



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



April 29, 2013

Howard Penton III
Penton Development
Oleander Drive
Wilmington, NC 28480

RE: Shinnwood West

I have attached a copy of the construction release for The Shinnwood West subdivision. **Please take 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. ***You must have a pre-construction meeting between City staff and the project's representatives. Any violation of this condition could result in an immediate stop work order and other civil penalties.***

All construction on the site must be in accordance with the City of Wilmington standards and the approved construction plans stamped by the City. Any trees and wooded 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 certificate of occupancy for this construction project, the appropriate departments within the City of Wilmington must perform and approve a final inspection.

To arrange for these inspections please contact Steve Sattler, Zoning Inspector, at 341-4697. Mr. Sattler will coordinate the final 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. If the inspection is passed then the Zoning Inspector of the City of Wilmington will be notified of the inspection approval for this development. ***NOTE: The Zoning Inspector will not sign for a Certificate of Occupancy until both the requirements of the City of Wilmington's zoning ordinance and Construction Management division are satisfied.***

Please contact our office at 341-4697 to schedule the preconstruction meeting and if you have any questions or concerns regarding this information. The City thanks you for your investment in our community and looks forward to working with you towards construction of a quality project.

Sincerely,



Jim Diepenbrock
Associate Planner

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TRANSMITTAL LETTER

TO: Steve Sattler, Zoning Inspector
DATE: April 29, 2013
SUBJECT: Shinnwood West Construction Release

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

QUAN.	DESCRIPTION
1	Sheets 1 - 8 Design Drawings
1	Sheets 9 - 11 CFPUA sheets
1	Stormwater Design Sheets 12 - 16
1	Stormwater Permit
1	Tree Preservation
	Removal Permit pt. 2
1	USACOE Wetlands
	Disturbance Permit
1	Erosion/Sed Ctrl Permit Under Separate cover

REMARKS: Shinnwood West is hereby conditionally released for construction. The following conditions must be satisfied as part of this release:

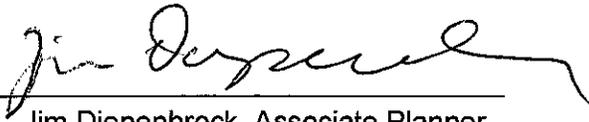
- 1. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE SITE CONTRACTOR AND CITY STAFF PRIOR TO ANY SITE WORK, TREE REMOVAL, CLEARING, OR GRADING BEGINNING ON THE SITE. FAILURE TO COMPLY WILL RESULT IN IMMEDIATE CIVIL PENALTIES.**
- 2. ANY TREES, INCLUDING THE CRITICAL ROOT ZONE AREA, AND/OR TREE SAVE AREA DESIGNATED MUST BE PROPERLY BARRICADED 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 THE CFPUA HAS AUTHORIZED CONSTRUCTION OF THE APPLICABLE WATER AND SEWER INFRASTRUCTURE. DEVELOPER IS REQUIRED TO SCHEDULE REVIEW AND PRECONSTRUCTION APPROVAL WITH CFPUA BY CONTACTING CFPUA DEVELOPMENT SERVICES AT 799-6064.**
- 4. ALL IMPROVEMENTS SHALL BE INSTALLED AND ANY REQUIRED EASEMENT DOCUMENTS SHALL BE COMPLETED/EXECUTED PRIOR TO THE**

**RELEASE OF CERTIFICATES OF OCCUPANCY. RECORDATION OF PLAT(S)
SHALL BE SUBJECT TO LDC SECTION 18-70.**

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 CERTIFICATES OF OCCUPANCY.
7. THE DEVELOPER ACKNOWLEDGES THE CONDITIONS OF THIS RELEASE AND ASSUMES ALL RESPONSIBILITIES AND RISKS ASSOCIATED WITH IT.
8. DEVELOPER SHALL CONTACT KAREN DIXON AT 341-7893 AND DISCUSS STREET LIGHTING OPTIONS
9. IF THE CONDITIONS LISTED ABOVE ARE VIOLATED, A STOP WORK ORDER WILL BE ISSUED. THE CITY OF WILMINGTON SHALL NOT BE HELD LIABLE FOR ANY COSTS ASSOCIATED WITH THE CONSTRUCTION RELEASE.
10. MYLAR REPRODUCIBLE AS-BUILT(S) ARE REQUIRED PRIOR TO OCCUPANCY.

Please notify New Hanover County Building Inspections of this release.

Signature: _____



Jim Diepenbrock, Associate Planner

Copy: Howard Penton, III
Bret Russell
Gil Dubois
Kent Harrell/Bernice
Johnson
Jim Quinn
Karen Dixon
Sid Livingston
Jim Sahlie
Derek Pielech
Don Bennett
File: Shinnwood West

Penton Development
Construction Mgr (2 copies)
Cape Fear Public Utility Authority

Cape Fear Public Utility Authority
Senior Engineering Tech
GIS Traffic Analyst (letter – by email)
Progress Energy sid.livingston@pgnmail.com
GIS Addressing (e-mail only)
Stormwater (e-mail only)
Traffic Engineering (e-mail only)
File # 2012055

APPLICATION FOR TREE PRESERVATION/REMOVAL PERMIT

Name of Applicant: Penton Development Phone: _____ Date: 4-30-13

Name of Property Owner If Not Applicant: _____ Phone: _____

Address: _____ Zip Code: _____

Address of Construction Site or Tree Removal: Shenwood West

Description of Tree(s) To Be Removed/Reason for Removal: Essential site improvements, rights-of-way. All remaining areas to be developed on the subject site

Description of Replacement Tree(s): Per landscape plan.

APPROVED:

DENIED:

J A Dupinbrock 4-30-13
Code Enforcement Division or Designee Date

Reason for Denial: _____

New Construction

Expansion

Other

PAID