



**Development Services**

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

May 2, 2017

Howard Resnik  
Coastal Site Design  
P.O. Box 4041  
Wilmington, NC 28406

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

**RE: Masonboro Place (formerly Blanchard Division), located at 7054 Masonboro Sound 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 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,

Brian Chambers, AICP  
Senior Planner



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## TRANSMITTAL LETTER

TO: Cynthia Roush, Zoning Inspector  
DATE: May 2, 2017  
SUBJECT: **Masonboro Place (formerly Blanchard Division)  
(2017007)**  
LOCATION: 7054 Masonboro Sound Road

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 4/20/17	Masonboro Place Approved Plans
1	Dated 3/27/17	City Tree Removal Permit TPP-17-187
1	Dated 10/11/16	City Stormwater Management Permit DP2017021 (under separate cover)

REMARKS: **Masonboro Place (formerly Blanchard Division)**, located at **7054 Masonboro Sound Road**, 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. THE CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MUST HAVE A PRECON WITH CFPUA 332-6560.
  3. THE CITY ZONING INSPECTOR AUTHORIZES THE ACTIVITY.
- D. 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.



- E. 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.**
- F. 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.**
- G. 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.**
- H. 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.**
- I. 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: \_\_\_\_\_

Brian Chambers, AICP  
Senior Planner

Copy: Howard Resnik  
Bret Russell  
Rob Gordon  
Jim Quinn  
Aaron Reese  
Rich Christensen  
Trent Butler  
Chris Elrod  
Chris Walker

Coastal Site Design  
Construction Manager  
Engineering  
Stormwater Specialist  
Urban Forestry  
Engineering (email only)  
Engineering (email only)  
Wilmington Fire Department (e-mail only)  
Wilmington Fire Department (e-mail only)

Brian Blackmon  
Jim Sahlie  
Bill McDow  
Don Bennett  
Bernice Johnson  
Beth Easley Wetherill  
Michelle Hutchinson  
Amy Beatty  
Ryan O'Reilly  
Joan Mancuso

Surveyor (e-mail only)  
GIS Addressing (e-mail only)  
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)  
Community Services (e-mail only)  
Community Services (e-mail only)  
City Zoning (email only)

File: **Masonboro Place**

**Project File # 2017007**



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

PERMIT #: TDP-17-187

### Application for Tree Removal Permit

Name of Applicant: Blanchard Building and Properties, INC Phone: 910-540-0788 Date: \_\_\_\_\_

Name of Property Owner: Blanchard Building and Properties, INC Phone: 910-540-0788

Property Owner Address: 4143 Donnelly Lane Wilmington NC 28409

Address of Proposed Tree Removal: 7054 Masonboro Sound Road

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

- |  |           |
|--|-----------|
| 1. <u>13" WATER OAK - WITHIN PROPOSED BUILDING PAD</u> | 6. _____  |
| 2. _____   | 7. _____  |
| 3. _____   | 8. _____  |
| 4. _____   | 9. _____  |
| 5. _____   | 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: \_\_\_\_\_

Date: 3/24/17

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

Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_

Remarks: Tree removal on Sime's Family

Site, not significant

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

NEW CONSTRUCTION: \_\_\_\_\_ EXPANSION: \_\_\_\_\_ OTHER: \_\_\_\_\_ PAID: \$500 pd

#### 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

MAR 27 2017

PLANNING DIVISION