

March 21, 2024

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

CONSTRUCTION RELEASE

Lake Pointe Townhomes

2328 & 2334 West Lake Shore Drive
Project # 2023018

Consultant/Agent: David L. Menius, P.E.
Stroud Engineering, P.A.
102-D Cinema Drive
Wilmington, NC 28403

Property Owner: Rodney Williams
West Lake Shore, LLC
5103 Lancome Court
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 staff prior to any site work, tree removal, clearing or grading commences on site. Failure to comply will result in civil penalties. Please contact our zoning office at 910.254.0900 to schedule the preconstruction meeting.
2. Any trees, including the critical root zone area and/or the area designated to be saved, must be properly barricaded or marked with fencing and protected throughout construction to ensure that no clearing or 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, including footings and building slabs, will be permitted until:
 - a. All tree protection fencing and silt fencing has been installed
 - b. New Hanover County has issued the grading permit and authorized the activity
 - c. Cape Fear Public Utility Authority has authorized the water and sewer activities
 - d. The assigned city zoning compliance officer has authorized the activity
4. This development shall comply with all local, regional, state, and federal development regulations. All applicable City of Wilmington Technical Review Committee requirements must be completed prior to the issuance of final zoning approval.
5. All truck traffic to and from the site shall adhere to NCDOT and City of Wilmington truck routes and restrictions (e.g. S. 3rd Street, Market Street). See city GIS gallery for routes, weight restrictions, etc.
6. Failure to comply with the above conditions may result in the issuance of a Stop Work Order (SWO).
7. 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.

Conditions of Final Zoning Approval

1. An Administrative Adjustment was approved for the following standards:
 - A. T.S. 7.C.b.6 – Minimum 26' from driveway curb return to projection of intersecting R/W line. A distance of 19' is provided.
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:
 - 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) 341-0094.
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. Any material test reports and stormwater videos as required shall be submitted prior to and approved by city Engineering. Please contact the City Engineering Department at 910.341.0094.
4. 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.
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. 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.
7. 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.
8. 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. Reference NC GS 160d-403.

9. Please notify New Hanover County Building Inspections of this release.

Project Planner:


Miranda G. Frantz, Associate Planner 3/21/2024
Date

I hereby acknowledge receipt of this construction release and understand and agree to adhere to all conditions as contained herein. The owner/developer assumes all risks and penalties with any delay or stop work order associated with a violation of this release. The City of Wilmington assumes no liability for any costs associated with this construction release.

Authorized Representative Date

Zoning Compliance Officer:

Devontae Smith, Compliance Officer Date

The following items are included in this release package:

Item	Permit Number	Date
Lake Pointe Townhomes Approved Plans	2023018	1/17/24
City of Wilmington Tree Permit	TPP-23-211	1/17/24
City Comprehensive Stormwater Management Permit	DP2023036	TBD

Copy: Devontae Smith
John Barham
Bret Russell
Rob Gordon
Jim Quinn
Aaron Reese
Ray Perryman
Eric Seidel
Trent Butler
Chris Elrod
Chris Walker
Brian Blackmon
Bill McDow

Zoning Compliance
Zoning Compliance
Construction Manager
Engineering (email only)
Stormwater Specialist (email only)
Urban Forestry (email only)
Engineering (email only)
Engineering (email only)
Engineering (email only)
Wilmington Fire Department (e-mail only)
Wilmington Fire Department (e-mail only)
Surveyor (e-mail only)
Traffic Engineering (e-mail only)



Randall Glazier
Denys Vielkanowitz
Bernice Johnson
Beth Easley Wetherill
Jeff Thomas
Bobby Lloyd
Amy Beatty
Ron McMillan
Catherine Horner
Shawn Evans
Courtney Salgado
Michael Satterfield
Joseph Wurzel
Nick Drees
Jon Roan
Ben Hughes
Randy Chavis
Angela Hammers
Michael Bass

Traffic Engineering (e-mail only)
Traffic Engineering (e-mail only)
CFPUA (e-mail letter only)
NHC Erosion Control (e-mail only)
GIS Engineer (e-mail only)
GIS Engineer (e-mail only)
Community Services (e-mail only)
Community Services (e-mail only)
City Zoning (email only)
City Attorney's Office (email only)
City Attorney's Office (email only)
City Attorney's Office (email only)
NC DOT (email only)
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File: **Lake Pointe Townhomes**

Project #: **2023018**

APPROVED: X DENIED: _____

PERMIT #: TPP-23-211

Application for Tree Removal from Private Property

Project Name: LAKE POINTE

Name of Applicant: WEST LAKE SHORE, LLC,
RODNEY WILLIAMS, MANAGER Phone: 910-279-6359 Date: 3/23/2023

Name of Property Owner: WEST LAKE SHORE, LLC,
RODNEY WILLIAMS, MANAGER Phone: 910-279-6359

Property Owner Address: 5103 LANCOME COURT WILMINGTON, NC 28409

Email address for permit to be sent: RODNEY@FRANKLINCONSTRUCTION.US

Address of Proposed Tree Removal: 2328 & 2334 WEST LAKE SHORE DRIVE

Description and location of tree(s) to be removed & reason for removal (provide attachment if necessary and tag tree(s) on site):

13 REGULATED TREES AND 6 SIGNIFICANT TREES LOCATED IN AREAS WHICH CONFLICT WITH ESSENTIAL SITE IMPROVEMENTS ARE TO BE REMOVED.
REFER TO ATTACHED PLANS (SHEET 3--EX CONDITIONS, TREE PROTECTION, & DEMO)

Description of replacement trees:

247 INCHES OF MITIGATION SHALL BE SATISFIED WITH ONSITE PLANTINGS AND RETENTION OF EXISTING TREES TO THE GREATEST EXTENT PRACTICABLE.
REFER TO ATTACHED PLANS (SHEET 2--SITE PLAN)

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

Applicant Signature: [Signature] Date: 4/6/23

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

Reviewed by: Miranda G. Frantz Date: 1/17/2024

Remarks: PIL of \$9,625 required prior to construction release.

ALL WORK MUST BE IN COMPLIANCE WITH THE CITY LAND DEVELOPMENT CODE, Section 18-317

NEW CONSTRUCTION: ____ EXPANSION: ____ OTHER: ____ PAID: X ____

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

******IF MITIGATION IS REQUIRED, CONTACT THE ZONING DEPARTMENT AT (910) 254-0900 TO
DISCUSS A PLANTING SCHEDULE******

Application can be mailed, emailed to: zoning@wilmingtonnc.gov or dropped off at our office. No tree removal shall occur until permit application has been reviewed and approved by City Staff. Failure to comply shall result in enforcement action, including civil penalties.