



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

February 11, 2019

Mr. Jason Miles
Criser Troutman Tanner
3809 Peachtree Avenue, Suite 102
Wilmington NC 28403

RE: **NHRMC Emergency Well House** project, located at 1923 Glen Meade 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,


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



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Dial 711 TTY/Voice

TRANSMITTAL LETTER

TO: John Barham, Zoning Enforcement Inspector
DATE: February 11, 2019
SUBJECT: NHRMC Emergency Well House Project # 2018089
LOCATION: 1923 Glen Meade Road

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 12/18/18	NHRMC Emergency Well House Approved Plans
1	Dated 1/23/19	Approved Tree Preservation Permit
1	Under Separate Cover	City Comprehensive Stormwater Management Permit No. 2019003

REMARKS: The **NHRMC Emergency Well House** project, located at 1923 Glen Meade 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 CFPWA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MUST HAVE A PRECON WITH CFPWA 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.**

- E. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.
- F. 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.
- G. 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.
- H. 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.
- I. 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.
- J. 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
Nicole D. Smith, Associate Planner

Copy: Jason Miles, PE, CFM
Bret Russell
Rob Gordon
Jim Quinn
Aaron Reese
Rich Christensen
Trent Butler
Chris Elrod

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

Chris Walker
Brian Blackmon
Jim Sahlie
Bill McDow
Mitesh Baxi
Don Bennett
Bernice Johnson
Beth Easley Wetherill
Michelle Hutchinson
Amy Beatty
Ryan O'Reilly
Joan Mancuso
Amy Schaefer
Amy Dukes

Wilmington Fire Department (e-mail only)
Surveyor (e-mail only)
GIS Addressing (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 Attorney's Office (email only)
City Attorney's Office (email only)

File: **NHRMC Emergency Well House**

Project File # 2018089



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APPROVED: ☒ DENIED: ☐

PERMIT #: TPP-19-117

Application for Tree Removal Permit

Name of Applicant: Stephanie Kelly, HagerSmith Design Phone: (910) 604-4360 Date: 01/31/19

Name of Property Owner: New Hanover Medical Center Phone: (910) 343-2788

Property Owner Address: PO Box 9000 Wilmington, NC 28402

Address of Proposed Tree Removal: 1923 Glen Meade Rd, Wilmington NC 28403

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

- | | |
|-----------------------------|-----------------------------|
| 1. <u>24" Longleaf Pine</u> | 6. <u>15" Longleaf Pine</u> |
| 2. <u>18" Longleaf Pine</u> | 7. <u></u> |
| 3. <u>15" Longleaf Pine</u> | 8. <u></u> |
| 4. <u>12" Longleaf Pine</u> | 9. <u></u> |
| 5. <u>24" Longleaf Pine</u> | 10. <u></u> |

Description of Replacement Tree(s): (3) of the six Longleaf Pines to be removed are subject to mitigation.
(25) Longleaf Pine replacement plugs or buy down required. Please see attached letter and Exhibit 'A.'

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

Applicant Signature: Stephanie Kelly Date: 01/21/19

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

Reviewed By: Nicole Dfsmith Date: 2/5/19

Remarks: PIL of \$16,100 was provided as tree mitigation.

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

NEW CONSTRUCTION: ☒ EXPANSION: ☐ OTHER: ☐ PAID: \$25.00 1/23/19

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

JAN 31 2019



February 5, 2019

City of Wilmington,
Department of Planning, Development & Transportation
305 Chestnut Street
Wilmington, NC 28401

Regarding: UPDATED Tree Removal Permit for 1923 Glen Meade Rd--NHRMC Emergency Well House

The proposed emergency domestic water supply well, along with the associated building and utilities, are situated on the only possible location of the subject lot. This is due to the State regulatory requirement that all property within a 100-foot radius of the well must be under direct control of the well owner to prevent/minimize the potential for well contamination. Please reference Exhibit 'A' layout. There are (6) existing protected longleaf pines directly adjacent to the proposed well house facility, which pose a hazard to the NHRMC emergency water supply during storm events and natural disasters. Three of the six protected longleaf pines have over 40% of their critical root zone within the development footprint, and one (tree #2) is considered to be exempt under essential site improvements LDO Section 18-461 (B). The five remaining longleaf pines require mitigation buydown. See Exhibit 'A' layout and calculations.

UDO Sec. 18-458 (c) - Tree protection during construction:

If the entire CRZ cannot be preserved, the disturbed area shall extend no closer to the protected tree trunk than one half (½) the radius of the CRZ. In no case can more than forty (40) percent of the CRZ be disturbed.

UDO Sec. 18-461 (a) - Exemptions to mitigation.

Protected trees removed within the footprint of the lot coverage are exempt from mitigation, provided the total building footprint does not exceed twenty-five (25) percent of the total lot area, and provided that the applicant has designed around trees in order to retain as many trees as practicable.

UDO Sec. 18-460 (e) - Mitigation.

Pines may be mitigated on site with long-leaf pine plugs spaced ten (10) feet apart at a rate of one (1) plug per inch DBH of the removed tree multiplied by the percentage in Table IV divided by three (3). Alternatively, up to one-half (½) of the pine plugs required for replacement may be substituted with replacement hardwoods of equal or higher value in Table IV at the rate of one (1) hardwood per pine plug required.

In accordance with UDO Section 18-460 (f), the property owner would like to request a mitigation buydown. As mentioned previously, the longleaf pines to be removed are a danger to the hospital's emergency water supply. (46) replacement trees on this small (0.68 acre) site would ultimately pose the same hazard, as those to be removed. Existing trees around the perimeter of the site are being protected and required buffer plantings (adj. to residential) and a street yard are being provided. See sheet L-1 Landscape Plan of the site plan submission package.

UDO Sec. 18-460 (f) - Mitigation.

If in the determination of the city manager, the site cannot accommodate the required numbers of trees or pine plugs, then only the amount of trees or pine plugs which can be accommodated on the site will be replaced and the remainder of caliper inches shall be mitigated through a payment in lieu of providing on-site trees. This payment shall be made into the City Tree Improvement Fund to be used for plantings of public spaces in the general vicinity of the project. The amount of the payment shall be in accordance with the pricing standards of the respective jurisdiction.

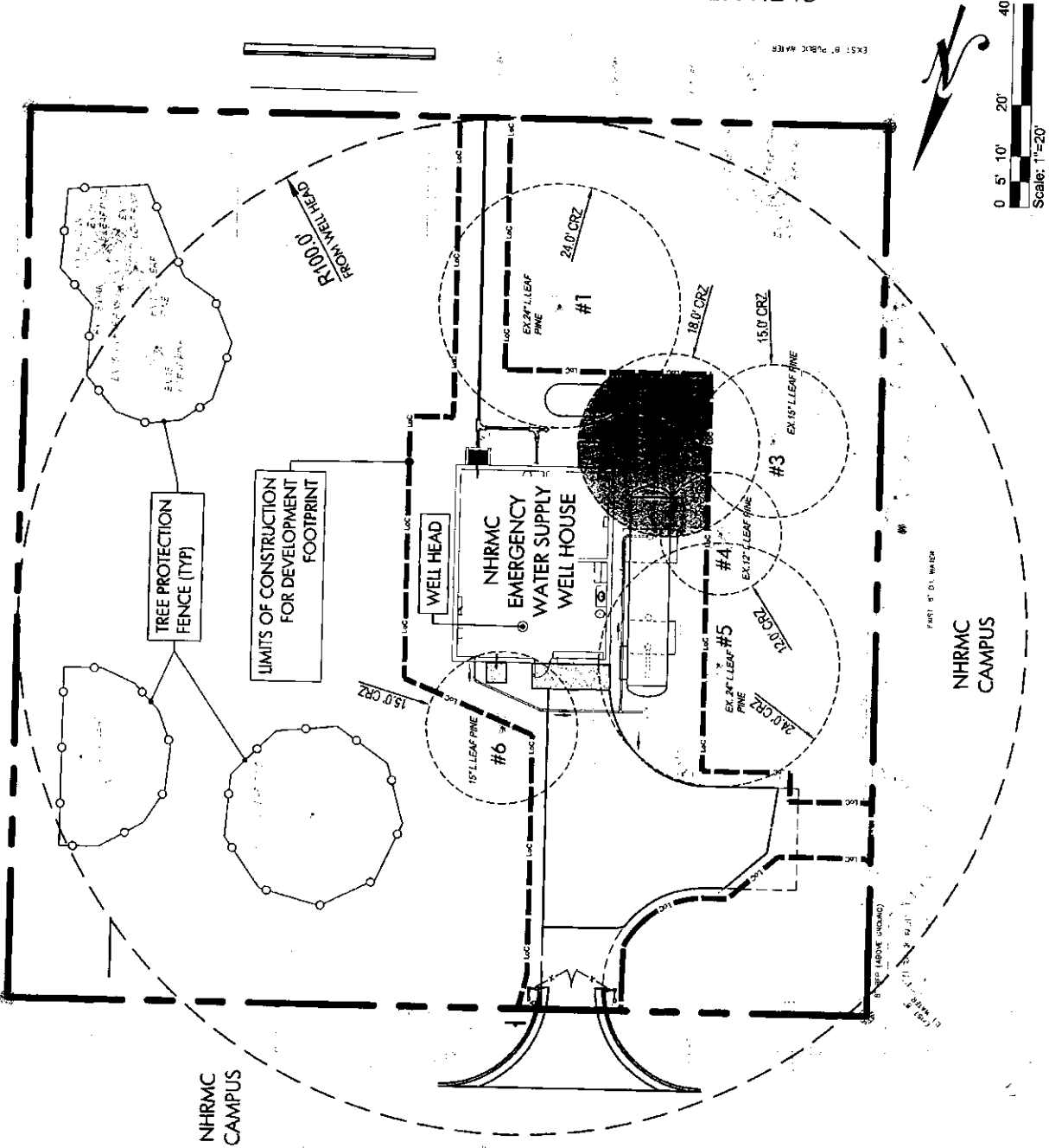
Thanks for your consideration in this matter.

Sincerely,

A handwritten signature in black ink that reads 'Stephanie M. Kelly'.

Stephanie M. Kelly, PLA

SINGLE-FAMILY RESIDENTIAL



TREE REMOVAL EXHIBIT 'A'

02/05/2019



UDO Sec. 18-458--Tree protection during construction:

If the entire CRZ cannot be preserved, the disturbed area shall extend no closer to the protected tree trunk than one half (1/2) the radius of the CRZ. In no case can more than forty (40) percent of the CRZ be disturbed.

UDO Sec. 18-461--Exemptions to mitigation:

Protected trees removed within the footprint of the lot coverage are exempt from mitigation, provided the total building footprint does not exceed twenty-five (25) percent of the total lot area, and provided that the applicant has designed around trees in order to retain as many trees as practicable. 6,636 SF (Development Footprint) / 29,560 SF (Site) = 22.4%

TREE #1: 24" LONGLEAF PINE (SIGNIFICANT) TO BE REMOVED

CRZ: 1,810 SF

AREA OF CRZ WIN DEVELOPMENT FOOTPRINT: 881 SF

% OF CRZ IMPACTED: 881 / 1,810 = 37.6%

MITIGATION REQUIRED: 24" * 2 = 48 / 3 = (16)

TREE #2: 18" LONGLEAF PINE TO BE REMOVED

CRZ: 1,018 SF

AREA OF CRZ WIN DEVELOPMENT FOOTPRINT: 736 SF

% OF CRZ IMPACTED: 736 / 1,018 = 72.3%

NO MITIGATION--ESSENTIAL SITE MITIGATION PER SEC. 18-461 (B)

TREE #3: 15" LONGLEAF PINE TO BE REMOVED

CRZ: 707 SF

AREA OF CRZ WIN DEVELOPMENT FOOTPRINT: 28 SF

% OF CRZ IMPACTED: 28 / 707 = 3.7%; (EXCLUDES IMPACT FROM EXISTING DRIVE)

MITIGATION REQUIRED: 15 / 3 = (5)

TREE #4: 12" LONGLEAF PINE TO BE REMOVED

CRZ: 452 SF

AREA OF CRZ WIN DEVELOPMENT FOOTPRINT: 165 SF

% OF CRZ IMPACTED: 165 / 452 = 36.5%

MITIGATION REQUIRED: 12 / 3 = (4)

TREE #5: 24" LONGLEAF PINE TO BE REMOVED

CRZ: 1,810 SF

AREA OF CRZ WIN DEVELOPMENT FOOTPRINT: 805 SF

% OF CRZ IMPACTED: 805 / 1,810 = 44.5%; (EXCLUDES IMPACT FROM EXISTING DRIVE)

MITIGATION REQUIRED: 24" * 2 = 48 / 3 = (16)

TREE #6: 15" LONGLEAF PINE TO BE REMOVED

CRZ: 707 SF

AREA OF CRZ WIN DEVELOPMENT FOOTPRINT: 381 SF

% OF CRZ IMPACTED: 381 / 707 SF = 53.9%

MITIGATION REQUIRED: 15 / 3 = (5)

TOTAL MITIGATION: (46)

MISCELLANEOUS CASH PAYMENT

DATE: 02/05/19

ACCOUNT NUMBER: 033-0000-380.00-02
 PROJECT NUMBER: Tree Mitigation Fee
 NAME: New Hanover Regional
 DESCRIPTION: 13PR10-Tree Mitigation
 NHRMC WELL HAVES
 AMOUNT PAID: \$16,100.00

BY: Nicole D. Smith

CITY OF WILMINGTON
 REPORT INT
 *** CLEVERLY ***

2/05/19 01

Type: SvcCh (User)
 80 MSER

01

CHESTER COUNTY CREDIT

TRF (M) CMT ON OFF

NEW HANOVER REGIONAL

NHRMC WELL HAVES

BY: N. COLE SMITH

PAC

Transfer Detail

Of Ref #	247125	\$16100.00
Total Deposited		\$16100.00
Total Payment		\$16100.00

Transfer Date: 2/05/19 To: 16,100.00

** THANK YOU **