



December 7, 2022

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

CONSTRUCTION RELEASE

Mess Hall Parking Lot

2136 Wrightsville Avenue
Project # 2022037

Consultant/Agent: Mr. Rob Romero
210 Greenfield St. #221
Wilmington, NC 28401

*Property
Owner:*

Modern Urban Development, LLC
L.S. Smith
P.O. Box 4812
Wilmington, NC 28406

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. A map of recombination is required prior to final zoning approval.
2. A plat 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 final zoning approval.
3. This project will require the dedication of public access easement(s).
4. Proper dedication of public easements requires an easement plat (or legal description) and a deed of easement. The easement plat 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 to prepare the document. These documents can be submitted to the project planner for distribution to the pertinent city departments. Recordation of both the easement plat and the deed of easement will be required prior to the issuance of a Certificate of Occupancy. Please allow for no less than two weeks for deed preparation.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.



10. 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.

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

Project Planner: Patrick O'Mahony **12/7/22**
 Patrick O'Mahony, Associate Planner 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: _____
 Cynthia Roush, Zoning Compliance Date

The following items are included in this release package:

Item	Permit Number	Date
Mess Hall Parking Lot Approved Plans	2022037	12/6/22
City of Wilmington Tree Permit	TPP-23-041	12/7/22

- | | |
|---------------------|--|
| Copy: Cynthia Roush | Zoning Compliance |
| 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
Brian Blackmon
Bill McDow
Mitesh Baxi
Denys Vielkanowitz
Bernice Johnson
Beth Easley Wetherill
Michelle Hutchinson
Amy Beatty
Ron McMillan
Joan Mancuso
Catherine Meyer
Shawn Evans
Courtney Salgado
Joseph Wurzel
Nick Drees
Jon Roan
Ben Hughes
Randy Chavis
Angela Hammers
Michael Bass

Wilmington Fire Department (e-mail only)
Surveyor (e-mail only)
Traffic Engineering (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)
City Zoning (email only)
City Attorney's Office (email only)
City Attorney's Office (email only)
NC DOT (email only)
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File: **Mess Hall Parking Lot**

Project #: **2022037**

APPROVED: X DENIED: _____ PERMIT #: TPP-23-041

Application for Tree Removal from Private Property

Name of Applicant: ROB ROMERO Phone: 910.223.3137 Date: 08.26.22

Name of Property Owner: L.S. SMITH Phone: 336.404.0009

Property Owner Address: 1607 QUEEN STREET

Email address for permit to be sent: l.s.smith@gmail.com

Address of Proposed Tree Removal: 2136 WRIGHTVILLE AVE

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

1. +/- 30" QUERCUS ALBA WHITE OAK DAMAGED, DECAYING ON CORNER OF MOSS & WRIGHTVILLE AVE.
2. _____
3. _____

Description of replacement trees:

 7 JAPANESE ZELKOVAS
 9 NEW TREES - SPECIES TO BE DETERMINED

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

Applicant Signature: *[Signature]* Date: 08.26.22

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

Reviewed by: *[Signature]* Date 12/7/22

Remarks: Tree removal approved per site plans approved 12/6/22.

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

NEW CONSTRUCTION: ___ EXPANSION: ___ OTHER: PAID: ___ \$25 paid 8/29/22

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.