

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



October 21, 2020

Mr. Brad Sedgwick JBS Consulting, PA 7332 Cotesworth Drive Wilmington, NC 28405

RE: Project Hot Dog project, located at 700 South 17th Street

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,

Patrick O'Mahony Associate Planner



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



TRANSMITTAL LETTER

TO:Cynthia Roush, Zoning Enforcement InspectorDATE:October 21, 2020SUBJECT:Project Hot DogLOCATION:700 S. 17th Street

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

QUA	۸N.	DWG./NO.	DESCRIPTION
1	Date	ed 10/21/20	Project Hot Dog Approved Plans
1	Date	ed 10/12/20	Approved Tree Preservation Permit (TPP-21-068)

REMARKS: The **Project Hot Dog** project, located at 700 South 17th Street, 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. BETH WETHERILL HAS FORMALLY ISSUED THE GRADING PERMIT AND AUTHORIZED THE ACTIVITY
 - 3. THE CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MUST HAVE A PRECON WITH CFPUA 332-6560.
 - 4. 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. 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.
- F. 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.
- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. 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.

L. 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: ____

Patrick O'Mahony, Associate Planner

Copy: Brad Sedgwick Bret Russell Rob Gordon Jim Quinn Aaron Reese Rich Christensen Eric Seidel Trent Butler Chris Elrod Chris Walker Brian Blackmon Jim Sahlie Bill McDow Mitesh Baxi Denys Vielkanowitz Bernice Johnson Beth Easley Wetherill Michelle Hutchinson Amy Beatty Ryan O'Reilly Joan Mancuso Catherine Meyer Debra Hornbuckle Shawn Evans Courtney Salgado Joseph Wurzel Nick Drees Jon Roan Ben Hughes

Applicant (e-mail only) **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) 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 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)

File: Project Hot Dog

Project File # 2020033

RECEIVED By waltonj at 8:23 am, Aug 21, 2020					
WILMINGTON NORTH CAROLINA		Department of Planning, Development and Transportation Planning Division 305 Chestnut Street PO Box 1810 Wilmington, NC 28402-1810 910 254-0900 910 341-3264 fax			
	PERMIT #: TPP-21-068	www.wilmingtonnc.gov			
Application for Tree Removal Permit					
Name of Applicant: PLAD SEDGUICH, 1E	Phone: <u>9066999</u>	Date: 6/20/20			
Name of Property Owner: LOUIS NORAH	Phone:	1 5			
Property Owner Address: 700 SOUTH 17m STREET					
Email address for permit to be sent: bradzedgeside hor MML con					
Address of Proposed Tree Removal: 700 /702 SOUTH 1746 STREET					
Description and location of tree(s) to be removed & reason for removal: (provide attachment if necessary and tag tree(s) on site)					
1. NO TIGES TO BE TEMOR	2				
2. 6 STREET FRONTASE TO BEADDED					
3					
Description of replacement trees: CARELWA SILVE	RBROL PER ARIE	Jeece			
I D'RAD SEDSWISK certify that the					
permit on his/her behalf,	property owner has given me perr	nission to apply for this			
Applicant Signature: Date: 262620					
**************************************	L USE ONLY************************************	******			
Reviewed by: the Ding	Date 10/12/20				
Remarks: No free removal propos	rd '				
ALL WORK MUST BE IN COMPLIANCE WITH THE CITY LAN		LANDSCAPING AND TREE			
PRESERVATION					
	ION: OTHER: PAID: No 1	<u>ru</u>			
Tree preserva Less than 1 acre	ation permit fees \$25.0	0			
1-5 acres	\$25.0				
5-10 acres	\$100.0	0			

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

Greater than 10 acres

Application can be mailed, emailed to: zoning@wilmingtonnc.gov or dropped off at our office.

\$150.00