



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

December 29, 2016

Nick Lauretta, PE
McKim & Creed
243 North Front Street
Wilmington, NC 28401

REVISION 1

RE: Riverlights Marina Village Phase 1B, located 4410 River Road

I have attached a copy of the construction release for the Riverlights Marina Village Phase 1B, located 4410 River Road. **Please make note of the conditions for the release as they appear on the attached release letter.** These conditions must be followed and met in order for the construction to be approved. ***Prior to beginning any construction or grading on the site, you must have a pre-construction meeting between City staff and the project's representatives. Any violation of this condition will result in an immediate stop work order and other civil penalties.***

All construction on the site must be in accordance with the City of Wilmington standards and the approved construction plans stamped by the City. Any 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 certificate of occupancy for this construction project, the appropriate departments within the City of Wilmington must perform and approve a final inspection.

To arrange for these inspections please contact Steve Sattler, Zoning Inspector, at 254-0900. Mr. Sattler will coordinate the final 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. If the inspection is passed then the Zoning Inspector of the City of Wilmington will be notified of the inspection approval for this development. ***NOTE: The Zoning Inspector will not sign for a Certificate of Occupancy until both the requirements of the City of Wilmington's zoning ordinance and Construction Management division are satisfied.***

Please contact our office at 254-0900 to schedule the preconstruction meeting and if you have any questions or concerns regarding this information. The City thanks you for your investment in our community and looks forward to working with you towards construction of a quality development project.

Sincerely,



Brian Chambers, AICP
Associate Planner



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TRANSMITTAL LETTER

TO: John Barham, Zoning Inspector
 DATE: December 29, 2016
 SUBJECT: **Riverlights Marina Village 1B** Project # 2015079
 LOCATION: 4410 River Road (Riverlights Project)

REVISION 1

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 3/21/16	RiverLights Marina Village Phase 1B Approved Plans
1	Dated 3/2/16	City Tree Removal Permit TPP-16-75
1	Dated 3/7/16	NHC Erosion Control #GP 24-15 Revision #1
1	Dated 3/14/16	Variance Response Letter from Engineering

REMARKS: **Riverlights Marina Village Phase 1B**, located in the RiverLights project at 4410 River Road, is hereby conditionally released for construction. The following conditions must be satisfied as part of this release:

- A. **A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE SITE CONTRACTOR AND CITY STAFF PRIOR TO ANY SITE WORK, TREE REMOVAL, CLEARING, OR GRADING BEGINNING ON THE SITE. FAILURE TO COMPLY WILL RESULT IN IMMEDIATE CIVIL PENALTIES. CONTACT 910-254-0900.**
- B. **ANY TREES, INCLUDING THE CRITICAL ROOT ZONE AREA, AND/OR AREA DESIGNATED TO BE SAVED MUST BE PROPERLY BARRICADED OR MARKED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING WILL OCCUR IN THOSE AREAS.**
- C. **NO EQUIPMENT IS ALLOWED ON THE SITE AND NO CONSTRUCTION OF ANY BUILDING, STRUCTURE, WALL, UTILITIES, INFRASTRUCTURE, ETC., OF ANY KIND, INCLUDING FOOTINGS AND BUILDING SLABS, WILL BE PERMITTED UNTIL:**
 - 1. **ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED**
 - 2. **BETH WETHERILL HAS FORMALLY ISSUED THE GRADING PERMIT AND AUTHORIZED THE ACTIVITY**
 - 3. **THE CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MUST HAVE A PRECON WITH CFPUA 332-6560.**
 - 4. **THE CITY ZONING INSPECTOR AUTHORIZES THE ACTIVITY.**
- D. **ALL IMPROVEMENTS, AS RECOMMENDED BY THE SUBMITTED AND APPROVED TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE INSTALLED AND INSPECTED PRIOR TO THE ISSUANCE OF THE FINAL ZONING APPROVAL.**

REVISION 1

- E. A COPY OF THE RECORDED MAP SHOWING ANY REQUIRED EASEMENTS AND RIGHT-OF-WAY FOR THE PROJECT MUST BE SUBMITTED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.
- F. THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS.
- G. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.
- H. PER THE REQUIREMENTS OF THE STORMWATER PERMIT, THE FOLLOWING SHALL OCCUR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR OPERATION OF THE PERMITTED FACILITY:
 - AS-BUILT DRAWINGS FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON ENGINEERING DIVISION.
 - AN ENGINEER'S CERTIFICATION SHALL ALSO BE SUBMITTED, ALONG WITH ALL SUPPORTING DOCUMENTATION THAT SPECIFIES, UNDER SEAL THAT THE AS-BUILT STORMWATER MEASURES, CONTROLS AND DEVICES ARE IN COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS.
 - A FINAL INSPECTION IS REQUIRED BY CITY OF WILMINGTON ENGINEERING PERSONNEL (910) 341-5856.
- I. PRIOR TO A FINAL INSPECTION, A WALKTHROUGH WITH CITY INSPECTIONS SHALL TAKE PLACE TO VERIFY COMPLETENESS OF SITE WORK IN ROW. ANY MATERIAL TEST REPORTS AND STORMWATER VIDEOS AS REQUIRED SHALL BE SUBMITTED PRIOR TO AND APPROVED BY CITY ENGINEERING. PLEASE CONTACT THE CITY ENGINEERING DIVISION AT 910.341.0094.
- J. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) RIGHT-OF-WAY UNTIL ALL NCDOT PERMITS HAVE BEEN ISSUED AND RECEIVED BY THE CITY. ALL IMPROVEMENTS REQUIRED SHALL BE INSTALLED AND APPROVED BY NCDOT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- K. PROPERTIES WITHIN THE SPECIAL FLOOD HAZARD AREA SHALL BE SUBJECT TO COMPLIANCE WITH ARTICLE 13 OF THE LAND DEVELOPMENT CODE. PLEASE CONTACT KATHRYN THURSTON, ZONING ADMINISTRATOR/FLOODPLAIN MANAGER (910.341.3249) FOR CLARIFICATION ON REQUIREMENTS FOR DEVELOPMENT IN THE FLOOD PLAIN.
- L. THE DEVELOPER ASSUMES ALL RISKS AND PENALTIES WITH ANY DELAY OR STOP WORK ORDER ASSOCIATED WITH THE VIOLATION OF THIS RELEASE. THE DEVELOPER ACKNOWLEDGES THE CONDITIONS OF THIS RELEASE AND ASSUMES ALL RESPONSIBILITIES AND RISKS ASSOCIATED WITH IT. THE CITY OF WILMINGTON WILL NOT BE HELD LIABLE FOR ANY COSTS ASSOCIATED WITH THE CONSTRUCTION RELEASE.
- M. APPROVAL OF A MAJOR OR MINOR SITE PLAN SHALL EXPIRE AFTER EIGHTEEN (18) MONTHS FROM THE DATE OF SUCH APPROVAL IF THE APPLICANT HAS FAILED TO MAKE SUBSTANTIAL PROGRESS ON THE SITE. THE TECHNICAL REVIEW COMMITTEE MAY GRANT A SINGLE, SIX-MONTH EXTENSION OF THIS TIME LIMIT FOR MAJOR AND MINOR SITE PLANS, FOR GOOD CAUSE SHOWN, UPON RECEIVING A REQUEST FROM THE APPLICANT BEFORE THE EXPIRATION OF THE

APPROVED PLAN. IN THE EVENT APPROVAL OF A SITE PLAN HAS EXPIRED, FOR WHATEVER REASONS, THE OWNER AND/OR APPLICANT WILL BE REQUIRED TO RESUBMIT FOR APPROVAL OF A SITE PLAN THAT MEETS CURRENT DEVELOPMENT STANDARDS UNLESS OTHERWISE NOTED IN THIS CHAPTER.

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

Please notify New Hanover County Building Inspections of this release.

Signature: _____


Brian Chambers, AICP
Associate Planner

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

McKim & Creed
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)
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: **Riverlights Marina Village Phase 1B**

Project File # 2015079



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 Planning Division
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APPROVED: X DENIED: _____

PERMIT #: TPP-16-75

Application for Tree Removal Permit

Revised 9/28/16

Name of Applicant: William Mumford, PE Phone: 704-887-5946 Date: 11/12/15

Name of Property Owner: NNP IV Cape Fear River, LLC Phone: _____

Property Owner Address: 3410 River Road, Suite 103, Wilmington, NC 28412

Address of Proposed Tree Removal: 4410 River Road, Wilmington, NC 28412

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

- | | |
|------------------------|-----------|
| 1. <u>See Attached</u> | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

Description of Replacement Tree(s): Trees shall be replaced through planting of street trees and buffer planting. Trees will also be preserved along the Cape Fear River. See Site Plan.

Applicant Signature: [Signature] Date: 11-12-15

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

Reviewed By: [Signature] Date: 3/2/16

Remarks: SEE APPROVED SITE PLAN, MASTER PLAN

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

NEW CONSTRUCTION: _____ EXPANSION: _____ OTHER: _____ PAID: \$100 ^{pd} 11-13-15

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

NOV 13 2015

PLANNING DIVISION

Wilmington Landscaping Ordinance
RiverLights Marina Village Phase 1B (MV-1B)

Minimum number of Trees to be on Post Development Site	
15 Trees/Acre * 5.24 Project Area	
Equals = 79 Trees	

Protected Trees to be Removed			
51 Pines	6 Gum/Maple	0 Mimosa	
213 Oaks	0 Cherry	0 Poplar	
0 Crape Myrtle	0 Magnolia	8 Amer. Holly	
Total = 278		Trees	
Type	Regulated	Significant	
Conifers	51	0	
Hardwoods	219	0	
Flowering Trees	7	1	
Total Removed =		278	

Regulated Trees for Mitigation				
Pines	(883 DBH * 50%)	/	3 =	147 Trees
Oaks	(2,095 DBH * 100%)	/	3 =	698 Trees
Gum/Maple	(56 DBH * 50%)	/	3 =	9 Trees
Cherry	(0 DBH * 0%)	/	3 =	
Crape Myrtle	(0 DBH * 0%)	/	3 =	
Magnolia	(0 DBH * 0%)	/	3 =	
Mimosa	(0 DBH * 0%)	/	3 =	
Poplar	(0 DBH * 0%)	/	3 =	
Amer. Holly	(36 DBH * 100%)	/	3 =	12 Trees

Significant Trees for Mitigation				
Oaks	(0 DBH *2* 100%)	/	3 =	
Gum/Maple	(0 DBH *2* 50%)	/	3 =	
Cherry	(0 DBH *2* 0%)	/	3 =	
Crape Myrtle	(0 DBH *2* 0%)	/	3 =	
Magnolia	(0 DBH *2* 0%)	/	3 =	
Mimosa	(0 DBH *2* 0%)	/	3 =	
Poplar	(0 DBH *2* 0%)	/	3 =	
Amer. Holly	(9 DBH *2* 100%)	/	3 =	6 Trees

TOTAL MITIGATION REQUIRED =	952 Trees
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Wilmington Landscaping Ordinance
RiverLights Marina Village 1 (MV-1/MV-1B)

Minimum number of Trees to be on Post Development Site

15 Trees/Acre * 16.12 Project Area

Equals = 242 Trees

Protected Trees to be Removed		
147 Pines	26 Gum/Maple	0 Mimosa
526 Oaks	0 Cherry	0 Poplar
0 Crape Myrtle	0 Magnolia	11 Amer. Holly
<i>Total = 710 Trees</i>		
Type	Regulated	Significant
Conifers	147	0
Hardwoods	552	0
Flowering Trees	10	1
Total Removed =		710

Regulated Trees for Mitigation		
Pines	(2,329 DBH * 50%)	/ 3 = 388 Trees
Oaks	(5,107 DBH * 100%)	/ 3 = 1,702 Trees
Gum/Maple	(283 DBH * 50%)	/ 3 = 47 Trees
Cherry	(0 DBH * 0%)	/ 3 =
Crape Myrtle	(0 DBH * 0%)	/ 3 =
Magnolia	(0 DBH * 0%)	/ 3 =
Mimosa	(0 DBH * 0%)	/ 3 =
Poplar	(0 DBH * 0%)	/ 3 =
Amer. Holly	(48 DBH * 100%)	/ 3 = 16 Trees

Significant Trees for Mitigation		
Oaks	(0 DBH *2* 0%)	/ 3 =
Gum/Maple	(0 DBH *2* 0%)	/ 3 =
Cherry	(0 DBH *2* 0%)	/ 3 =
Crape Myrtle	(0 DBH *2* 0%)	/ 3 =
Magnolia	(0 DBH *2* 0%)	/ 3 =
Mimosa	(0 DBH *2* 0%)	/ 3 =
Poplar	(0 DBH *2* 0%)	/ 3 =
Amer. Holly	(9 DBH *2* 100%)	/ 3 = 6 Trees

TOTAL MITIGATION REQUIRED =	2,402 Trees
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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

August 3, 2016

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

RE: Grading Permit # 24-15 Revision #1B, River Lights Marina Village Phase IB

Dear Mr. Mr. William Mumford:

This office has reviewed the revised subject sedimentation and erosion control plan. We find the plan to be acceptable.

Please read the permit conditions carefully and return the signed blue original to our office and keep the copy for your records.

A **preconstruction meeting is required** prior to any land disturbing activity on site. Please contact us at (910) 798-7139 to set this up with us. *Not BW*

The land disturbance fee of **\$56 is due** for this permits additional disturbance and **\$20 is due** for the original permits acreage. It should be paid to New Hanover County, to my attention, prior to issuance of any Certificates of Occupancy.

Please be advised that a copy of the approved soil erosion plan, a copy of the grading permit, a rain gauge and the Combined Inspection Reports must be available at all times at the site.

New Hanover County's Erosion and Sedimentation Control Program is performance oriented requiring protection of the natural resources and adjoining properties. If following the commencement of the project, it is determined that the plan is inadequate to meet the requirements of the New Hanover County's Erosion and Sedimentation Control Ordinance, this office may require revisions in the plan and its implementation to insure compliance with the ordinance.

This permit will not preclude any other permits or approvals necessary for beginning or completing this development. It is the owner's responsibility to have all the approvals or permits that are required prior to beginning construction. Approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State Water Quality laws, regulations and rules.

Respectfully yours,

Beth Easley Wetherill

Beth Easley Wetherill
NHC Soil Erosion Specialist

cc: Nick Laretta PE, Mckim & Creed
Ron Satterfield Asst. Planning Director, City of Wilmington



Permit for a Land Disturbing Activity

New Hanover County
 Department of Engineering
 230 Government Center Drive - Suite 160
 Wilmington, North Carolina 28403
 (910) 798-7139

As authorized by the New Hanover County Erosion and Sedimentation Control Ordinance

This permit issued to NNP VI-Cape Fear River LLC authorizes the development of 16.12 acres of land at 4410 River Road for River Lights Marina Village Phase I and Phase IB in New Hanover County. This permit issued on July 11, 2015 is subject to compliance with the application and site drawings, all applicable regulations and special conditions and notes set forth below. Any plan modifications must be approved by this office prior to field changes.

It is understood by the applicant that a representative of New Hanover County's Engineering Department may inspect the site at any time following the issuance of this Permit. A copy of the approved Soil Erosion Control Plan, this permit, a rain gauge and copies of all the Combined Self-Monitoring and Self Inspection Reports must be available at all times at the site.

Failure to execute the provisions of this permit and the approved Soil Erosion Plan, or any other provisions of the New Hanover County Soil Erosion and Sedimentation Control Ordinance, shall result in immediate legal action by the County to the limits prescribed by the Ordinance. If the measures outlined on the approved Soil Erosion Control Plan and this Permit prove insufficient, additional Erosion Control measures can and will be required which in turn will be considered provisions of this Permit. This Permit does not preclude any other permits or approvals necessary for beginning or completing this development. Approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State laws, regulations and rules. It is the Permittee's responsibility to obtain all necessary permits and approvals.

SPECIAL CONDITIONS

(THESE CONDITIONS MUST BE FOLLOWED IN ADDITION TO THE PLANS AND SPECIFICATIONS)

- *All the soil erosion control measures will be installed as the site is cleared and maintained throughout construction. Phase I was approved 7/11/15 for 10.88 acres and included 2 construction entrances, silt fences, 4 lined diversion ditches with check dams, 3 skimmer sediment basins with 3 coir baffles and Faircloth skimmers, a perimeter dike that must be completed and lined prior to any rain event, inlet and outlet protection and 3 infiltration basins. Skimmer sediment basin # 1 will have a 1.5 inch Faircloth skimmer with a 1.1 inch orifice, Basin #2 will have a 2 inch Faircloth skimmer with a 1.5 inch orifice and Basin #3 will have a 2 inch Faircloth skimmer with a 1.7 inch orifice. Note: All swales and the perimeter dike will be lined.
- **Revision #1A for Phase 1B was approved 3/7/16 for 5.10 acres it included 2 construction entrances, silt fences, 2 lined diversion ditches with 2 check dams in TDD #!, immediate plugging and filling of the existing north ditch, and immediate construction and stabilization of a 2 inch Faircloth Skimmer Sediment Basin with a 1.6 inch orifice thru an earthen dam with 3 coir baffles.
- ***Revision #2 approved 4/1/16 includes drainage revisions.
- ****Revision 1B for Phase 1B approved 8/3/16 includes the addition of 0.14 acres with silt fence.
- *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 1/2 inch rain per 24 hour period and at specific phases of construction. Additional copies of this Combined Construction Inspection Report can be found at <http://portal.ncdenr.org/web/lr/erosion> . Reports must be available onsite at all times. If you have questions please contact New Hanover County Engineering (910) 798-7139 or the Land Quality Section at the NCDENR Regional office at (910) 796-7215.

*A pre-construction meeting is required prior to any activity on site. Please contact Beth E. Wetherill at (910) 798-7139 to set up this meeting.

This Permit will expire one year from date of issue if no construction activity begins on site. This permit may not be amended or transferred to another party without approval of this office.

Acknowledgment of receipt of Permit

Owner

By (please print)

Beth Easley Wetherill

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

Signature



Public Services
Engineering
P.O. Box 1810
Wilmington, NC 28402-1810
910 341-7807
910 341-5881 fax
wilmingtonnc.gov
Dial 711 TTY/Voice



Via e-mail: nlauretta@mckimcreed.com

March 14, 2016

Mr. Nick Lauretta, PE
McKim & Creed
243 North front Street
Wilmington, NC 28401

Re: Request for Administrative Variance – Riverlights – Marina Village, Phase 1B

Dear Mr. Lauretta:

On behalf of the City Engineer, I have reviewed your request for a waiver and rendered the following decision:

Distance between centerlines of an intersection Granted Denied
Offset Between centerlines of intersections...

Technical Standard: Section VII (Traffic Engineering), Table 2: Distance between centerlines of intersections – Min 400 ft; Offset between centerlines of intersections on opposite sides of the street – Min 200 ft

Minimum tangent length between horizontal curves Granted Denied

Technical Standard: Section VII (Traffic Engineering), Table 1: Minimum and Maximum Street Design Standards – Min 100 ft; Tangent length between Horizontal Curves

Minimum horizontal centerline radius Granted Denied

Technical Standard: Section VII (Traffic Engineering), Table 1: Minimum and Maximum Street Design Standards – Min 100 ft; Minimum horizontal centerline radius – Local roads


Description: The applicant seeks relief from these requirements in several locations throughout the Marina Village Project.

Justification: Marina Village is situated along the river the River and has minimal vehicular connectivity to other areas. Therefore, all traffic in the Marina Village will be as a destination. The reduced distance and offset between centerlines can be allowed because there is not a through movement. The applicant has committed to post and maintain reduced speed limits that will minimize conflicts between vehicles and pedestrians.

The City Engineer will not take formal action on the alternate shoulder. As you noted, the alternate shoulder is an allowed configuration in the development agreement, so a formal waiver from the technical standards is not necessary. City Engineering has no objection to the use of the alternate shoulder as proposed in this development, but the applicant should seek input from City Transportation planning as part of the Technical Review Committee process.

Please contact me at rob.gordon@wilmingtonnc.gov if you have any questions.

Sincerely,



Robert D. Gordon, PE
Project Engineer

cc: David Cowell PE, City Engineer, City of Wilmington
Bill McDow, Transportation Planning, City of Wilmington
Ron Satterfield, Assistant Planning Director, City of Wilmington