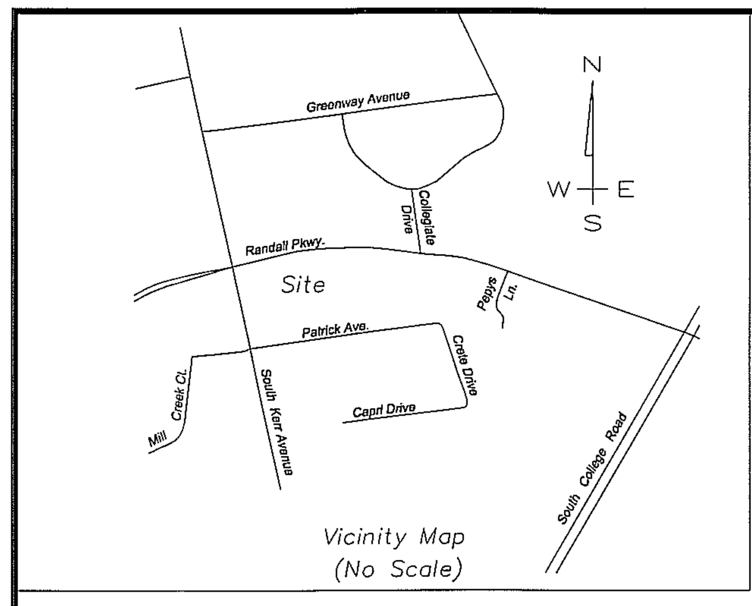


Vicinity Map
(No Scale)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE

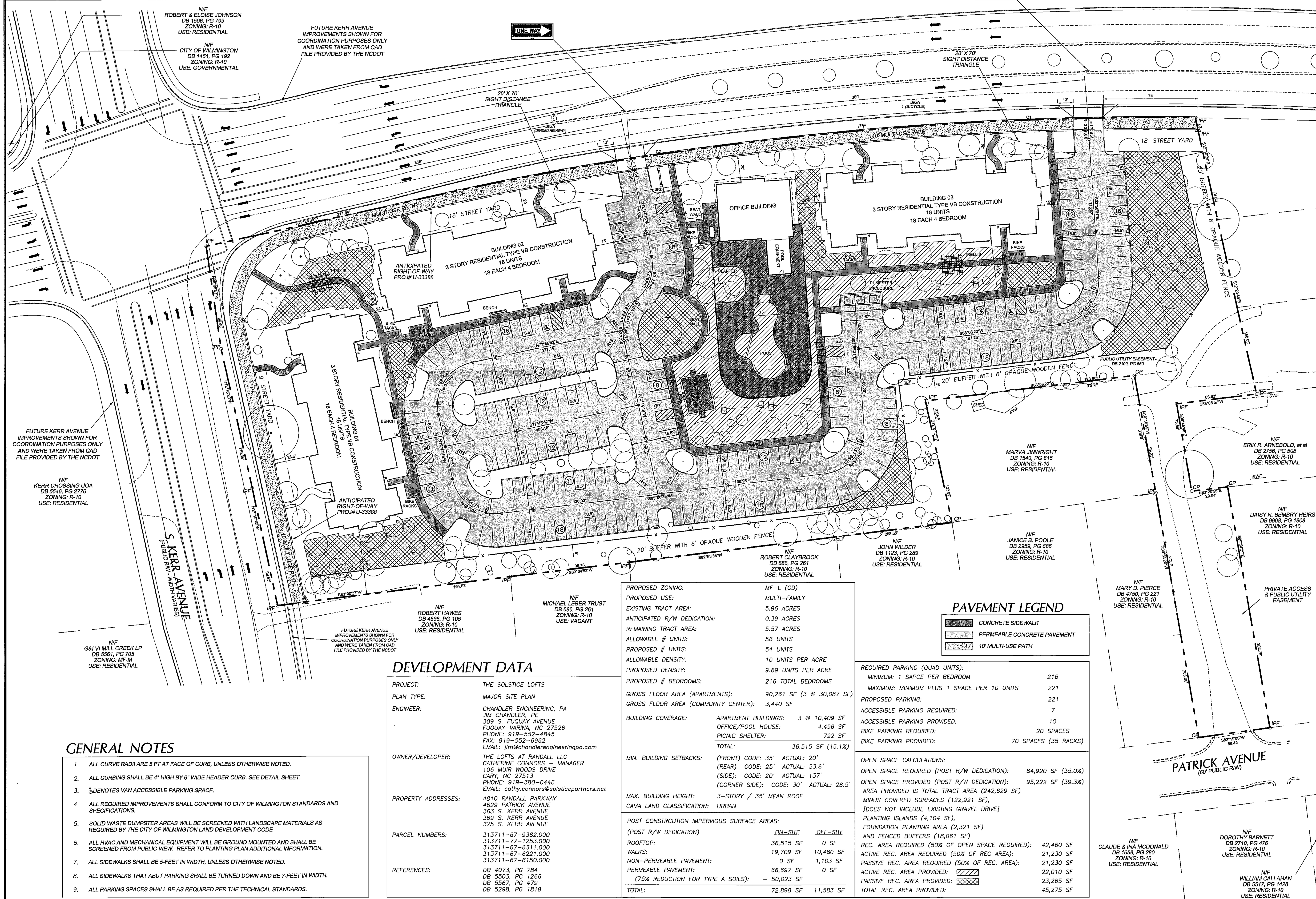
DB 4073 PG 784

- CURVE TABLE -

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	2694.48	274.56	137.40	S87°52'32"W	274.44	5°50'17"
C2	2694.98	340.23	170.34	S81°24'44"W	340.00	7°14'00"

- LINE TABLE -

LINE	BEARING	LENGTH
L1	S79°51'52"W	2.58
L2	S12°13'56"E	12.21



GENERAL NOTES

1. ALL CURVE RADII ARE 5 FT AT FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL CURBING SHALL BE 4" HIGH BY 6" WIDE HEADER CURB. SEE DETAIL SHEET.
3. ♿ DENOTES VAN ACCESSIBLE PARKING SPACE.
4. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO CITY OF WILMINGTON STANDARDS AND SPECIFICATIONS.
5. SOLID WASTE DUMPSTER AREAS WILL BE SCREENED WITH LANDSCAPE MATERIALS AS REQUIRED BY THE CITY OF WILMINGTON LAND DEVELOPMENT CODE
6. ALL HVAC AND MECHANICAL EQUIPMENT WILL BE GROUND MOUNTED AND SHALL BE SCREENED FROM PUBLIC VIEW. REFER TO PLANTING PLAN ADDITIONAL INFORMATION.
7. ALL SIDEWALKS SHALL BE 5-FEET IN WIDTH, UNLESS OTHERWISE NOTED.
8. ALL SIDEWALKS THAT ABUT PARKING SHALL BE TURNED DOWN AND BE 7-FEET IN WIDTH.
9. ALL PARKING SPACES SHALL BE AS REQUIRED PER THE TECHNICAL STANDARDS.

DEVELOPMENT DATA

PROJECT:	THE SOLSTICE LOFTS
PLAN TYPE:	MAJOR SITE PLAN
ENGINEER:	CHANDLER ENGINEERING, PA JIM CHANDLER, PE 309 S. FUQUAY AVENUE FUQUAY-VARINA, NC 27526 PHONE: 919-552-4845 FAX: 919-552-6962 EMAIL: jim@chandlerengineeringpa.com
OWNER/DEVELOPER:	THE LOFTS AT RANDALL LLC CATHERINE CONNORS – MANAGER 106 MUIR WOODS DRIVE CARY, NC 27513 PHONE: 919-380-0446 EMAIL: cathy.connors@solsticepartners.net
PROPERTY ADDRESSES:	4810 RANDALL PARKWAY 4629 PATRICK AVENUE 363 S. KERR AVENUE 369 S. KERR AVENUE 375 S. KERR AVENUE
PARCEL NUMBERS:	313711-67-9382.000 313711-77-1253.000 313711-67-6311.000 313711-67-6221.000 313711-67-6150.000
REFERENCES:	DB 4073, PG 784 DB 5503, PG 1266 DB 5567, PG 479 DB 5298, PG 1819

PROPOSED ZONING:	MF-L (CD)	
PROPOSED USE:	MULTI-FAMILY	
EXISTING TRACT AREA:	5.96 ACRES	
ANTICIPATED R/W DEDICATION:	0.39 ACRES	
REMAINING TRACT AREA:	5.57 ACRES	
ALLOWABLE # UNITS:	56 UNITS	
PROPOSED # UNITS:	54 UNITS	
ALLOWABLE DENSITY:	10 UNITS PER ACRE	
PROPOSED DENSITY:	9.69 UNITS PER ACRE	
PROPOSED # BEDROOMS:	216 TOTAL BEDROOMS	
GROSS FLOOR AREA (APARTMENTS):	90,261 SF (3 @ 30,087 SF)	
GROSS FLOOR AREA (COMMUNITY CENTER):	3,440 SF	
BUILDING COVERAGE:	APARTMENT BUILDINGS:	3 @ 10,409 SF
	OFFICE/POOL HOUSE:	4,496 SF
	PICNIC SHELTER:	792 SF
	TOTAL:	36,515 SF (15.1%)
MIN. BUILDING SETBACKS:	(FRONT) CODE: 35'	ACTUAL: 20'
	(REAR) CODE: 25'	ACTUAL: 53.6'
	(SIDE): CODE: 20'	ACTUAL: 137'
	(CORNER SIDE): CODE: 30'	ACTUAL: 28.5'
MAX. BUILDING HEIGHT:	3-STORY / 35' MEAN ROOF	
CAMA LAND CLASSIFICATION:	URBAN	

POST CONSTRCUTION IMPERVIOUS SURFACE AREAS:

(POST R/W DEDICATION)	ON-SITE	OFF-SITE
ROOFTOP:	36,515 SF	0 SF
WALKS:	19,709 SF	10,480 SF
NON-PERMEABLE PAVEMENT:	0 SF	1,103 SF
PERMEABLE PAVEMENT:	66,697 SF	0 SF
(75% REDUCTION FOR TYPE A SOILS):	– 50,023 SF	
TOTAL:	72,898 SF	11,583 SF

PAVEMENT LEGEND

- CONCRETE SIDEWALK
- PERMEABLE CONCRETE PAVEMENT
- 10' MULTI-USE PATH

REQUIRED PARKING (QUAD UNITS):	
MINIMUM: 1 SAPCE PER BEDROOM	216
MAXIMUM: MINIMUM PLUS 1 SPACE PER 10 UNITS	221
PROPOSED PARKING:	221
ACCESSIBLE PARKING REQUIRED:	7
ACCESSIBLE PARKING PROVIDED:	10
BIKE PARKING REQUIRED:	20 SPACES
BIKE PARKING PROVIDED:	70 SPACES (35 RACKS)

OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED (POST R/W DEDICATION):	84,920 SF (35.0%)
OPEN SPACE PROVIDED (POST R/W DEDICATION):	95,222 SF (39.3%)
AREA PROVIDED IS TOTAL TRACT AREA (242,629 SF) MINUS COVERED SURFACES (122,921 SF), {DOES NOT INCLUDE EXISTING GRAVEL DRIVE} PLANTING ISLANDS (4,104 SF), FOUNDATION PLANTING AREA (2,321 SF) AND FENCED BUFFERS (18,061 SF)	
REC. AREA REQUIRED (50% OF OPEN SPACE REQUIRED):	42,460 SF
ACTIVE REC. AREA REQUIRED (50% OF REC AREA):	21,230 SF
PASSIVE REC. AREA REQUIRED (50% OF REC. AREA):	21,230 SF
ACTIVE REC. AREA PROVIDED:	22,010 SF
PASSIVE REC. AREA PROVIDED:	23,265 SF
TOTAL REC. AREA PROVIDED:	45,275 SF

PRELIMINARY LANDSCAPE CALCULATIONS

RANDALL PKWY PRIMARY VARIABLE WIDTH STREETYARD
LENGTH: 730 LF (EXCL. DRIVES)
MF DISTRICT FACTOR: 18
SQUARE FOOTAGE REQ'D: 13,140 SF
SQUARE FOOTAGE PROV'D: 13,209 SF
REQ'D CANOPY TREES: 1 / 600 SF = 22
EXIST CANOPY TREES: 20 FOR CREDIT
PROP NEW CANOPY TREES: 2
REQ'D SHRUBS: 6 / 600 SF = 131
PROP. SHRUBS: 131+ (BLDG FRONT FOUNDATION PLANTINGS)

SOUTH KERR AVE SECONDARY VARIABLE WIDTH STREETYARD
LENGTH: 273 LF
MF DISTRICT FACTOR: 18 @ 50%
SQUARE FOOTAGE REQ'D: 2,457 SF
SQUARE FOOTAGE PROV'D: 2,477 SF
REQ'D CANOPY TREES: 1 / 600 SF = 4
EXIST CANOPY TREES: 2 FOR CREDIT
PROP NEW CANOPY TREES: 2
REQ'D SHRUBS: 6 / 600 SF = 25
PROP. SHRUBS: 25+ (BLDG FRONT FOUNDATION PLANTINGS)

PARKING - INTERNAL AREA
TOTAL AREA: 66,697 SF
SHADING AREA REQ'D (20%): 13,339 SF
REQ'D CANOPY TREES: 1 / 707 SF = 19 MIN
EXIST CANOPY TREES: 11 FOR CREDIT
PROP. CANOPY TREES: 8
TOTAL SHADED AREA PROV'D: 13,433 SF
ALL PARKING SPACES WILL BE WITHIN 120' OF A PROPOSED CANOPY TREE OR EXISTING TREE TO REMAIN.

PARKING - PERIMETER AREA
N / A (BUFFERYARDS MORE STRINGENT)

FOUNDATION PLANTINGS (2,321 SF TOTAL)

BLDG #1 (EAST SIDE):
LENGTH: 182 LF
FACADE HEIGHT: 28'
REQ'D SF (12%): 612 SF
PROV'D SF: 612 SF

BLDG #2 (SOUTH SIDE):
LENGTH: 182 LF
FACADE HEIGHT: 28'
REQ'D SF (12%): 612 SF
PROV'D SF: 612 SF

BLDG #2 (EAST SIDE):
LENGTH: 62 LF
FACADE HEIGHT: 28'
REQ'D SF (12%): 208 SF
PROV'D SF: 208 SF

BLDG #3 (SOUTH SIDE):
LENGTH: 182 LF
FACADE HEIGHT: 28'
REQ'D SF (12%): 612 SF
PROV'D SF: 612 SF

BLDG #3 (EAST SIDE):
LENGTH: 62 LF
FACADE HEIGHT: 28'
REQ'D SF (12%): 208 SF
PROV'D SF: 208 SF

OFFICE (WEST SIDE):
LENGTH: 48 LF
FACADE HEIGHT: 12'
REQ'D SF (12%): 69 SF
PROV'D SF: 69 SF

BUFFERYARD
LENGTH: 1021 LF - 143' (SE CORNER EASEMENT) = 878 LF
WIDTH: 20' WITH SOLID 6' FENCE
AREA: 18,061 SF
REQ'D CANOPY TREES: 3 / 100 LF = 26
EXIST CANOPY TREES: 26 FOR CREDIT
PROP NEW CANOPY TREES: 0 (To achieve 50% opacity)
REQ'D SHRUBS: 2 EVERGREEN SHRUB ROWS
1 ROW @ 6' o/c = 146
1 ROW @ 12' o/c = 73
SHRUBS PROV'D: 219 MAX. (To achieve 50% opacity) EVERGREEN SHRUBS 3' HT MIN
NOTE: EXIST VEGETATION WILL BE SUPPLEMENTED AS NECESSARY FROM THE QUANTITIES ABOVE TO ACHIEVE 50% OPACITY. (Prior to planting, stake tree and shrub locations for site review by Inspections Dept. to determine whether 50% opacity will be achieved by the proposed locations)

REQUIRED TREE RETENTION
DISTURBED AREA: 4.0 AC +/-
REQ'D TREES: 15 / AC = 60
EXIST TREES: 60 FOR CREDIT
PROV'D NEW TREES: 0

SIGNIFICANT TREE MITIGATION
10" MAGNOLIA (#9) @ 100%: 2 x 10" / 3 = 7 NEW TREES REQ'D
10" MIMOSA (#368) @ 25%: 2 x 2.5" / 3 = 2 NEW TREES REQ'D
TOTAL TREES REQ'D: 9
TREES PROV'D: 9

RECEIVED
MAR 20 2014
PLANNING DIVISION

chandler engineering pa
309 S. Fuquay Avenue, Fuquay-Varina, NC 27526
Phone: 919-552-4845 Fax: 919-552-6962

SEALS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 026466 JAMES FILLMORE CHANDLER, JR.

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

DATE	COMMENTS

MAJOR SITE PLAN

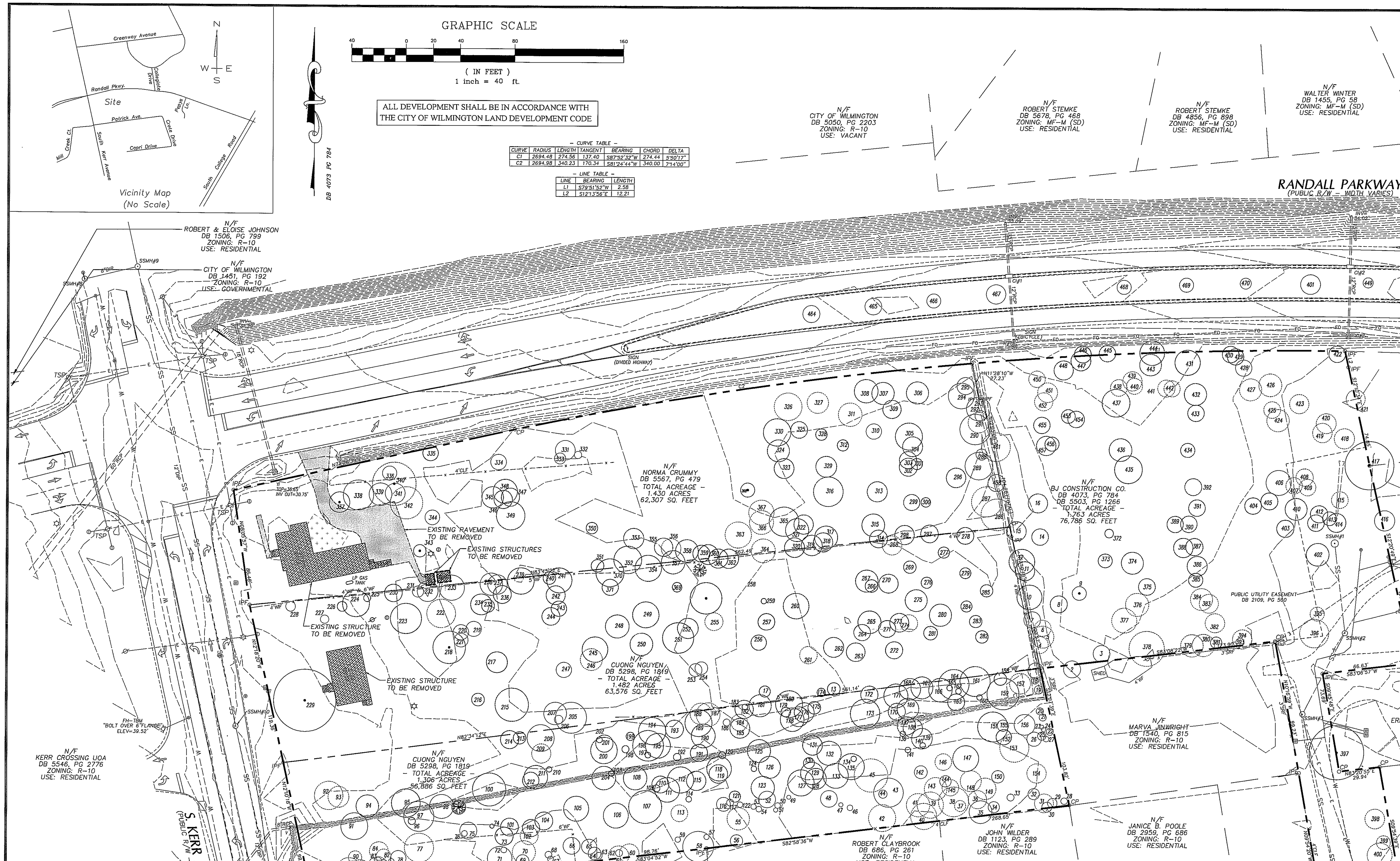
The Solstice Lofts
Randall Parkway and S. Kerr Avenue
Wilmington, North Carolina

REVIEWED BY:	JFC
DATE:	3/10/14
PROJECT NUMBER:	13-006
COUNTY	NEW HANOVER
PIN(S):	313711-67-9382.000 313711-77-1253.000 313711-67-6311.000 313711-67-6221.000 313711-67-6150.000
DEED:	DB 4073, PG 784 DB 5503, PG 1266 DB 5567, PG 479 DB 5298, PG 1819
ZONING:	MF-L (CD)
TOWNSHIP:	WILMINGTON

SITE LAYOUT PLAN

C2.01

MARCH 2014



- CURVE TABLE -

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	2694.48	274.56	137.40	S87°52'32"W	274.44	5°50'17"
C2	2694.98	340.23	170.34	S81°24'44"W	340.00	7°14'00"

- LINE TABLE -

LINE	BEARING	LENGTH
L1	S79°51'52"W	2.58
L2	S12°13'56"E	12.21

- SANITARY SEWER INVERTS -

SSMH#1
RIM= 40.45'
INV OUT(S)= 35.25'

SSMH#2
RIM= 40.16'
INV IN(N)= 34.96'
INV OUT(SW)= 34.86'

SSMH#3
RIM= 40.31'
INV IN(NE)= 34.51'
INV OUT(SE)= 34.51

SSMH#4
RIM= 40.45'
INV IN(NW)= 33.25'
INV OUT(SW)= 33.25'

SSMH#5
RIM= 39.57'
INV IN(NE)=32.87'
INV OUT(E)= 26.57'
INV OUT(W)= 26.57'

SSMH#6
RIM= 39.81'
INV IN(SE)= 34.01'
INV OUT(N)= 34.01'

SSMH#7
RIM= 39.99'
INV IN(SE)=34.29'
INV IN(E)= 34.59'
INV OUT(NW)= 34.29'

SSMH#8
RIM= 37.56'

SSMH#9
RIM= 37.62'
INV IN(N)=34.29'
INV OUT(S)= 24.92'

SSMH#10
RIM= 38.46'
INV IN(N)=25.36'
INV OUT(S)= 25.36'

- STORM DRAINAGE INVERTS -

SDMH#1
TOP= 39.79'
INV IN(SE)= 33.49'
INV OUT(NW)= 33.49'

CI#1
TOP= 38.56'
INV IN(S)= 33.36'
INV OUT(N)= 33.26'

CI#2
TOP= 39.74'
INV IN(S)= 34.34'
INV OUT(N)= 33.94'

CI#3
TOP= 39.81'
INV OUT(S)= 35.81'

CI#4
TOP= 39.64'
INV OUT(N)= 35.84'

CI#5
TOP= 39.97'
INV IN(E)= 34.07'
INV OUT(NW)= 34.07'

CI#6
TOP= 40.02'
INV OUT(S)= 36.42'

YI#1
TOP= 35.89'
(UNABLE TO OBTAIN INVERTS)

YI#2
TOP= 36.57'
INV OUT(N)=34.57'

TREE INVENTORY TABLES

AH	AMERICAN HOLLY ILEX OPACA	DW	DOGWOOD CORNUS FLORIDA	M	SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA	SYC	SYCAMORE PLATANUS OCCIDENTALIS
ASH	CAROLINA ASH FRAXINUS CAROLINIANA	LLP	LONGLEAF PINE PINUS PALUSTRIS	MIM	MIMOSA TREE ALBIZIA JULIBRISSIN	WO	WATER OAK QUERCUS NIGRA
BC	BLACK CHERRY PRUNUS SEROTINA	LO	LAUREL OAK QUERCUS LAURIFOLIA	PEC	PECAN CARYA ILLINOENSIS	RM	RED MAPLE ACER RUBRUM
BJO	BLACKJACK OAK QUERCUS MARILANDICA	LP	LOBLOLLY PINE PINUS TAEDA	RO	SOUTHERN RED OAK QUERCUS FALCATA		
BW	BLACK WALNUT JUGLANS NIGRA	LVO	LIVE OAK QUERCUS VIRGINIANA	SG	SWEETGUM LIQUIDAMBAR STYRACIFLUA		

#	TYPE	SIZE	#	TYPE	SIZE	#	TYPE	SIZE	#	TYPE	SIZE	#	TYPE	SIZE
1	WO	11	51	M	3	101	LP	13	151	LP	21	201	LP	12
2	M	12	52	WO	12	102	LP	13	152	LO	11	202	M	4
3	O	10	53	M	4	103	LP	12	153	LP	21	203	M	4
4	P	12	54	M	4	104	LP	13	154	LLP	14	204	LP	17
5	P	16	55	LP	16	105	LP	18	155	WO	8	205	WO	22
6	P	12	56	SG	9	106	LLP	18	156	SG	15	206	M	6
7	O	12	57	SG	4	107	LP	23	157	LLP	15	207	BC	16
8	O	12	58	WO	22	108	LP	17	158	WO	9	208	WO	19
9	M	10	59	SG	4	109	M	5	159	LP	23	209	LP	14
10	P	18	60	LP	14	110	LP	12	160	M	4	210	M	4
11	P	14	61	LP	14	111	LP	18	161	LP	21	211	LP	13
12	P	18	62	SG	5	112	LP	19	162	M	4	212	LP	12
13	SG	9	63	SG	5	113	LP	12	163	WO	12	213	LO	9
14	P	12	64	BC	9	114	M	4	164	LP	21	214	LO	13
15	P	14	65	BC	11	115	LP	14	165	M	4	215	LP	24
16	P	14	66	SG	12	116	WO	10	166	LP	17	216	PEC	9
17	SG	8	67	SG	4	117	M	5	167	LP	16	217	LO	15
18	WO	5	68	LO	5	118	LP	19	168	LP	15	218	LVO	24
19	M	6	69	SG	9	119	LP	13	169	LP	16	219	SG	11
20	SG	5	70	LP	17	120	M	5	170	LP	12	220	SG	11
21	M	5	71	SG	17	121	WO	8	171	LP	17	221	SG	10
22	BC	5	72	BC	5	122	M	4	172	LP	12	222	LP	21
23	M	3	73	RO	13	123	LP	17	173	LLP	21	223	LO	22
24	M	3	74	M	3	124	M	4	174	M	6	224	SYC	19
25	M	6	75	SG	12	125	LP	15	175	BJO	9	225	DW	5
26	WO	10	76	M	4	126	LP	15	176	LP	14	226	DW	7
27	WO	4	77	LP	25	127	LP	19	177	LP	15	227	M	6
28	M	4	78	SG	11	128	LP	15	178	LP	17	228	DW	7
29	WO	6	79	SG	4	129	LP	15	179	M	7	229	LVO (3)	26,30,48
30	WO	6	80	SG	5	130	WO	8	180	LP	19	230	LO	13
31	LLP	13	81	LP	14	131	SG	14	181	LP	16	231	LO	8
32	WO	8	82	LP	11	132	LP	17	182	LP	14	232	WO	15
33	M	5	83	SG	5	133	LP	19	183	M	4	233	WO	18
34	WO	8	84	LP	13	134	M	4	184	LP	12	234	LO	15
35	LO	16	85	SG	5	135	LP	18	185	LP	15	235	WO	9
36	LP	13	86	LP	16	136	M	4	186	M	5	236	LO	13
37	LP	8	87	LP	13	137	LP	13	187	LP	18	237	LO	14
38	LP	22	88	LP	15	138	LP	14	188	LP	15	238	LO	16
39	LP	19	89	LP	16	139	LP	15	189	LP	19	239	LO	19
40	LP	20	90	LP	9	140	M	4	190	LP	18	240	BJO	9
41	LP	16	91	ASH	19	141	M	4	191	BC	12	241	LO	18
42	LP	19	92	LLP	20	142	WO	9	192	M	5	242	LP	14
43	WO	21	93	LLP	15	143	LP	16	193	LP	13	243	WO	11
44	SG	6	94	LLP	16	144	WO	8	194	LP	19	244	LP	13
45	LP	24	95	SG	20	145	LP	12	195	LP	18	245	LP	15
46	M	4	96	M	5	146	LP	12	196	LP	22	246	LP	14
47	M	3	97	SG	21	147	LP	18	197	M	4	247	SG	11
48	WO	13	98	SG	17	148	LP	15	198	M	5	248	LP	17
49	M	3	99	M	8	149	LP	16	199	M	6	249	LP	19
50	M	4	100	LP	24	150	WO	9	200	LLP	19	250	LP	13

#	TYPE	SIZE	#	TYPE	SIZE	#	TYPE	SIZE	#	TYPE	SIZE	#	TYPE	SIZE
251	WO	23	301	SG	8	351	LO	9	401	LO	14	451	LP	14
252	LP	15	302	LP	13	352	LP	20	402	LP	16	452	LP	14
253	SG	9	303	LP	12	353	LP	18	403	LO	9	453	LP	10
254	SG	9	304	LP	14	354	LP	19	404	WO	9	454	LP	12
255	LP	13	305	LP	19	355	LP	13	405	WO	9	455	LP	12
256	SG	11	306	LP	16	356	LP	14	406	LO	18	456	BC	8
257	SG	12	307	LP	15	357	LP	17	407	LLP	12	457	LP	14
258	LO	24	308	LP	17	358	LP	17	408	LP	12	458	BC	12
259	M	4	309	LP	13	359	SG	12	409	LP	12	459	LO	14
260	LP	15	310	SG	11	360	SG	14	410	LP	16	460	LO	12
261	LP	13	311	LP	17	361	SG	14	411	LP	12	461	LP	20
262	LP	14	312	SG	8	362	SG	14	412	LP	12	462	LO	14
263	LP	13	313	LP	14	363	LP	19	413	LLP	10	463	LO	14
264	LP	12	314	LP	13	364	LP	17	414	LLP	14	464	LO	12
265	LP	16	315	LP	16	365	LP	21	415	LLP	12	465	LO	12
266	SG	9	316	LP	21	366	LP	17	416	M	16	466	LO	10
267	LP	16	317	LP	16	367	LP	18	417	LVO	36	467	LO	15
268	LP	14	318	LP	14	368	MIM	10	418	LLP	14	468	LO	10
269	WO	9	319	LP	15	369	M	7	419	LLP	14	469	LO	10
270	LP	14	320	WO	14	370	LO	20	420	LLP	14	470	LO	8
271	LP	12	321	LP	17	371	LP	12	421	LLP	14			
272	LP	12	322	LP	15	372	M	6	422	LLP	12			
273	LP	13	323	SG	14	373	LO	9	423	LP	14			
274	LP	12	324	LP	16	374	LP	16	424	LLP	16			
275	LP	16	325	LP	12	375	LP	12	425	LLP	12			
276	SG	8	326	LP	20	376	LP	16	426	LLP	16			
277	SG	8	327	LP	15	377	LP	18	427	LP	16			
278	SG	12	328	BC	8	378	LP	25	428	WO	10			
279	WO	8	329	LP	15	379	LP	16	429	LO	9			
280	LP	16	330	LP	20	380	LP	16	430	LLP	12			
281	WO	10	331	LO	14	381	M	8	431	WO (2)	12,19			
282	WO	9	332	M	5	382	LP	14	432	LP	16			
283	SG	9	333	LO	8	383	LP	14	433	LP	12			
284	SG	8	334	BC	11	384	LP	16	434	LP	10			
285	SG	9	335	LO	11	385	RM	10	435	ASH (2)	8,8			
286	LP	23	336	WO	10	386	LP	14	436	LP	16			
287	LP	22	337	M	13	387	LP	12	437	LP	20			
288	SG	8	338	WO	21	388	LP	14	438	LP	12			
289	LP	20	339	LVO	16	389	LP	12	439	LP	14			
290	LLP	22	340	LP	32	390	LP	12	440	LP	12			
291	LLP	15	341	LVO	14	391	LP	12	441	LP	12			
292	SG	8	342	LP	24	392	LP	12	442	LP	12			
293	LO	17	343	AH	10	393	M	5	443	LP	16			
294	WO	18	344	PEC	11	394	LP	14	444	LP	18			
295	BC	12	345	LP	15	395	LLP	10	445	LP	12			
296	LP	14	346	LP	13	396	LP	20	446	SG	14			
297	LP	13	347	LP	13	397	LVO	40	447	SG	12			
298	LP	14	348	LP	17	398	LP	14	448	LP	14			
299	LP	13	349	LP	20	399	LP	10	449	LO	5			
300	M	7	350	SG	8	400	LP	18	450	LP	12			

RECEIVED
MAR 20 2014
PLANNING DIVISION

SITE INVENTORY NOTES:

1. SOILS TYPE: Se (SEAGATE FINE SAND)
2. THIS PROPERTY IS NOT IMPACTED BY ANY AEC.
3. THERE ARE NO CONSERVATION OVERLAY BOUNDARIES AFFECTING THIS PROPERTY.
4. THIS SITE IS NOT IMPACTED BY ANY RECOGNIZED HISTORIC OR ARCHEOLOGICAL SIGNIFICANCE.
5. NO CEMETERIES WERE EVIDENCED ON THE SITE.
6. EXISTING VEGETATION HAS BEEN LOCATED AND IS LABELED.
7. THERE IS NO EVIDENCE OF JURISDICTIONAL WETLANDS OR SECTION 10 WATERS ON THE SITE.
8. THERE IS NO EVIDENCE OF ENDANGERED SPECIES OR HABITAT ISSUES ON THE SITE.
9. THE PROPERTY IS NOT WITHIN ANY FLOOD HAZARD AREA AS EVIDENCED ON NC FLOOD MAP 3720313700J.
10. THE SITE DRAINAGE FLOWS INTO THE SMITH CREEK DRAINAGE BASIN. CLASSIFICATION C,Sw
11. THERE ARE NO FORESTED AREAS ON THIS PROPERTY.

TREE PRESERVATION, GRADING, & STORMWATER MANAGEMENT NOTES:

1. STORMWATER MANAGEMENT WILL MEET CITY & STATE REQUIREMENTS. AN UNDERGROUND INFILTRATION SYSTEM IS PROPOSED.
2. TREE PRESERVATION/REMOVAL PERMIT IS REQUIRED PRIOR TO CLEARING AND LAND DISTURBANCE.
3. PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
4. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.

chandler engineering pa
309 S. Fuquay Avenue, Fuquay-Varina, NC 27526
Phone: 919-552-4845 Fax: 919-552-6962

SEALS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 026466 JAMES FILLMORE CHANDLER, JR.

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

DATE	COMMENTS

MAJOR SITE PLAN

The Lofts at Randall (Revised)

Randall Parkway and S. Kerr Avenue
Wilmington, North Carolina

REVIEWED BY:	JFC
DATE:	2/27/14
PROJECT NUMBER:	13-006
COUNTY	NEW HANOVER
PIN(S):	313711-67-9382.000 313711-77-1253.000 313711-67-6311.000 313711-67-6221.000 313711-67-6150.000
DEED:	DB 4073, PG 784 DB 5503, PG 1266 DB 5567, PG 479 DB 5298, PG 1819
ZONING:	MF-L (CD)
TOWNSHIP:	WILMINGTON

SITE INVENTORY/ TREE PRESERVATION/ DEMOLITION PLAN

C1.01

FEBRUARY 2014