



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: December 3, 2012
 SUBJECT: Starbucks Restaurant Project # 2012034
 Construction Plan Release, Plans approved 11/29/12
 LOCATION: 3502 Oleander Drive

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

<u>QUAN.</u>	<u>DWG./NO.</u>	<u>DESCRIPTION</u>
1	Sheet I1	Inventory Site Plan
1	Sheet C1	Demolition and Tree Plan
1	Sheet C2	Grading, Drainage and Erosion Control Plan
1	Sheet C3	Layout Plan
1	Sheet C4	Utility Plan
1	Sheet C5, C6 & C7	Notes and Details
1	Sheet A-505	Site Details (Gensler architect)
1	Sheet LS-1	Landscape Plan (RAA Design, LLC)
1	Sheet LS-2	Landscape Details (RAA Design, LLC)
1	Sheet LS-3	Landscape Notes (RAA Design, LLC)
1	TPP-13-38	Tree Removal Permit
1	Permit # 2012033	Comprehensive Stormwater Management Permit
1	NCDOT application	NCDOT Street and Driveway Access Permit Application

RE: Starbucks, Project # 2012034, located at 3502 Oleander Drive is hereby conditionally released for construction. The following conditions must be satisfied as part of this release:

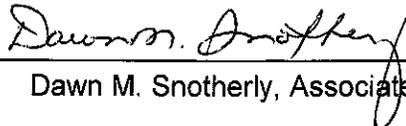
- 1. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE SITE CONTRACTOR AND CITY STAFF ON THE SITE PRIOR TO ANY WORK. FAILURE TO COMPLY WILL RESULT IN IMMEDIATE CIVIL PENALTIES.**
- 2. ANY TREES , INCLUDING THE CRITICAL ROOT ZONE AREA AND/OR AREAS DESIGNATED TO BE SAVED MUST BE PROPERLY BARRICADED OR MARKED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING WILL OCCUR IN THOSE AREAS.**
- 3. NO EQUIPMENT IS ALLOWED ON THE SITE AND NO CONSTRUCTION OF ANY BUILDING, STRUCTURE, WALL, UTILITIES, INFRASTRUCTURE, ETC., OF ANY KIND, WILL BE PERMITTED UNTIL:**
 - A. ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED,**
 - B. THE CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES.**
 - C. THE CITY ZONING INSPECTOR AUTHORIZES THE ACTIVITY.**

4. THE CITY SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLANS. ANY CHANGE REQUESTED DURING THE COURSE OF CONSTRUCTION BY ANY AGENCY OR DEPARTMENT REVIEW SHALL BE SUBMITTED TO THE TRC FOR APPROVAL.
5. A COPY OF THE RECORDED MAP SHOWING ANY REQUIRED EASEMENTS, DEDICATIONS, RIGHTS-OF-WAY, ETC. FOR THE PROJECT MUST BE SUBMITTED PRIOR TO ISSUANCE OF FINAL ZONING APPROVAL.
6. THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS.
7. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.
8. IF ANY CONDITIONS OF THIS RELEASE ARE VIOLATED, A STOP WORK ORDER WILL BE ISSUED.
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.
10. 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. ANY CHANGES TO THE SITE PLAN AS A PART OF THE REVIEW BY NCDOT MUST BE SUBMITTED TO THE CITY OF WILMINGTON FOR FURTHER REVIEW AND APPROVAL.
11. THE APPLICANT SHALL SUBMIT TO THE CITY OF WILMINGTON SEALED AS-BUILT PLANS FOR ALL STORMWATER MANAGEMENT FACILITIES AS WELL AS AN ENGINEERS CERTIFICATION BEFORE A CERTIFICATE OF OCCUPANCY SHALL BE GRANTED, AND PRIOR TO OPERATION OF THIS PERMITTED FACILITY.
12. A FINAL INSPECTION BY CITY OF WILMINGTON ENGINEERING PERSONNEL WILL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR OPERATION OF THE PERMITTED FACILITY.

The Public improvements associated with this project include:

- Installation of sidewalks
- Installation of designated right turn lane on Oleander Drive as approved by NCDOT and the City of Wilmington
- Closure of two driveways and driveway improvements on Independence Boulevard and Oleander Drive as approved by NCDOT and the City of Wilmington

Please notify New Hanover County Building Inspections of this release.

Signature: 
Dawn M. Snotterly, Associate Planner

Copy: John Tunstall	Norris & Tunstall Engineers
Nelson MacRae	The Oleander Company (e-mail only)
Bret Russell	Construction Manager
Derek Pielech	Engineering
Chris Elrod	Fire and Safety
Jim Quinn	Stormwater Specialist
Tara Murphy	Transportation Planning (e-mail only)
Don Bennett	Traffic Engineering (via e-mail)
Dave Brent	Traffic Engineering (via e-mail)
Derek Pielech	Engineering (e-mail only)
Brian Blackmon	Surveyor (e-mail only)
Karen Dixon	GIS Traffic Analyst (e-mail only)
Jim Sahlie	GIS Manager (e-mail only)
Bernice Johnson	CFPUA (e-mail only)

File: Starbucks project file # 2012034



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Planning
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December 3, 2012

Mr. John Tunstall
Norris & Tunstall Engineers
1127 Floral Parkway, Suite 400
Wilmington, NC 28403

RE: Starbucks, Project # 2012034, located at 3502 Oleander Drive – Construction Release

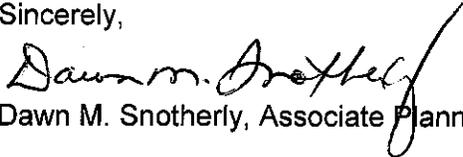
I have attached a copy of the construction release for Starbucks, located at 3502 Oleander Drive. **Please make note of the conditions for the release as they appear on the attached release letter.** These conditions must be followed and met in order for the construction to be approved. ***Prior to beginning of any building 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 our office 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 construction plans approved by the City of Wilmington on November 29, 2012. 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 to obtain a zoning approval or certificate of occupancy for this construction project, the appropriate departments within the City of Wilmington must perform and approve final inspections.

To arrange for these inspections, please contact Steve Sattler, Zoning Inspector, at 254-0900. 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. ***NOTE: The Zoning Inspector will not issue final Zoning approval until all requirements of the City of Wilmington are fulfilled.***

The City thanks you for your investment in our community and looks forward to working with you towards the construction of a quality development project.

Sincerely,


Dawn M. Sotherly, Associate Planner

Cc: Project #2012034 file
Nelson MacRae, The Oleander Company, Inc.