



**Development Services**

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

March 22, 2016

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

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

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.***

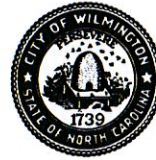
All construction on the site must be in accordance with the City of Wilmington standards and the approved construction plans stamped by the City. Any trees and areas designated to be saved or protected must be properly barricaded and/or marked throughout construction. In addition please be aware that 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,

Ron Satterfield, AICP  
Assistant Planning Director



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 Planning  
 305 Chestnut Street  
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## TRANSMITTAL LETTER

TO: Traci Lunceford, Zoning Inspector  
 DATE: March 22, 2016  
 SUBJECT: **Riverlights Marina Village 1B** Project # 2015079  
 LOCATION: 4410 River Road (Riverlights Project)

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.**
- B. ANY TREES, INCLUDING THE CRITICAL ROOT ZONE AREA, AND/OR AREA DESIGNATED TO BE SAVED MUST BE PROPERLY BARRICADED OR MARKED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING WILL OCCUR IN THOSE AREAS.**
- C. NO EQUIPMENT IS ALLOWED ON THE SITE AND NO CONSTRUCTION OF ANY BUILDING, STRUCTURE, WALL, UTILITIES, INFRASTRUCTURE, ETC., OF ANY KIND, INCLUDING FOOTINGS AND BUILDING SLABS, WILL BE PERMITTED UNTIL:**
  - 1. ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED**
  - 2. BETH WETHERILL HAS FORMALLY ISSUED THE GRADING PERMIT AND AUTHORIZED THE ACTIVITY**
  - 3. THE CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MUST HAVE A PRECON WITH CFPUA 332-6560.**
  - 4. THE CITY ZONING INSPECTOR AUTHORIZES THE ACTIVITY.**
- D. THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS.**



- E. THE DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT MADE AND ENTERED ON JUNE 10, 2009 BETWEEN THE CITY AND NNP-IV CAPE FEAR RIVER, LLC AND AS AMENDED**
- F. CONSISTENT WITH SECTION X. ENVIRONMENTAL (B)(2) LEED CERTIFICATION, ALL BUILDINGS TO BE CONSTRUCTED BY NEWLAND WITHIN THE DEVELOPMENT SHALL BE CERTIFIED TO MEET THE REQUIREMENTS OF LEED OR, AT NEWLAND'S ELECTION, A SIMILAR OR COMPARABLE RATING.**
- 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:**
  - 1. AS-BUILT DRAWINGS FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON ENGINEERING DIVISION.**
  - 2. 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.**
  - 3. A FINAL INSEPTION BY CITY OF WILMINGTON ENGINEERING PERSONNEL.**
- I. ALL REQUIRED EASEMENT MAPS SHALL BE REVIEWED BY CITY STAFF AND RECORDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**
- J. 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.**
- K. 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.**
- L. IF THE CONDITIONS LISTED ABOVE ARE VIOLATED, A STOP WORK ORDER WILL BE ISSUED.**
- M. APPROVAL OF A MAJOR OR MINOR SITE PLAN SHALL EXPIRE AFTER EIGHTEEN (18) MONTHS FROM THE DATE OF SUCH APPROVAL IF THE APPLICANT HAS FAILED TO MAKE SUBSTANTIAL PROGRESS ON THE SITE. THE TECHNICAL REVIEW COMMITTEE MAY GRANT A SINGLE, SIX-MONTH EXTENSION OF THIS TIME LIMIT FOR MAJOR AND MINOR SITE PLANS, FOR GOOD CAUSE SHOWN, UPON RECEIVING A REQUEST FROM THE APPLICANT BEFORE THE EXPIRATION OF THE APPROVED PLAN. IN THE EVENT APPROVAL OF A SITE PLAN HAS EXPIRED, FOR WHATEVER REASONS, THE OWNER AND/OR APPLICANT WILL BE REQUIRED TO RESUBMIT FOR APPROVAL OF A SITE PLAN THAT MEETS CURRENT DEVELOPMENT STANDARDS UNLESS OTHERWISE NOTED IN THIS CHAPTER.**

Please notify New Hanover County Building Inspections of this release.

Signature:   
Ron Satterfield, AICP  
Assistant Planning Director

Copy: Nick Lauretta, PE  
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  
Michelle Hutchinson  
Alina Jakubcanin  
Genna Porter  
Amy Beatty  
Ryan O'Reilly  
Steve Harrell

McKim & Creed  
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)  
GIS Engineer (e-mail only)  
GIS Analyst (e-mail only)  
Engineering (e-mail only)  
Community Services (e-mail only)  
Community Services (e-mail only)  
Community Services (e-mail only)

File: **Riverlights Marina Village Phase 1B**

**Project File # 2015079**





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

**Minimum number of Trees to be on Post Development Site**

15 Trees/Acre \*  Project Area

Equals =  Trees

Protected Trees to be Removed					
44	Pines	6	Gum/Maple	0	Mimosa
192	Oaks	0	Cherry	0	Poplar
0	Crate Myrtle	0	Magnolia	8	Amer. Holly
<i>Total = 250 Trees</i>					
Type	Regulated		Significant		
Conifers	44		0		
Hardwoods	198		0		
Flowering Trees	7		1		
<b>Total Removed =</b>				<b>250</b>	

Regulated Trees for Mitigation					
Pines	( 769 DBH * 100% )	/	3 =	256 Trees	
Oaks	( 1,886 DBH * 50% )	/	3 =	314 Trees	
Gum/Maple	( 56 DBH * 50% )	/	3 =	9 Trees	
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	( 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 =		
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 =		

<b>TOTAL MITIGATION REQUIRED =</b>	<b>585 Trees</b>
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Northing	Easting	Elevation	Description	DBH
149107	2320214	6.77	GUM	8
149109	2320217	6.80	GUM	8
149265	2320213	5.01	GUM	8
149208	2320224	6.42	GUM	10
149224	2320206	6.88	GUM	10
149430	2320322	8.24	GUM	12
149269	2320129	6.13	HOLLY	4
149223	2320195	6.27	HOLLY	4
149311	2320148	5.41	HOLLY	4
149309	2320135	5.55	HOLLY	5
149383	2320032	6.08	HOLLY	6
149282	2320162	4.78	HOLLY	6
149246	2320222	5.29	HOLLY	7
149308	2320115	5.71	HOLLY	9
149137	2320106	10.67	OAK	8
149140	2320092	11.60	OAK	8
149181	2320015	12.35	OAK	8
149169	2320055	13.27	OAK	8
149173	2320073	13.62	OAK	8
149165	2320081	13.18	OAK	8
149200	2320096	12.91	OAK	8
149226	2320117	10.56	OAK	8
149163	2320007	12.34	OAK	8
149198	2319991	11.21	OAK	8
149198	2320005	11.41	OAK	8
149222	2320042	11.85	OAK	8
149278	2319997	9.02	OAK	8
149257	2319978	10.24	OAK	8
149331	2319992	6.49	OAK	8
149312	2319956	9.18	OAK	8
149319	2319968	8.06	OAK	8
149292	2319943	10.29	OAK	8
149318	2319909	11.27	OAK	8
149193	2319965	11.00	OAK	8
149182	2319892	13.49	OAK	8
149185	2319880	13.90	OAK	8
149193	2319877	13.96	OAK	8
149242	2319893	11.94	OAK	8
149228	2319926	11.56	OAK	8
149211	2319925	11.78	OAK	8
149195	2319918	11.99	OAK	8
149101	2320206	6.38	OAK	8
149136	2320188	6.99	OAK	8
149162	2320228	6.68	OAK	8
149205	2320249	6.25	OAK	8



149200	2320262	6.45	OAK	8
149191	2320248	6.87	OAK	8
149193	2320123	11.04	OAK	8
149218	2320140	8.73	OAK	8
149281	2320068	7.83	OAK	8
149287	2320100	6.38	OAK	8
149226	2320157	7.57	OAK	8
149356	2320026	4.96	OAK	8
149361	2319981	7.56	OAK	8
149379	2319950	10.12	OAK	8
149368	2319932	11.20	OAK	8
149389	2319911	12.83	OAK	8
149412	2319920	13.42	OAK	8
149419	2319935	13.07	OAK	8
149432	2319968	11.59	OAK	8
149440	2319967	11.85	OAK	8
149402	2319958	10.66	OAK	8
149388	2320009	6.55	OAK	8
149242	2320254	6.85	OAK	8
149293	2320236	6.40	OAK	8
149301	2320252	7.18	OAK	8
149282	2320244	6.62	OAK	8
149280	2320186	5.74	OAK	8
149431	2320050	5.32	OAK	8
149450	2320054	5.22	OAK	8
149473	2320055	5.46	OAK	8
149475	2320037	6.24	OAK	8
149485	2320054	6.10	OAK	8
149487	2320045	6.29	OAK	8
149490	2320038	7.71	OAK	8
149484	2320010	9.52	OAK	8
149508	2319996	10.86	OAK	8
149337	2320315	8.11	OAK	8
149343	2320277	7.78	OAK	8
149343	2320250	7.09	OAK	8
149441	2320290	6.49	OAK	8
149414	2320297	7.47	OAK	8
149412	2320319	8.21	OAK	8
149404	2320318	8.25	OAK	8
149395	2320321	8.58	OAK	8
149398	2320332	8.62	OAK	8
149380	2320342	8.28	OAK	8
149503	2320087	4.57	OAK	8
148104	2320055	13.09	OAK	8
149177	2319975	11.26	OAK	9
149199	2319970	10.89	OAK	9
149142	2319858	13.15	OAK	9



149152	2319858	13.28	OAK	9
149225	2319933	11.25	OAK	9
149096	2320216	6.84	OAK	9
149136	2320150	8.54	OAK	10
149175	2320169	8.31	OAK	10
149188	2320164	8.25	OAK	10
149177	2320132	10.57	OAK	10
149155	2320108	12.58	OAK	10
149137	2320121	10.28	OAK	10
149137	2320098	11.18	OAK	10
149209	2320066	13.07	OAK	10
149190	2320072	13.59	OAK	10
149252	2320048	9.84	OAK	10
149275	2320007	9.17	OAK	10
149290	2320017	8.78	OAK	10
149283	2320003	9.02	OAK	10
149240	2319999	9.79	OAK	10
149239	2319975	10.24	OAK	10
149210	2319969	10.24	OAK	10
149240	2319931	11.22	OAK	10
149340	2319965	7.90	OAK	10
149343	2319942	9.94	OAK	10
149285	2319954	10.17	OAK	10
149279	2319934	10.69	OAK	10
149277	2319925	10.76	OAK	10
149304	2319908	11.29	OAK	10
149172	2319955	11.23	OAK	10
149182	2319859	14.14	OAK	10
149262	2319884	11.71	OAK	10
149214	2319923	11.76	OAK	10
149175	2320221	7.26	OAK	10
149190	2320221	7.07	OAK	10
149222	2320224	5.74	OAK	10
149260	2320096	8.23	OAK	10
149281	2320085	7.01	OAK	10
149308	2320018	7.65	OAK	10
149263	2320126	7.15	OAK	10
149193	2320178	6.81	OAK	10
149351	2319932	10.54	OAK	10
149354	2319909	11.87	OAK	10
149409	2319935	12.43	OAK	10
149427	2319923	13.83	OAK	10
149433	2319933	13.68	OAK	10
149201	2320261	6.63	OAK	10
149212	2320271	6.79	OAK	10
149294	2320194	5.50	OAK	10
149279	2320191	5.39	OAK	10

149323	2320159	5.32	OAK	10
149352	2320120	4.99	OAK	10
149377	2320173	4.61	OAK	10
149352	2320216	5.94	OAK	10
149418	2320018	6.71	OAK	10
149436	2319993	9.52	OAK	10
149448	2320008	8.57	OAK	10
149459	2320003	9.52	OAK	10
149474	2320003	10.08	OAK	10
149460	2320028	7.30	OAK	10
149498	2319983	11.72	OAK	10
149508	2320040	7.74	OAK	10
149331	2320278	7.67	OAK	10
149443	2320253	6.08	OAK	10
149427	2320291	7.16	OAK	10
149417	2320283	7.38	OAK	10
149383	2320335	8.41	OAK	10
149499	2320065	5.34	OAK	10
149504	2320052	6.20	OAK	10
149538	2320104	5.55	OAK	10
149268	2319884	11.70	OAK	11
149155	2320153	8.95	OAK	12
149171	2320014	12.60	OAK	12
149194	2320047	13.37	OAK	12
149185	2320011	12.30	OAK	12
149207	2320001	11.47	OAK	12
149295	2319958	9.72	OAK	12
149294	2319950	10.01	OAK	12
149262	2319926	11.37	OAK	12
149266	2319903	11.87	OAK	12
149297	2319902	11.91	OAK	12
149198	2319894	13.23	OAK	12
149277	2320067	7.83	OAK	12
149289	2320101	6.27	OAK	12
149276	2320112	6.69	OAK	12
149426	2319962	11.59	OAK	12
149438	2319974	11.57	OAK	12
149412	2319988	8.98	OAK	12
149455	2319973	11.63	OAK	12
149408	2320058	5.32	OAK	12
149516	2320025	9.23	OAK	12
149327	2320327	7.80	OAK	12
149332	2320279	7.81	OAK	12
149377	2320266	7.09	OAK	12
149413	2320230	5.89	OAK	12
149412	2320317	8.17	OAK	12
149386	2320295	8.02	OAK	12



149474	2320174	4.36	OAK	12
149541	2320079	7.84	OAK	12
149394	2320358	8.16	OAK	12
149418	2320320	8.49	OAK	12
149566	2320083	9.52	OAK	12
149558	2320075	9.47	OAK	12
149298	2320024	8.11	OAK	12
148083	2320046	13.96	OAK	12
149178	2320039	13.00	OAK	14
149193	2319996	11.43	OAK	14
149250	2319958	10.57	OAK	14
149174	2319958	11.24	OAK	14
149291	2320196	5.34	OAK	14
149322	2320302	7.94	OAK	14
149352	2320304	8.40	OAK	14
149354	2320304	8.62	OAK	14
149433	2320183	5.19	OAK	14
149098	2320218	6.83	OAK	15
149312	2319895	12.10	OAK	16
149324	2320225	6.34	OAK	16
149135	2320259	7.29	PINE	12
149133	2320259	7.31	PINE	12
149344	2320122	4.64	PINE	12
149353	2320145	4.83	PINE	12
149350	2320151	5.42	PINE	12
149356	2320189	4.68	PINE	12
149400	2320082	3.67	PINE	12
149373	2320351	8.30	PINE	12
149387	2320039	6.00	PINE	13
149335	2320123	4.52	PINE	14
149355	2320133	4.57	PINE	14
149348	2320298	8.08	PINE	14
149294	2320272	7.38	PINE	14
149141	2320264	7.54	PINE	15
149178	2320202	6.56	PINE	16
149169	2320244	6.77	PINE	16
149287	2320126	5.07	PINE	16
149359	2320189	4.55	PINE	16
149389	2320203	4.64	PINE	16
149386	2320232	5.86	PINE	16
149424	2320217	5.66	PINE	16
149129	2320211	6.87	PINE	17
149224	2320236	5.55	PINE	17
149268	2320024	9.61	PINE	18
149246	2320270	7.11	PINE	18
149391	2320174	5.33	PINE	18
149396	2320088	3.76	PINE	18

149532	2320053	9.05	PINE	18
149144	2320209	7.05	PINE	19
149240	2320274	7.38	PINE	20
149332	2320134	5.62	PINE	20
149348	2320160	5.24	PINE	20
149332	2320258	7.00	PINE	20
149233	2319919	12.00	PINE	21
149224	2320288	7.99	PINE	21
149343	2320048	5.47	PINE	22
149260	2320269	7.35	PINE	22
149347	2320112	4.34	PINE	22
149206	2319954	11.29	PINE	23
149206	2319864	13.56	PINE	23
149253	2320005	10.41	PINE	24
149336	2320113	4.88	PINE	24
149340	2320147	5.42	PINE	24
149374	2320242	6.14	PINE	28





# 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

March 7, 2016

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

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

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 \$2040 is due to be paid to New Hanover County, to my attention, upon receipt of this permit.**

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.

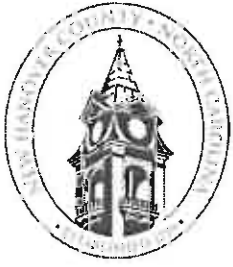
This permit will not preclude any other permits or approvals necessary for beginning or completing this development. It is the owner's responsibility to have all the approvals or permits that are required prior to beginning construction. Approval of an erosion control plan is conditioned on the applicant's 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  
Brian Chambers, 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 15.98 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.

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### SPECIAL CONDITIONS

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

\*All the soil erosion control measures will be installed as the site is cleared and maintained throughout construction. 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.

\*\*Phase 1B approved 3/7/16 for 5.10 acres includes 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.

\*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.

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

Acknowledgment of receipt of Permit

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Owner

*Beth Easley Wetherill*

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

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By (please print)

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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](mailto: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](mailto: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