

January 13, 2022



Public Services

Engineering 212 Operations Center Drive Wilmington, NC 28412 910 341-7807 910 341-5881 fax wilmingtonnc.gov Dial 711 TTY/Voice

CONSTRUCTION RELEASE Cottages on Wrightsville

5525 Wrightsville Avenue

Consultant/Agent: Mr. Mark Hargrove, PE Port City Consulting Engineers, PLLC 6216 Stonebridge Road Wilmington, NC 28409 Property Owner:

Laurel Companies, LLC Timothy Ray Baker, GM 101 North Seaview Road Wilmington, NC 28409

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. Your project is hereby conditionally released for construction. Please make note of the conditions for this release as they appear below. These conditions must be followed and met for the construction to be approved.

Conditions of Release

- 1. A pre-construction meeting must be held between the site contractor/superintendent and city Engineering staff prior to any site work, tree removal, clearing or grading commencing within the public right-of-way. Failure to comply will result in civil penalties. Please contact our Engineering office at 910.341.5890 to schedule the preconstruction meeting.
- 2. This development shall comply with all local, regional, state, and federal development regulations. All applicable City of Wilmington Engineering Department requirements must be completed prior to the issuance of certificate of occupancy.
- 3. Failure to comply with the above conditions may result in the issuance of a Stop Work Order (SWO).

Conditions of Engineering Approval

- 1. This project will require the creation/recordation of restrictive covenants to ensure compliance with the approved stormwater permit. Restrictive covenants and HOA/POA documents must be reviewed and approved by City Engineering prior to recordation of the final plat.
- 2. 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:
 - A final inspection is required by City of Wilmington Engineering personnel (910) 341-5856.
- 3. Prior to a final inspection, a walkthrough with City Construction Management staff shall take place to verify completeness of site work in right(s)-of-way. Please contact the City Engineering Department at 910.341.0094.
- 4. 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.



- 5. This project is proposing less than 500 linear feet of right-of-way or public improvements. Per Chapter V of the City Fee schedule, the project will require Engineering inspection fees in the amount of \$250. This fee must be paid prior to issuance of plat recordation of certificate of occupancy. Please contact City Engineering at 910.341.0094 for payment options.
- 6. Approval of a major or minor site plan shall expire after 18 months from the date of such approval if the applicant has failed to make substantial progress on the site. City Engineering 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.

Signature:

Richard Christensen 1/13/2022

Project Engineer

Date

The following items are included in this release package:

Item	Permit Number	Date
Cottages on Wrightsville Approved Plans	N/A	01/12/22
City of Wilmington Drainage Permit	DP2022003	01/12/22

Copy: Kathryn Thurston Bret Russell Rob Gordon Joan Mancuso Catherine Meyer Zoning Administrator Construction Manager Engineering (email only) City Zoning (email only) City Zoning (email only)

File: Cottages on Wrightsville

Project #: N/A