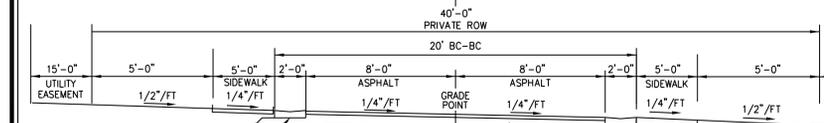


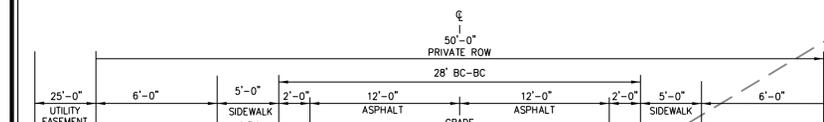
LOCAL STREET/CUL-DE-SAC
NOT TO SCALE

GENERAL NOTES:

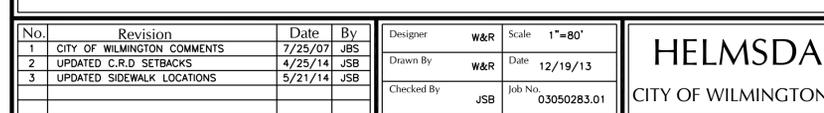
1. NEW HANOVER COUNTY PARCEL NO.: 3158(15) - 64 - 5396
2. TOTAL TRACT AREA: 31.94 AC.±
3. ZONING DISTRICT: R-20
4. LAND CLASSIFICATION: RESOURCE PROTECTION & CONSERVATION
5. SETBACKS (CITY OF WILMINGTON):
FRONT-30
SIDE-15
BACK-25
6. THIS PHASE IS LOCATED IN ZONE "AE" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 3720315800J DATED APRIL 3, 2006, 100-YEAR FLOOD ELEV=10.00



ABERNATHY COURT - 40' PRIVATE ROW
NOT TO SCALE



HELMSDALE DRIVE - 50' PRIVATE ROW
NOT TO SCALE



Approved Construction Plan

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	325.00'	328.13'	314.37'	S34°50'46" W
C2	1275.00'	869.69'	852.93'	S13°37'08" E
C3	125.00'	77.56'	77.18'	S43°02'08" E
C4	125.00'	46.18'	45.91'	S63°29'38" E
C5	300.00'	135.30'	134.16'	N81°53'01" E

NOTE: ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE

DEVELOPMENT DATA:

TOTAL LOTS PROPOSED - 33
TOTAL IMPERVIOUS - 291,292 S.F.
COMMON AREA - 132,033 S.F.

REQUIRED:
0.03 AC/UNIT 0.03 AC/48 UNITS = 1.44 AC
1/2 ACTIVE = 0.72 AC
1/2 PASSIVE = 0.72 AC

PROVIDED:
ACTIVE = 0.41 AC (REMAINING ACTIVE REQUIREMENT (0.31 AC.) TO BE PAYMENT IN LIEU)
PASSIVE = 2.25 AC

BRIDGE NOTE:

1. PROPOSED BRIDGES ON HELMSDALE DRIVE SHALL BE DESIGNED TO ADEQUATELY SUPPORT FIRE EQUIPMENT HAVING WEIGHTS EXCEEDING 36 TONS.

STORMWATER MANAGEMENT PLAN APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE PERMIT #
SIGNED



THIS PLAN SET WAS DESIGNED AND LAST SIGNED BY GARRY S. PAPE (PE LICENSE # 031315) ON 7/9/08. THIS REVISED SET IS ONLY PER REVISIONS BY THE GOVERNING AGENCIES AND VARIOUS SITE EDITS.

SITE ADDRESS: 558 ARBORETUM DRIVE

No.	Revision	Date	By
1	CITY OF WILMINGTON COMMENTS	7/25/07	JBS
2	UPDATED C.R.D. SETBACKS	4/25/14	JSB
3	UPDATED SIDEWALK LOCATIONS	5/21/14	JSB

HELMSDALE @ LANDFALL - PHASE II
CITY OF WILMINGTON NEW HANOVER NORTH CAROLINA

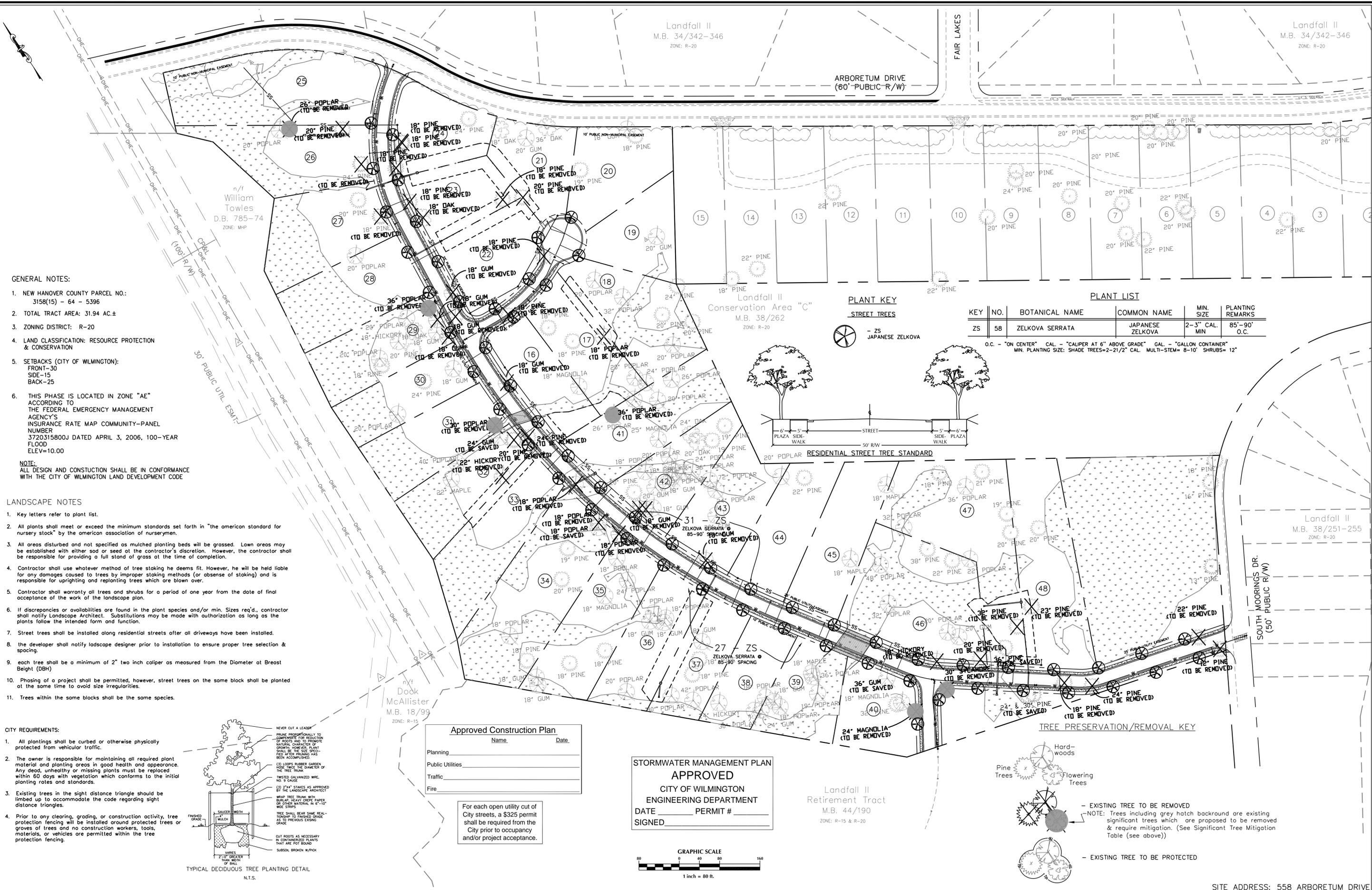
SITE LAYOUT

PREPARED FOR:
HELMSDALE INVESTORS, LLC
100 WESTON ESTATES WAY
CARY, NC 27513
919-481-3000

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
1410 Commonwealth Drive, Suite 101, Wilmington, North Carolina 28403 tel: 910-256-9277 fax: 910-256-2584 www.wITHERS&RAVENEL.com

Sheet No. **C-3.2**

W:\1315-04801\30481-Helmsdale@Landfall-Phase II\Drawings\DWG\DWG-3.2 SITE LAYOUT.dwg - May 21, 2014 - 10:00 - JBS



GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NO.: 3158(15) - 64 - 5396
- TOTAL TRACT AREA: 31.94 AC.±
- ZONING DISTRICT: R-20
- LAND CLASSIFICATION: RESOURCE PROTECTION & CONSERVATION
- SETBACKS (CITY OF WILMINGTON): FRONT-30, SIDE-15, BACK-25
- THIS PHASE IS LOCATED IN ZONE "AE" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 3720315800J DATED APRIL 3, 2006, 100-YEAR FLOOD ELEV=10.00

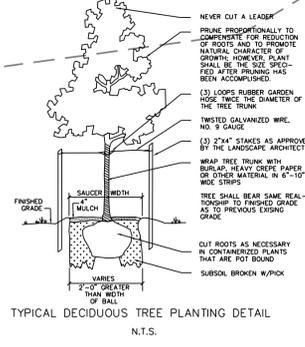
NOTE: ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE

LANDSCAPE NOTES

- Key letters refer to plant list.
- All plants shall meet or exceed the minimum standards set forth in "the american standard for nursery stock" by the american association of nurserymen.
- All areas disturbed and not specified as mulched planting beds will be grassed. Lawn areas may be established with either sod or seed at the contractor's discretion. However, the contractor shall be responsible for providing a full stand of grass at the time of completion.
- Contractor shall use whatever method of tree staking he deems fit. However, he will be held liable for any damages caused to trees by improper staking methods (or absence of staking) and is responsible for uprighting and replanting trees which are blown over.
- Contractor shall warranty all trees and shrubs for a period of one year from the date of final acceptance of the work of the landscape plan.
- If discrepancies or availabilities are found in the plant species and/or min. Sizes req'd, contractor shall notify Landscape Architect. Substitutions may be made with authorization as long as the plants follow the intended form and function.
- Street trees shall be installed along residential streets after all driveways have been installed.
- The developer shall notify ladscape designer prior to installation to ensure proper tree selection & spacing.
- each tree shall be a minimum of 2" two inch caliper as measured from the Diameter at Breast Height (DBH)
- Phasing of a project shall be permitted, however, street trees on the same block shall be planted at the same time to avoid size irregularities.
- Trees within the same blocks shall be the same species.

CITY REQUIREMENTS:

- All plantings shall be curbed or otherwise physically protected from vehicular traffic.
- The owner is responsible for maintaining all required plant material and planting areas in good health and appearance. Any dead, unhealthy or missing plants must be replaced within 60 days with vegetation which conforms to the initial planting rates and standards.
- Existing trees in the sight distance triangle should be limbed up to accommodate the code regarding sight distance triangles.
- 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.



Approved Construction Plan

Name _____ Date _____

Planning _____

Public Utilities _____

Traffic _____

Fire _____

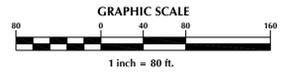
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

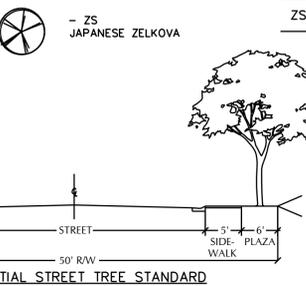
SIGNED _____



PLANT KEY

STREET TREES

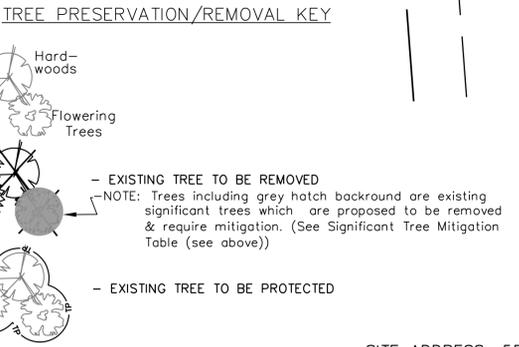
— ZS JAPANESE ZELKOVA



PLANT LIST

KEY	NO.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	PLANTING REMARKS
ZS	58	ZELKOVA SERRATA	JAPANESE ZELKOVA	2-3" CAL. MIN	85'-90" O.C.

O.C. = "ON CENTER" CAL. = "CALIPER AT 6" ABOVE GRADE" GAL. = "GALLON CONTAINER" MIN. PLANTING SIZE: SHADE TREES=2-2 1/2" CAL. MULTI-STEM= 8-10" SHRUBS= 12"



W:\1315-04851\31581-Helmsdale\LANDSCAPE PLANS\May 21, 2014 - 8070 - JOSEPH

No.	Revision	Date	By
1	UPDATED WATER & SEWER LINE LOCATION	4/01/14	JSB
2	UPDATED SIDEWALK & TREESCPE	5/21/14	JSB

Designer **W&R** Scale **1"=50'**

Drawn By **W&R** Date **12/19/13**

Checked By **JSB** Job No. **0.3050283.01**

HELMSDALE @ LANDFALL - PHASE II

CITY OF WILMINGTON NEW HANOVER NORTH CAROLINA

LANDSCAPE PLAN

PREPARED FOR:
HELMSDALE INVESTORS, LLC
100 WESTON ESTATES WAY
CARY, NC 27513
919-481-3000

WITHERS & RAVENEL

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1410 Commonwealth Drive, Suite 101, Wilmington, North Carolina 28403 tel: 910-256-9277 fax: 910-256-2584 www.wITHERSRAVENEL.com

Sheet No. **C-10**

SITE ADDRESS: 558 ARBORETUM DRIVE