

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

October 13, 2016

Howard Resnik
Coastal Site Design
P.O. Box 4041
Wilmington, NC 28406

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

RE: Jacobs Ridge, located at 706 Jacobs Creek Lane

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.***

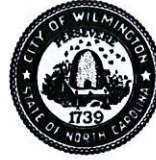
Please also be advised that any party aggrieved by the issuance of this approval may file a notice of appeal to the City Clerk within 30 days of receipt of active or constructive notice of this decision. It shall be presumed that all persons with standing to appeal have constructive notice of the decision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



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TRANSMITTAL LETTER

TO: Cynthia Roush, Zoning Inspector
 DATE: October 13, 2016
 SUBJECT: **Jacobs Ridge** (2016046)
 LOCATION: 706 Jacobs Creek Lane

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 10/12/16	Jacobs Ridge Approved Plans
1	Dated 7/20/16	City Tree Removal Permit TPP-17-10
1	Dated 5/10/16	Conservation Resource Determination
1	Dated 10/11/16	City Stormwater Discharge Permit DP2016038

REMARKS: **Jacobs Ridge**, located at **706 Jacobs Creek Lane**, 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. THE CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MUST HAVE A PRECON WITH CFPUA 332-6560.**
 - 3. 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. 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.**
- H. 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.**
- I. 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: Howard Resnik
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

Coastal Site Design
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)

Michelle Hutchinson
Amy Beatty
Ryan O'Reilly

GIS Engineer (e-mail only)
Community Services (e-mail only)
Community Services (e-mail only)

File: **Jacobs Ridge**

Project File # 2016046



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 Planning Division
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APPROVED: X DENIED: _____

PERMIT #: JPP-17-10

Application for Tree Removal Permit

Name of Applicant: Black Pack Investments, LLC Phone: 910-297-7915 Date: 7-11-16

Name of Property Owner: John and Kathy Black Phone: 910-297-7915

Property Owner Address: 706 Jacobs Creek Lane (address being changed to "Enclave Drive")

Address of Proposed Tree Removal: 706 Jacobs Creek Lane

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

- 1. 4" Dogwood 6. _____
- 2. 16" Pine 7. _____
- 3. _____ 8. _____
- 4. _____ 9. _____
- 5. _____ 10. _____

Description of Replacement Tree(s): None required

Applicant Signature: [Signature] Date: 7/15/2016

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

Reviewed By: [Signature] Date: 7/20/16

Remarks: NO SIGNIFICANT TREES REMOVED
TREES REMOVED ARE 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: \$100⁰⁰ pd 7/20/16

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

RECEIVED

JUL 20 2016

PLANNING DIVISION

Southern Environmental Group, Inc.

5315 South College Road, Suite E · Wilmington, North Carolina 28412
910.452.2711 · Fax: 910.452.2899 · office@segi.us · www.segi.us

May 10, 2016

Via Electronic Mail

[SEGi Project #: 011-015.02]

Ms. Angela W. Faison, Associate Planner
City of Wilmington
305 Chestnut Street
Post Office Box 1810
Wilmington, NC 28402-1810
angela.faison@wilmingtonnc.gov

**RE: Jacobs Ridge, Conservation Resource Determination
706 Jacobs Creek Lane, Wilmington, New Hanover County, North Carolina**

Dear Ms. Faison,

This correspondence is in reference to the Jacobs Ridge project at 706 Jacobs Creek Lane, located off of Cabbage Inlet Lane, Wilmington, New Hanover County, North Carolina.

Our firm was retained by Mr. and Mrs. John Black to get a Jurisdictional Determination from the U.S. Army Corps of Engineers (USACE), to gain concurrence with our delineation of the limits of Section 404 wetlands within the parcel boundaries. We also delineated the landward extent of coastal/salt marsh vegetation, and the limits of normal high water. These lines were surveyed and platted on a site plan.

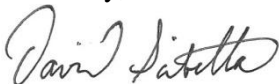
The USACE determination and signed wetland survey was issued on October 31, 2014 by Ms. Emily Hughes, concurring with our determination. This determination from the USACE states that there are wetlands present within the boundaries of the site. The USACE determination does not address adjacent properties, or the presence of wetlands on adjacent sites. The wetlands found within the parcel do connect with adjacent properties on 3 sides.

There is a small wetland feature that drains into the salt marsh along the eastern edge of the site. This feature is fed by upland cut ditches that originate in the neighborhoods upstream of the subject site. This area has been landscaped and maintained for a long period of time, and appears to have a man-made ditch running through it. It does not appear to resemble any of the listed Conservation Resource types identified in your ordinance.

Mr. Robb Mairs with the NC Division of Coastal Management has inspected the coastal/salt marsh vegetation delineation on April 9, and made a minor change to one area of our determination. This change is reflected the attached site map. This area meets the salt/brackish marsh Conservation Resource designation, and is shown on the attached plan, with the required 75' buffer zone shown.

If you have any questions or require additional information, please do not hesitate to contact us at (910) 452-2711.

Sincerely,



David Scibetta
Senior Project Manager

Attachment: USACE Notice of Jurisdictional Determination
Conservation Resource Exhibit

**U.S. ARMY CORPS OF ENGINEERS
WILMINGTON DISTRICT**

Action Id. SAW-2014-00383

County: New Hanover

U.S.G.S. Quad: NC-WRIGHTSVILLE BEACH

NOTIFICATION OF JURISDICTIONAL DETERMINATION

Property Owner: John and Kathryn Black
Address: 706 Jacobs Creek Lane
Wilmington, NC, 28405
Telephone Number: (910) 297-7915

Size (acres) 6.07

Nearest Waterway Whiskey Creek

USGS HUC 3030001

Nearest Town Wilmington

River Basin New. North Carolina.

Coordinates Latitude: 34.1612938131184

Longitude: -77.8594231578664

Location description: Property is located at 706 Jacobs Creek Lane, Wilmington, North Carolina. Parcel ID R07200-005-001-000.

Indicate Which of the Following Apply:

A. Preliminary Determination

Based on preliminary information, there may be wetlands on the above described property. We strongly suggest you have this property inspected to determine the extent of Department of the Army (DA) jurisdiction. To be considered final, a jurisdictional determination must be verified by the Corps. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

B. Approved Determination

There are Navigable Waters of the United States within the above described property subject to the permit requirements of Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

There are waters of the U.S. including wetlands on the above described property subject to the permit requirements of Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

We strongly suggest you have the wetlands on your property delineated. Due to the size of your property and/or our present workload, the Corps may not be able to accomplish this wetland delineation in a timely manner. For a more timely delineation, you may wish to obtain a consultant. To be considered final, any delineation must be verified by the Corps.

The waters of the U.S. including wetlands on your project area have been delineated and the delineation has been verified by the Corps. We strongly suggest you have this delineation surveyed. Upon completion, this survey should be reviewed and verified by the Corps. Once verified, this survey will provide an accurate depiction of all areas subject to CWA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.

The waters of the U.S. including wetlands have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on 10/31/2014. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

There are no waters of the U.S., to include wetlands, present on the above described project area which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

X The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Wilmington, NC, at (910) 796-7215 to determine their requirements.

Placement of dredged or fill material within waters of the US and/or wetlands without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). If you have any questions regarding this determination and/or the Corps regulatory program, please contact **Emily Hughes** at **910-251-4635** or **Emily.B.Hughes@usace.army.mil**.

C. Basis For Determination: This site exhibits wetland criteria as described in the 1987 Corps Wetland Delineation Manual and Coastal Plain Supplement and is adjacent to Whiskey Creek, a Section 10 tributary to the Atlantic Intracoastal Waterway, a Navigable Water of the U.S. This determination is based on information provided by Southern Environmental Group and a site visit by Emily Hughes on 3/14/2014.

D. Remarks:

E. Attention USDA Program Participants

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

F. Appeals Information (This information applies only to approved jurisdictional determinations as indicated in B. above)

This correspondence constitutes an approved jurisdictional determination for the above described site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers
South Atlantic Division
Attn: Jason Steele, Review Officer
60 Forsyth Street SW, Room 10M15
Atlanta, Georgia 30303-8801

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **12/31/2014**.

****It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.****

Corps Regulatory Official: _____

Date: **October 31, 2014**

Expiration Date: **October 31, 2019**

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete our Customer Satisfaction Survey, located online at <http://regulatory.usacesurvey.com/>.

Copy furnished:

David Scibetta, Southern Environmental Group, Inc. 5315 South College Road, Suite E, Wilmington, NC 28412

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant: John and Kathryn Black		File Number: SAW-2014-00383	Date: October 31, 2014
Attached is:		See Section below	
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
<input type="checkbox"/>	PERMIT DENIAL	C	
<input checked="" type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D	
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the district engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

**District Engineer, Wilmington Regulatory Division,
Attn: Emily Hughes
69 Darlington Avenue
Wilmington, North Carolina 28403
(910) 251-4635**

If you only have questions regarding the appeal process you may also contact:

Mr. Jason Steele, Administrative Appeal Review Officer
CESAD-PDO
U.S. Army Corps of Engineers, South Atlantic Division
60 Forsyth Street, Room 10M15
Atlanta, Georgia 30303-8801
Phone: (404) 562-5137

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____	Date:	Telephone number:
Signature of appellant or agent.		

For appeals on Initial Proffered Permits send this form to:

District Engineer, Wilmington Regulatory Division, Attn: Emily Hughes, 69 Darlington Avenue, Wilmington, North Carolina 28403

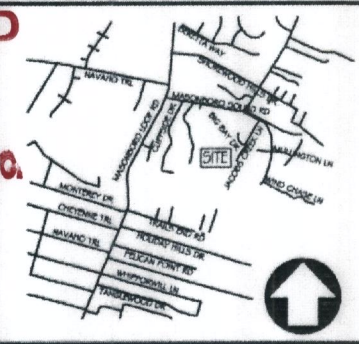
For Permit denials, Proffered Permits and approved Jurisdictional Determinations send this form to:

**Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Jason Steele, Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Room 10M15, Atlanta, Georgia 30303-8801
Phone: (404) 562-5137**

I, PATRICK C. BRISTOW, CERTIFY THAT THIS PROPERTY WAS SURVEYED AND MAP DRAWN UNDER MY SUPERVISION: DESCRIPTION AS SHOWN ON THE FACE OF THIS PLAT; RATIO OF PRECISION AS CALCULATED BY COMPUTER IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN BY BROKEN LINES PLOTTED FROM INFORMATION REFERENCED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH "THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1604); WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS 6TH DAY OF MARCH A.D. 2014.

Patrick C. Bristow
 PATRICK C. BRISTOW
 N.C. PLS No. L-4148

RECEIVED
 MAR 11 2014
 WILM. FLD. OFC.



***404* WETLANDS LINE TABLE**

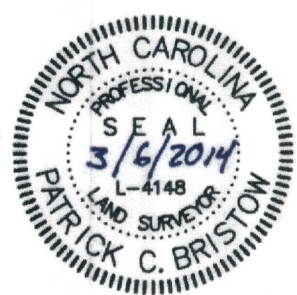
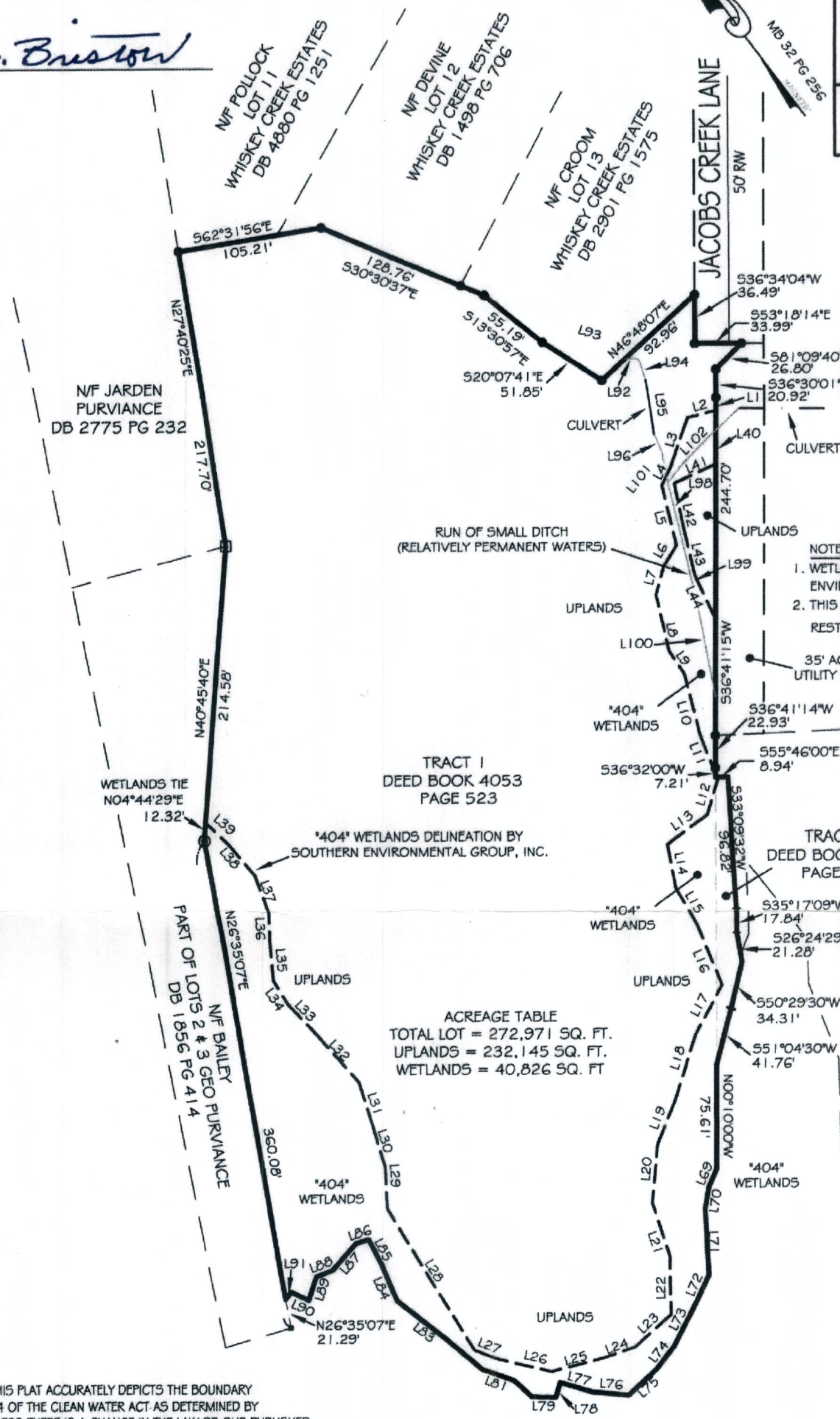
LINE	LENGTH	BEARING
L1	9.39	S36°41'15"W
L2	21.21	N67°27'26"W
L3	37.15	S56°15'36"W
L4	14.54	S62°15'22"W
L5	44.65	S22°49'09"W
L6	18.58	S67°31'57"W
L7	21.00	S51°36'17"W
L8	42.11	S23°18'29"W
L9	20.35	S03°33'25"W
L10	44.49	S22°04'35"W
L11	35.46	S15°07'22"W
L12	27.42	S52°36'30"W
L13	35.48	N68°04'56"W
L14	33.62	S26°13'31"W
L15	31.24	S07°08'25"W
L16	46.70	S13°59'29"W
L17	40.76	S64°58'42"W
L18	49.14	S54°09'37"W
L19	34.90	S58°03'25"W
L20	42.32	S41°41'32"W
L21	40.56	S18°09'37"W
L22	42.76	S35°29'52"W
L23	35.48	S84°43'14"W
L24	24.47	N72°32'08"W
L25	39.09	N67°44'54"W
L26	41.31	N40°03'49"W
L27	17.13	N31°39'04"W
L28	121.54	N05°08'21"E
L29	29.47	N33°45'22"E
L30	30.97	N19°55'38"E
L31	34.32	N19°06'25"E
L32	41.77	N05°32'13"W
L33	34.96	N06°40'29"W
L34	20.00	N04°18'37"E
L35	27.64	N31°31'52"E
L36	21.15	N35°25'06"E
L37	30.06	N16°50'43"E
L38	28.49	N02°17'15"W
L39	23.68	N11°27'06"W
L40	38.15	S36°41'15"W
L41	33.16	N77°28'42"W
L42	32.13	S24°41'11"W
L43	36.42	S23°26'00"W
L44	35.87	S11°34'37"W

HIGH WATER LINE TABLE

LINE	LENGTH	BEARING
L69	14.08	S60°02'58"W
L70	16.22	S46°28'22"W
L71	47.81	S33°05'20"W
L72	20.63	S61°30'38"W
L73	37.56	S63°20'24"W
L74	21.05	S74°07'56"W
L75	28.00	S84°06'28"W
L76	26.83	N48°04'28"W
L77	24.15	N36°46'49"W
L78	11.15	S53°54'25"W
L79	17.37	N52°00'16"W
L80	17.46	N10°40'14"W
L81	24.63	N34°03'25"W
L82	35.43	N12°46'50"W
L83	44.72	N15°00'42"W
L84	28.06	N14°02'21"E
L85	21.17	N08°58'32"E
L86	9.50	N71°08'53"W
L87	25.87	S78°00'37"W
L88	12.65	N74°43'27"W
L89	18.30	S54°49'33"W
L90	14.12	N27°02'41"W
L91	6.79	S74°17'39"W

STREAM LINE TABLE

LINE	LENGTH	BEARING
L92	7.22	S48°21'14"W
L93	2.67	S67°40'33"W
L94	15.34	N60°11'14"W
L95	41.30	N50°12'35"W
L96	12.03	N66°57'52"W
L97	23.48	N52°26'48"W
L98	46.62	N55°19'36"W
L99	53.28	N54°19'09"W
L100	60.19	N52°08'46"W
L101	13.66	S03°04'17"E
L102	37.04	S03°53'46"W



NOTES
 1. WETLAND DELINEATION BY SOUTHERN ENVIRONMENTAL GROUP, INC.
 2. THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
 35' ACCESS & UTILITY EASEMENT

ACREAGE TABLE
 TOTAL LOT = 272,971 SQ. FT.
 UPLANDS = 232,145 SQ. FT.
 WETLANDS = 40,826 SQ. FT.

"THIS CERTIFIES THAT THIS COPY OF THIS PLAT ACCURATELY DEPICTS THE BOUNDARY OF THE JURISDICTION OF SECTION 404 OF THE CLEAN WATER ACT AS DETERMINED BY THE UNDERSIGNED ON THIS DATE. UNLESS THERE IS A CHANGE IN THE LAW OR OUR PUBLISHED REGULATIONS, THE DETERMINATION OF SECTION 404 JURISDICTION MAY BE RELIED UPON FOR A PERIOD NOT TO EXCEED FIVE (5) YEARS FROM THIS DATE. THE UNDERSIGNED COMPLETED THIS DETERMINATION UTILIZING THE APPROPRIATE REGIONAL SUPPLEMENT TO THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL."

REGULATORY OFFICIAL: *Erin Hughes*
 TITLE: *Reg. Specialist*
 DATE: *10/31/14 Exp. 10/31/19*
 USAGE ACTION ID NO: *SAW-2014-00383*

"404" JURISDICTIONAL BOUNDARY SURVEY FOR JOHN A. BLACK & KATHRYN F. BLACK
 PARCEL ID #R07200-005-001-000 706 JACOB'S CREEK LANE
 CITY OF WILMINGTON NEW HANOVER COUNTY, N.C.

S:\LAND PROJECTS\706 JACOBS CREEK LANE 404 MAP.dwg | 11 BY 17 JD MAP.dwg

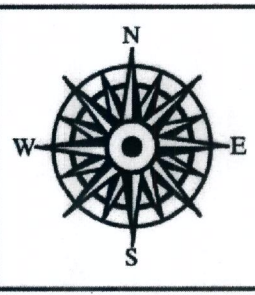
MARCH 6, 2014

1 INCH = 100 FEET

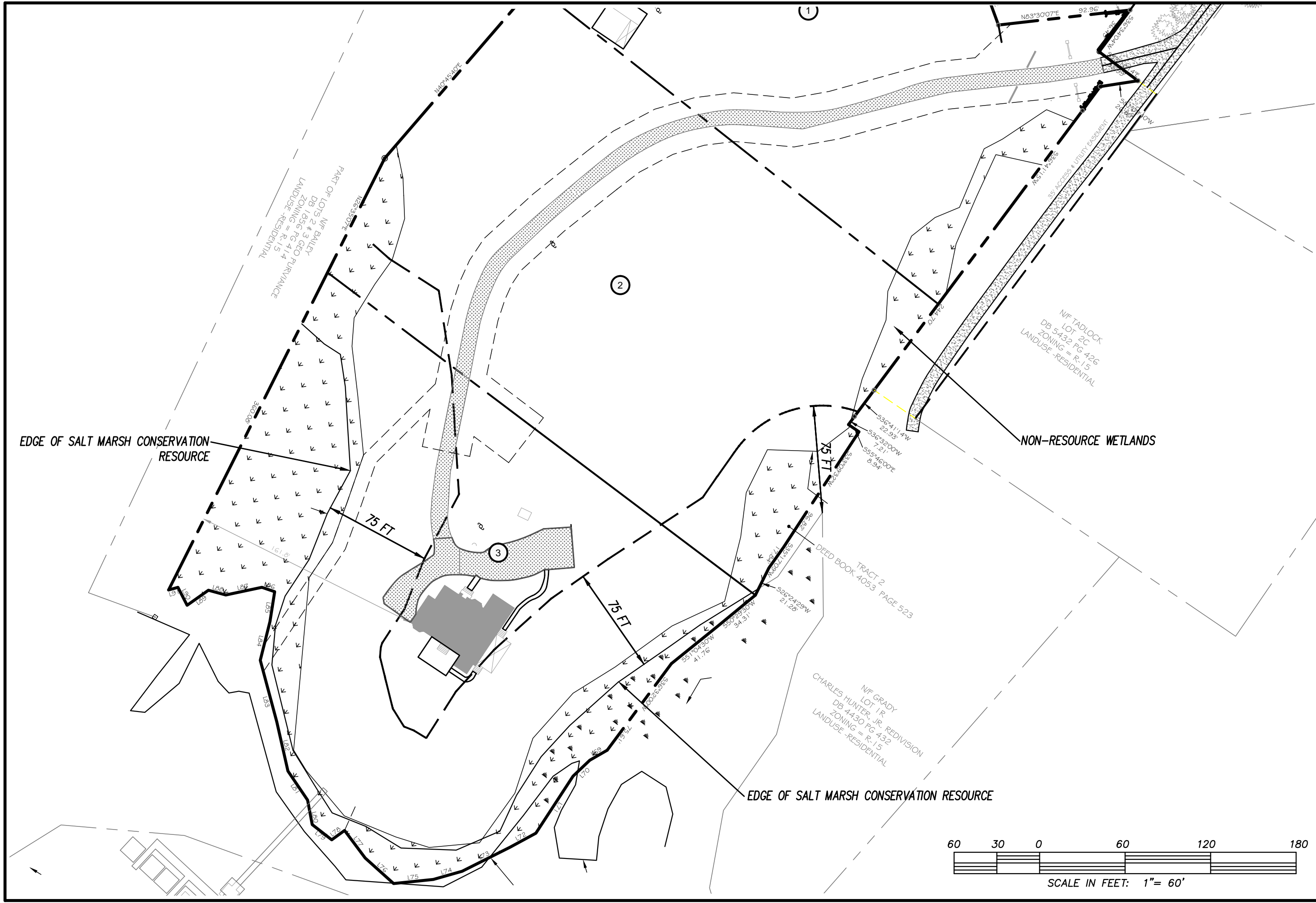
© PATRICK C. BRISTOW LAND SURVEYING, PC MARCH 2014

LEGEND

- = EXISTING IRON PIPE
- = CENTERLINE
- = CONTROL MONUMENT
- ⊙ = SET IRON PIPE
- △ = SURVEY NAIL
- ⊕ = BENCHMARK
- ⊗ = WATER METER



PATRICK C. BRISTOW
 LAND SURVEYING, PC
 4113-A OLEANDER DRIVE
 WILMINGTON, N.C. 28403
 (910) 791-1500 (PH) (910) 791-1504 (FAX)
 E-MAIL: pat@bristowsurveying.com
 FIRM LICENSURE NO. C-3071



CSD ENGINEERING
 LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL
 P.O. Box 4041
 Wilmington, NC 28406
 (910) 791-4441

CONSERVATION RESOURCE EXHIBIT
 JACOBS RIDGE

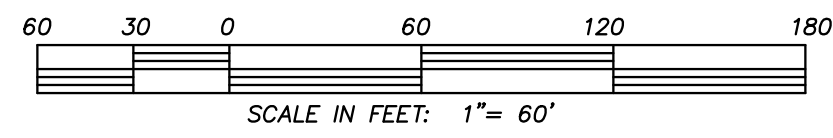
CONSERVATION RESOURCE EXHIBIT
 JACOBS RIDGE
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: BLACKPACK INVESTMENTS, LLC
 706 JACOBS CREEK LANE
 WILMINGTON, NC 28409

PRELIMINARY

REV. NO.	BY	DATE	REMARKS

DATE: 5-10-16
 HORZ. SCALE: 1" = 60'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 13-0309

Sheet No. 1 Of 1





COMPREHENSIVE STORMWATER MANAGEMENT PERMIT

DRAINAGE PLAN

SECTION 1 – APPROVAL

Having reviewed the construction drawings, application and all supporting materials, the City of Wilmington has determined that the proposed development meets the requirements for Drainage Plan Approval through the City of Wilmington's Comprehensive Stormwater Ordinance.

PERMIT HOLDER: **Black Pack Investments, LLC**
PROJECT: **Jacobs Ridge**
ADDRESS: **706 Jacobs Creek Lane**
PERMIT #: **2016038**
DATE: **October 11, 2016**

Therefore, the above referenced site is hereby approved and subject to all conditions set forth in Section 2 of this approval and all applicable provisions of the City of Wilmington Comprehensive Stormwater Management Ordinance.

This permit shall be effective from the date of issuance until modified or rescinded and shall be subject to the following specified conditions and limitations:

Section 2 - CONDITIONS

1. This approval is valid only for the stormwater management system as proposed on the approved stormwater management plans dated October 11, 2016.
2. The project will be limited to the amount and type of built-upon area indicated in Section IV of the Stormwater Management Application Form submitted as part of the approved stormwater permit application package, and per the approved plans.
3. This permit shall become void unless the facilities are constructed in accordance with the approved stormwater management plans, specifications and supporting documentation.
4. The permittee shall submit a revised stormwater management application packet to the City of Wilmington and shall have received approval prior to construction, for any modification to the approved plans, including, but not limited to, those listed below:
 - a. Any revision to any item shown on the approved plans, including the stormwater management measures, built-upon area, details, etc.
 - b. Redesign or addition to the approved amount of built-upon area.
 - c. Further subdivision, acquisition, lease or sale of any part of the project area.
 - d. Filling in, altering, or piping of any vegetative or piped conveyance shown on the approved plan.
 - e. Construction of any permitted future areas shown on the approved plans.



Public Services

Engineering
212 Operations Center Drive
Wilmington, NC 28412
910 341-7807
910 341-5881 fax
wilmingtonnc.gov
Dial 711 TTY/Voice

5. A copy of the approved plans and specifications shall be maintained on file by the Permittee.
6. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately.
7. All areas must be maintained in a permanently stabilized condition. If vegetated, permanent seeding requirements must follow the guidelines established in the North Carolina Erosion and Sediment Control Planning and Design Manual unless an alternative is specified and approved by the City of Wilmington.
8. A final inspection by City of Wilmington personnel will be required prior to issuance of a certificate of occupancy or operation of the permitted facility.
9. This permit is not transferable except after application and approval by the City of Wilmington. In the event of a change of ownership, name change or change of address the permittee must submit a completed Name/Ownership Change form to the City of Wilmington at least 30 days prior to the change. It shall be signed by all applicable parties, and be accompanied by all required supporting documentation. Submittal of a complete application shall not be construed as an approved application. The application will be reviewed on its own merits by the City of Wilmington and may or may not be approved. The project must be in compliance with the terms of this permit in order for the transfer request to be considered. The permittee is responsible for compliance with all permit conditions until such time as the City of Wilmington approves the transfer request.
10. Failure to abide by the conditions and limitations contained in this permit may subject the Permittee to enforcement action by the City of Wilmington, in accordance with Sections 18-52 and 18-53 of the Land Development Code.
11. The City of Wilmington may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the City of Wilmington for modifying the site to meet minimum requirements. The permittee shall provide copies of revised plans and certification in writing to the City of Wilmington that the changes have been made.
12. The issuance of this permit does not preclude the Permittee from complying with any and all statutes, rules, regulations, or ordinances, which may be imposed by other government agencies (local, state, and federal) having jurisdiction.
13. In the event that the facilities fail to perform satisfactorily, including the creation of nuisance conditions, the Permittee shall take immediate corrective action, including those as may be required by the City of Wilmington, such as the construction of additional or replacement stormwater management systems.
14. The permittee grants City of Wilmington Staff permission to enter the property during normal business hours for the purpose of inspecting all components of the permitted stormwater management facility.
15. The permit issued shall continue in force and effect until revoked or terminated by the City of Wilmington. The permit may be modified, revoked and reissued or terminated for cause. The filing of a request for a permit modification, revocation and re-issuance or termination does not stay any permit condition.



Public Services

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212 Operations Center Drive
Wilmington, NC 28412
910 341-7807
910 341-5881 fax
wilmingtonnc.gov
Dial 711 TTY/Voice

16. The approved stormwater management plans and all documentation submitted as part of the approved stormwater management permit application package for this project are incorporated by reference and are enforceable parts of the permit.
17. If any one or more of the conditions of this permit is found to be unenforceable or otherwise invalidated, all remaining conditions shall remain in full effect.

Stormwater Management Permit issued this the 11th day of October, 2016

A handwritten signature in blue ink, appearing to read 'Sterling Cheatham', is written over a horizontal line.

for Sterling Cheatham, City Manager
City of Wilmington

RECEIVED

SEP 15 2016

ENGINEERING

**unless noted otherwise*



Public Services
Engineering
414 Chestnut St, Suite 200
Wilmington, NC 28401
910 341-7807
910 341-5881 fax
wilmingtonnc.gov
Dial 711 TTY/Voice

STORMWATER MANAGEMENT PERMIT APPLICATION FORM
(Form SWP 2.2)

I. GENERAL INFORMATION

1. Project Name (subdivision, facility, or establishment name - should be consistent with project name on plans, specifications, letters, operation and maintenance agreements, etc.):

Jacobs Ridge

2. Location of Project (street address):

706 Jacobs Creek Lane

City: Wilmington County: New Hanover Zip: 28409

3. Directions to project (from nearest major intersection):

From Intersection US 76 and NC 132, travel South on Highway 132, turn left onto Holly Tree Rd. then merge right on to Masonboro Loop Rd. Travel 2.3 miles, turn left onto Masonboro Sound Rd.

II. PERMIT INFORMATION

1. Specify the type of project (check one): Low Density High Density
 Drains to an Offsite Stormwater System Drainage Plan Other

If the project drains to an Offsite System, list the Stormwater Permit Number(s):

City of Wilmington: _____ State – NCDENR/DWQ: _____

2. Is the project currently covered (whole or in part) by an existing City or State (NCDENR/DWQ) Stormwater Permit? Yes No

If yes, list all applicable Stormwater Permit Numbers:

City of Wilmington: _____ State – NCDENR/DWQ: _____

3. Additional Project Permit Requirements (check all applicable):

CAMA Major Sedimentation/Erosion Control

NPDES Industrial Stormwater 404/401 Permit: Proposed Impacts: _____

If any of these permits have already been acquired please provide the Project Name, Project/Permit Number, issue date and the type of each permit:



RECEIVED
OCT 05 2016
ENGINEERING

III. CONTACT INFORMATION

- 1. Print Applicant / Signing Official's name and title (specifically the developer, property owner, lessee, designated government official, individual, etc. who owns the project):

Applicant / Organization: Black Pack Investments, LLC

Signing Official & Title: John Black, Owner

- a. Contact information for Applicant / Signing Official:

Street Address: 706 Jacobs Creek Lane

City: Wilmington State: NC Zip: 28409

Phone: 910-799-9367 Fax: _____ Email: jbkb2003@bellsouth.net

Mailing Address (if different than physical address): 706 Jacobs Creek Lane

City: Wilmington State: NC Zip: 28405

- b. Please check the appropriate box. The applicant listed above is:

- The property owner (Skip to item 3)
- Lessee* (Attach a copy of the lease agreement and complete items 2 and 2a below)
- Purchaser* (Attach a copy of the pending sales agreement and complete items 2 and 2a below)
- Developer* (Complete items 2 and 2a below.)

- 2. Print Property Owner's name and title below, if you are the lessee, purchaser, or developer. (This is the person who owns the property that the project is on.)

Property Owner / Organization: _____

Signing Official & Title: _____

- a. Contact information for Property Owner:

Street Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Mailing Address (if different than physical address): _____

City: _____ State: _____ Zip: _____

- 3. (Optional) Print the name and title of another contact such as the project's construction supervisor or another person who can answer questions about the project:

Other Contact Person / Organization: Kathy Black / Black Pack Investments, LLC

Signing Official & Title: Kathy Black, Owner

a. Contact information for person listed in item 3 above:

Street Address: 706 Jacobs Creek lane

City: Wilmington State: NC Zip: 28405

Phone: 910-297-7915 Fax: 910-799-9367 Email: kathyblack@seacoastrealty.com

Mailing Address (if different than physical address): _____

City: _____ State: _____ Zip: _____

IV. PROJECT INFORMATION

1. In the space provided below, briefly summarize how the stormwater runoff will be treated.

runoff will sheet flow over existing vegetation before entering into Whiskey Creek

2. Total Property Area: 272,971 square feet

3. Total Coastal Wetlands Area: 20,957 square feet

4. Total Surface Water Area: 0 square feet

5. Total Property Area (2) – Total Coastal Wetlands Area (3) – Total Surface Water Area (4) = Total Project Area: 252,014 square feet.

6. Existing Impervious Surface within Property Area: 17,750 square feet

7. Existing Impervious Surface to be Removed/Demolished: 4,175 square feet

8. Existing Impervious Surface to Remain: 14,367 square feet

9. Total Onsite (within property boundary) Newly Constructed Impervious Surface (*in square feet*):

Buildings/Lots	15,056
Impervious Pavement	
Pervious Pavement (adj. total, with 75 % credit applied)	
Impervious Sidewalks	
Pervious Sidewalks (adj. total, with 75 % credit applied)	
Other (describe)	
Future Development	
Total Onsite Newly Constructed Impervious Surface	15,056

10. Total Onsite Impervious Surface

(Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) = 29,423 square feet

11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = 12 %



12. Total Offsite Newly Constructed Impervious Area (improvements made outside of property boundary, in square feet):

Impervious Pavement	
Pervious Pavement (adj. total, with % credit applied)	
Impervious Sidewalks	
Pervious Sidewalks (adj. total, with % credit applied)	
Other (describe)	
Total Offsite Newly Constructed Impervious Surface	0

13. Total Newly Constructed Impervious Surface

(Total Onsite + Offsite Newly Constructed Impervious Surface) = 15056 square feet

14. Complete the following information for each Stormwater BMP drainage area. If there are more than three drainage areas in the project, attach an additional sheet with the information for each area provided in the same format as below. Low Density projects may omit this section and skip to Section V.

Basin Information	BMP # 1	BMP #	(Type of BMP) BMP #
Receiving Stream Name			
Receiving Stream Index Number			
Stream Classification			
Total Drainage Area (sf)	0	0	0
On-Site Drainage Area (sf)			
Off-Site Drainage Area (sf)			
Total Impervious Area (sf)	0	0	0
Buildings/Lots (sf)			
Impervious Pavement (sf)			
Pervious Pavement, % credit (sf)			
Impervious Sidewalks (sf)			
Pervious Sidewalks, % credit (sf)			
Other (sf)			
Future Development (sf)			
Existing Impervious to remain (sf)			
Offsite (sf)			
Percent Impervious Area (%)			

15. How was the off-site impervious area listed above determined? Provide documentation:

V. SUBMITTAL REQUIREMENTS

1. Supplemental and Operation & Maintenance Forms - One applicable City of Wilmington Stormwater BMP supplement form and checklist must be submitted for **each** BMP specified for this project. One applicable proposed operation and maintenance (O&M) form must be submitted for **each type** of stormwater BMP. Once approved, the operation and maintenance forms must be referenced on the final plat and recorded with the register of deeds office.
2. Deed Restrictions and Restrictive Covenants - For all subdivisions, outparcels, and future development, the appropriate property restrictions and protective covenants are required to be recorded prior to the sale of any lot. Due to variability in lot sizes or the proposed BUA allocations, a table listing each lot number, lot size, and the allowable built-upon area must be provided as an attachment to the completed and notarized deed restriction form. The appropriate deed restrictions and protective covenants forms can be downloaded at the link listed in section V (3). Download the latest versions for each submittal.

In instances where the applicant is different than the property owner, it is the responsibility of the property owner to sign the deed restrictions and protective covenants form while the applicant is responsible for ensuring that the deed restrictions are recorded.

By the notarized signature(s) below, the permit holder(s) certify that the recorded property restrictions and protective covenants for this project, if required, shall include all the items required in the permit and listed on the forms available on the website, that the covenants will be binding on all parties and persons claiming under them, that they will run with the land, that the required covenants cannot be changed or deleted without concurrence from the City of Wilmington, and that they will be recorded prior to the sale of any lot.

3. Only complete application packages will be accepted and reviewed by the City. A complete package includes all of the items listed on the City Engineering Plan Review Checklist, including the fee. Copies of the Engineering Plan Review Checklist, all Forms, Deed Restrictions as well as detailed instructions on how to complete this application form may be downloaded from:

<http://www.wilmingtonnc.gov/PublicServices/Engineering/PlanReview/StormwaterPermits.aspx>

The complete application package should be submitted to the following address:

City of Wilmington – Engineering
Plan Review Section
414 Chestnut Street, Suite 200
Wilmington, NC 28402

VI. CONSULTANT INFORMATION AND AUTHORIZATION

1. Applicant: Complete this section if you wish to designate authority to another individual and/or firm (such as a consulting engineer and /or firm) so that they may provide information on your behalf for this project (such as addressing requests for additional information).

Consulting Engineer: Howard Resnik, PE

Consulting Firm: CSD Engineering

a. Contact information for consultant listed above:

Mailing Address: PO BOX 4041

City: Wilmington State: NC Zip: 28406

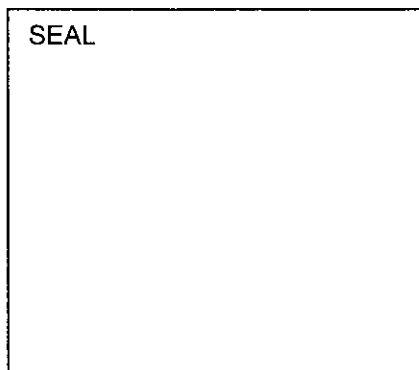
Phone: 910-791-4441 Fax: 910-791-1501 Email: howard@csd-engineering.com

VII. PROPERTY OWNER AUTHORIZATION (If Section III(2) has been filled out, complete this section)

I, *(print or type name of person listed in Contact Information, item 2)* _____, certify that I own the property identified in this permit application, and thus give permission to *(print or type name of person listed in Contact Information, item 1)* _____ with *(print or type name of organization listed in Contact Information, item 1)* _____ to develop the project as currently proposed. A copy of the lease agreement or pending property sales contract has been provided with the submittal, which indicates the party responsible for the operation and maintenance of the stormwater system.

As the legal property owner I acknowledge, understand, and agree by my signature below, that if my designated agent *(entity listed in Contact Information, item 1)* dissolves their company and/or cancels or defaults on their lease agreement, or pending sale, responsibility for compliance with the City of Wilmington Stormwater Permit reverts back to me, the property owner. As the property owner, it is my responsibility to notify the City of Wilmington immediately and submit a completed Name/Ownership Change Form within 30 days; otherwise I will be operating a stormwater treatment facility without a valid permit. I understand that the operation of a stormwater treatment facility without a valid permit is a violation of the City of Wilmington Municipal Code of Ordinances and may result in appropriate enforcement including the assessment of civil penalties.

Signature: _____ Date: _____



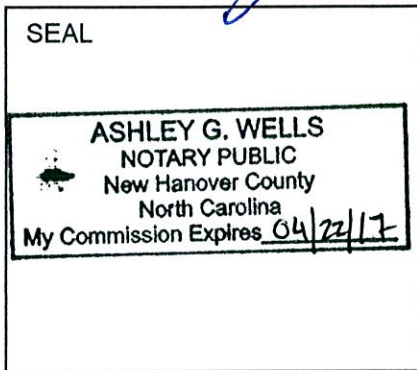
I, _____, a Notary Public for the State of _____, County of _____, do hereby certify that _____ personally appeared before me this day of _____, _____ and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,

My commission expires: _____

VIII. APPLICANT'S CERTIFICATION

I, (print or type name of person listed in Contact Information, item 1) John A Black certify that the information included on this permit application form is, to the best of my knowledge, correct and that the project will be constructed in conformance with the approved plans, that the required deed restrictions and protective covenants will be recorded, and that the proposed project complies with the requirements of the applicable stormwater rules under

Signature: John A Black Date: 09-12-16



I, Ashley G. Wells, a Notary Public for the State of North Carolina, County of New Hanover, do hereby certify that John A. Black personally appeared before me this day of September 12, 2016, and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal,
Ashley G. Wells
My commission expires: 04/22/17