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

February 4, 2016

Charlie Cazier
Intracoastal Engineering
5725 Oleander Drive Unit E-7
Wilmington, NC 28403

RE: **Wrightsville Beach brewery,** located at 24 Greenville Avenue

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 Lunceford, 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, Associate Planner

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TRANSMITTAL LETTER

TO: Traci Lunceford, Zoning Inspector
DATE: February 4, 2016
SUBJECT: **Wrightsville Beach Brewery** Project # 2015064
LOCATION: 24 Greenville Avenue

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 2/2/16	Wrightsville Beach Brewery Approved Plans
1	Dated 12/23/15	City Tree Removal Permit TPP-16-74
1	Dated 1/20/16	New Hanover County Grading Permit GP #48-15
1	Dated 2/4/16	City Stormwater Management Permit No. 2016008 (under separate cover)

REMARKS: The **Wrightsville Beach Brewery** project, located at 24 Greenville Avenue, 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. **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. ALL REQUIRED EASEMENTS MUST BE REVIEWED BY CITY STAFF PRIOR TO RECORDATION.

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

J. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR OPERATION OF THE PERMITTED FACILITY, THE APPLICANT SHALL SUBMIT A SEALED AS-BUILT AND ENGINEERS CERTIFICATION FOR THE STORMWATER MANAGEMENT FACILITIES.

K. 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.

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.

Please notify New Hanover County Building Inspections of this release.

Signature: _____

Brian Chambers, Associate Planner

Copy:	Charlie Cazier	Intracoastal Engineering (e-mail only)
	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)
	Genna Porter	Engineering (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: **Wrightsville Beach Brewery** Project File # 2015064

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APPROVED: X **DENIED:** ____ **PERMIT #:** TPP-16-74

Application for Tree Removal Permit

Name of Applicant: PETER WATKINS **Phone:** 910-619-4938 **Date:** 11/4/15

Name of Property Owner: Oysterman Enterprises, LLC **Phone:** (910) 681-1360

Property Owner Address: 131 Rogersville Rd. WILMINGTON, NC 28403

Address of Proposed Tree Removal: 6201 & 6205 OLEANDER DR, AND 12 & 24 GREENVILLE AVE

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

1. Tree Removal per Landscape Plan
2.
3.
4.
5.
6.
7.
8.
9.
10.

Description of Replacement Tree(s): See Landscape Plan

Applicant Signature: P. [signature] **Date:** 11/5/15

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

Reviewed By: [signature] **Date:** 12/23/15

Remarks: APPROVED PER LANDSCAPE PLAN

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

NEW CONSTRUCTION: ____ **EXPANSION:** ____ **OTHER:** ____ **PAID:** $50.00 11/12/15 [signature]

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

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

January 20, 2016

Oysterman Enterprises, LLC
131 Rodgersville Road,
Wilmington, North Carolina 28403

RE: Grading Permit # 48-15, Wrightsville Beach Brewery

Dear Mr. Peter Watkins:

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.

The land disturbing fee of $ 468 is due to be paid to New Hanover County, to my attention, prior to issuance of the Certificate of Occupancy.

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.

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: Brian Chambers, City of Wilmington Planning
Charles Cazier PE, Intracoastal Engineering, PLLC
William Branch, Seagate Village, LLC

Permit# GP 48-15

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 **Oysterman Enterprises, LLC** authorizes the development of **1.17 acres** of land at **6201 & 6205 Oleander Drive and 12 & 24 Greenville Avenue for Wrightsville Beach Brewery** in New Hanover County. This permit issued on **January 20, 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 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. These include a construction entrance, silt fences, inlet protection, installation of the infiltration device and 4:1 berm with a spillway.

*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 48-15

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