



January 6, 2022

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

CONSTRUCTION RELEASE
Bug-N-A-Rug Exterminators Corporate
5006 Oleander Drive
Project # 2019079

Consultant/Agent: Mr. Stuart Flynn
670 Wellington Avenue
Wilmington, NC 28401

Property Owner: Steamer Properties, LLC.
2005 Spanish Wells Drive
Wilmington, NC 28405

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. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.



7. A linear cross access easement consistent with the approved plans shall be recorded and provided to City staff prior to final zoning inspection and Certificate of Occupancy.

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

Project Planner:

1/5/22

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:

Chris Hatcher, Zoning Officer

Date

The following items are included in this release package:

Item	Permit Number	Date
Bug-N-A-Rug Approved Plans	2019079	1/5/22
City of Wilmington Tree Permit	TPP-22-098	1/5/22

Copy: Chris Hatcher

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

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)

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)



Amy Beatty
Davina Bell
Joan Mancuso
Catherine Meyer
Shawn Evans
Courtney Salgado
Joseph Wurzel
Nick Drees
Jon Roan
Ben Hughes

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)

File: **Bug-N-A-Rug**

Project #: **2019079**



Department of Planning and Development
Phone: 910 254-0900 | Fax: 910 341-3264
Dial 711 TTY/Voice
305 Chestnut Street | PO Box 1810

APPROVED: ✓ DENIED: _____

PERMIT #: TPP-22-098

Application for Tree Removal from Private Property

Name of Applicant: Bug-N-A-Rug Phone: 910-254-9443 Date: 12/17/21

Name of Property Owner: Steamer Properties, LLC Phone: 910-254-9443

Property Owner Address: 2005 Spanish Wells Dr., Wilmington, NC 28405

Email address for permit to be sent: stuart@bugnarug.com

Address of Proposed Tree Removal: 5006 Oleander Dr., Wilmington, NC 28403

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

1. 4" Red Bud - located in parking/drive area
2. 8" Dogwood - removed due to disease and already died.
3. _____

Description of replacement trees:

2 of each, Crape Myrtle, Laurel Oak, Magnolia 'Royal Star'

Retained trees: (2) 6" Dogwood, (2) 24" Southern Magnolia, (1) 8" Oak

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

Applicant Signature:  Date: 12/17/2021

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

Reviewed by:  Date: 1-5-22

Remarks: Tree removal for essential site improvements per plans submitted 12-28-21.

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

NEW CONSTRUCTION: _____ EXPANSION: ☒ OTHER: _____ PAID: \$25.00 pd. 1/4/22

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.