
144954	2323436	19.22	PINE	12
145130	2323337	14.69	PINE	12
145106	2323291	14.45	PINE	12
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145082	2323319	14.41	PINE	12
145035	2323316	14.10	PINE	12
145036	2323283	13.74	PINE	12
145011	2323321	14.50	PINE	12
144938	2323365	18.25	PINE	12
145012	2323361	15.58	PINE	12
144984	2323334	15.61	PINE	12
144981	2323295	14.71	PINE	12
144938	2323319	17.30	PINE	12
144827	2323323	25.60	PINE	12

144823	2323407	26.08	PINE	12
144787	2323294	26.86	PINE	12
144791	2323357	26.79	PINE	12
144764	2323366	25.28	PINE	12
144718	2323336	23.35	PINE	12
144721	2323428	21.01	PINE	12
144739	2323361	23.85	PINE	12
144750	2323354	24.85	PINE	12
144671	2323300	20.69	PINE	12
144604	2323313	18.19	PINE	12
144622	2323403	21.20	PINE	12
144599	2323324	18.65	PINE	12
144603	2323401	20.59	PINE	12
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144613	2323482	21.41	PINE	12
144628	2323224	17.98	PINE	12
144673	2323259	20.32	PINE	12
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144719	2323192	23.54	PINE	12
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145008	2323254	13.42	PINE	12
144970	2323180	15.25	PINE	12
145059	2323195	13.50	PINE	12
145040	2323162	12.92	PINE	12
145116	2323111	17.85	PINE	12
145065	2323105	15.04	PINE	12
145090	2323064	16.29	PINE	12
145042	2323137	13.09	PINE	12
144997	2323104	13.64	PINE	12
144965	2323098	15.28	PINE	12
144969	2323062	15.80	PINE	12
144984	2323155	14.19	PINE	12
145002	2323159	13.66	PINE	12
145006	2323202	13.28	PINE	12
145004	2323193	13.26	PINE	12
145205	2323100	20.34	PINE	12
145220	2323069	18.65	PINE	12
145207	2323036	17.69	PINE	12
144884	2323110	19.35	PINE	12
144884	2323120	19.27	PINE	12
144823	2323111	23.51	PINE	12
144707	2323087	23.65	PINE	12
144679	2323089	21.28	PINE	12
144672	2323049	21.46	PINE	12

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144718	2323000	25.97	PINE	12
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144838	2322976	20.40	PINE	12
145007	2323003	12.66	PINE	12
144992	2323022	14.01	PINE	12
144893	2322960	17.46	PINE	12
144607	2322618	21.34	PINE	13
144531	2322116	10.46	PINE	13
144540	2322135	10.93	PINE	13
144525	2322138	11.50	PINE	13
144513	2322139	11.35	PINE	13
144469	2322111	10.74	PINE	13
144503	2322037	10.22	PINE	13
144539	2322459	14.01	PINE	14
144596	2322219	7.85	PINE	14
144656	2322286	7.10	PINE	14
145047	2322932	10.66	PINE	14
145265	2323029	16.81	PINE	14
144648	2322907	25.59	PINE	14
145357	2323169	17.90	PINE	14
145298	2323202	19.37	PINE	14
145214	2323375	17.64	PINE	14
145089	2323465	16.88	PINE	14
144803	2323954	21.12	PINE	14
144703	2323936	23.89	PINE	14
144705	2323838	22.81	PINE	14
144713	2323769	23.78	PINE	14
144701	2323750	23.41	PINE	14
144499	2323435	25.52	PINE	14
144538	2322811	24.36	PINE	14
144597	2322866	22.43	PINE	14
144651	2322799	25.97	PINE	14
144578	2322798	21.95	PINE	14
144572	2322804	22.45	PINE	14
144692	2322789	26.61	PINE	14
144771	2322790	21.17	PINE	14
145240	2322751	10.72	PINE	14
145112	2322785	9.82	PINE	14
145252	2322787	12.51	PINE	14
144683	2323610	19.63	PINE	14
144602	2323669	23.44	PINE	14
144573	2323510	19.08	PINE	14
144986	2323488	19.26	PINE	14
144983	2323416	17.69	PINE	14
145006	2323399	16.71	PINE	14
145053	2323372	15.17	PINE	14

144763	2323350	25.81	PINE	14
144665	2323421	21.63	PINE	14
144603	2323352	18.86	PINE	14
144619	2323370	19.81	PINE	14
144642	2323371	19.87	PINE	14
144548	2323350	21.09	PINE	14
144628	2323222	17.98	PINE	14
144726	2323289	24.70	PINE	14
144796	2323225	25.90	PINE	14
144813	2323289	26.02	PINE	14
145010	2323247	13.33	PINE	14
144946	2323193	15.94	PINE	14
145068	2323167	13.84	PINE	14
145040	2323075	13.14	PINE	14
144964	2323065	15.94	PINE	14
145017	2323198	13.06	PINE	14
144706	2323091	24.03	PINE	14
144725	2323154	24.15	PINE	14
144570	2323144	21.84	PINE	14
144841	2323020	20.79	PINE	14
144502	2322137	11.78	PINE	15
144596	2322772	22.29	PINE	15
144513	2322412	10.92	PINE	16
144571	2322451	15.87	PINE	16
144649	2322483	18.69	PINE	16
145219	2322877	12.55	PINE	16
145407	2322831	14.96	PINE	16
144456	2322100	9.68	PINE	16
144390	2322449	17.51	PINE	16
145113	2322751	9.22	PINE	16
144654	2322648	23.58	PINE	16
144681	2323696	21.61	PINE	16
144710	2323616	20.22	PINE	16
144775	2323524	21.64	PINE	16
144680	2323264	20.93	PINE	16
145085	2323129	15.68	PINE	16
144784	2323772	23.04	PINE	17
144489	2322398	9.67	PINE	18
144546	2322260	9.73	PINE	18
144598	2322223	8.36	PINE	18
144500	2322143	11.71	PINE	18
144500	2322041	10.26	PINE	18
144624	2323582	20.24	PINE	18
144653	2323574	20.44	PINE	18
144964	2323436	18.30	PINE	18
145102	2323278	14.33	PINE	18
144682	2323335	21.07	PINE	18

144856	2323155	21.86	PINE	18
144461	2322307	6.83	PINE	20
144468	2322157	10.06	PINE	20
144494	2322059	11.01	PINE	23
144818	2323959	21.54	PINE	12



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

March 5, 2016

NNP IV-Cape Fear River LLC
13777 Ballantyne Corporate Place, Suite 250,
Charlotte, North Carolina 28277

RE: Grading Permit # 28-15, River Lights Phase II Conventional Subdivision

Dear Mr. William Mumford:

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.

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 \$15450 is due to be paid to New Hanover County, to my attention, prior to issuance of any 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: Nick Laretta PE, Mckim & Creed
Brian Chambers, 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 NNP VI-Cape Fear River, LLC authorizes the development of 27.16 acres of land at 4410 River Road for River Lights Phase II Conventional Subdivision in New Hanover County. This permit issued on March 5, 2016 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 project includes 2 phases. Phase one includes installation of the construction entrance, tree protection, silt fences, double rows of silt fences, 1lined temporary diversion ditch with a check dam and immediate construction and stabilization of Sediment Basins 1 with coir baffles and a 1.5 inch Faircloth Skimmer and a 1.4 inch orifice. Phase two includes installation and stabilization of Sediment Basin 1 with a 4 inch Faircloth Skimmer and a 3.4 inch orifice, Infiltration Basin #9 with a 2.5 inch Faircloth Skimmer and a 2.4 inch orifice thru an earthen dam, Sediment Basin #10 with a 4 inch Faircloth Skimmer and a 3.1 inch orifice, Sediment Basin #11 with a 1.5 inch Faircloth Skimmer with a 0.9 inch orifice and installation of the drainage system with inlet protection

silt fences on the southwest side of the site, inlet protection, immediate construction and stabilization of 4 skimmer sediment Basins with coir baffles, Faircloth skimmers and outlet protection and immediate construction and stabilization of 1 infiltration Basin . All barrel pipes will be 4 inches in diameter except in sediment basin #2 which will have a 5 inch barrel. All barrel pipes will be connected to the base of the outlet structures. The skimmer in Basin #1 will be 4 inches with a 3.3 inch orifice, the skimmer in Basin#2 will be 5 inches with a 4.3 inch orifice, the skimmer in Basin #3 will be 2 inches with a 1.8 inch orifice and the skimmer in Basin #4 will be 2.5 inches with a 2.0 inch orifice. Note: All openings in outlet boxes below the overflow weir must be blocked for the skimmer to function.

*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 a" 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

Owner

Beth Easley Wetherill

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

By (please print)

Signature