



Planning, Development, &
 Transportation Department
 Planning Division
 305 Chestnut Street
 PO Box 1810
 Wilmington, NC 28402-1810

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

TRANSMITTAL LETTER

TO: Cynthia Roush, Zoning Enforcement Inspector
 DATE: 12/4/2018
 SUBJECT: Dollar General Pine Grove (2018053)
Release for Grading Purposes Only
 Plans Sealed as of 11/29/18

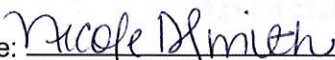
The following items are being sent to you via this package.

QUAN.	DWG./NO.	DESCRIPTION
1	Plan Set	Plans Sealed by Phil Norris, PE on 11/29/18
1	Dated 12/03/18	Approved Tree Preservation Permit
1	Dated 11/19/02	Policy on the Release of Projects for the Purpose of Clearing and Grading

REMARKS: The Dollar General Pine Grove Project, located at 810 Pine Grove Drive, is hereby conditionally released for **Clearing and Grading Purposes Only**. The following conditions must be satisfied as part of this release:

1. **A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE SITE CONTRACTOR AND CITY STAFF PRIOR TO ANY GRADING BEGINNING ON THE SITE. FAILURE TO COMPLY WILL RESULT IN IMMEDIATE CIVIL PENALTIES.**
2. **NO CONSTRUCTION OF ANY BUILDING, STRUCTURE, WALL, UTILITIES, INFRASTRUCTURE ETC. OF ANY KIND, INCLUDING FOOTINGS AND BUILDING SLABS, WILL BE PERMITTED UNTIL THE TECHNICAL REVIEW COMMITTEE HAS APPROVED THE FINAL CONSTRUCTION RELEASE.**
3. **ANY TREES 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.**
4. **THIS GRADING RELEASE IS GIVEN IN ACCORDANCE WITH THE EROSION CONTROL PLAN APPROVED BY NEW HANOVER COUNTY.**
5. **IF THE CONDITIONS LISTED ABOVE ARE VIOLATED; A STOP WORK ORDER WILL BE ISSUED.**
6. **THE DEVELOPER ASSUMES ALL RISKS AND PENALTIES WITH ANY DELAY OR STOP WORK ORDER ASSOCIATED WITH THE VIOLATION OF THIS RELEASE. BY SIGNING THIS, 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 CLEARING AND GRADING RELEASE.

Signature: 
Nicole D. Smith, Associate Planner

Signature: 
Applicant/Agent for Applicant

Copy: Phil Norris, PE	Norris & Tunstall Consulting Engineers, (e-mail only)
Bret Russell	Construction Manager
Rob Gordon	Engineering
Chris Walker	Wilmington Fire Department
Aaron Reese	Urban Forestry
Rich Christensen	Engineering (email only)
Trent Butler	Engineering (email only)
Chris Elrod	Wilmington Fire Department (e-mail only)
Jim Sahlie	GIS Addressing (e-mail only)
Bill McDow	Transportation Planning (e-mail only)
Don Bennett	Traffic Engineering (e-mail only)
Mitesh Baxi	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)
Ryan O'Reilly	Community Services (e-mail only)
Joan Mancuso	City Zoning (email only)

File: Dollar General Pine Grove



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12/4/2018

Norris and Tunstall Consulting Engineers, PC
Phil Norris, PE
1429 Ash Little River Road, NW
Ash, NC 28420

RE: Dollar General Pine Grove Project, located at 810 Pine Grove Drive

I have attached a copy of the release for grading for The Dollar General Pine Grove Project, located at 810 Pine Grove Drive dated sealed on plans as of 11/29/18. **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 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.***

All grading on the site must be in accordance with New Hanover County erosion control standards and the erosion control plan approved by New Hanover County and the City of Wilmington. Any trees and areas designated to be saved or protected must be properly barricaded and/or marked throughout construction. In addition please be aware that no construction of buildings, structures, walls, etc. may begin until the City of Wilmington's Technical Review Committee has approved the final plans and final construction release is granted.

Please contact our office at 254-0900 if you have any questions or concerns regarding this information and to schedule a pre-construction meeting with City staff. The City thanks you for your investment in our community and looks forward to working with you towards construction of a quality development project.

Sincerely,


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



2018053

NT# 17145



Development Services
Planning Division
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

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

APPROVED: DENIED:

PERMIT #: 18-225

Application for Tree Removal Permit

Name of Applicant: Par 5 Development Group, LLC
Rudy L. Pittman Phone: 910-944-0881 Date: _____

Name of Property Owner: S. Frank & Carita O. McNeil Phone: 910-367-1877

Property Owner Address: 6447 Shinnwood Road, Wilmington, NC 28409

Address of Proposed Tree Removal: 810 Pine Grove Drive

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

- | | | |
|---------------------------|-------------------------|-------------------------|
| 1. <u>See sheet Cl. 1</u> | 6. <u>15" Pine</u> | <u>26" Deodar Cedar</u> |
| 2. <u>5" Dogwood</u> | 7. <u>16" Live Oak</u> | |
| 3. <u>8" Water oak</u> | 8. <u>16" Water Oak</u> | |
| 4. <u>9" Live Oak</u> | 9. <u>17" Sweet Gum</u> | |
| 5. <u>10" Water Oak</u> | 10. <u>21" Hickory</u> | |
| <u>22" Pine</u> | <u>24" Live Oak</u> | |

Description of Replacement Tree(s): Replacement trees for the
will be in accordance with the City of Wilmington Ordinance and approved landscape plan.

Applicant Signature: [Signature] Date: 5/3/18

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

Reviewed By: Nicole D Smith Date: 12/3/18

Remarks: Required mitigation is offset by tree preservation credits as an essential site improvement.

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

NEW CONSTRUCTION: EXPANSION: OTHER: PAID: paid 6/5/2018

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
JUN -5 2018
PLANNING DIVISION



WILMINGTON

City of
Wilmington
North Carolina

**Development
Services**

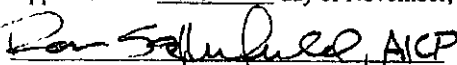
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810
(910) 341-7873 tdd

**POLICY ON THE RELEASE OF PROJECTS FOR THE PURPOSE
OF CLEARING AND GRADING**

No release of projects for the purpose of clearing and grading will be approved except under the following circumstances:

1. Any applications for State permits, including those for driveways, stormwater, water extensions and sewer extensions, CAMA, etc. must have been applied for and received by the applicable State agency. The application must have been submitted to the applicable State agency for a time period exceeding the minimum review time of such applicable agency, indicating a delay by the State agency in the review of the application. Evidence that the applicable State agencies will issue the permit as submitted shall be provided by the applicant or the clearing and grading release will not be issued.
2. If wetlands exist on the site, no clearing and grading release of the project will occur until all reviewing agencies have completed their review, approved the plan and issued the wetland permit. Any and all wetland permits shall be submitted to and received by the City of Wilmington prior to the clearing and grading release of a project.
3. If a project is released for clearing and grading, then the release shall be for clearing and grading only and subject to the limits as authorized by the approved erosion control plan. However, no walls, utilities, infrastructure, structure (including footings), etc. shall be constructed.
4. If the conditions listed above are violated, a stop work order shall be issued.
5. Pre-construction meetings shall be held with the applicant and city staff to discuss the limits of the conditional approval, construction entrance driveways, tree preservation/removal, and any other issue of concern that staff and/or the developer may have. The Technical Review Committee meeting is not a pre-construction meeting.
6. The developer assumes all risks and penalties with any delay or stop work order associated with the violation of this policy. An indemnification statement shall be placed on each release to guarantee that the City of Wilmington will not be held liable for any costs associated with the clearing and grading release.
7. The applicant will sign the clearing and grading release to acknowledge that he/she understands the conditions and risks associated with the release.
8. No partial release for clearing and grading release will be granted for any applicant that has violated these conditions during a twelve month time period from the date of request for clearing and grading release.

Approved this 19th day of November, 2002:


Ron Satterfield, Senior Planner

Community Development
(910) 341-7836 telephone
(910) 341-7802 facsimile

Planning
(910) 341-3258 telephone
(910) 341-7801 facsimile

Engineering
(910) 341-7807 telephone
(910) 341-5881 facsimile

Development Management
(910) 254-0900 telephone
(910) 341-3264 facsimile