



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
Dial 711 TTY/Voice

TRANSMITTAL LETTER

TO: Zoning Enforcement Inspector
DATE: March 11, 2021
SUBJECT: **Grace Hodgkins Residence Mixed Use** Project # 2020027
LOCATION: 601 South Front Street

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 3/5/21	Grace Hodgkins Residence Mixed Use Approved Plans
1	Dated 8/17/20	Approved Tree Preservation Permit
1	Dated TBD	City Comprehensive Stormwater Management Permit No. 2021003

REMARKS: The Grace Hodgkins Residence Mixed Use project, located at 601 South Front 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. 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. ALL TRUCKING TO AND FROM THE SITE SHALL ADHERE TO NCDOT AND COW TRUCK ROUTES AND RESTRICTIONS (I.E. S. 3RD ST, MARKET STREET). SEE CITY GIS GALLERY FOR ROUTES, WEIGHT RESTRICTIONS, ETC.**

- E. THIS PROJECT WILL REQUIRE SUBMITTAL OF A REQUEST FOR RECYCLING AND TRASH SERVICES FORM. SUBMITTAL OF THIS FORM WILL ENSURE ALL RESIDENTS RECEIVE CITY RECYCLING AND TRASH SERVICES AS REQUIRED BY SECTION 10-4 OF CITY CODE. IT IS REQUIRED FOR PUBLIC STREET DEDICATIONS SERVING SINGLE FAMILY OR DUPLEX LOTS AND OPTIONAL FOR PRIVATE STREETS. N/A FOR COMMERCIAL OR MULTI-FAMILY ROADS (PUBLIC OR PRIVATE).**
- F. 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.**
- G. 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.**
- H. 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.**
- I. 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.**
- J. 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.**
- K. 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.**
- L. 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.

M. 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: _____
Jeff Walton, Associate Planner

Copy: Shane Lippard, PE	Applicant (e-mail only)
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	Wilmington Fire Department (e-mail only)
Brian Blackmon	Surveyor (e-mail only)
Jim Sahlie	GIS Addressing (e-mail only)
Bill McDow	Traffic Engineering (e-mail only)
Mitesh Baxi	Traffic Engineering (e-mail only)
Denys Vielkanowitz	Traffic Engineering (e-mail only)
Bernice Johnson	CFPUA (e-mail letter only)
Beth Easley Wetherill	NHC Erosion Control (e-mail only)
Michelle Hutchinson	GIS Engineer (e-mail only)
Amy Beatty	Community Services (e-mail only)
Davina Bell	Community Services (e-mail only)
Joan Mancuso	City Zoning (email only)
Catherine Meyer	City Zoning (email only)
Debra Hornbuckle	City Zoning (email only)
Shawn Evans	City Attorney's Office (email only)
Courtney Salgado	City Attorney's Office (email only)
Joseph Wurzel	NC DOT (email only)
Nick Drees	NC DOT (email only)
Jon Roan	NC DOT (email only)
Ben Hughes	NC DOT (email only)



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910 254-0900
910 341-3264 fax
wilmingtonnc.gov

March 11, 2021

Mr. Shane Lippard, PE
Right Angle Engineering
212 Princess Street
Wilmington, NC 28401

RE: Grace Hodgkins Residence Mixed Use project, located at 601 South Front 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.***

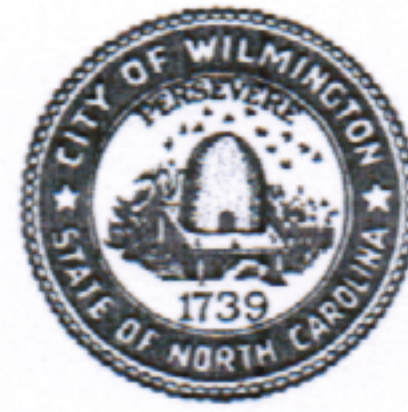
Please also be advised that any party aggrieved by the issuance of this approval may file a notice of appeal to the City Clerk within 30 days of receipt of active or constructive notice of this decision. It shall be presumed that all persons with standing to appeal have constructive notice of the decision 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,

A handwritten signature in black ink that reads "Jeff Walton".

Jeff Walton
Associate Planner



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 Planning Division
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APPROVED: DENIED:

PERMIT #: TPP-21-032

Application for Tree Removal Permit

Name of Applicant: Grace Hodgkins Phone: (910) 352-6256 Date: 7/14/2020

Name of Property Owner: Grace Hodgkins Phone: _____

Property Owner Address: 601 S. Front Street, Wilmington, NC 28401

Email address for permit to be sent: hodgkinsgrace@gmail.com

Address of Proposed Tree Removal: 601 S. Front 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. One deciduous hardwood (gum). Not healthy and in conflict with new driveway.
2. _____
3. _____

Description of replacement trees: Street trees. 3 dogwood, 3 crepe myrtle.

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

Applicant Signature: Date: 7/14/20

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

Reviewed by: **APPROVED** Date: _____
 By waltonj at 4:38 pm, Aug 17, 2020

Remarks: _____

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

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.

001558-0002 Tarry B. 07/14/2020 02:45PM

MISCELLANEOUS

PERMITS / TREE PERMITS (500001) 2021 Item: 500001 1.00 @ 25.00 PERMITS / TREE PERMITS (500001)	25.00
<hr/>	
	25.00

MISCELLANEOUS

3 - ZONING / SUBDIVISION FEES (100003) 2021 Item: 100003 1.00 @ 100.00 3 - ZONING / SUBDIVISION FEES (100003)	100.00
<hr/>	
	100.00

MISCELLANEOUS

PERMITS / STORMWATER DISCHARGE (500002) 2021 Item: 500002 1.00 @ 400.00 PERMITS / STORMWATER DISCHARGE (500002)	400.00
<hr/>	
	400.00

Subtotal	525.00
Total	525.00

CREDIT CARD Visa *****7788 Ref=8993170001 Auth=580182 202007142EE0	525.00
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Change due	0.00
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Paid by: GRACE HODGKINS RESIDENCE

Comments: GRACE HODGKINS RESIDENCE
601 SOUTH FRONT STREET
(3 PERMITS)

Signature: phone

Thank you for your payment

City of Wilmington, NC
FINANCE
PO Box 1810
Wilmington, NC 28402-1810
(910)341-7822
Welcome

002363-0001 Alicia D. 03/03/2021 09:01AM

MISCELLANEOUS

CONTR DEV/PAY N LU TREE
REM (3CRPR1310)

2021 Item: 500100
1.00 @ 350.00

CONTR DEV/PAY N LU TREE
REM (3CRPR1310)
(500100)

350.00

350.00

Subtotal
Total

350.00
350.00

CREDIT CARD

Visa *****7788
Ref=11575491001
Auth=274021
20210303B4D2

350.00

Change due

0.00

Paid by: GRACE HODGKINS

Comments: CONTRIBUTION DEV/PAY IN LIEU
TREE REMOVAL
PIL FOR ONE STREE TREE
TRC PLAN REVIEW
601 S FRONT ST
AD

Signature: _____

Thank you for your payment