



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: January 31, 2013
SUBJECT: Honey Baked Ham Project # 2012060
Construction Plan Release, Plans approved 1/30/2103
LOCATION: 1410 South College Road

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

| <u>QUAN.</u> | <u>DWG./NO.</u> | <u>DESCRIPTION</u> |
|--------------|------------------|----------------------------|
| 1 | Sheet C1 | Site Plan |
| 1 | Sheet C2 | Landscape and Utility Plan |
| 1 | Sheet C3 | Details |
| 1 | TPP-13-26 | Tree Removal Permit |
| 1 | Deed of Easement | Shared Parking Agreement |

RE: Honey Baked Ham, Project # 2012060, located at 1410 South College Road is hereby conditionally released for construction. 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 ON THE SITE PRIOR TO ANY WORK. FAILURE TO COMPLY WILL RESULT IN IMMEDIATE CIVIL PENALTIES.**
- 2. ANY TREES , INCLUDING THE CRITICAL ROOT ZONE AREA AND/OR AREAS 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.**
- 3. NO EQUIPMENT IS ALLOWED ON THE SITE AND NO CONSTRUCTION OF ANY BUILDING, STRUCTURE, WALL, UTILITIES, INFRASTRUCTURE, ETC., OF ANY KIND, WILL BE PERMITTED UNTIL:**
 - A. ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED,**
 - B. THE CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES.**
 - C. THE CITY ZONING INSPECTOR AUTHORIZES THE ACTIVITY.**
- 4. THE CITY SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLANS. ANY CHANGE REQUESTED DURING THE COURSE OF CONSTRUCTION BY ANY AGENCY OR DEPARTMENT REVIEW SHALL BE SUBMITTED TO THE TRC FOR APPROVAL.**

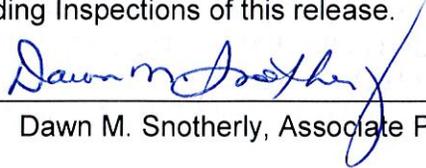
5. A COPY OF ANY RECORDED MAP(S) SHOWING ANY REQUIRED EASEMENT(S), DEDICATIONS, RIGHTS-OF-WAY, ETC. FOR THE PROJECT MUST BE SUBMITTED PRIOR TO ISSUANCE OF FINAL ZONING APPROVAL.
6. THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, AND REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS.
7. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.
8. IF ANY CONDITIONS OF THIS RELEASE ARE VIOLATED, A STOP WORK ORDER WILL BE ISSUED.
9. 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.
10. 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. ANY CHANGES TO THE SITE PLAN AS A PART OF THE REVIEW BY NCDOT MUST BE SUBMITTED TO THE CITY OF WILMINGTON FOR FURTHER REVIEW AND APPROVAL.
11. A FINAL INSPECTION BY CITY OF WILMINGTON ENGINEERING PERSONNEL WILL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR OPERATION OF THE PERMITTED FACILITY.

The Public improvements associated with this project include:

- Replacement or repair of broken or cracked driveway panels and/or sidewalks if necessary.

Please notify New Hanover County Building Inspections of this release.

Signature: _____


Dawn M. Sotherly, Associate Planner

Copy: Brad Sedgwick
Greg Taylor
Bret Russell
Rob Gordon
Chris Elrod
Jim Quinn
Tara Murphy
Don Bennett
Dave Brent

JBS Consulting, PA
TMC Taylor Construction, Inc (e-mail only)
Construction Manager
Engineering (e-mail only)
Fire and Safety (e-mail only)
Stormwater Specialist
Transportation Planning (e-mail only)
Traffic Engineering (via e-mail)
Traffic Engineering (via e-mail)

| | |
|-----------------|-----------------------------------|
| Derek Pielech | Engineering (e-mail only) |
| Brian Blackmon | Surveyor (e-mail only) |
| Karen Dixon | GIS Traffic Analyst (e-mail only) |
| Jim Sahlie | GIS Manager (e-mail only) |
| Bernice Johnson | CFPUA (e-mail only) |

File: Honey Baked Ham project file # 2012060



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January 31, 2013

Mr. Brad Sedgwick
JBS Consulting, PA
7332 Cotesworth Drive
Wilmington, NC 28405

RE: The Honey Baked Ham, Project # 2012060, located at 1410 South College Road –
Construction Release

I have attached a copy of the construction release for the Honey Baked Ham project, located at 1410 South College 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 of any building 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 office at 341-4697 to schedule the preconstruction meeting.***

All construction on the site must be in accordance with the City of Wilmington standards and the construction plans approved by the City of Wilmington on January 30, 2013. 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 zoning approval or certificate of occupancy for this construction project, the appropriate departments within the City of Wilmington must perform and approve final inspections.

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. ***NOTE: The Zoning Inspector will not issue final Zoning approval until all requirements of the City of Wilmington are fulfilled.***

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

Sincerely,

Dawn M. Sotherly, Associate Planner

Cc: Project #2012060 file
Mr. Greg Taylor, TMC Taylor Construction, Inc (via e-mail)



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 Planning Division
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APPROVED: DENIED:

PERMIT #: TPP-13-26

Application for Tree Removal Permit

Name of Applicant: BRAD SERGWICK / SBS CONSULTING Phone: 910-619-9990 Date: 12/19/12

Name of Property Owner: GLT PROPERTIES, LLC Phone: _____

Property Owner Address: 1406 CASTLE HAYNE RD. WILM, NC 28402

Address of Proposed Tree Removal: 1410 S. COLLEGE ROAD WILM, NC

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

1. 15" WILLOW TREE 6. _____
2. TREE TO BE REMOVED BECAUSE 7. _____
3. IT IS IN FOOTPRINT OF 8. _____
4. PLANNED EXPANSION OF 9. _____
5. BUILDING. 10. _____

Description of Replacement Tree(s): 4-2.5" CALIPER "ALLEE ELMS"

Applicant Signature: [Signature] Date: 12/19/12

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

Reviewed By: [Signature] Date: 1/28/13

Remarks: _____

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

NEW CONSTRUCTION: _____ EXPANSION: OTHER: _____ PAID: 12/19/12

RECEIVED

DEC. 19 2012

PLANNING DIVISION

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 |



FOR REGISTRATION REGISTER OF DEEDS
TAMMY THEUSCH BEASLEY
NEW HANOVER COUNTY, NC
2013 JAN 24 09:34:53 AM
BK:5706 PG:681-685 FEE:\$26.00

INSTRUMENT # 2013002615

STATE OF NORTH CAROLINA

DEED OF EASEMENT

COUNTY OF NEW HANOVER

Burdened Land: R05519-029-003-000

Benefited Land: R06107-001-007-000

This Deed of Easement, made and entered into this 22 day of JANUARY, 2013, in the City of Wilmington, North Carolina, by and between GLT Properties, LLC, a North Carolina limited liability company, and Coast Business Ventures, Inc., a North Carolina corporation ("Grantors"), and GLT Properties, LLC, a North Carolina limited liability company, and Coastal Business Ventures, Inc., a North Carolina corporation ("Grantees");

WITNESSETH:

GLT Properties LLC
1406 Castle Hayne Rd
Wilmington NC 28401

Whereas, the Grantors are the owner of that certain parcel of real property legally described as:

For a tie line to the point of beginning, beginning at the iron rod set at the southwestern corner of the above described 043 acre tract, at a point in the eastern line of a 17 50 feet wide alley, thence across the 1750 feet wide alley, North 80 degrees 00 minutes 00 seconds West 17.50 feet, to a point in the western line of the 17 5 feet wide alley, THE POINT OF BEGINNING THENCE FROM THE POINT OF BEGINNING North 80 degrees 00 minutes 00 seconds West 100 00 feet to a point, thence North 10 degrees 00 minutes East 80 00 feet to a point, thence South 80 degrees 00 minutes 00 seconds East 100.00 feet to a point in the western line of the 17 50 feet wide alley, thence along the western line of the 1750 feet wide alley South 10 degrees 00 minutes West 80 00 feet TO THE POINT OF BEGINNING Being a portion of the tract conveyed to Bobby W Harrelson by Deed recorded in the Deed Book 1287, Page 1336 of the New Hanover County Registry.

Which is identified by the New Hanover County Tax Office as:
R05519-029-003-000 (herein referred to as "burdened land"); and

Whereas, the Grantees are the owner of that certain parcel of real property legally described as:

Beginning at an iron pipe in the western line of South College Road, NC Highway 132, (formerly Third Street) that is located South 10 Degrees 00 minutes West 66 5 feet from the southern line of Peachtree Avenue, (60 foot wide public right of way), and runs thence, FROM THE POINT OF BEGINNING, along the southern line of the Wilhams Fabricare,

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RETURN TO Brad Sedgwick

JAN 24 2013

PLANNING DIVISION

Inc tract, (Deed Book 1447 at Page 0805 of the New Hanover County Registry), North 80 degrees 00 minutes West, 230 00 feet to an iron pump, thence, along the eastern line of a 17 5 foot wide alley, (not open) South 10 degrees 00 minutes West, 80.0 feet to an iron pipe, thence, along the northern line of the now or formerly Landmark Commercial, Inc tract, (Deed Book 1636 at Page 600), South 80 degrees 00 minutes East, 230 00 feet to an iron pipe in the western line of said South College Road, thence, along the western line of said College Road, North 10 degrees 00 minutes East, 80 00 feet to the point of beginning, and continuing 0 43 acre, more or less

The same being a part of Farm 41 of the Subdivision of Winter Park Gardens as shown on a map recorded in the Registry of New Hanover County, and also being all of that land described as the First Tract in Exhibit "A" in Deed book 1287 at Page 1341 of the New Hanover County Registry

Which is identified by the New Hanover County Tax Office as:
R06107-001-007-000 (herein referred to as "benefited land"); and

Whereas, the City of Wilmington requires adequate parking on the "benefited land" pursuant to that Site Plan Application for 1410 South College Road received on November 15, 2012, and said requirement cannot be met; and

Whereas, there is sufficient excess parking spaces on the "burdened land" to accommodate the additional parking spaces required for the City of Wilmington to approve the afore-referenced Site Plan without interfering with the parking required for the use on the "burdened land";

Now, therefore, in consideration of \$10.00 and other valuable considerations, receipt of which is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey to the Grantees an easement over the grantor premises for the limited purposes set forth below:

1. For the parking of no more than sixteen (16) automobiles in marked spaces;
2. For ingress and egress of automobiles for the purpose of parking; and
3. Parking to be limited to commercial use;

To have and to hold said easement unto the Grantees in perpetuity.

This easement is appurtenant and runs with the land and shall not be revocable without joinder of the City of Wilmington.

Except as herein set forth, the Grantors shall continue to have the full use and enjoyment of the Grantors property;

The Grantees shall bear full responsibility for the use and enjoyment of this easement and shall indemnify and hold harmless the Grantors from any claim of damages to person or property resulting from the use, occupancy, and possession thereof by the Grantees.

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JAN 24 2013

PLANNING DIVISION

STATE OF NC

COUNTY OF Brunswick

I, the undersigned Notary Public, do hereby certify that Gregory Lee Taylor, personally came before me this day and acknowledged that he is the sole Member/Manager of GLT Properties, LLC, a North Carolina limited liability company, and that he, as such, being authorized to do so, executed the foregoing on behalf of the company.

WITNESS my hand and notarial seal, this the 22 day of January, 2013.

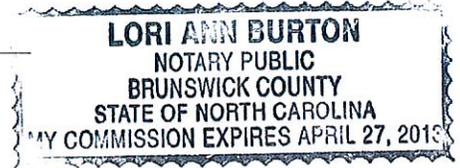
My Commission Expires:

April 27, 2013

Lori Ann Burton

Notary Public

(Official Seal)



STATE OF NC

COUNTY OF New Hanover

I, the undersigned Notary Public, do hereby certify that David J. Rose, III personally came before me this day and acknowledged that he is President of Coastal Business Ventures, Inc., a North Carolina corporation, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by Katherine P. Rose as its Secretary.

WITNESS my hand and notarial seal, this the 22 day of January, 2013.

My Commission Expires:

Nov. 15, 2016

Kristi K Sullivan

Notary Public

(Official Seal)



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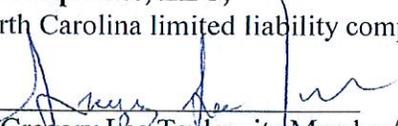
JAN 24 2013

PLANNING DIVISION

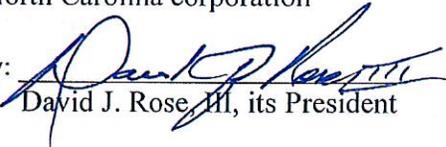
In witness whereof, the Grantors have hereunto set its hand and seal the day and year first above written.

GRANTORS

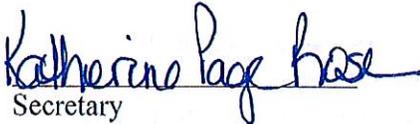
GLT Properties, LLC,
a North Carolina limited liability company

By: 
Gregory Lee Taylor, its Member/Manager

Coastal Business Ventures, Inc.,
a North Carolina corporation

By: 
David J. Rose, III, its President

Attest:


Secretary

(CORPORATE SEAL)



NOTARY ACKNOWLEDGEMENTS TO FOLLOW

RECEIVED

JAN 24 2013

PLANNING DIVISION