



Planning, Development, &
Transportation Department

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

July 19, 2019

Kathryn Espinoza, 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 Watercraft Ferry Extension located at 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. Please contact our zoning office at 254-0900 to schedule the preconstruction meeting.***

All construction on the site must be in accordance with the City of Wilmington standards and the approved construction plans stamped by the City. All trees and areas designated to be saved or protected must be properly barricaded and/or marked throughout construction. In addition please be aware that to obtain a final zoning inspection for this construction project, the appropriate departments within the City of Wilmington must perform and approve final inspections.

To arrange for inspections please contact the assigned Zoning Enforcement Officer, at 254-0900. Staff will coordinate the inspections and provide a punch-list to the Developer within 5 working days. Upon correction of the punch-list items, a final inspection will be performed. ***NOTE: Zoning will not issue final approval until all requirements of the City of Wilmington are fulfilled.***

Please also be advised that any party aggrieved by the issuance of this approval may file a notice of appeal to the City Clerk within 30 days of receipt of active or constructive notice of this decision. It shall be presumed that all persons with standing to appeal have constructive notice of the decision from the date a sign containing the words "Zoning Decision" or "Subdivision Decision" in letters at least six inches high and identifying the means to contact an official for information about the decision is prominently posted on the property that is the subject of the decision, provided the sign remains on the property for at least 10 days. Posting of signs is not the only form of constructive notice. Any such posting shall be the responsibility of the landowner or applicant. Verification of the posting shall be provided to the official who made the decision. Absent an ordinance provision to the contrary, posting of signs shall not be required.

The City thanks you for your investment in our community and we look forward to working with you towards the construction of a quality development project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Chambers', with a horizontal line extending to the right.

Brian Chambers, AICP
Senior Planner



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TRANSMITTAL LETTER

TO: John Barham, Zoning Inspector
 DATE: July 19, 2019
 SUBJECT: **Riverlights Watercraft Ferry Extension** Project # 2019033
 LOCATION: 4410 River Road (Riverlights Project)

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 7/17/19	Riverlights Watercraft Ferry Extension Approved Plans
1	Dated 6/27/19	City Tree Removal Permit TPP-19-207
1	Dated 7/3/19	NHC Erosion Control #GP 17-19
1	Dated 7/19/19	City Stormwater Discharge Permit No. 2019040 (under separate cover)

REMARKS: **Riverlights Watercraft Ferry Extension** 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. **A MAP SHOWING ALL REQUIRED EASEMENTS AND RIFHT(S)-OF-WAY MUST BE REVIEWED BY CITY STAFF AND RECORDED AT THE REGISTER OF DEEDS PRIOR TO ISSUANCE OF A FINAL ZONING APPROVAL.**

- E. THIS PROJECT WILL REQUIRE THE DEDICATION OF PUBLIC DRAINAGE EASEMENT(S).
- F. PROPER DEDICATION OF PUBLIC EASEMENTS REQUIRES AN EASEMENT MAP (OR LEGAL DESCRIPTION) AND A DEED OF EASEMENT. THE EASEMENT MAP OR LEGAL DESCRIPTION IS PREPARED BY A LICENSED SURVEYOR. THE DEED OF EASEMENT IS PREPARED BY THE CITY ATTORNEY'S OFFICE (CAO). A TITLE POLICY FOR THE PROPERTY IS NECESSARY IN ORDER TO PREPARE THE DOCUMENT. RECORDATION OF BOTH THE EASEMENT MAP AND THE DEED OF EASEMENT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- G. THIS PROJECT WILL REQUIRE THE DEDICATION OF PUBLIC OR PRIVATE RIGHTS-OF-WAY.

NAME: SANDALWOOD WAY; HARPSWELL PLAZA; WATERCRAFT FERRY AVENUE

- H. THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.
- I. 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.
- 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. 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.
- L. 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.

- M. 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.**
- N. 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.**
- O. 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
Senior Planner

Copy: Kathryn Espinoza	Applicant (e-mail only)
Bret Russell	Construction Manager
Rob Gordon	Engineering
Jim Quinn	Stormwater Specialist
Aaron Reese	Urban Forestry
Rich Christensen	Engineering (email only)
Eric Seidel	Engineering (email only)
Trent Butler	Engineering (email only)
Chris Elrod	Wilmington Fire Department (e-mail only)
Chris Walker	Wilmington Fire Department (e-mail only)
Brian Blackmon	Surveyor (e-mail only)
Jim Sahlie	GIS Addressing (e-mail only)
Bill McDow	Traffic Engineering (e-mail only)
Mitesh Baxi	Traffic Engineering (e-mail only)
Don Bennett	Traffic Engineering (e-mail only)
Bernice Johnson	CFPUA (e-mail letter only)
Beth Easley Wetherill	NHC Erosion Control (e-mail only)
Michelle Hutchinson	GIS Engineer (e-mail only)
Amy Beatty	Community Services (e-mail only)

Ryan O'Reilly
Joan Mancuso
Amy Schaefer
Amy Dukes

Community Services (e-mail only)
City Zoning (email only)
City Attorney's Office (email only)
City Attorney's Office (email only)

File: **Riverlights Watercraft
Ferry Extension**

Project File # 2019033



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

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

APPROVED: X DENIED: _____

PERMIT #: TPP-19-207

Application for Tree Removal Permit

Name of Applicant: Donald J. Henry Phone: 910-473-5409 Date: 5/20/2019

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

Property Owner Address: 109 Pier Master Point, Suite 209 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 Watercraft Ferry Extension shall be replaced through the planting of street trees, buffer planting, and proposed park areas. See site plan.

Applicant Signature: [Signature] Date: 5/20/19

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

Reviewed By: [Signature] Date: 6/27/19

Remarks: Per APPROVAL PLAN SEE TABLES ATTACHED

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

NEW CONSTRUCTION: _____ EXPANSION: _____ OTHER: _____ PAID: \$100.00

Tree Preservation Permit Fees

Less than 1 acre	\$25.00
1-5 acres	\$50.00
<u>5-10 acres</u>	\$100.00
Greater than 10 acres	\$150.00

no
5/21/19
BC

Wilmington Landscaping Ordinance
RiverLights Watercraft Ferry Avenue Extension

Minimum number of Trees to be on Post Development Site

15 Trees/Acre * **6.93** Project Area **
 Equals = **0** Trees

**Project area consist of essential site improvements only.

Protected Trees to be Removed					
133	Pines	0	Gum/Maple	0	Mimosa
112	Oaks	0	Cherry	0	Poplar
0	Crape Myrtle	0	Magnolia	0	Amer. Holly
			Total =	245	Trees

Type	Regulated	Significant
Conifers	55	0
Hardwoods	97	1
Flowering Trees	0	0
Total Removed =		153

Regulated Trees for Mitigation

Pines	(0 DBH * 100%)	/	3 =	0 Trees
Oaks	(0 DBH * 50%)	/	3 =	0 Trees
Gum/Maple	(0 DBH * 50%)	/	3 =	0 Trees
Cherry	(0 DBH * 0%)	/	3 =	0 Trees
Crate Myrtle	(0 DBH * 0%)	/	3 =	0 Trees
Magnolia	(0 DBH * 0%)	/	3 =	0 Trees
Mimosa	(0 DBH * 0%)	/	3 =	0 Trees
Poplar	(0 DBH * 0%)	/	3 =	0 Trees
Amer. Holly	(0 DBH * 100%)	/	3 =	0 Trees

Significant Trees for Mitigation

Pines	(0 DBH *2* 100%)	/	3 =	0 Trees
Oaks	(24 DBH *2* 100%)	/	3 =	16 Trees
Gum/Maple	(0 DBH *2* 0%)	/	3 =	0 Trees
Cherry	(0 DBH *2* 0%)	/	3 =	0 Trees
Crate Myrtle	(0 DBH *2* 0%)	/	3 =	0 Trees
Magnolia	(0 DBH *2* 0%)	/	3 =	0 Trees
Mimosa	(0 DBH *2* 0%)	/	3 =	0 Trees
Poplar	(0 DBH *2* 100%)	/	3 =	0 Trees

TOTAL MITIGATION REQUIRED =	16 Trees
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WATERCRAFT FERRY AVENUE EXTENSION

	COUNT
REGULATED*	152
SIGNIFICANT	1
NON-REGULATED	92
TOTAL REMOVED	245

*Regulated trees exempt from mitigation due to location on essential site improvements.

TREES TO BE REMOVED				
NORTHING	EASTING	ELEVATION	TYPE	DIAMETER
147033.33	2320064.99	10.68	OAK	4
147127.59	2320100.16	6.03	OAK	4
147073.55	2320163.89	9.17	OAK	4
147143.35	2320088.11	5.65	OAK	4
147145.08	2320072.19	5.84	OAK	4
147169.59	2320066.25	6.77	OAK	4
147182.93	2320059.35	7.48	OAK	4
147188.97	2320038.35	7.97	OAK	4
147188.95	2320029.86	8.15	OAK	4
147224.81	2320013.73	9.47	OAK	4
147213.45	2319969.87	8.30	OAK	4
147221.07	2319965.33	8.39	OAK	4
147190.91	2319986.47	7.93	OAK	4
147001.24	2320900.73	9.20	OAK	6
147008.18	2320913.58	9.42	OAK	6
147020.66	2320069.60	10.85	OAK	6
147038.85	2320056.19	10.77	OAK	6
147050.17	2320040.76	10.22	OAK	6
147065.95	2320063.55	9.42	OAK	6
147045.05	2320066.91	10.42	OAK	6
147066.46	2320087.00	9.77	OAK	6
147087.86	2320141.88	8.07	OAK	6
147100.80	2320209.86	8.42	OAK	6
147082.60	2320209.91	8.91	OAK	6
147110.51	2320269.04	7.79	OAK	6
147131.32	2320243.36	6.54	OAK	6
147144.69	2320077.87	5.71	OAK	6
147142.81	2320067.58	5.78	OAK	6
147178.01	2320059.48	7.33	OAK	6
147185.19	2320058.01	7.72	OAK	6
147208.79	2320030.03	9.03	OAK	6
147218.26	2320033.85	9.48	OAK	6
147242.19	2320005.55	10.09	OAK	6
147218.17	2320013.40	9.17	OAK	6
147226.43	2319960.82	8.61	OAK	6
147234.23	2319954.46	8.76	OAK	6
147183.36	2319973.09	7.47	OAK	6
147177.31	2319968.92	7.26	OAK	6
147191.79	2319969.10	8.06	OAK	6
147089.57	2320035.15	7.46	OAK	6
147101.99	2320030.08	6.50	OAK	6
147121.49	2320034.52	5.96	OAK	6
147141.75	2319995.77	5.66	OAK	6
147142.12	2320003.73	5.69	OAK	6
147145.58	2319981.41	5.58	OAK	6
147154.33	2319995.56	6.17	OAK	6

NORTHING	EASTING	ELEVATION	TYPE	DIAMETER
147225.55	2320344.37	4.77	OAK	6
147152.94	2320329.00	5.61	OAK	6
147496.72	2319931.65	15.08	OAK	6
147513.58	2319922.97	13.92	OAK	6
147883.33	2320006.45	19.76	OAK	6
147879.91	2320008.85	19.50	OAK	6
146976.98	2321060.72	15.22	OAK	6
146998.45	2321075.56	16.12	OAK	6
146962.94	2321115.25	14.97	OAK	6
146968.58	2321140.43	15.09	OAK	6
147048.53	2320633.09	5.73	OAK	8
147048.86	2320628.25	5.65	OAK	8
147041.87	2320627.46	5.64	OAK	8
147055.89	2320601.23	6.02	OAK	8
147057.78	2320599.50	6.29	OAK	8
147196.31	2320047.42	8.42	OAK	8
147116.87	2320039.88	6.34	OAK	8
147185.24	2319966.56	7.53	OAK	8
147118.05	2320011.36	5.71	OAK	8
147261.20	2320279.53	5.72	OAK	8
147315.34	2320366.93	9.71	OAK	8
147314.52	2320350.82	10.47	OAK	8
147308.76	2320349.31	10.00	OAK	8
147307.79	2320360.04	9.02	OAK	8
147303.60	2320364.65	8.73	OAK	8
147304.94	2320368.25	9.16	OAK	8
147271.54	2320354.88	7.08	OAK	8
147284.63	2320317.18	8.11	OAK	8
147169.35	2320334.05	5.19	OAK	8
147002.64	2320462.21	6.18	OAK	8
146991.21	2321052.86	15.17	OAK	8
147005.14	2320464.11	6.01	OAK	10
147002.63	2320462.01	6.18	OAK	10
146877.94	2320451.22	6.35	OAK	10
146880.87	2320392.73	6.43	OAK	10
146886.77	2320289.34	9.33	OAK	10
146972.05	2320259.18	5.05	OAK	10
147367.13	2320336.82	25.85	OAK	10
147322.19	2320360.92	10.32	OAK	10
147301.88	2320374.97	9.08	OAK	10
147295.59	2320364.94	8.16	OAK	10
147286.69	2320370.75	7.65	OAK	10
147284.53	2320366.79	7.95	OAK	10
147277.82	2320372.36	7.10	OAK	10
146914.85	2320516.02	6.89	OAK	12
146946.01	2320430.21	9.10	OAK	12
146935.20	2320479.07	8.55	OAK	12
146956.11	2320477.15	8.98	OAK	12
146946.07	2320430.82	9.10	OAK	12
146926.63	2320360.08	8.07	OAK	12
146895.46	2320381.54	7.78	OAK	12
146862.25	2320262.28	9.68	OAK	12
146983.17	2320204.16	3.78	OAK	12
146977.62	2320188.17	3.84	OAK	12
147242.19	2320368.04	6.13	OAK	12
147233.52	2320357.86	5.34	OAK	12
147141.70	2320317.61	5.96	OAK	12
147149.16	2320324.04	5.89	OAK	12

NORTHING	EASTING	ELEVATION	TYPE	DIAMETER
146847.21	2320314.87	7.63	OAK	15
147073.68	2320276.12	6.97	OAK	15
147179.15	2320343.31	5.18	OAK	15
146917.76	2320354.21	7.94	OAK	16
146888.61	2320352.58	8.16	OAK	16
146880.15	2320365.94	6.80	OAK	18
146917.76	2320354.34	7.94	OAK	18
146928.52	2320429.40	9.99	OAK	24
147100.74	2320239.17	8.30	PINE	8
147187.32	2320226.71	2.71	PINE	8
147159.89	2320071.70	6.38	PINE	8
147166.44	2320072.15	6.67	PINE	8
147217.52	2319951.18	8.36	PINE	8
147235.39	2319963.71	9.03	PINE	8
147304.52	2320287.75	10.89	PINE	8
146901.19	2320457.32	7.56	PINE	10
147102.52	2320235.75	8.37	PINE	10
147103.78	2320270.03	8.02	PINE	10
147132.21	2320258.95	6.32	PINE	10
147429.01	2319982.21	8.55	PINE	10
147171.22	2320227.02	2.65	PINE	10
147225.28	2319950.34	8.55	PINE	10
147429.06	2319983.41	17.98	PINE	10
147454.48	2319984.11	17.68	PINE	10
147482.14	2319978.49	14.96	PINE	10
147129.14	2320298.17	6.76	PINE	10
147954.99	2320060.02	22.81	PINE	10
147930.43	2320065.45	22.91	PINE	10
147786.83	2320067.91	14.19	PINE	10
147821.40	2320016.53	18.34	PINE	10
147662.90	2319971.24	6.83	PINE	10
147537.87	2319991.21	9.17	PINE	10
147591.32	2319944.49	6.82	PINE	10
147590.60	2319955.12	6.71	PINE	10
147601.53	2319940.44	6.44	PINE	10
146980.89	2320998.21	12.09	PINE	10
146961.67	2321019.76	13.01	PINE	10
146965.53	2321015.63	12.91	PINE	10
146980.98	2320998.19	12.09	PINE	10
146987.32	2321025.69	13.71	PINE	10
146994.22	2321048.93	15.03	PINE	10
146952.00	2321040.59	13.54	PINE	10
146954.65	2321031.17	13.54	PINE	10
147803.27	2320012.00	16.73	PINE	11
147035.99	2320934.29	12.53	PINE	12
147033.34	2320915.81	11.99	PINE	12
146992.64	2320964.48	10.64	PINE	12
146993.92	2320967.60	10.65	PINE	12
147006.07	2320985.50	12.21	PINE	12
147034.34	2320834.26	11.28	PINE	12
147052.02	2320836.65	12.90	PINE	12
146899.64	2320372.21	7.61	PINE	12
146939.55	2320462.60	8.91	PINE	12
147015.27	2320488.67	7.01	PINE	12
146899.74	2320373.01	7.61	PINE	12
146858.62	2320295.00	8.85	PINE	12
147079.95	2320267.02	7.94	PINE	12
147015.73	2320330.74	3.07	PINE	12

NORTHING	EASTING	ELEVATION	TYPE	DIAMETER
147073.83	2320173.32	9.00	PINE	12
147077.27	2320170.52	8.93	PINE	12
147077.82	2320233.75	8.51	PINE	12
147108.48	2320225.00	8.25	PINE	12
147124.09	2320254.21	7.37	PINE	12
147148.65	2320011.44	6.28	PINE	12
147305.38	2320324.69	10.40	PINE	12
147364.16	2320313.90	14.52	PINE	12
147383.58	2320333.55	13.24	PINE	12
147207.51	2320360.21	6.53	PINE	12
147373.11	2320293.21	13.21	PINE	12
147378.81	2320330.80	13.88	PINE	12
147255.75	2320361.38	6.53	PINE	12
147207.59	2320264.20	3.04	PINE	12
147204.52	2320257.39	2.96	PINE	12
147198.64	2320263.40	2.43	PINE	12
147156.19	2320287.66	4.30	PINE	12
147150.60	2320280.07	4.72	PINE	12
147140.99	2320306.28	5.78	PINE	12
147131.44	2320286.90	6.27	PINE	12
147321.30	2319919.75	8.93	PINE	12
147554.41	2319944.65	8.86	PINE	12
147792.32	2320122.17	14.71	PINE	12
147799.66	2320078.29	15.90	PINE	12
146968.57	2321174.89	15.47	PINE	12
146939.01	2321142.21	13.80	PINE	12
147008.52	2321007.70	13.56	PINE	12
147022.06	2321011.45	14.41	PINE	12
146958.06	2321142.43	14.82	PINE	12
146939.01	2321115.32	13.90	PINE	12
146944.74	2321042.93	13.46	PINE	12
146953.14	2321054.80	14.21	PINE	12
146950.76	2321060.49	14.58	PINE	12
146863.26	2320526.19	6.13	PINE	14
147854.53	2320016.28	19.62	PINE	14
146974.54	2320996.10	11.92	PINE	14
146989.06	2321011.24	13.08	PINE	14
147008.82	2320901.58	9.45	PINE	15
147030.40	2320881.46	11.62	PINE	15
147029.60	2320924.95	11.71	PINE	15
146984.65	2320963.25	10.48	PINE	15
146877.39	2320296.21	9.30	PINE	15
146926.22	2320411.36	9.89	PINE	15
146922.08	2320381.61	9.10	PINE	15
146877.45	2320297.59	9.30	PINE	15
146856.89	2320255.10	9.50	PINE	15
147017.43	2320289.75	4.04	PINE	15
147007.21	2320311.96	3.77	PINE	15
146989.84	2320174.64	3.89	PINE	15
147055.45	2320225.31	7.84	PINE	15
147058.95	2320175.78	8.97	PINE	15
147035.07	2320094.06	10.73	PINE	15
147052.62	2320082.64	10.87	PINE	15
147165.88	2319983.82	7.27	PINE	15
147359.13	2319935.94	12.84	PINE	15
147383.49	2319919.24	12.97	PINE	15
147173.97	2320271.90	3.68	PINE	15
147132.89	2320326.21	6.84	PINE	15

NORTHING	EASTING	ELEVATION	TYPE	DIAMETER
147184.47	2320282.33	2.77	PINE	15
147189.13	2320293.97	2.98	PINE	15
147132.89	2320326.21	6.84	PINE	15
147186.87	2320331.48	4.88	PINE	15
147494.49	2319922.40	15.47	PINE	15
146902.62	2320503.80	7.26	PINE	16
146890.68	2320431.96	7.04	PINE	16
146933.79	2320347.19	8.36	PINE	16
146964.91	2320954.25	9.13	PINE	16
147010.55	2320891.16	9.72	PINE	18
147064.08	2320672.57	9.18	PINE	18
147069.53	2320725.83	11.82	PINE	18
146921.26	2320487.22	8.58	PINE	18
146950.14	2320442.25	9.34	PINE	18
146860.86	2320377.99	5.75	PINE	18
147014.39	2320070.21	3.69	PINE	18
146976.86	2320232.67	4.44	PINE	18
147017.66	2320299.89	3.69	PINE	18
147014.45	2320071.71	10.39	PINE	18
146907.91	2320239.18	8.26	PINE	18
147277.98	2320344.11	7.88	PINE	18
147203.55	2320236.44	2.71	PINE	20
146895.40	2320378.54	7.95	PINE	24
147009.49	2320370.61	4.84	PINE	24
146982.93	2320247.15	4.82	PINE	30



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

July 3, 2019

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

RE: Grading Permit #17-19, River Lights Development Watercraft Ferry Avenue Extension

Dear Mr. Donald Henry :

This office has reviewed the revised erosion and sedimentation control plan. We find the plan to be acceptable with performance reservations and modifications. **Please read the permit conditions carefully and return the signed blue original to our office and keep the copy for your records.** Approval of this land disturbing permit hereby give notice of our right of periodic inspection to ensure compliance with the approved plan.

As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (NOI) form requesting a Certificate of Coverage (COC) under the NCG010000 Construction Stormwater General Permit. This form MUST be submitted prior to the commencement of and land disturbing activity on the above named project, according to State Stormwater requirements. The NOI form may be accessed at deq.nc.gov/NCG01. Please direct questions about the NOI form to Annette Lucas at Annette.lucas@ncdenr.gov or Paul Clark at Paul.clark@ncddenr.gov. After you submit a complete and correct NOI Form, a COC will be emailed to you within three business days. Initially, DEMLR will not charge a fee for coverage under the NCG01 permit. However, on or after May 1, 2019, a \$100 fee will be charged annually. This fee is to be sent to the DEMLR Stormwater Central Office staff in Raleigh.

A copy of the enclosed land disturbing permit, a copy of the approved erosion and sedimentation control plan as well as any approved deviations, the NCG01 permit, a copy of the Certificate of Compliance (COC), records of inspections made during the previous 30 days and a rain gauge must be posted at the job site.

A preconstruction meeting is optional prior to any land disturbing activity on this project. Please contact me at (910) 798-7139 if you would like to schedule this meeting in our office. If you choose not to have the preconstruction meeting, you need to contact us with the date land disturbing activity will take place onsite and again once the initial erosion control measures are installed.

The land disturbing fee of **\$2265** is due to be paid to New Hanover County, to my attention, upon receipt of this permit.

New Hanover County's Erosion and Sedimentation Control Program is performance- oriented, requiring protection of existing 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 to the plan and its implementation of the revisions to insure compliance with the ordinance.

This land disturbing permit will expire within 1 year following the date of approval, if no land disturbing activity has been undertaken. If no activity takes place within one year after work has begun onsite, the permit will expire. Please contact this office to reactivate a permit that has expired.

Acceptance and approval of this erosion control plan is conditioned on your compliance with Federal and State water quality laws, regulations and rules. 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 and permits that are required prior to beginning construction.

Please note this approval is based in part on the accuracy of the information provided in the Financially Responsibility Form, which you provided. You are requested to file an amended form if there is any change in the information included on the form.

Your cooperation is appreciated,



Beth Easley Wetherill
NHC Soil Erosion Specialist

cc: Kathryn Espinoza PE, McKim & Creed
Brian Chambers, Senior Planner City of Wilmington



Permit# GP #17-19
LDNP 19-00086

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 IV-Cape Fear River, LLC authorizes the development of 7.55 acres of land at 4410 River Road for River Lights Development Watercraft Ferry Avenue Extension in New Hanover County. This permit issued on July 3, 2019 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 this permit, the approved Soil Erosion and Sedimentation Control Plan as well as any approved deviations, a copy of DEMLR's NCG01 Certificate of Compliance, records of inspections made during the previous 30 days and a rain gauge must be posted at the job site at all times.

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, may 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. Additional plan submittals and approvals may be required. Acceptance and approval of this erosion control plan is conditioned on the applicant's compliance with Federal and State laws, regulations and rules. This Permit does not preclude any other permits or approvals necessary for beginning or completing this development. It is the Permittee's responsibility to obtain all necessary permits and approvals that are required prior to beginning construction.

This approval is based in part on the accuracy of the information provided on the Financially Responsibility Form, which you provided. You are required to file an amended form if there is any change in the information that was provided.

SPECIAL CONDITIONS

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

- *All the soil erosion control measures will be installed as the site is cleared and maintained throughout construction. These include 4 construction entrances silt fences, silt fence outlets, inlet and outlet protection, concrete washouts, all NCG01 regulations and immediate installation and stabilization of the infiltration system and rain tanks in Phase II.
- *Silt fence stakes must be steel and will be placed **six feet apart without wire reinforcement and extra strength silt fence or eight feet apart with wire reinforcement**. Silt fence is **not** allowed as inlet protection.
- *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.
- *No sediment shall leave the site.
- *If these measures fail to adequately control erosion, more restrictive measures will be required.
- *If plan revisions are necessary you must submit a copy to this office for approval **prior** to any field changes.
- *Any borrow material brought onto this site must be from a legally operated mine or other approved source including a separate construction site with an active land disturbing permit. Borrow from any other location would require this permit to be revised to include the area where the borrow was generated as part of this site. Any soil waste that leaves this site can be transported to a permitted mine or separate construction site with an active land disturbing permit without additional permits. Disposal at any other location would require the disposal site to be included in this permit and would require submittal and approval of revised plans. You must notify this office of the location where soil is taken from or transported too prior to the activity.

*Note the required rates for seed, lime, fertilizer and mulch in your seeding specifications.

*Pre-construction meetings are optional. Contact Beth E. Wetherill at (910) 798-7139 to set up a meeting prior to land disturbing activity onsite. If you do not choose to have a preconstruction meeting prior to starting work on site, you should contact us when activity begins and again when the initial measures have been installed.

*Tree Removal Permits and/or Approvals are required from the City of Wilmington and/or New Hanover County.

*All City and/or County and State drainage and stormwater requirements will be adhered to.

*This permit does not preclude any permits or approvals which may be necessary. These include but are not limited to, City of Wilmington or New Hanover County Stormwater, Planning or Zoning, State or County C.A.M.A., DEMLR Water Quality, Water Resources or Solid Waste, the US Army Corps. of Engineers or any other agencies. The approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State Water Quality laws, regulations and rules.

* This land disturbing permit requires inspections and record keeping to be performed by the landowner, the financially responsible party or their agent, during and after each phase of the plan has been completed and after establishment of temporary ground cover. Records shall be maintained onsite until permanent ground cover has been established to provide sufficient root structure to restrain erosion. These phases include: installation of perimeter erosion and sediment control measures; clearing and grubbing of existing ground cover; completion of any phase of grading on slopes or fills that requires provisions of temporary or permanent ground cover; completion of storm drainage facilities; completion of construction or development; and quarterly until the establishment of permanent ground cover sufficient to restrain erosion. Or, until the financially responsible party has conveyed ownership or control of the tract of land for which the erosion and sedimentation control plan has been approved and the agency that approved the plan has been notified. If the financially responsible party has conveyed ownership or control of the tract of land for which the erosion and sedimentation control plan has been approved, the new owner's or person in control shall conduct and document inspections quarterly until the establishment of permanent ground cover sufficient to restrain erosion. The person who performs the inspections shall maintain and make available a record of the inspection at the site of the land disturbing activity until permanent ground cover has been established. The records will document: the installation of the erosion and sedimentation control measures, practices and devices as set forth by the approved plan or if the measures, practices and devices are modified after initial installation; the completion of any phase of grading for all graded slopes and fills shown on the approved plan, specifically noting the location and condition of the graded slopes and fills; the location of temporary or permanent ground cover, and that the installation of the ground cover does not significantly deviate from the approved plan; that maintenance and repair requirements for all temporary and permanent erosion and sedimentation control measures, practices and devices have been performed and that they don't significantly deviate from the approved plan; any significant deviation from the approved erosion control plans and identify measures that may be required to correct the deviation and document the completion of the corrective actions; it includes contact information for the person conducting the inspection and the date of the inspection. These requirements are in addition to inspections required by GS 113A 61.1.

* As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (NOI) form requesting a Certificate of Coverage (COC) under the NCG010000 Construction Stormwater General Permit unless this project has applied for an Individual Construction Stormwater Permit. The NOI form must be submitted prior to the commencement of any land disturbing activity on the above named project, according to State Stormwater requirements. The NOI form may be accessed at deq.nc.gov/NCG01. Please direct questions about the NOI form to Annette Lucas at Annette.lucas@ncdenr.gov or Paul Clark at Paul.clark@ncdenr.gov. After you submit a complete and correct NOI Form, a COC will be emailed to you within three business days. Initially, DEMLR will not charge a fee for coverage under the NCG01 permit. However, on or after May 1, 2019, a \$100 fee will be charged annually. This fee is to be sent to the DEMLR Stormwater Central Office staff in Raleigh.

*Additional self-inspections, record keeping and reporting is required by the Construction Stormwater General Permit - NCG01 per State Stormwater. It requires inspections and record keeping at least once per 7 calendar days and within 24 hours of a rain event of 1.0 inch or more, in 24 hours. Rain inspections reset the required 7 calendar day inspection

requirement. Records of inspection made during the previous 30 days must be kept onsite. Other reports are to be made available for 3 years. Reporting is required to the States Stormwater Divisions Regional Office for sediment deposits in streams or wetlands, oil spills, release of hazardous substances, anticipated bypasses, unanticipated bypasses and noncompliance with conditions of the permit that may endanger health or the environment. There are specific time frames for reporting and submittal of reports to the Divisions Regional Office. NCG01 includes 7 and 14 calendar day ground stabilization and materials handling requirements. Materials are to be kept in leak proof containers, under storm resistant cover or have secondary control structures. They are to be stored 50 feet away from storm drains, surface waters and wetlands. They include flocculants, equipment and vehicle maintenance, litter, building materials and land clearing waste, paint and other liquids, portable toilets, earthen stockpile management, concrete washouts, herbicides, pesticides and rodenticides, and hazardous and toxic waste. Contact the Department of Energy, Mineral and Land Resources Stormwater Division at deq.nc.gov/NCG01 or the Wilmington Regional Office at 910) 798-7215 for additional information.

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