



Planning, Development, &
Transportation Department
Planning Division
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

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

UPDATED

TRANSMITTAL LETTER

TO: John Barham Zoning Enforcement
Inspector
DATE: January 7, 2021
SUBJECT: **Cape Fear Center for Inquiry Parking Expansion** Project # 2020011
LOCATION: 2525 Wonder Way

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

PLEASE UPDATE SHEET L-1.O, TREE REMOVAL WITH THE ATTACHEMENT.

REMARKS: The **Cape Fear Center for Inquiry Parking Expansion** project, located at 2525 Wonder Way, 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 RIGHT(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. 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.**
- F. 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.**
- G. 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.**
- H. 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.**
- I. 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.**
- J. CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.**
- K. 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.**
- L. 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.

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.

N. 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: Nicole D. Smith, AICP, CZO, CFM
Associate Planner

Copy: Jim Cirello	Applicant (e-mail only)
Bret Russell	Construction Manager
Rob Gordon	engineering (email only)
Jim Quinn	Stormwater Specialist (email only)
Aaron Reese	Urban Forestry (email only)
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)
Denys Vielkanowitz	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	Community Services (e-mail only)
Joan Mancuso	City Zoning (email only)
Catherine Meyer	City Zoning (email only)
Debra Hornbuckle	City Zoning (email only)
Shawn Evans	City Attorney's Office (email only)
Courtney Salgado	City Attorney's Office (email only)

Joseph Wurzel
Nick Drees
Jon Roan
Ben Hughes

NC DOT (email only)
NC DOT (email only)
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File: **Cape Fear Center for Inquiry Parking Expansion**

Project File # 2020011



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910 341-3264 fax
wilmingtonnc.gov

January 7, 2021

Mr. Jim Cirello
Paramounte Engineering Inc.
122 Cinema Drive
Wilmington, NC 28403

RE: **Cape Fear Center for Inquiry Parking Expansion** project, located at 2525 Wonder Way

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,
Nicole D Smith, AICP, CZO, CFM
Associate Planner

APPROVED CONSTRUCTION PLAN
 DATE: JANUARY 7, 2021
 PROJECT #: 202011
 STORMWATER PERMIT #:2010018r3

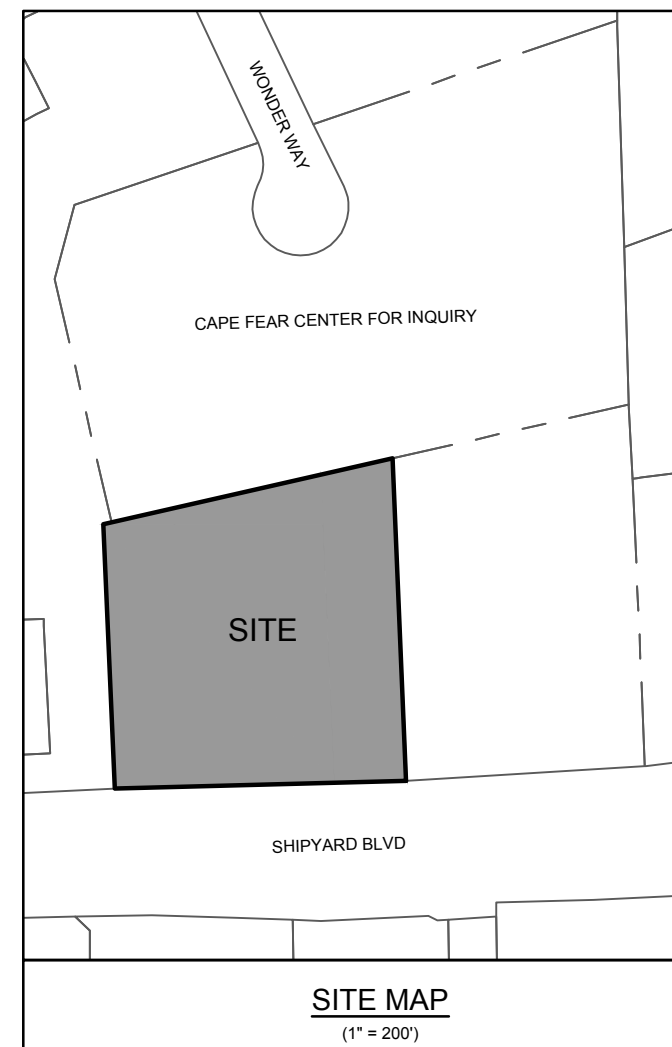
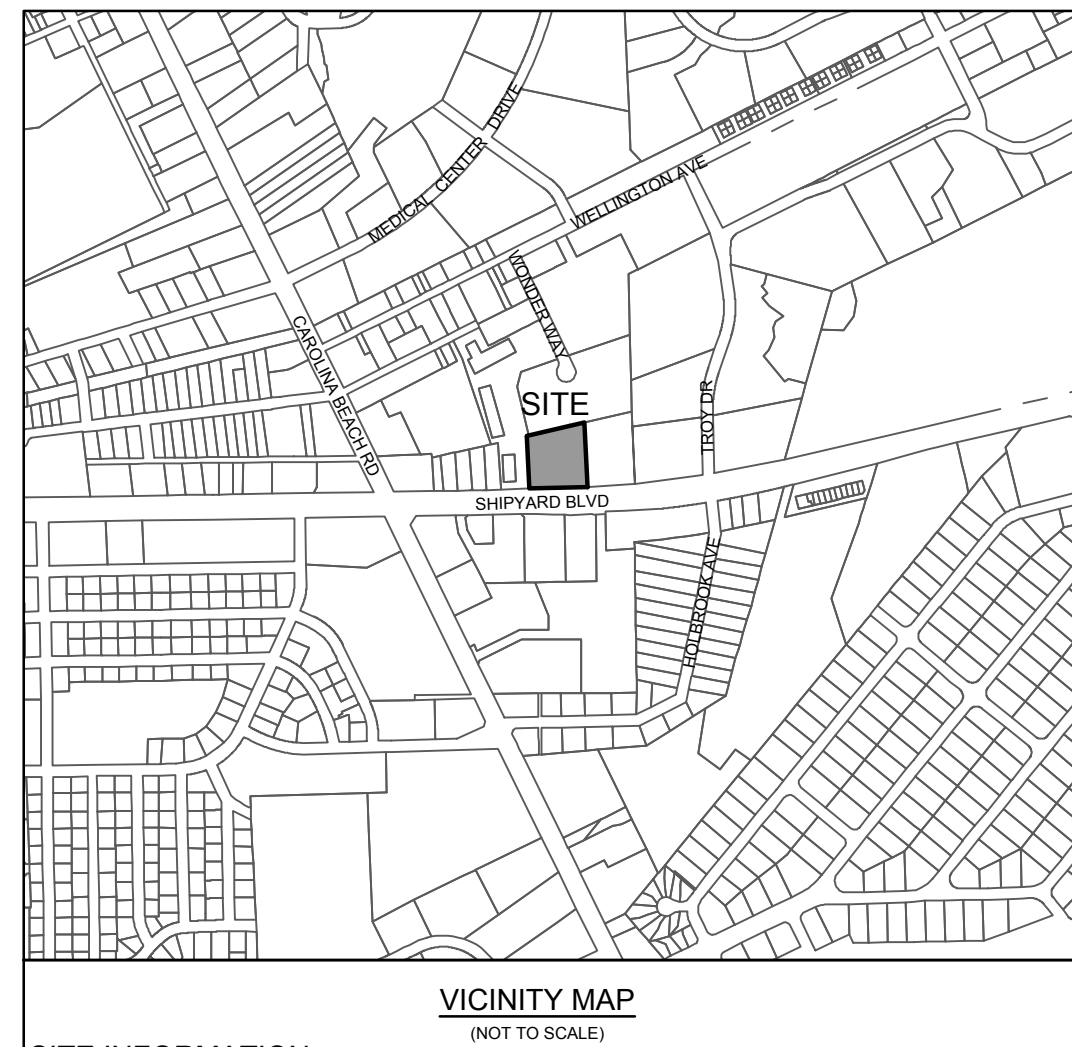
WILMINGTON PROPCO LLC
 PARID: R06018-004-001-000
 ZONING: O&I-1-OFFICE & INSTITUTION
 LAND USE: 805-Nursing Convalescent
 DB 6160 PG 573

CAPS OF VIRGINIA INC
 PARID: R06018-004-036-002
 ZONING: O&I-1-OFFICE & INSTITUTION
 LAND USE: 804-Other Medical & Health
 DB 2053 PG 10

STORAGE VENTURES I INC
 PARID: R06018-004-038-000
 ZONING: COM-Commercial
 LAND USE: 422-Self Storage/ Mini Storage
 DB 2175 PG 922

WILLIE STARGELL OFFICE PRK ASSN
 609 SHIPYARD BLV
 PARID: R06018-004-029-000
 ZONING: CS-COMMERCIAL SERVICE
 LAND USE: 961-CONDOMINIUM COMMON AREA
 DB 5462 PG 1177

GARRETT RUBY ETAL
 713 SHIPYARD BLV
 PARID: R06018-004-035-000
 ZONING: CS-COMMERCIAL SERVICE
 LAND USE: 10-1 FAM RES
 DB 6153 PG 1758



SITE INFORMATION
 PROJECT ADDRESS: 2525 WONDER WAY, 621, 703 & 705 SHIPYARD BLVD WILMINGTON, NC 28403
 OWNER INFORMATION: CORPORATION FOR INQUIRY, LLC 2525 WONDER WAY WILMINGTON, NC 28401
 TAX PARCEL IDENTIFICATION #: R06018-004-022-003 (2525 WONDER WAY) DB 6121 PG 2897
 TAX PARCEL IDENTIFICATION #: R 06018-004-032-000 (621 SHIPYARD BLVD) DB 6233 PG 876
 TAX PARCEL IDENTIFICATION #: R06018-004-033-000 (703 SHIPYARD BLVD) DB 4957 PG 2522
 TAX PARCEL IDENTIFICATION #: R06018-004-0034-000 (705 SHIPYARD BLVD) DB 1481 PG 188
 CURRENT ZONING: O&I-1(CD) (2525 WONDER WAY)
 EXISTING USE: SCHOOL (252 WONDER WAY) RESIDENTIAL (621, 703 & 705 SHIPYARD BLVD)
 PROPOSED USE: PARKING LOT
 TOTAL PROPOSED SITE AREA: ± 6.665 AC
 ± 5.076 AC (2525 WONDER WAY)
 ± 0.509 ACRES (621 SHIPYARD)
 ± 0.537 ACRES (703 SHIPYARD)
 ± 0.563 ACRES (705 SHIPYARD)

FLOOD INFORMATION: THIS PARCEL IS LOCATED IN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720312600K, DATED AUGUST 28, 2018
 CAMA LAND USE CLASSIFICATION: URBAN
 SPECIAL HIGHWAY OVERLAY DISTRICT: THE SITE IS NOT LOCATED IN A SPECIAL HIGHWAY OVERLAY DISTRICT

DIMENSIONAL REQUIREMENTS
 O&I-1 OFFICE & INSTITUTION
 - MINIMUM LOT AREA: 15,000 SF
 - MINIMUM LOT WIDTH: 80'
 - MAXIMUM LOT COVERAGE: 40%
 - MINIMUM FRONT SETBACK: 20'
 - MINIMUM REAR SETBACK: 20', 25' WHEN ABUTTING RESIDENTIAL USE
 - MINIMUM INTERIOR SIDE SETBACK: 10', 20' WHEN ABUTTING RESIDENTIAL USE
 - MINIMUM CORNER LOT SIDE SETBACK: 20'
 - MAXIMUM BUILDING HEIGHT: 45'

TREE REMOVAL NOTES:
 1. PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN TREE PROTECTION FENCING.
 2. ALL TREES TO BE REMOVED SHALL BE DUE TO ESSENTIAL SITE IMPROVEMENTS. MITIGATION FOR ANY TREE REMOVAL SHALL ONLY BE APPLICABLE TO SIGNIFICANT TREES REMOVED.

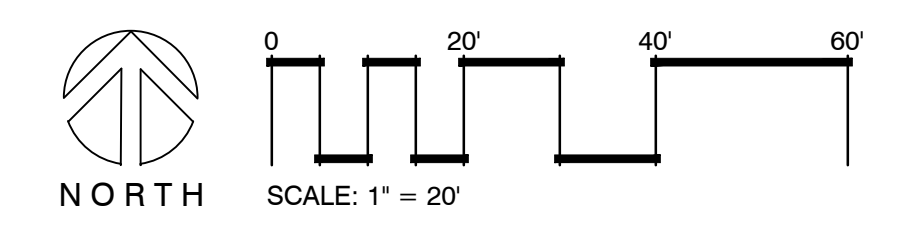
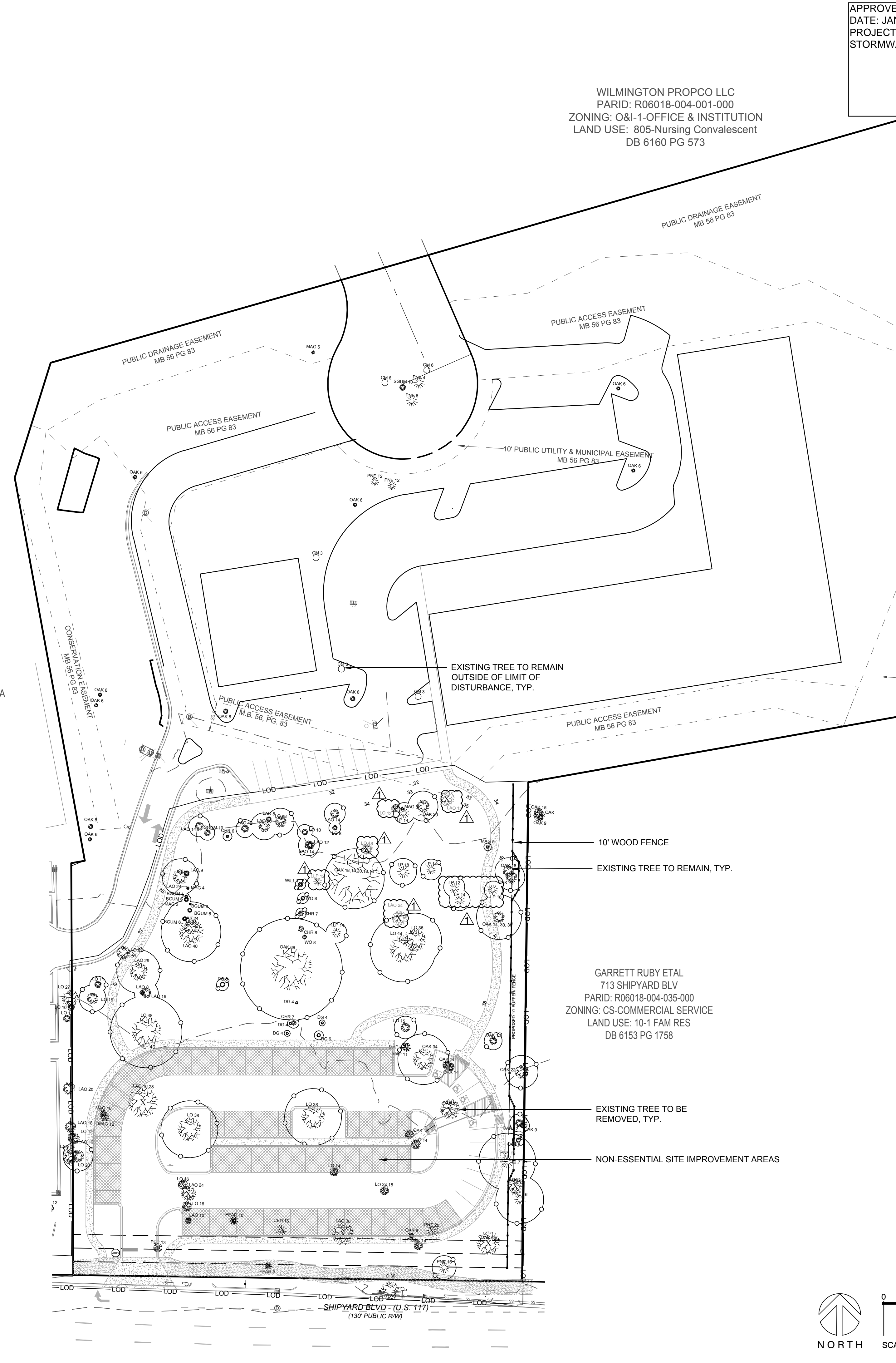
TREE MITIGATION NOTES:
 1. EXISTING TREES TO REMAIN WILL COUNT TOWARD CREDIT AGAINST MITIGATION AS PER TABLE 1 "CREDIT FOR PRESERVED TREES" IN SECTION 18-448 OF THE CITY OF WILMINGTON LDC.
 2. NO CREDIT WAS TAKEN FOR EXISTING TREES TO REMAIN LOCATED WITHIN THE BUFFERS.
 3. TREE PROTECTION FENCING WILL BE INSTALLED AS PER CITY OF WILMINGTON STANDARDS AND BE PRESENT BEFORE AND DURING CONSTRUCTION TO PREVENT EQUIPMENT AND PERSONNEL FROM DAMAGING PRESERVED TREES.

CFCI PARKING LOT ADDITION - Tree Removal Calculations

City of Trees	Caliper Inches*	Individual Trunk Calipers AND Individual Cluster Trunks	Tree Common Name	City Tree Type Classification	Total Cal. Inches to be Removed	% Mitigation	Essential Site Improvements	Significant	Total City of Mitigation Trees Required
1	16		CEDAR	conifer	16	100%	no	no	5
1	10		MAGNOLIA	flowering	10	100%	no	yes	7
1	12		MAGNOLIA	flowering	12	100%	no	yes	8
1	9		MAPLE	hardwood	9	100%	yes	no	1
1	11		MAPLE	hardwood	11	100%	yes	no	1
1	8		OAK	hardwood	8	100%	no	no	1
1	14		OAK	hardwood	14	100%	Dead	no	1
3	14		OAK	hardwood	42	100%	yes	no	3
1	16		OAK	hardwood	16	100%	yes	no	1
1	25		OAK	hardwood	25	100%	Buffer Damaged	yes	17
1	32		OAK	hardwood	32	100%	yes	yes	21
1	38		OAK	hardwood	38	100%	Dying	yes	25
1	12		OAK (LAUREL)	hardwood	12	100%	Dead from Storm	no	1
1	24		OAK (LAUREL)	hardwood	24	100%	Dead from Storm	no	2
1	24		OAK (LAUREL)	hardwood	24	100%	yes	yes	16
1	36		OAK (LAUREL)	hardwood	36	100%	Dying	yes	24
1	44	16	OAK (LAUREL)	hardwood	44	100%	yes	yes	29
1	14		OAK (LIVE OAK)	hardwood	14	100%	yes	no	1
2	16		OAK (LIVE OAK)	hardwood	32	100%	yes	no	2
1	18		OAK (LIVE OAK)	hardwood	18	100%	yes	no	1
2	16		OAK (LIVE OAK)	hardwood	32	100%	yes	no	2
1	9		PEAR	flowering	9	25%	yes	yes	2
1	10		PEAR	flowering	10	25%	no	yes	2
1	13		PECAN	conifer	13	25%	yes	yes	3
1	12		PINE (LOBLOLLY)	conifer	12	100%	Dead	no	1
1	20		PINE (LOBLOLLY)	conifer	20	50%	no	no	1
Total Significant Trees Mitigation Required:									147
Total Category 1 Regulated Trees To Be Removed with Essential Site Improvements:									29
Total Qty. of Significant Tree Mitigation (essential site improvements):									147
Total Tree Credits:									213
Total Qty. of Mitigation Trees Required on Site (or Pay in Lieu Equivalent):									-66

CFCI PARKING LOT ADDITION - Tree Preservation Credit

Qty of Trees	Caliper Inches *	Tree Common Name	Total Tree Caliper Inches to be Preserved	City Tree Mitigation Credit
2	7	CHERRY	14	14
1	8	CHERRY	8	8
1	6	CHERRY	6	6
3	3	GRAPE MYRTLE	9	9
2	6	GRAPE MYRTLE	12	12
4	4	DOGWOOD	16	16
1	6	DOGWOOD	6	6
1	8	DOGWOOD	8	8
1	10	GUM	10	10
1	4	MAGNOLIA	4	4
3	5	MAGNOLIA	15	15
2	8	LAUREL OAK	16	16
1	9	LAUREL OAK	9	9
1	10	LAUREL OAK	10	10
2	12	LAUREL OAK	24	24
3	14	LAUREL OAK	42	42
1	16	LAUREL OAK	16	16
2	18	LAUREL OAK	36	36
1	19	LAUREL OAK	19	19
1	20	LAUREL OAK	20	20
1	24	LAUREL OAK	24	24
1	29	LAUREL OAK	29	29
1	40	LAUREL OAK	40	40
1	8	LIVE OAK	8	8
1	11	LIVE OAK	11	11
3	12	LIVE OAK	36	36
1	15	LIVE OAK	15	15
2	18	LIVE OAK	36	36
1	20	LIVE OAK	20	20
1	22	LIVE OAK	22	22
0	36	LIVE OAK	0	0
1	38	LIVE OAK	38	38
1	44	LIVE OAK	44	44
1	48	LIVE OAK	48	48
6	6	OAK	36	36
3	8	OAK	24	24
1	20	OAK	20	20
1	24	OAK	24	24
1	12	OAK	12	12
1	14	OAK	14	14
2	18	OAK	36	36
2	18	OAK	36	36
1	34	OAK	34	34
1	68	OAK	68	68
1	14	OAK	14	14
2	8	WATER OAK	16	16
1	4	PINE	4	4
3	6	PINE	18	18
3	12	PINE	36	36
1	14	PINE	14	14
2	16	PINE	32	32
1	24	OAK	24	24
1	12	LONG LEAF PINE	12	12
1	14	LONG LEAF PINE	14	14
2	14	LOBLOLLY PINE	28	28
1	18	LOBLOLLY PINE	18	18
1	7	WILLOW	7	7
TOTAL CALIPER INCHES RETAINED ON SITE:				1277
TOTAL TREE CREDITS:				213



REVISIONS:

NO.	DATE	DESCRIPTION
1		REVISIONS PER CITY ARBORIST COMMENTS

CLIENT INFORMATION:
 CORPORATION FOR INQUIRY, LLC
 2525 WONDER WAY
 WILMINGTON, NC

PARAMOUNT ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6760 (F)
 NC License #: C-2846

TREE REMOVAL PLAN
 MINOR SITE PLAN
 CAPE FEAR CENTER FOR INQUIRY
 PARKING LOT ADDITION
 WILMINGTON, NORTH CAROLINA

PROJECT STATUS:
 CONCEPTUAL LAYOUT:
 FINAL DESIGN LAYOUT:
 RELEASED FOR CONSTRUCTION

SEAL
 DRAWING INFORMATION:
 DATE: 01/08/21
 SCALE: 1" = 20'
 DRAWN BY: JCC
 CHECKED BY: JCC
 L-1.0
 PEI JOB#: 18365.PE

RELEASED FOR CONSTRUCTION