



January 30, 2023

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

CONSTRUCTION RELEASE
Novant Family Medical Clinic - Greenfield
1423 Greenfield Street
Project # 2022035

<i>Consultant/ Agent:</i>	Lauren Dickson SEPI Engineering 1 Glenwood Avenue, Suite 600 Raleigh, NC 27603	<i>Property Owner:</i>	NOVANT HEALTH INC 2085 FRONTIS PLAZA BLVD WINSTON SALEM NC 27103
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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).



Conditions of Final Zoning Approval

1. 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.
2. 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.
3. 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.
4. 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 \$250.00. 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.
5. The private drainage easement must be recorded prior to final certificate of occupancy.
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.

1/30/23

Project Planner:

Jeff Walton, 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 Whitfield, Compliance Officer

Date

The following items are included in this release package:

Item	Permit Number	Date
Novant Health Family Clinic Greenfield	2022035	1/30/23
City of Wilmington Tree Permit	TPP-23-133	1/5/23
New Hanover County Grading Permit (email)	Approved	1/4/23
City Stormwater Management Permit	2023003	TBD

Copy: John Barham
 Bret Russell
 Rob Gordon
 Jim Quinn
 Aaron Reese
 Rich Christensen
 Eric Seidel
 Trent Butler
 Chris Elrod
 Chris Walker
 Brian Blackmon

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)



Jim Sahlie
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

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 Zoning (email only)
City Attorney's Office (email only)
City Attorney's Office (email only)
NC DOT (email only)
NC DOT (email only)
NC DOT (email only)
NC DOT (email only)

APPROVED: _____ **DENIED:** _____

PERMIT #: TPP-23-133

Application for Tree Removal from Private Property

Name of Applicant: Mary Anna Phillips Phone: 843-602-1811 Date: 8/3/22

Name of Property Owner: Novant Health Phone: _____

Property Owner Address: 3334 Healy Drive Winston-Salem, NC 27103

Email address for permit to be sent: mary.phillips@novanthealth.org

Address of Proposed Tree Removal: 1423 Greenfield Street Wilmington, NC 28401

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

1. See plan sheet CV110 for trees and reason for removal
2. _____
3. _____

Description of replacement trees:

See Landscape Plan LP100 for proposed trees on site

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

Applicant Signature: Lauren Dickson Digitally signed by Lauren Dickson
DN: C=US, E=ldickson@sepiinc.com, O="SEPI
Engineering and Construction, Inc.", CN=Lauren Dickson
Date: 2022.08.03 11:41:02-04'00' Date: 8/3/2022

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

Reviewed by: _____ Date: _____

Remarks: **APPROVED**
By Jeff Walton at 11:55 am, Jan 05, 2023

RECEIVED

By Jeff Walton at 11:43 am, Aug 03, 2022

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

NEW CONSTRUCTION: ____ EXPANSION: ____ OTHER: ____ PAID: _____

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.

Jeff Walton

From: Wetherill, Beth <BWetherill@nhcgov.com>
Sent: Wednesday, January 4, 2023 11:58 AM
To: Lauren Dickson
Cc: Jeff Walton
Subject: RE: Novant Family Medical Clinic - 1423 Greenfield Street Wilmington, NC

Jeff,

Technically this project has permitted itself as we have been unable to review it within the time frame allowed. If possible, would you be able to issue an early grading release without the LD permit?

Thanks,

Beth Wetherill

Engineering Specialist
New Hanover County - Engineering
(910) 798-7432 p | (910) 798-7051 f
BWetherill@nhcgov.com
230 Government Center Drive, Suite 160
Wilmington, NC 28403
www.NHCgov.com

From: Lauren Dickson <LDickson@sepiinc.com>
Sent: Wednesday, January 4, 2023 11:32 AM
To: Wetherill, Beth <BWetherill@nhcgov.com>
Cc: Jaclyn Adriatico <JAdriatico@sepiinc.com>; Dan Miller <DMiller@sepiinc.com>
Subject: Novant Family Medical Clinic - 1423 Greenfield Street Wilmington, NC

**** External Email: Do not click links, open attachments, or reply until you know it is safe ****

Good morning Beth and Happy New year,

I hope your new year is off to a good start. I wanted to check in with you regarding our approval for the Novant Family Medical Clinic located at 1423 Greenfield Street. The client has asked for an early grading release and I believe the 30 days has past for our review. Could you please respond if this is the case so I can let our planner, Jeff Walton at the City of Wilmington know he can issue that early grading release for the project?

Thank you,



LAUREN DICKSON PLA (NC, SC) ASLA
Project Manager | Land Development
SEPI [A Division of TranSystems]
[One Glenwood Ave, Suite 600, Raleigh, NC 27603](#)
[919.573.9933](#) D | [919.473.9003](#) C

My email address is changing from ldickson@sepiinc.com to ldickson@transystems.com. I will still be able to receive email at both addresses but starting on January 9th I am going to stop sending as my existing email address. Please update your address books. Thank you!

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