



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

October 15, 2015

Nina Brown
113 Cypress Avenue
Wrightsville Beach, NC 28480

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

RE: **Stone Garden**, located at 5726 Market Street

I have attached a copy of the construction release for the **Stone Garden**, located at 5726 Market Street. **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 Traci Lunceford, Zoning Inspector, at 254-0900. Ms. Lunceford 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,

A handwritten signature in black ink, appearing to read "Brian Chambers", written over a horizontal line.

Brian Chambers, Associate Planner



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TRANSMITTAL LETTER

TO: Traci Lunceford, Zoning Inspector
 DATE: October 15, 2015
 SUBJECT: **Stone Garden** Project # 2015058
 LOCATION: 5726 Market Street

REVISED 10/15/15

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 10/15/15	Stone Garden Approved Plans
1	Dated 7/21/15	City Tree Removal Permit TPP-16-10
1	Dated 9/21/15	City Stormwater Discharge Permit No. 2015031 R1

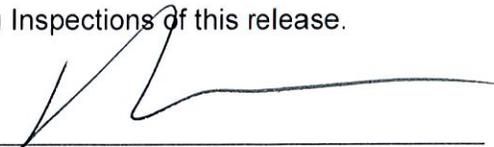
REMARKS: **Stone Garden**, located at **5726 Market Street**, is hereby conditionally released for construction. The following conditions must be satisfied as part of this release:

- 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. 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. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.
- F. 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.

- G. IF THE CONDITIONS LISTED ABOVE ARE VIOLATED, A STOP WORK ORDER WILL BE
- H. 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.
- I. 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: _____


Brian Chambers, Associate Planner

Copy:	Nina Brown	Stone Garden
	Bret Russell	Construction Manager
	Rob Gordon	Engineering
	Jim Quinn	Stormwater Specialist
	Aaron Reese	Urban Forestry
	Chris Elrod	Wilmington Fire Department (e-mail only)
	Sammy Flowers	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)
	Derek Pielech	Stormwater (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)
	Alina Jakubcanin	GIS Analyst (e-mail only)
	Genna Porter	Engineering (e-mail only)

File: **Stone Garden**

Project File # 2015058



Department of Planning,
 Development and Transportation
 Planning Division
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APPROVED: X DENIED: _____

PERMIT #: TPP-16-10

Application for Tree Removal Permit

Name of Applicant: Nina Brown / Stone Garden Phone: 538-0109 Date: 7-21-15

Name of Property Owner: Eston Brinkley Phone: _____

Property Owner Address: 5730 Market St. Wilm, 28405

Address of Proposed Tree Removal: 5726 and 5710 Market St

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

- 1. No trees to be removed
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____

Description of Replacement Tree(s): _____

I, _____, certify that the property owner has given me permission to apply for this permit on his/her behalf.

Applicant Signature: Nina Brown Date: 7-21-15

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

Reviewed By: [Signature] Date: 7/21/15

Remarks: NO TREES TO BE REMOVED

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

NEW CONSTRUCTION: _____ EXPANSION: _____ OTHER: _____ PAID: \$25.00

Tree Preservation Permit Fees

Less than 1 acre	\$25.00
1-5 acres	\$50.00
5-10 acres	\$100.00
Greater than 10 acres	\$150.00

RECEIVED
 JUL 21 2015