



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

January 31, 2017

Phil Tripp  
Tripp Engineering  
419 Chestnut Street  
Wilmington, NC 28401

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

**RE: Fortune Place Amenities, located at 4804 Goodwood Way**

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.***

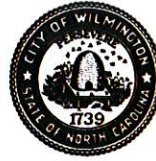
Please also be advised that any party aggrieved by the issuance of this approval may file a notice of appeal to the City Clerk within 30 days of receipt of active or constructive notice of this decision. It shall be presumed that all persons with standing to appeal have constructive notice of the decision 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,

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

Brian Chambers, AICP  
Associate Planner



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## TRANSMITTAL LETTER

TO: John Barham, Zoning Inspector  
 DATE: January 31, 2017  
 SUBJECT: **Fortune Place Amenities** (2016048)  
 LOCATION: 4804 Goodwood Way

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 1/12/17	Fortune Place Amenities Approved Plans
1	Dated 1/30/17	City Tree Removal Permit TPP-17-155
1	Dated 6/4/16	New Hanover County Grading Permit GP #45-13 Revision #3
1	Dated 1/26/17	City Stormwater Management Permit SWP2014027R2 (under separate cover)

REMARKS: **Fortune Place Amenities**, located at **4804 Goodwood Way**, 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. THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS.

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

- E. 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.**
- F. 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.**
- G. 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:**
  - A FINAL INSPECTION IS REQUIRED BY CITY OF WILMINGTON ENGINEERING PERSONNEL (910) 341-5856.**
  - RECORDATION OF THE AMENDMENT TO THE RESTRICTIVE COVENANTS FOR THE REDUCTION IN ALLOWABLE IMPERVIOUS LOT COVERAGE. FORWARD A COPY OF THE RECORDED DOCUMENT TO ENGINEERING.**
- 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.**
- J. 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, Associate Planner

Copy: Phil Tripp  
Bret Russell  
Rob Gordon  
Jim Quinn  
Aaron Reese  
Rich Christensen  
Trent Butler  
Chris Elrod  
Chris Walker  
Brian Blackmon  
Jim Sahlie  
Bill McDow  
Don Bennett  
Bernice Johnson  
Beth Easley Wetherill  
Michelle Hutchinson  
Amy Beatty  
Ryan O'Reilly  
Joan Mancuso

Tripp Engineering  
Construction Manager  
Engineering  
Stormwater Specialist  
Urban Forestry  
Engineering (email only)  
Engineering (email only)  
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)  
Community Services (e-mail only)  
Community Services (e-mail only)  
City Zoning (email only)

File: **Fortune Place Amenities**

**Project File # 2016048**



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APPROVED: X DENIED:     

PERMIT #: TPP-17-155

**Application for Tree Removal Permit**

Name of Applicant: Horizon Land Holdings, LLC Phone: 910-520-6011 Date: 7/26/16

Name of Property Owner: Horizon Land Holdings, LLC Phone: 910-520-6011

Property Owner Address: P.O. Box 3442, Wilmington, NC 28406

Address of Proposed Tree Removal: 4900 Gate Post Lane

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

- 1. As per site plan 6. \_\_\_\_\_
- 2. \_\_\_\_\_ 7. \_\_\_\_\_
- 3. \_\_\_\_\_ 8. \_\_\_\_\_
- 4. \_\_\_\_\_ 9. \_\_\_\_\_
- 5. \_\_\_\_\_ 10. \_\_\_\_\_

Description of Replacement Tree(s): As per City of Wilmington requirements

Applicant Signature: [Signature] Date: 7/24/16

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

Reviewed By: [Signature] Date: 1/30/17

Remarks: NO SIGNIFICANT TREES REMOVED. REGULATORY TREES  
REMOVED FOR ESSENTIAL SITE IMPROVEMENTS

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

NEW CONSTRUCTION:      EXPANSION:      OTHER:      PAID: \$25.00

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

PO 1/30/17  
BC



# 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

June 4, 2015

Fortune Place Holdings, LLC  
P.O. Box 3442,  
Wilmington, North Carolina 28406

**RE: Grading Permit # 45-13 Revision #3, Fortune Place**

**Dear Mr. Deans Hackney Jr:**

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

**The land disturbing fee of \$5700 is due to be paid to New Hanover County Engineering to my attention prior to plat recordation.**

A preconstruction meeting will not be required for this activity.

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: Jim Diepenbrock, City of Wilmington Planning  
Phillip Tripp PE, Tripp Engineering, PC  
Jack Carlisle, Hoosier Daddy, LLC



## 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 Fortune Place Holdings, LLC authorizes the development of 14.5 acres of land at 4900 Gate Post Lane for Fortune Place in Johnson Farms in New Hanover County. This permit issued on May 21, 2014 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.

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### 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 3 construction entrances, silt fences, immediate installation of 3 ditch plugs with immediate ditch filling prior to any rain event, inlet and outlet protection and immediate construction and stabilization of the stormwater pond and outlet with a 3 inch Faircloth skimmer and a 3 inch orifice. **Note: If ditch plugs are offsite relocate them within the property line.**

\*\*Revision #1 approved 7/15/14 includes a 3:1 swale with silt fence and inlet protection and limits of disturbance modifications.

\*\* Revision #2 approved 2/17/15 changes ownership from Horizon Land Holdings LLC to Fortune Place Holdings, LLC and adds 0.5 additional acres with silt fence.

\*\*Revision #3 includes 1.0 offsite acres for a minimum 2:1 stabilized spoil pile with silt fence. **Note: No disturbance is allowed in the adjacent ditch.**

\*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 12 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.

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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