



**Development Services**

Planning  
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: Steve Sattler, Zoning Inspector  
DATE: August 19, 2014  
SUBJECT: **Masonboro Lodge Phase II**  
LOCATION: Navaho Trail near Masonboro Loop Rd

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

QUAN.	DWG./NO.	DESCRIPTION
1	C0, C1, C2, C3	Plans Sealed by B. Sedgwick on 8-12-14
1	Dated 9/29/08	Approved Tree Preservation Permit
1	Under Separate Cover	City Stormwater Discharge Permit No. 2008038

REMARKS: Masonboro Lodge Phase II, located at 1426 Navaho Trail, is hereby conditionally released for construction. The following conditions must be satisfied as part of this release:

1. **A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CONTRACTOR AND CITY STAFF PRIOR TO ANY CONSTRUCTION, GRADING OR TREE REMOVAL BEGINNING ON THE SITE. FAILURE TO COMPLY WILL RESULT IN IMMEDIATE CIVIL PENALTIES.**
2. **ANY TREES AND/OR TREE PRESERVATION AREA MUST BE PROPERLY BARRICADED AND/OR MARKED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO ENSURE THAT NO CLEARING AND 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. **BETH WETHERILL HAS AUTHORIZED THE LAND DISTURBING ACTIVITY**
  - C. **THE CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MAY BE REQUIRED TO HOLD A PRECON WITH CFPUA 332-6560.**
  - D. **THE CITY ZONING INSPECTOR AUTHORIZES THE ACTIVITY.**
4. **IF NEEDED, A COPY OF A RECORDED MAP SHOWING ANY REQUIRED EASEMENTS AND RIGHTS-OF-WAY FOR THE PROJECT MUST BE SUBMITTED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.**
5. **THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS.**

6. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.
7. IF THE CONDITIONS LISTED ABOVE ARE VIOLATED, A STOP WORK ORDER WILL BE ISSUED.
8. Per the attached stormwater permit, the following shall occur prior to issuance of a certificate of occupancy or operation of the permitted facility.
  - If required, the applicant shall submit to the City of Wilmington as-built plans for all stormwater management facilities.
  - A certification shall also be submitted, along with all supporting documentation that specifies, under seal that the as-built stormwater measures, controls and devices are in compliance with the approved stormwater management plans.
  - A final inspection by City of Wilmington Engineering personnel
9. 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.

Signature: *Jim Diepenbrock*

Jim Diepenbrock, Associate Planner

Copy with attachments:

Bret Russell  
 Rob Gordon  
 Chris Elrod  
 Jim Quinn  
 Gil Dubois  
 Brian Blackmon  
 Karen Dixon  
 Belinda Hall  
 Steve Dayvault  
 Jim Sahlie  
 Dolores Bradshaw  
 Bill McDow  
 Dave Brent  
 Derek Pielech  
 Don Bennett  
 Kent Harrell  
 Bernice Johnson

Masonboro Lodge Phase II file  
 Construction Mgr (2 copies)  
 Engineering (email only)  
 Fire Prevention (email only)  
 Stormwater Specialist  
 CFPUA (email only)  
 Surveyor (e-mail only)  
 GIS Traffic Analyst (e-mail only)  
 Progress Energy (e-mail only)  
 BellSouth (e-mail only)  
 GIS Addressing (e-mail only)  
 Pretreatment Administrator (e-mail only)  
 Transportation Planning (e-mail only)  
 Traffic Engineering (e-mail only)  
 Stormwater (e-mail only)  
 Traffic Engineering (e-mail only)  
 CFPUA (e-mail letter only)  
 CFPUA (e-mail letter only)

File: **Masonboro Lodge Phase II**



August 20, 2014

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

RE: Masonboro Lodge Phase II

I have attached a copy of the construction release for Masonboro Lodge Phase II, located at 1426 Navaho Trail. Please make note of the conditions for the release as they appear on the attached release letter. ***Prior to beginning any construction 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 Steve Sattler at 341-4697 to schedule the preconstruction meeting.***

All construction on the site must be in accordance with the City of Wilmington standards and the approved clearing and grading release plans signed by City Staff. All trees and areas designated to be saved or protected must be properly barricaded and/or marked throughout construction.

Mr. Sattler will coordinate the preconstruction conference, and a follow-up conference may be scheduled when the full set of plans has been released.

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,

*Jim Diepenbrock*

Jim Diepenbrock  
Associate Planner

Cc: Bill Clark Homes



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