



**Public Services**

Engineering  
212 Operations Center Drive  
Wilmington, NC 28412  
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wilmingtonnc.gov  
Dial 711 TTY/Voice

November 1, 2015

Mr. Bill Mumford  
NNP IV - Cape Fear River, LLC  
3410 River Road, Suite 103  
Wilmington, NC 28412

**Subject: Stormwater Management Permit No. 2015024R1  
Riverlights Master Plan  
Overall Low Density Master Permit - REVISION**

Dear Mr. Mumford:

The City of Wilmington Engineering Division has received a request for a revision to the Stormwater Management Permit for The Riverlights Master Permit. Having reviewed the application and all supporting materials, the City of Wilmington has determined that the proposed revision meets the requirements of the City of Wilmington's Comprehensive Stormwater Ordinance.

The revisions include:

- The addition of the Age Qualified (Ph1) neighborhood.
- There is no change in the overall impervious area with this revision. The impervious area is being transferred from the future allocation and designated for the Age Qualified (Ph1) project.

Please be aware all terms and conditions of the permit 9/4/2015 remain in full force and effect. Any additional changes to the approved plans must be approved by this office prior to construction. The issuance of the plan revision does not preclude the permittee from complying with all other applicable statutes, rules, regulations or ordinances which may have jurisdiction over the proposed activity, and obtaining a permit or approval prior to construction.

The revised stamped, approved stormwater management drawings will be released for construction by the Wilmington Planning Division under separate cover. Please replace any old plan sheets from the approved set with the new, revised sheet. An electronic copy of the approved drawing set, permit, application and supplementary documents will be maintained by the Wilmington Engineering Division. If you have any questions, or need additional information, please contact Robert Gordon at (910) 341-5856 or [rob.gordon@wilmingtonnc.gov](mailto:rob.gordon@wilmingtonnc.gov)

Sincerely,

for Sterling Cheatham, City Manager  
City of Wilmington

cc: Kathryn Espinoza PE, McKim & Creed  
Ron Satterfield, Wilmington Development Services/Planning

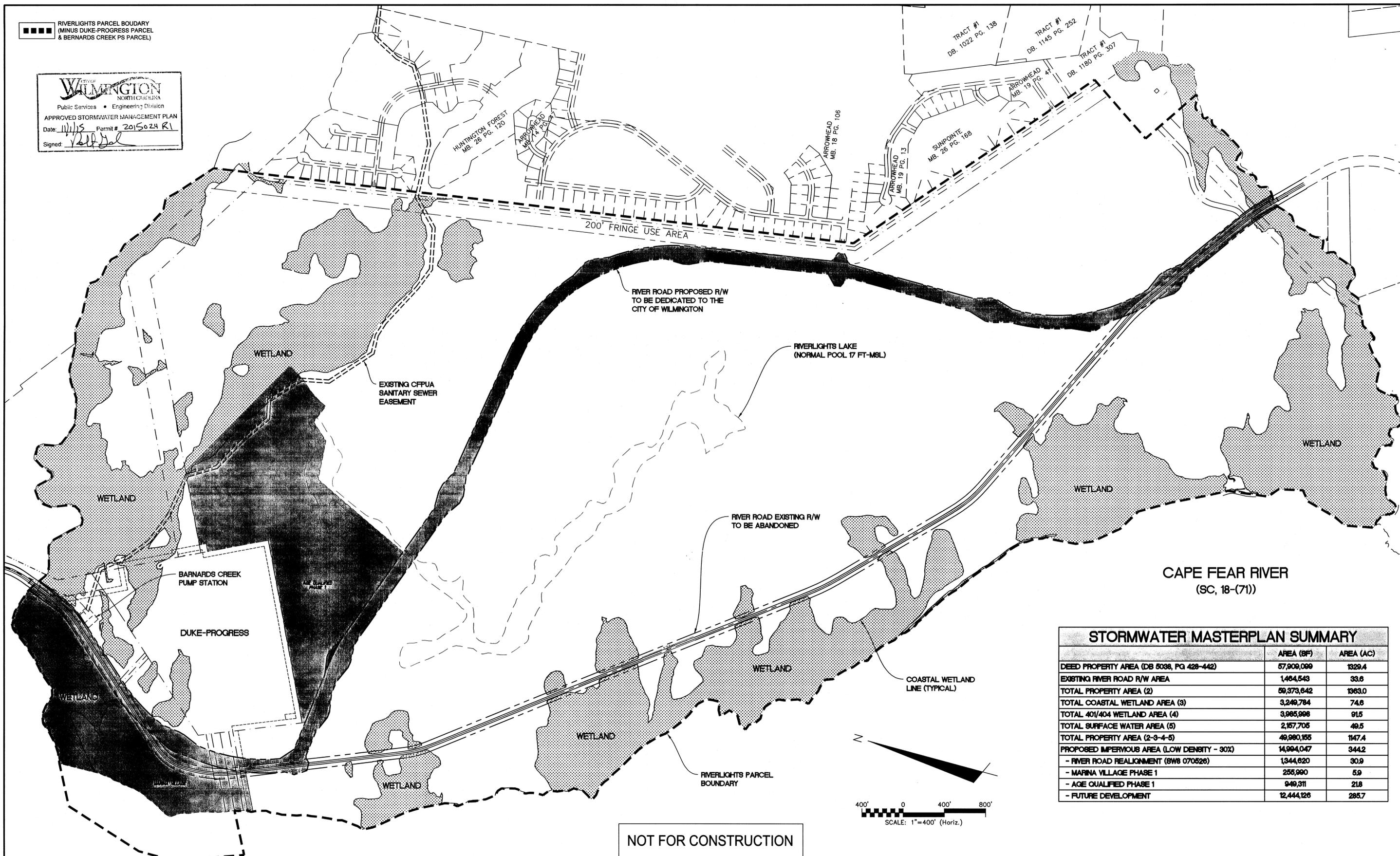
PROJECT: RiverLights  
 DESCRIPTION: Built-Upon- Area Summary

DATE PREPARED: 9/8/2015  
 PROJECT NO.: 2735-0000

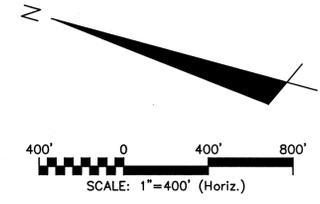
STORMWATER MASTER PLAN SUMMARY		
	AREA (SF)	AREA (AC)
DEED PROPERTY AREA (DB 5038, PG 428-442)	57,909,099	1329.4
EXISTING RIVER ROAD R/W AREA	1,464,543	33.6
TOTAL PROPERTY AREA (2)	59,373,642	1363.0
TOTAL COASTAL WETLAND AREA (3)	3,249,784	74.6
TOTAL 401/404 WETLAND AREA (4)	3,985,998	91.5
TOTAL SURFACE WATER AREA (5)	2,157,705	49.5
TOTAL PROPERTY AREA (2-3-4-5)	49,980,155	1147.4
PROPOSED IMPERVIOUS AREA (LOW DENSITY - 30%)	14,994,047	344.2
RIVER ROAD REALIGNMENT (SW8 070526)	1,344,620	30.9
MARINA VILLAGE PHASE 1	255,990	5.9
AGE QUALIFIED PHASE 1 <del>19,311</del>	949,311	21.8
FUTURE DEVELOPMENT	12,444,126	285.7

RIVERLIGHTS PARCEL BOUNDARY  
(MINUS DUKE-PROGRESS PARCEL  
& BERNARDS CREEK PS PARCEL)

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: 11/15 Permit # 2015-024 R1  
Signed: *[Signature]*



STORMWATER MASTERPLAN SUMMARY		
	AREA (SF)	AREA (AC)
DEED PROPERTY AREA (DB 8038, PG 428-442)	57,900,099	1329.4
EXISTING RIVER ROAD R/W AREA	1,404,543	33.6
TOTAL PROPERTY AREA (2)	59,373,642	1363.0
TOTAL COASTAL WETLAND AREA (3)	3,249,784	74.6
TOTAL 401/404 WETLAND AREA (4)	3,985,998	91.5
TOTAL SURFACE WATER AREA (5)	2,167,705	49.5
TOTAL PROPERTY AREA (2-3-4-5)	49,980,155	1147.4
PROPOSED IMPERVIOUS AREA (LOW DENSITY - 30%)	14,994,047	344.2
- RIVER ROAD REALIGNMENT (8W8 070526)	1,344,620	30.9
- MARINA VILLAGE PHASE 1	255,990	5.9
- AGE QUALIFIED PHASE 1	949,311	21.8
- FUTURE DEVELOPMENT	12,444,126	285.7



NOT FOR CONSTRUCTION

REV. NO.	DESCRIPTION	DATE
C	AGE QUALIFIED PHASE 1 CITY OF WILMINGTON STORMWATER SUBMITTAL	09/28/2015
B	MARINA VILLAGE PHASE 1 CITY OF WILMINGTON STORMWATER SUBMITTAL	09/04/2015
A	CITY OF WILMINGTON STORMWATER SUBMITTAL	04/30/2015

FINAL DRAWINGS  
DO NOT USE FOR  
CONSTRUCTION



**MCKIM & CREED**  
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Wilmington, North Carolina 28401  
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License: F-1222  
www.mckimcreed.com

**RIVERLIGHTS**  
by  
Newland COMMUNITIES

**RIVERLIGHTS**  
STORMWATER MASTERPLAN

DATE: 28APR2015  
MCE PROJ. # 2735-0000  
DRAWN: ADM  
DESIGNED: N/A  
CHECKED: RMC  
PROJ. MGR: N/A

SCALE  
HORIZONTAL: 1"=400'  
VERTICAL: ---

MAC FILE NUMBER  
**SW-101**  
DRAWING NUMBER  
**1**

STATUS: FINAL DRAWING  
NOT FOR CONSTRUCTION

S:\275000004-Permits\City of Wilmington\Master Stormwater Permit\Master\_SW\_ACI.dwg, 3/8/2015 4:25:46 PM, nlaurens