

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: Cynthia Roush, Zoning Enforcement Inspector  
 DATE: October 8, 2019  
 SUBJECT: The Mini Pearl (2019059)  
**Release for Grading Purposes Only**  
 Plans Sealed as of 10/7/19

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 10/7/19	The Mini Pearl (GRADING Only)
1	Dated 10/8/19	Approved Tree Preservation Permit
1	Dated 11/19/02	Policy on the Release of Projects for the Purpose of Clearing and Grading

REMARKS: The Mini Pearl Project, located at 407 Wooster Street and 721 S. 4<sup>th</sup> Street, 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**

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:  \_\_\_\_\_  
Associate Planner

Signature:  \_\_\_\_\_  
Applicant/Agent for Applicant

Copy: Phillip G. Tripp	Applicant (email 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)
Eric Seidel	Engineering (email only)
Jim Sahlie	GIS Addressing (e-mail only)
Bill McDow	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)



**Planning, Development, &  
Transportation Department**

Planning Division  
305 Chestnut Street  
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October 8, 2019

Phillip G. Tripp, PE  
419 Chestnut Street, Suite 200  
Wilmington NC 28401

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

RE: The Mini Pearl Project, located at 407 Wooster Street & 721 S. 4<sup>th</sup> Street

I have attached a copy of the release for grading for The Mini Pearl Project, located at 407 Wooster Street and 721 S. 4<sup>th</sup> Street dated sealed on plans as of 10/7/19. **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,

Handwritten signature of Nicole D. Smith in cursive.  
Nicole D. Smith, AICP, CZO, CFM  
Associate Planner



Department of Planning, Development and Transportation  
 Planning Division  
 305 Chestnut Street  
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APPROVED:  DENIED:

PERMIT #: TPP-20-025

**Application for Tree Removal Permit**


Name of Applicant: Angela Roseman Phone: 910.763.8760 Date: 8/8/19  
 Name of Property Owner: PBW Development, LLC Phone: \_\_\_\_\_  
 Property Owner Address: PO Box 2473 Wilmington, NC 28402  
 Email address for permit to be sent: roseman@plantationbuildingcorp.com  
 Address of Proposed Tree Removal: 407 Wooster St. / 721 S. 4th St.

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

1. As per site plan
2. \_\_\_\_\_
3. \_\_\_\_\_

Description of replacement trees: As per City of Wilmington requirements

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

Applicant Signature:  Date: 8/8/19

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

Reviewed by: Nicole D Smith Date: 10/8/19

Remarks: 39" Oak and 44" Hickory require 48 tree mitigation, offset by credits & additional plantings

ALL WORK MUST BE IN COMPLIANCE WITH THE CITY LAND DEVELOPMENT CODE, ARTICLE 8, LANDSCAPING AND TREE PRESERVATION PIL \$350

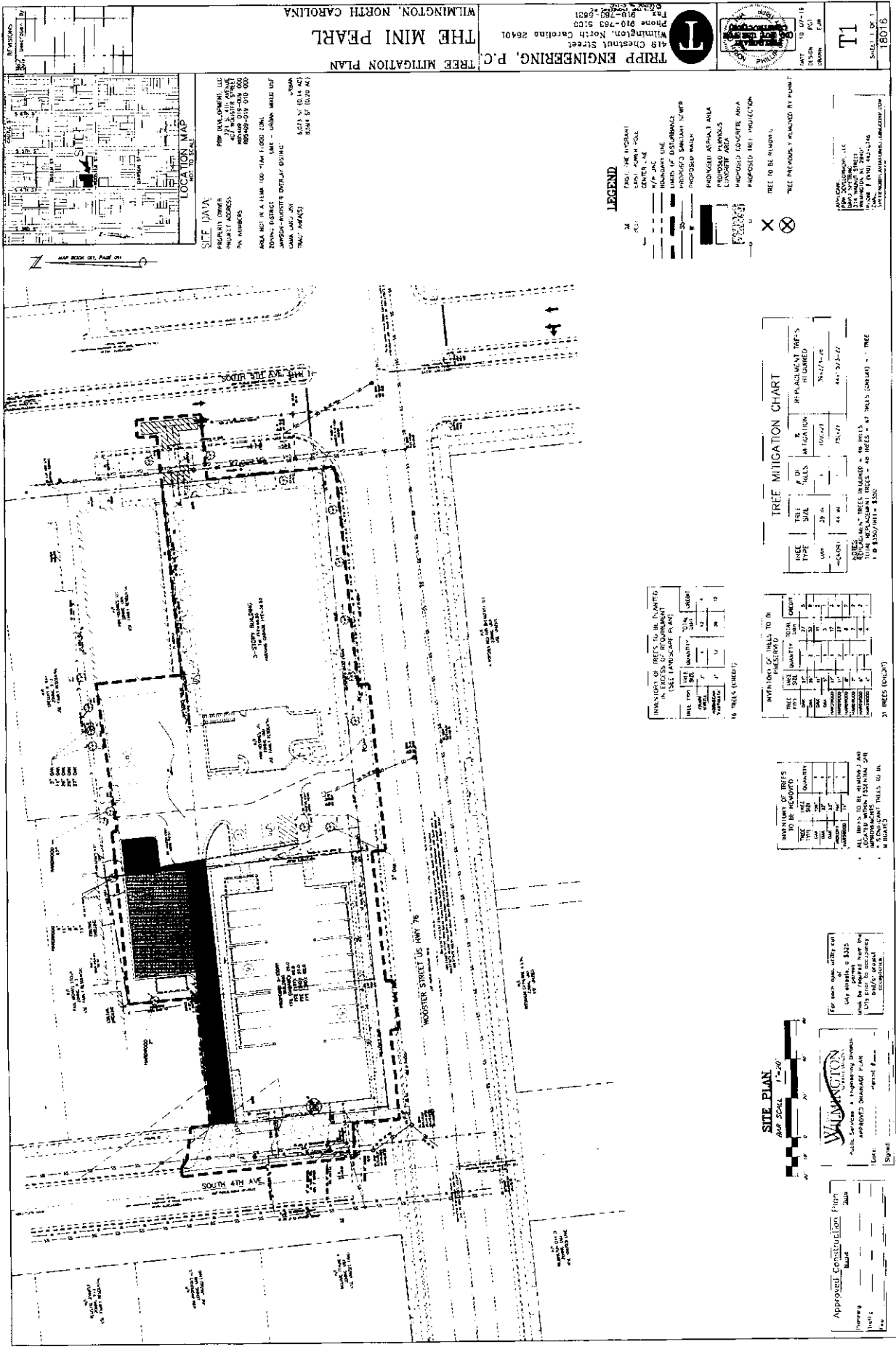
NEW CONSTRUCTION: \_\_\_\_\_ EXPANSION: \_\_\_\_\_ OTHER: \_\_\_\_\_ PAID: \$20<sup>00</sup> pd 8/7/19

Tree preservation permit fees

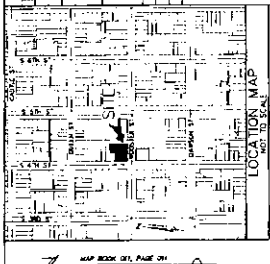
Less than 1 acre	\$25.00
1-5 acres	\$50.00
5-10 acres	\$100.00
Greater than 10 acres	\$150.00

\*\*\*\*\* 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](mailto:zoning@wilmingtonnc.gov) or dropped off at our office.



**TRIPP ENGINEERING, P.C.**  
 418 CHESTNUT STREET  
 WILMINGTON, NC 28401  
 Phone 910-763-5100  
 Fax 910-763-5201  
 www.trippeng.com



**LOCATION MAP**  
 THE CITY OF WILMINGTON, NC  
 PROJECT ADDRESS: 418 CHESTNUT STREET  
 PROJECT NUMBER: 090600-0010  
 DATE: 11/11/10

**LEGEND**  
 TREE TO BE REMOVED  
 TREE TO BE PRESERVED  
 PROPOSED ASPHALT DRIVE  
 PROPOSED ASPHALT DRIVE WITH CURB  
 PROPOSED ASPHALT DRIVE WITH CURB AND SIDEWALK  
 PROPOSED CONCRETE DRIVE  
 PROPOSED CONCRETE DRIVE WITH CURB  
 PROPOSED SIDEWALK  
 TREE TO BE REMOVED  
 TREE TO BE PRESERVED

**ANALYSIS OF TREES TO BE PLANTED IN AREAS OF REMOVAL**

TREE TYPE	SIZE	QUANTITY	DATE	LOCATION
...	...	...	...	...

**ANALYSIS OF TREES TO BE REMOVED**

TREE TYPE	SIZE	QUANTITY	DATE	LOCATION
...	...	...	...	...

**ANALYSIS OF TREES TO BE PRESERVED**

TREE TYPE	SIZE	QUANTITY	DATE	LOCATION
...	...	...	...	...

**TREE MITIGATION CHART**

TREE TYPE	SIZE	QUANTITY	DATE	LOCATION
...	...	...	...	...

**ANALYSIS OF TREES TO BE REMOVED**

TREE TYPE	SIZE	QUANTITY	DATE	LOCATION
...	...	...	...	...

**ANALYSIS OF TREES TO BE PRESERVED**

TREE TYPE	SIZE	QUANTITY	DATE	LOCATION
...	...	...	...	...

**ANALYSIS OF TREES TO BE REMOVED**

TREE TYPE	SIZE	QUANTITY	DATE	LOCATION
...	...	...	...	...

**ANALYSIS OF TREES TO BE PRESERVED**

TREE TYPE	SIZE	QUANTITY	DATE	LOCATION
...	...	...	...	...

**APPROVED CONSULTATION**  
 FROM: [Name]  
 DATE: [Date]

**APPROVED CONSULTATION**  
 FROM: [Name]  
 DATE: [Date]

**APPROVED CONSULTATION**  
 FROM: [Name]  
 DATE: [Date]

**APPROVED CONSULTATION**  
 FROM: [Name]  
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**APPROVED CONSULTATION**  
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**APPROVED CONSULTATION**  
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**APPROVED CONSULTATION**  
 FROM: [Name]  
 DATE: [Date]

**APPROVED CONSULTATION**  
 FROM: [Name]  
 DATE: [Date]



**WILMINGTON**

City of  
Wilmington  
North Carolina

**Development  
Services**

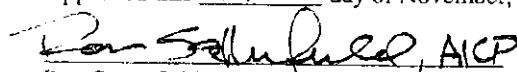
305 Chestnut Street  
PO Box 1810  
Wilmington, NC 28402-1810  
(910) 341-7873 *td*

**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 19<sup>th</sup> 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*