



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

TRANSMITTAL LETTER

TO: Steve Sattler, Zoning Inspector
DATE: August 18, 2015
SUBJECT: RiverLights Conventional Subdivision Phase 1 (2015034)
Release for Clearing and Grading Purposes Only
Plans Sealed as of 6/26/2015

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

QUAN.	DWG./NO.	DESCRIPTION
1	G-001, G-002, CE 101, CE 102, CS 100, CE 501, CE 502, CN 501-504,	Sedimentation and Erosion Control Plans Sealed by Kathryn C. B. Espinoza, PE on 8/3/15 and stamped received by the City on 8/18/15
1	Dated 6/17/15	Approved Tree Preservation Permit
1	Dated 6/26/15	NHC Erosion Control # GP 28-15
1	Dated 11/19/02	Policy on the Release of Projects for the Purpose of Clearing and Grading

REMARKS: The RiverLights Conventional Subdivision Phase 1, located at 4410 River Road, is hereby conditionally released **for Clearing and Grading Purposes Only**. The following conditions must be satisfied as part of this release:

- 1. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE SITE CONTRACTOR AND CITY STAFF PRIOR TO ANY GRADING BEGINNING ON THE SITE. FAILURE TO COMPLY WILL RESULT IN IMMEDIATE CIVIL PENALTIES.**
- 2. NO CONSTRUCTION OF ANY BUILDING, STRUCTURE, WALL, UTILITIES, INFRASTRUCTURE ETC. OF ANY KIND, INCLUDING FOOTINGS AND BUILDING SLABS, WILL BE PERMITTED UNTIL THE TECHNICAL REVIEW COMMITTEE HAS APPROVED THE FINAL CONSTRUCTION RELEASE.**
- 3. ANY TREES 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.**
- 4. THIS GRADING RELEASE IS GIVEN IN ACCORDANCE WITH THE EROSION CONTROL PLAN APPROVED BY NEW HANOVER COUNTY.**
- 5. IF THE CONDITIONS LISTED ABOVE ARE VIOLATED; A STOP WORK ORDER WILL BE ISSUED.**

6. THE DEVELOPER ASSUMES ALL RISKS AND PENALTIES WITH ANY DELAY OR STOP WORK ORDER ASSOCIATED WITH THE VIOLATION OF THIS RELEASE. BY SIGNING THIS, 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 CLEARING AND GRADING RELEASE.

Signature: 
Ron Satterfield, AICP Assistant Planning Director

Signature: 
Applicant Agent for Applicant

Copy: Kathryn Espinoza, PE	McKim & Creed
Bret Russell	Construction Manager
Rob Gordon	Engineering Plan Review
Aaron Reese	Urban Forestry
Chris Elrod	Fire Prevention
Derek Pielech,	Stormwater Engineering (Memo Only) (Email)
Bill McDow	Traffic Engineering (Memo Only) (Email)
Kent Harrell	CFPUA (Memo Only) (Email)

File: RiverLights Conventional Subdivision Phase 1



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August 18, 2015

McKim & Creed
Attn: Kathryn Espinoza, PE
243 North Front Street
Wilmington, NC 28401

RE: RiverLights Conventional Subdivision Phase 1

I have attached a copy of the release for grading for the above project. **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 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.***

No grading shall be allowed on the site. Final permitting by New Hanover County must be in accordance with erosion control standards and the erosion control plan approved by New Hanover County and the City of Wilmington. 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 no construction of buildings, structures, walls, etc. may begin until the City of Wilmington's Technical Review Committee has approved the final plans and final construction release is granted.

Please contact our office at 254-0900 if you have any questions or concerns regarding this information and to schedule a pre-construction meeting with City staff. 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,

A handwritten signature in blue ink, appearing to read "Ron Satterfield".

Ron Satterfield, AICP
Assistant Planning Director



RECEIVED

JUL 28 2015

PLANNING DIVISION



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APPROVED: DENIED:

PERMIT #: 2015034

Application for Tree Removal Permit

Name of Applicant: William Mumford, PE Phone: 704-887-5946 Date: 06/25/2015

Name of Property Owner: NNP IV Cape Fear River LLC Phone: 910-343-1048

Property Owner Address: 3410 River Road 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. See Attached 6. _____
- 2. _____ 7. _____
- 3. _____ 8. _____
- 4. _____ 9. _____
- 5. _____ 10. _____

Description of Replacement Tree(s): Trees within the Conventional neighborhood shall be replaced through the planting of street trees, buffer planting, and proposed park areas. Trees will also be preserved within conservation resource areas. See site plan.

Applicant Signature: [Signature] Date: 6-25-2015

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

Reviewed By: [Signature] Date: 7-28-15

Remarks: Tree permit approval for Phase 1 per grading plan S

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

NEW CONSTRUCTION: EXPANSION: OTHER: PAID: ok

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

Wilmington Landscaping Ordinance

Minimum number of Trees to be on Post Development Site	
15 Trees/Acre * 47.61 Project Area	
Equals = 716 Trees	

Protected Trees to be Removed			
797	Pines	0	Gum/Maple
0	Mimosa	0	Cherry
188	Oaks	0	Poplar
0	Crate Myrtle	0	Magnolia
0	Amer. Holly	0	
Total =		985	Trees
Type	Regulated	Significant	
Conifers	797	0	
Hardwoods	188	0	
Flowering Trees	0	0	
Total Removed =		985	

Regulated Trees for Mitigation			
Pines	(10,266 DBH * 50%)	/	3 = 1,711 Trees
Oaks	(1,805 DBH * 100%)	/	3 = 535 Trees
Gum/Maple	(0 DBH * 50%)	/	3 =
Cherry	(0 DBH * 0%)	/	3 =
Crate Myrtle	(0 DBH * 0%)	/	3 =
Magnolia	(0 DBH * 0%)	/	3 =
Mimosa	(0 DBH * 0%)	/	3 =
Poplar	(0 DBH * 0%)	/	3 =
Amer. Holly	(0 DBH * 100%)	/	3 =

Significant Trees for Mitigation			
Oaks	(0 DBH *2* 100%)	/	3 =
Gum/Maple	(0 DBH *2* 50%)	/	3 =
Cherry	(0 DBH *2* 0%)	/	3 =
Crate 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	(0 DBH *2* 100%)	/	3 =

Northing	Easting	Elevation	Description	DBH
145421	2322334	18.3	OAK	8
145416	2322331	17.5	OAK	8
145672	2321422	18.1	OAK	8
145682	2321412	19.1	OAK	8
145678	2321412	18.8	OAK	8
145702	2321372	17.3	OAK	8
145673	2321444	17.9	OAK	8
145602	2321462	14.1	OAK	8
145672	2321595	18.9	OAK	8
145447	2321613	7.4	OAK	8
145446	2321613	7.2	OAK	8
145462	2321623	8.4	OAK	8
145486	2321609	11.4	OAK	8
145494	2321611	11.6	OAK	8
145725	2321595	19.7	OAK	8
145774	2321681	18.3	OAK	8
145807	2321702	19.0	OAK	8
145680	2321748	19.9	OAK	8
145878	2321621	24.1	OAK	8
145826	2321615	22.5	OAK	8
145470	2321814	9.3	OAK	8
145854	2321735	22.1	OAK	8
145723	2321799	19.7	OAK	8
145884	2321736	24.6	OAK	8
145833	2321760	19.9	OAK	8
145813	2321774	18.0	OAK	8
145773	2321795	17.6	OAK	8
145771	2321786	17.6	OAK	8
145653	2321859	22.4	OAK	8
145679	2321848	22.4	OAK	8
145388	2321939	10.3	OAK	8
146446	2321037	10.0	OAK	8
146248	2321108	10.5	OAK	8
146241	2321218	12.1	OAK	8
146239	2321220	12.4	OAK	8
146275	2321217	10.8	OAK	8
146274	2321229	10.9	OAK	8
146280	2321228	10.6	OAK	8
146322	2321216	8.6	OAK	8
146541	2320969	8.3	OAK	8
145917	2321292	23.4	OAK	8
145899	2321315	25.0	OAK	8
145937	2321234	20.6	OAK	8
145959	2321439	23.6	OAK	8
145872	2321479	24.0	OAK	8

146038	2321197	21.2	OAK	8
146045	2321217	21.3	OAK	8
146136	2321146	16.8	OAK	8
146151	2321206	15.6	OAK	8
146122	2321210	17.4	OAK	8
146088	2321269	19.3	OAK	8
146088	2321281	19.9	OAK	8
146093	2321302	19.2	OAK	8
146070	2321300	20.5	OAK	8
146086	2321350	18.3	OAK	8
146126	2321366	15.7	OAK	8
146084	2321356	17.9	OAK	8
146116	2321321	17.6	OAK	8
145978	2321596	27.5	OAK	8
146026	2321655	27.2	OAK	8
146181	2321686	16.3	OAK	8
146184	2321685	16.1	OAK	8
146103	2321747	20.2	OAK	8
145956	2321074	13.7	OAK	8
145860	2321132	15.9	OAK	8
145824	2321013	8.8	OAK	8
145859	2321066	10.7	OAK	8
146031	2320989	15.2	OAK	8
146038	2320979	15.9	OAK	8
146060	2320936	16.6	OAK	8
145956	2320904	8.3	OAK	8
146009	2320879	13.1	OAK	8
145732	2321122	16.7	OAK	8
145731	2321121	16.7	OAK	8
145704	2321133	16.9	OAK	8
145730	2321071	12.3	OAK	8
145737	2321057	11.0	OAK	8
145667	2321169	19.1	OAK	8
145673	2321184	20.2	OAK	8
145623	2321237	20.1	OAK	8
145593	2321197	18.0	OAK	8
145575	2321171	16.9	OAK	8
145637	2322136	21.0	OAK	8
145483	2321907	14.1	OAK	8
145323	2322058	15.4	OAK	8
145394	2322358	12.2	OAK	8
147295	2321408	18.5	OAK	8
147287	2321396	18.3	OAK	8
147289	2321394	18.4	OAK	8
147245	2321412	19.9	OAK	8
147232	2321381	20.1	OAK	8
147253	2321335	18.4	OAK	8

147112	2321329	22.4	OAK	8
147189	2321337	21.1	OAK	8
147203	2321315	20.0	OAK	8
147163	2321362	22.4	OAK	8
147162	2321364	22.9	OAK	8
147016	2321288	17.4	OAK	8
146849	2321121	8.9	OAK	8
146838	2321851	22.2	OAK	8
146724	2321887	21.0	OAK	8
146692	2321851	20.8	OAK	8
146810	2321813	22.4	OAK	8
146638	2321157	8.2	OAK	8
146545	2321089	9.1	OAK	8
146803	2321237	15.5	OAK	8
146527	2321659	20.0	OAK	8
146396	2321727	16.2	OAK	8
146250	2321723	13.7	OAK	8
146314	2321477	9.7	OAK	8
146316	2321501	9.3	OAK	8
146198	2321589	13.7	OAK	8
146032	2321511	21.6	OAK	8
146151	2321421	13.4	OAK	8
146187	2321458	11.7	OAK	8
146211	2321546	12.5	OAK	8
146206	2321551	12.9	OAK	8
146264	2321491	8.3	OAK	8
146224	2321374	11.5	OAK	8
146168	2321347	14.6	OAK	8
146146	2321769	20.3	OAK	8
146236	2320843	9.6	OAK	8
146101	2320908	18.4	OAK	8
145579	2321308	16.2	OAK	8
145554	2321293	14.4	OAK	8
145541	2321280	13.8	OAK	8
145557	2321347	13.8	OAK	8
145546	2321348	12.9	OAK	8
145538	2321365	12.6	OAK	8
145534	2321371	12.1	OAK	8
145425	2321377	8.6	OAK	8
145511	2321324	11.2	OAK	8
145492	2321283	10.6	OAK	8
145564	2321205	16.6	OAK	8
145552	2321277	14.4	OAK	8
145573	2321262	16.4	OAK	8
145587	2321259	17.3	OAK	8
145598	2321245	18.3	OAK	8
145559	2322466	15.8	OAK	9

145503	2322351	24.7	OAK	9
145419	2322362	16.3	OAK	9
145703	2321370	17.0	OAK	9
145589	2321476	13.8	OAK	9
145497	2321560	9.6	OAK	9
145692	2321648	20.3	OAK	9
146261	2321195	10.6	OAK	9
146297	2321339	11.7	OAK	9
146114	2321214	18.0	OAK	9
145874	2321070	11.0	OAK	9
145708	2321108	15.0	OAK	9
145695	2321100	14.0	OAK	9
145680	2321220	22.7	OAK	9
145569	2321186	16.6	OAK	9
145781	2321923	19.7	OAK	9
145985	2321828	25.6	OAK	10
146223	2320989	12.0	OAK	10
145784	2321593	21.0	OAK	10
145718	2321643	19.7	OAK	10
145771	2321667	18.9	OAK	10
145760	2321708	16.8	OAK	10
145798	2321704	18.1	OAK	10
145805	2321691	19.4	OAK	10
145804	2321657	20.8	OAK	10
145728	2321711	17.6	OAK	10
146330	2321169	8.1	OAK	10
146265	2321271	12.7	OAK	10
145936	2321224	20.0	OAK	10
146162	2321222	15.6	OAK	10
145938	2320983	8.5	OAK	10
145694	2321097	13.7	OAK	10
145623	2321167	18.0	OAK	10
145583	2321177	17.4	OAK	10
145601	2322138	20.6	OAK	10
145352	2322231	17.4	OAK	10
146860	2321079	8.9	OAK	10
146621	2321097	6.7	OAK	10
146434	2321515	13.3	OAK	10
146188	2321735	18.0	OAK	10
146077	2320847	17.5	OAK	10
145494	2321294	10.5	OAK	10
145515	2321386	11.8	OAK	10
146354	2321336	9.7	OAK	11
145504	2322383	24.0	OAK	12
145422	2321405	9.8	OAK	12
145428	2321463	11.0	OAK	12
145498	2321299	10.8	OAK	12

145097	2322501	6.7	OAK	12
146274	2320827	7.6	OAK	16
146390	2320899	8.5	PINE	12
146336	2320911	9.4	PINE	12
146271	2321036	12.4	PINE	12
146267	2321069	11.7	PINE	12
146256	2321082	11.4	PINE	12
146234	2321128	10.6	PINE	12
146209	2321096	10.3	PINE	12
144731	2322606	18.8	PINE	12
145205	2322428	14.4	PINE	12
145197	2322359	14.7	PINE	12
145197	2322374	14.6	PINE	12
145506	2322669	14.6	PINE	12
145428	2322732	12.1	PINE	12
145421	2322787	13.5	PINE	12
145378	2322745	11.3	PINE	12
145580	2322548	13.3	PINE	12
145577	2322534	12.5	PINE	12
145598	2322533	13.7	PINE	12
145573	2322504	12.0	PINE	12
145599	2322438	17.8	PINE	12
145625	2322342	26.0	PINE	12
145524	2322364	25.8	PINE	12
145498	2322421	20.9	PINE	12
145511	2322440	19.2	PINE	12
145520	2322433	20.1	PINE	12
145505	2322455	16.4	PINE	12
145469	2322385	20.9	PINE	12
145441	2322415	15.0	PINE	12
145502	2322328	25.5	PINE	12
145493	2322315	25.4	PINE	12
145480	2322523	9.4	PINE	12
145748	2321548	20.9	PINE	12
145598	2321659	18.6	PINE	12
145755	2321559	20.9	PINE	12
145566	2321690	15.7	PINE	12
145573	2321680	16.3	PINE	12
145822	2321629	22.4	PINE	12
145837	2321629	22.5	PINE	12
145731	2321641	19.7	PINE	12
145783	2321668	19.3	PINE	12
145719	2321739	17.8	PINE	12
145681	2321698	20.1	PINE	12
145864	2321610	23.2	PINE	12
145859	2321604	23.2	PINE	12
145884	2321628	24.7	PINE	12

145815	2321646	22.1	PINE	12
145797	2321648	21.2	PINE	12
145459	2321829	9.0	PINE	12
145497	2321817	11.7	PINE	12
145688	2321782	20.7	PINE	12
145567	2321907	19.6	PINE	12
145690	2321829	21.8	PINE	12
145504	2321911	14.7	PINE	12
145551	2321943	18.7	PINE	12
145578	2321913	20.2	PINE	12
146324	2321050	12.3	PINE	12
146432	2320940	9.6	PINE	12
146433	2321009	10.9	PINE	12
146458	2321047	10.1	PINE	12
146444	2321054	9.7	PINE	12
146418	2321044	9.7	PINE	12
146367	2321090	9.8	PINE	12
146335	2321138	9.1	PINE	12
146318	2321125	10.4	PINE	12
146248	2321147	10.3	PINE	12
146365	2321170	6.6	PINE	12
146420	2321163	4.9	PINE	12
146419	2321188	4.2	PINE	12
146417	2321286	5.1	PINE	12
146279	2321291	12.6	PINE	12
146259	2321357	12.3	PINE	12
146464	2320924	7.2	PINE	12
146482	2320947	7.8	PINE	12
146462	2320969	9.8	PINE	12
146494	2321000	10.1	PINE	12
146494	2321037	10.6	PINE	12
146533	2320927	5.7	PINE	12
145954	2321226	20.4	PINE	12
145978	2321378	23.1	PINE	12
145962	2321381	24.0	PINE	12
145942	2321398	24.7	PINE	12
145993	2321457	21.8	PINE	12
145887	2321466	24.7	PINE	12
146072	2321227	20.1	PINE	12
146051	2321162	21.1	PINE	12
146021	2321230	22.0	PINE	12
146103	2321200	19.0	PINE	12
146092	2321175	19.8	PINE	12
146116	2321126	17.9	PINE	12
146140	2321164	16.8	PINE	12
146154	2321174	14.8	PINE	12
146208	2321182	12.4	PINE	12

146192	2321258	15.6	PINE	12
146157	2321255	16.6	PINE	12
146161	2321263	17.4	PINE	12
146095	2321276	19.2	PINE	12
146134	2321345	16.2	PINE	12
146049	2321264	22.1	PINE	12
146040	2321338	21.6	PINE	12
146144	2321069	14.7	PINE	12
145917	2321515	25.3	PINE	12
145992	2321534	25.2	PINE	12
145991	2321584	26.8	PINE	12
146022	2321623	26.7	PINE	12
145970	2321652	28.9	PINE	12
146085	2321651	21.9	PINE	12
146188	2321650	14.3	PINE	12
146150	2321664	16.9	PINE	12
145946	2321064	12.8	PINE	12
145881	2321099	12.7	PINE	12
145843	2321110	14.7	PINE	12
145791	2321160	19.6	PINE	12
145970	2320994	11.1	PINE	12
145932	2320949	6.8	PINE	12
145774	2321079	13.6	PINE	12
145787	2321034	10.4	PINE	12
145767	2321043	10.6	PINE	12
145763	2321041	10.6	PINE	12
145614	2321253	19.7	PINE	12
145617	2321218	19.9	PINE	12
145574	2322097	23.6	PINE	12
145575	2322088	23.6	PINE	12
145643	2322125	22.0	PINE	12
145482	2322156	-69.9	PINE	12
145535	2321970	18.1	PINE	12
145207	2321968	13.9	PINE	12
145218	2322074	13.5	PINE	12
145226	2322210	10.7	PINE	12
145225	2321939	14.4	PINE	12
145255	2321964	14.2	PINE	12
145279	2321975	13.4	PINE	12
145324	2321980	12.7	PINE	12
145321	2322035	15.0	PINE	12
145331	2321993	13.3	PINE	12
145379	2321977	11.8	PINE	12
145365	2321994	12.8	PINE	12
145423	2322084	20.3	PINE	12
145239	2322256	11.3	PINE	12
145271	2322325	12.9	PINE	12

145229	2322368	14.2	PINE	12
145350	2322364	6.1	PINE	12
145388	2322273	18.2	PINE	12
145353	2322233	17.4	PINE	12
145403	2322256	20.2	PINE	12
145457	2322319	22.5	PINE	12
145438	2322299	21.9	PINE	12
145443	2322271	22.6	PINE	12
145434	2322267	22.6	PINE	12
147304	2321426	18.5	PINE	12
147298	2321412	18.3	PINE	12
147282	2321421	18.4	PINE	12
147261	2321416	19.3	PINE	12
147253	2321406	19.3	PINE	12
147214	2321407	21.2	PINE	12
147273	2321372	18.5	PINE	12
147278	2321360	18.6	PINE	12
147236	2321323	18.5	PINE	12
147234	2321356	19.3	PINE	12
147184	2321359	21.5	PINE	12
147180	2321370	22.0	PINE	12
147172	2321329	22.2	PINE	12
147159	2321377	22.9	PINE	12
147062	2321320	20.3	PINE	12
147007	2321297	17.1	PINE	12
146975	2321258	15.5	PINE	12
146960	2321275	15.1	PINE	12
146927	2321124	12.7	PINE	12
146887	2321172	11.8	PINE	12
146855	2321043	8.2	PINE	12
146881	2321048	10.4	PINE	12
146889	2321056	10.8	PINE	12
146915	2321074	12.8	PINE	12
146902	2321802	22.1	PINE	12
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146865	2321879	21.8	PINE	12
146817	2321936	21.9	PINE	12
146848	2321849	22.2	PINE	12
146821	2321866	21.5	PINE	12
146716	2321873	20.7	PINE	12
146709	2321848	20.9	PINE	12
146774	2321809	21.9	PINE	12
146755	2321778	21.0	PINE	12
146793	2321957	23.0	PINE	12
146673	2321474	13.4	PINE	12
146628	2321446	12.1	PINE	12
146668	2321517	14.6	PINE	12

146674	2321468	13.7	PINE	12
146646	2321408	12.5	PINE	12
146674	2321395	14.2	PINE	12
146731	2321304	17.9	PINE	12
146901	2321472	21.1	PINE	12
146919	2321449	20.5	PINE	12
146638	2321870	24.0	PINE	12
146638	2321950	25.5	PINE	12
146629	2321945	25.7	PINE	12
146607	2321973	26.0	PINE	12
146416	2321744	18.1	PINE	12
146732	2321120	7.3	PINE	12
146686	2321128	7.3	PINE	12
146745	2321192	13.3	PINE	12
146722	2321229	15.2	PINE	12
146631	2321213	10.2	PINE	12
146643	2321223	11.5	PINE	12
146669	2321239	13.5	PINE	12
146652	2321213	11.6	PINE	12
146560	2321175	5.9	PINE	12
146558	2321162	6.2	PINE	12
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146590	2321144	7.6	PINE	12
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146543	2321068	9.9	PINE	12
146599	2321107	7.8	PINE	12
146589	2320961	5.6	PINE	12
146553	2320959	6.7	PINE	12
146580	2320974	6.4	PINE	12
146544	2320988	8.4	PINE	12
146518	2320999	10.0	PINE	12
146518	2321005	10.0	PINE	12
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146507	2321064	10.1	PINE	12
146806	2321178	12.0	PINE	12
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146774	2321231	15.8	PINE	12
146770	2321258	17.0	PINE	12
146780	2321285	17.9	PINE	12
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146489	2321402	8.2	PINE	12
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146344	2321447	11.7	PINE	12
146384	2321472	12.0	PINE	12
146651	2321542	15.5	PINE	12
146643	2321551	15.7	PINE	12
146604	2321587	17.0	PINE	12
146608	2321574	16.5	PINE	12
146576	2321612	17.7	PINE	12
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146421	2321505	12.9	PINE	12
146412	2321495	12.3	PINE	12
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146362	2321710	13.8	PINE	12
146352	2321722	13.9	PINE	12
146345	2321761	15.1	PINE	12
146302	2321784	16.6	PINE	12

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146302	2321667	9.9	PINE	12
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146142	2321498	15.6	PINE	12
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146100	2321388	16.3	PINE	12
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146126	2321399	15.4	PINE	12
146156	2321401	13.2	PINE	12
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146142	2320845	15.2	PINE	12
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145055	2322524	7.0	PINE	12
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146013	2320871	13.5	PINE	13
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146286	2321301	12.4	PINE	14
146251	2321293	13.5	PINE	14
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146360	2321430	11.5	PINE	14
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146211	2321300	15.3	PINE	14
146240	2321812	20.0	PINE	14
146181	2321805	20.8	PINE	14
146186	2321720	17.6	PINE	14
146190	2321730	17.7	PINE	14

146537	2322006	23.6	PINE	14
146430	2322058	24.4	PINE	14
145443	2321368	9.1	PINE	14
144877	2322725	14.9	PINE	14
145072	2322728	10.5	PINE	14
145026	2322696	13.2	PINE	14
145150	2322712	8.6	PINE	14
145272	2322693	12.5	PINE	14
145158	2322592	9.3	PINE	14
145088	2322617	7.9	PINE	14
145287	2322688	12.3	PINE	14
145306	2322608	14.2	PINE	14
145305	2322597	14.2	PINE	14
145274	2322612	13.9	PINE	14
145439	2322547	13.4	PINE	14
145399	2322573	16.5	PINE	14
145397	2322549	16.2	PINE	14
145301	2322485	13.9	PINE	14
145303	2322560	15.4	PINE	14
145199	2322447	13.9	PINE	14
145202	2322529	12.9	PINE	14
145016	2322482	7.9	PINE	14
145058	2322501	6.6	PINE	14
145031	2322509	8.2	PINE	14
145028	2322549	8.5	PINE	14
145068	2322555	6.9	PINE	14
145016	2322620	11.3	PINE	14
144946	2322597	12.6	PINE	14
146225	2321074	10.4	PINE	15
145723	2321527	20.3	PINE	15
145636	2321770	20.6	PINE	15
145650	2321762	20.6	PINE	15
145513	2321827	13.4	PINE	15
146374	2320978	11.6	PINE	15
146382	2320948	10.8	PINE	15
146396	2320940	10.2	PINE	15
146466	2321041	10.2	PINE	15
146307	2321106	11.2	PINE	15
146394	2321239	5.3	PINE	15
146391	2321320	7.5	PINE	15
146171	2321669	15.9	PINE	15
145797	2321026	9.7	PINE	15
145871	2321039	9.2	PINE	15
145702	2321923	22.5	PINE	15
145449	2322143	24.7	PINE	15
145389	2322185	21.4	PINE	15
146451	2320907	6.8	PINE	16

146285	2321077	12.5	PINE	16
144902	2322550	10.3	PINE	16
145202	2322398	14.7	PINE	16
145407	2322831	15.0	PINE	16
145565	2322557	13.0	PINE	16
145460	2321568	8.0	PINE	16
145622	2321822	21.3	PINE	16
145618	2321840	21.1	PINE	16
145811	2321850	18.0	PINE	16
146428	2320923	9.0	PINE	16
146414	2321084	8.3	PINE	16
146361	2321225	7.1	PINE	16
146386	2321289	7.1	PINE	16
146061	2321346	19.9	PINE	16
145525	2322000	16.4	PINE	16
145521	2321964	17.9	PINE	16
145426	2321992	13.4	PINE	16
145451	2321996	13.1	PINE	16
145209	2321995	14.1	PINE	16
145215	2322007	14.5	PINE	16
145239	2322012	15.1	PINE	16
145308	2322073	16.0	PINE	16
145282	2322084	15.7	PINE	16
145314	2322059	15.7	PINE	16
145304	2322029	15.5	PINE	16
145428	2322000	13.4	PINE	16
145453	2322010	14.4	PINE	16
145329	2322159	16.6	PINE	16
145281	2322319	12.8	PINE	16
145251	2322391	14.2	PINE	16
145314	2322377	8.4	PINE	16
145443	2322313	21.4	PINE	16
145473	2322289	23.7	PINE	16
146821	2321103	8.0	PINE	16
146818	2321104	8.1	PINE	16
146920	2321061	13.3	PINE	16
146932	2321511	22.0	PINE	16
146931	2321628	20.2	PINE	16
146684	2321487	13.8	PINE	16
146616	2321439	12.0	PINE	16
146670	2321363	14.4	PINE	16
146755	2321124	8.0	PINE	16
146783	2321128	9.0	PINE	16
146793	2321146	10.5	PINE	16
146612	2321157	8.2	PINE	16
146641	2321240	11.9	PINE	16
146654	2321243	13.0	PINE	16

146588	2321187	6.9	PINE	16
146587	2321179	7.1	PINE	16
146539	2321135	7.1	PINE	16
146590	2321116	8.1	PINE	16
146560	2320980	7.6	PINE	16
146511	2321045	10.5	PINE	16
146712	2321303	17.2	PINE	16
146658	2321286	14.0	PINE	16
146615	2321253	10.4	PINE	16
146577	2321315	8.6	PINE	16
146568	2321321	8.2	PINE	16
146565	2321421	10.6	PINE	16
146591	2321440	11.6	PINE	16
146596	2321444	11.7	PINE	16
146559	2321459	11.8	PINE	16
146554	2321527	14.9	PINE	16
146503	2321491	12.7	PINE	16
146407	2321385	8.9	PINE	16
146490	2321648	19.8	PINE	16
146405	2321651	15.4	PINE	16
146405	2321707	16.7	PINE	16
146305	2321701	12.1	PINE	16
146264	2321699	12.3	PINE	16
146289	2321677	10.7	PINE	16
146294	2321676	10.6	PINE	16
146273	2321621	8.1	PINE	16
146297	2321623	7.0	PINE	16
146244	2321608	10.3	PINE	16
146264	2321561	9.6	PINE	16
146264	2321550	9.4	PINE	16
146169	2321540	15.4	PINE	16
146046	2321502	20.7	PINE	16
146207	2321505	12.2	PINE	16
146171	2320815	11.9	PINE	16
146088	2320828	16.3	PINE	16
145204	2322689	8.9	PINE	16
145258	2322733	11.6	PINE	16
145372	2322678	11.5	PINE	16
145339	2322661	10.8	PINE	16
145443	2322568	14.6	PINE	16
145403	2322404	10.7	PINE	16
145285	2322394	12.9	PINE	16
145261	2322531	15.0	PINE	16
145239	2322479	14.4	PINE	16
145151	2322531	10.0	PINE	16
145037	2322485	7.4	PINE	16
145046	2322487	7.0	PINE	16

145024	2322542	8.2	PINE	16
145077	2322530	6.3	PINE	16
145545	2321782	15.1	PINE	17
145582	2321803	18.5	PINE	17
146345	2320955	10.8	PINE	17
146321	2321310	11.4	PINE	17
146073	2321772	22.5	PINE	17
145925	2320992	8.0	PINE	17
145617	2322090	23.2	PINE	17
145928	2321759	27.4	PINE	18
145408	2321926	11.1	PINE	18
145631	2322142	21.3	PINE	18
145569	2322157	19.1	PINE	18
145386	2322139	21.3	PINE	18
145384	2322367	10.6	PINE	18
145413	2322282	20.5	PINE	18
146645	2321454	12.6	PINE	18
146631	2321421	11.9	PINE	18
146589	2321287	9.2	PINE	18
146578	2321298	8.2	PINE	18
146580	2321364	9.9	PINE	18
146620	2321497	14.4	PINE	18
146581	2321561	16.3	PINE	18
146305	2321563	7.4	PINE	18
146216	2320821	9.5	PINE	18
146205	2320831	10.9	PINE	18
145066	2322595	8.4	PINE	18
144929	2322650	15.3	PINE	18
145597	2321719	18.2	PINE	19
146204	2320999	12.3	PINE	20
145709	2321714	18.9	PINE	20
145489	2321816	11.3	PINE	20
145601	2321839	20.2	PINE	20
145436	2321942	12.8	PINE	20
145264	2322181	12.5	PINE	20
145319	2322411	9.5	PINE	20
146799	2321090	6.4	PINE	20
146587	2321131	8.1	PINE	20
146204	2321627	13.5	PINE	20
146378	2321506	11.8	PINE	20
145414	2322475	8.6	PINE	20
145380	2322518	15.2	PINE	20
145068	2322594	8.3	PINE	20
145037	2322600	10.3	PINE	20
145381	2321869	6.5	PINE	22
145348	2322470	12.5	PINE	22

145235	2322279	12.8	PINE	24
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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 13, 2015

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

RE: Grading Permit # 28-15, River Lights Phase I Conventional Subdivision

Dear 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.

The land disturbance fee of \$16,050 is due to be paid to New Hanover County, to my attention, prior to issuance of any Plat Recordation.

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 Lauretta PE, Mckim & Creed
Jeff Walton, City of Wilmington Planning



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 47.51 acres of land at 4410 River Road for River Lights Phase I Conventional Subdivision in New Hanover County. This permit issued on August 13, 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. This project includes 2 phases. Phase one includes installation of the construction entrance, tree protection silt fences, Faircloth Skimmer Sediment Basins with baffles, installation of the temporary diversion ditches after installation of the Skimmer Sediment Basins, rough grading and demolition. It includes a construction entrance, silt fences, double rows of silt fences on the southwest side of the site, 9 lined diversion ditches with check dams and 6 skimmer sediment basins with 3 coir baffles with Faircloth skimmers connected to 4 inch barrels thru earthen dams. Diversion ditch #2 and #3 will have 2 check dams, diversion ditch #4 will have 1 check dam, diversion ditch #5 will have 3 check dams, diversion ditch #6 will have 5 check dams, diversion ditch #7 will have 3 check dams, diversion ditch #8 will have 8 check dams and diversion ditch #9 will have 1 check dam. The skimmer in Basin #1 is 4 inches with a 3.2 inch orifice, the skimmer in Basin #2 is 3.4 inches with a 1.7 inch orifice, the skimmer in Basin #3 is 2 inches with a 1.4 inch orifice, the skimmer in Basin #4 is 1.5 inches with a 1.2 inch orifice, the skimmer in Basin #5 is 2.5 inches with a 2.2 inch orifice and the skimmer in Basin #6 is a 1.5 inch skimmer with a 1.1 inch orifice. Phase two includes a construction entrance, silt fences, installation of phase two erosion control measures upon completion of clearing and grubbing operations and rough grading and installation of the stormwater collection system with inlet protection, removal of the temporary diversion ditches and completion of the proposed improvements. It includes a construction entrance, silt fence, double rows of silt

fences on the southwest side of the site, inlet protection 4 skimmer sediment basins with coir baffles Faircloth skimmers and outlet protection and 1 infiltration basin . All barrels will be 4 inches except sediment basin #2 that will have a 5 inch barrel. The skimmer in Basin #1 will be 4 inches with a 3.3 inch orifice, the skimmer in Basin#2 will be 5 inches with a 4.3 inch orifice, the skimmer in basin #3 will be 2 inches with a 1.8 inch orifice and the skimmer in Basin #4 will be 2.5 inches with a 2.0 inch orifice. Note: All openings in outlet boxes below the overflow weir must be blocked for the skimmer to function.

*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)

Signature

Beth Easley Wetherill

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



LMG

LAND MANAGEMENT GROUP INC.
Environmental Consultants

August 4th, 2015

TO: Kathryn Espinoza
McKim & Creed
243 North Front Street
Wilmington, NC 28401

RE: Riverlights Subdivision; New Hanover County, NC
Wetland Community Type Classifications for AQ-1 and SF-1 Subdivisions

Dear Kathryn:

As requested, staff of LMG have classified the wetland community types adjacent to two specific project areas within the Riverlights tract: the AQ-1 Subdivision and the SF-1 Subdivision. This classification is based on the community types listed in Article 5 of the City of Wilmington's Land Development Code. The Riverlights project area is located west of Highway 421 in New Hanover County, NC. The Cape Fear River forms its western property boundary and Barnards Creek and Motts Creek form the northern and southern property boundaries, respectively. River Road runs north-south through the tract.

The wetland finger located directly to the north of the AQ-1 Subdivision and south of the Progress Energy Easement is a mix of pocosin and swamp forest habitat. These wetlands are dominated by woody vegetation including black gum (*Nyssa sylvatica*), red maple (*Acer rubrum*), and pond pine (*Pinus serotina*). Both of these community types have a 25' COD setback.

There are five wetland areas located adjacent to the SF-1 Subdivision: two large pockets west of River Road and three smaller pockets east of River Road. The two large pockets are directly adjacent to the Cape Fear River. These wetlands contain a mix of brackish marsh (75' COD setback) and swamp forest (25' COD setback) habitats, depending on the proximity to the river and the tidal influence received. Because the break between brackish marsh and swamp forest within these wetland pockets has not been determined, the developer has chosen to assume the more restrictive 75' COD setback of brackish marsh for the entirety of the wetlands west of River Road. The three wetland areas located east of River Road do not receive tidal influence from the Cape Fear River and support woody vegetation such as black gum, red maple, and

pond pine. These wetlands are classified as a mix of pocosin and swamp forest habitat and have a 25' COD setback.

We appreciate the opportunity to work with you on this project. Please let me know if need additional information or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Williams". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kim Williams
Environmental Scientist