



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

March 7, 2016

Kathryn Espinoza, PE
McKim & Creed
243 North Front Street
Wilmington, NC 28401

RE: Riverlights Conventional Phase 1 Subdivision located 4410 River Road

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 any construction or grading 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 zoning office at 254-0900 to schedule the preconstruction meeting.***

All construction on the site must be in accordance with the City of Wilmington standards and the approved construction plans stamped by the City. All 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 final zoning inspection for this construction project, the appropriate departments within the City of Wilmington must perform and approve final inspections.

To arrange for inspections please contact the assigned Zoning Enforcement Officer, at 254-0900. Staff will coordinate the 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: Zoning will not issue final approval until all requirements of the City of Wilmington are fulfilled.***

Please also be advised that any party aggrieved by the issuance of this approval may file a notice of appeal to the City Clerk within 30 days of receipt of active or constructive notice of this decision. It shall be presumed that all persons with standing to appeal have constructive notice of the decision from the date a sign containing the words "Zoning Decision" or "Subdivision Decision" in letters at least six inches high and identifying the means to contact an official for information about the decision is prominently posted on the property that is the subject of the decision, provided the sign remains on the property for at least 10 days. Posting of signs is not the only form of constructive notice. Any such posting shall be the responsibility of the landowner or applicant. Verification of the posting shall be provided to the official who made the decision. Absent an ordinance provision to the contrary, posting of signs shall not be required.

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,

A handwritten signature in blue ink, appearing to read "Ron Satterfield", written over a blue circular stamp or seal.

Ron Satterfield, AICP
Assistant Planning Director



Development Services
 Planning
 305 Chestnut Street
 PO Box 1810
 Wilmington, NC 28402-1810

TRANSMITTAL LETTER

TO: John Barham, Zoning Inspector
 DATE: March 7, 2016
 SUBJECT: **Riverlights Conventional Phase I** Project # 2015034
 LOCATION: 4410 River Road (RiverLights Project)

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 3/4/16	Riverlights Conventional Ph I Approved Plans
1	Dated 7/28/15	City Tree Removal Permit TPP-15-117
1	Dated 8/13/15	NHC Grading Permit #GP 28-15
1	Dated 4/18/15	SRB-10-415 Approval Letter
1	Dated 3/7/16	City Stormwater Management Permit SWP2016012 (under separate cover)

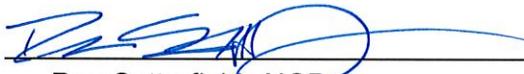
REMARKS: **Riverlights Conventional Phase 1 Subdivision** located in the Riverlights project at 4410 River Road, is hereby conditionally released for construction. The following conditions must be satisfied as part of this release:

- A. 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. CONTACT 910-254-0900.**
- B. ANY TREES, INCLUDING THE CRITICAL ROOT ZONE AREA, AND/OR AREA 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.**
- C. 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:**
 - 1. ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED**
 - 2. BETH WETHERILL HAS FORMALLY ISSUED THE GRADING PERMIT AND AUTHORIZED THE ACTIVITY**
 - 3. THE CFPWA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MUST HAVE A PRECON WITH CFPWA 332-6560.**
 - 4. THE CITY ZONING INSPECTOR AUTHORIZES THE ACTIVITY.**

- D. ALL IMPROVEMENTS, AS RECOMMENDED BY THE SUBMITTED AND APPROVED TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE INSTALLED AND INSPECTED PRIOR TO THE ISSUANCE OF THE FINAL ZONING APPROVAL.**
- E. A COPY OF THE RECORDED MAP SHOWING ANY REQUIRED EASEMENTS AND RIGHT-OF-WAY FOR THE PROJECT MUST BE SUBMITTED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.**
- F. THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS.**
- G. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.**
- H. IF THE CONDITIONS LISTED ABOVE ARE VIOLATED, A STOP WORK ORDER WILL BE ISSUED.**
- I. PER THE REQUIREMENTS OF THE STORMWATER PERMIT, THE FOLLOWING SHALL OCCUR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR OPERATION OF THE PERMITTED FACILITY:**
- AS-BUILT DRAWINGS FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON ENGINEERING DIVISION.**
 - AN ENGINEER'S 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.**
- J. PRIOR TO A FINAL INSPECTION, A WALKTHROUGH WITH CITY INSPECTIONS SHALL TAKE PLACE TO VERIFY COMPLETENESS OF SITE WORK IN ROW. ANY MATERIAL TEST REPORTS AND STORMWATER VIDEOS AS REQUIRED SHALL BE SUBMITTED PRIOR TO AND APPROVED BY CITY ENGINEERING. PLEASE CONTACT THE CITY ENGINEERING DIVISION AT 910.341.7807**
- K. 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.**
- L. PROPERTIES WITHIN THE SPECIAL FLOOD HAZARD AREA SHALL BE SUBJECT TO COMPLIANCE WITH ARTICLE 13 OF THE LAND DEVELOPMENT CODE. PLEASE CONTACT KATHRYN THURSTON, ZONING ADMINISTRATOR/FLOODPLAIN MANAGER (910.341.3249) FOR CLARIFICATION ON REQUIREMENTS FOR DEVELOPMENT IN THE FLOOD PLAIN.**

- M. 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.**
- N. APPROVAL OF A MAJOR OR MINOR SITE PLAN SHALL EXPIRE AFTER EIGHTEEN (18) MONTHS FROM THE DATE OF SUCH APPROVAL IF THE APPLICANT HAS FAILED TO MAKE SUBSTANTIAL PROGRESS ON THE SITE. THE TECHNICAL REVIEW COMMITTEE MAY GRANT A SINGLE, SIX-MONTH EXTENSION OF THIS TIME LIMIT FOR MAJOR AND MINOR SITE PLANS, FOR GOOD CAUSE SHOWN, UPON RECEIVING A REQUEST FROM THE APPLICANT BEFORE THE EXPIRATION OF THE APPROVED PLAN. IN THE EVENT APPROVAL OF A SITE PLAN HAS EXPIRED, FOR WHATEVER REASONS, THE OWNER AND/OR APPLICANT WILL BE REQUIRED TO RESUBMIT FOR APPROVAL OF A SITE PLAN THAT MEETS CURRENT DEVELOPMENT STANDARDS UNLESS OTHERWISE NOTED IN THIS CHAPTER.**

Please notify New Hanover County Building Inspections of this release.

Signature: 
 Ron Satterfield, AICP
 Assistant Planning Director

Copy: Kathryn Espinoza, PE	McKim & Creed (email only)
Bret Russell	Construction Manager
Rob Gordon	Engineering
Jim Quinn	Stormwater Specialist
Aaron Reese	Urban Forestry
Chris Elrod	Wilmington Fire Department (e-mail only)
Sammy Flowers	Wilmington Fire Department (e-mail only)
Brian Blackmon	Surveyor (e-mail only)
Jim Sahlie	GIS Addressing (e-mail only)
Bill McDow	Traffic Engineering (e-mail only)
Don Bennett	Traffic Engineering (e-mail only)
Bernice Johnson	CFPUA (e-mail letter only)
Beth Easley Wetherill	NHC Erosion Control (e-mail only)
Michelle Hutchinson	GIS Engineer (e-mail only)
Alina Jakubcanin	GIS Analyst (e-mail only)
Genna Porter	Engineering (e-mail only)
Amy Beaty	Community Services (e-mail only)
Ryan O'Reilly	Community Services (e-mail only)
Steve Harrell	Community Services (e-mail only)

File: **Riverlights Conventional Ph I** **Project File # 2015034**



RECEIVED

JUL 28 2015

PLANNING DIVISION



Development Services
Planning Division
305 Chestnut Street
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APPROVED: X DENIED: _____

PERMIT #: TPP-15-117

Application for Tree Removal Permit

Name of Applicant: William Mumford, PE Phone: 704-887-5946 Date: 06/25/2015

Name of Property Owner: NNP IV Cape Fear River LLC Phone: 910-343-1048

Property Owner Address: 3410 River Road Wilmington, NC 28412

Address of Proposed Tree Removal: 4410 River Road Wilmington, NC 28412

Description of tree(s) to be removed/reason for removal: (provide attachment if necessary)

- | | |
|------------------------|-----------|
| 1. <u>See Attached</u> | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

Description of Replacement Tree(s): Trees within the Conventional neighborhood shall be replaced through the planting of street trees, buffer planting, and proposed park areas. Trees will also be preserved within conservation resource areas. See site plan.

Applicant Signature: [Signature] Date: 6-25-2015

*****FOR OFFICIAL USE ONLY*****

Reviewed By: [Signature] Date: 7-28-15

Remarks: Tree permit approved for Phase 1 per grading plan S

ALL WORK MUST BE IN COMPLIANCE WITH THE CITY LAND DEVELOPMENT CODE, ARTICLE 8, LANDSCAPING AND TREE PRESERVATION.

NEW CONSTRUCTION: X EXPANSION: _____ OTHER: _____ PAID: ok

Tree Preservation Permit Fees

Less than 1 acre	\$25.00
1-5 acres	\$50.00
5-10 acres	\$100.00
Greater than 10 acres	\$150.00

Wilmington Landscaping Ordinance

Minimum number of Trees to be on Post Development Site	
15 Trees/Acre * 47.61 Project Area	
Equals = 716 Trees	

Protected Trees to be Removed			
797	Pines	0	Gum/Maple
0	Mimosa	0	Cherry
188	Oaks	0	Poplar
0	Crate Myrtle	0	Magnolia
0	Amer. Holly	0	
Total =		985	Trees
Type	Regulated	Significant	
Conifers	797	0	
Hardwoods	188	0	
Flowering Trees	0	0	
Total Removed =		985	

Regulated Trees for Mitigation			
Pines	(10,266 DBH * 50%)	/	3 = 1,711 Trees
Oaks	(1,805 DBH * 100%)	/	3 = 535 Trees
Gum/Maple	(0 DBH * 50%)	/	3 =
Cherry	(0 DBH * 0%)	/	3 =
Crate Myrtle	(0 DBH * 0%)	/	3 =
Magnolia	(0 DBH * 0%)	/	3 =
Mimosa	(0 DBH * 0%)	/	3 =
Poplar	(0 DBH * 0%)	/	3 =
Amer. Holly	(0 DBH * 100%)	/	3 =

Significant Trees for Mitigation			
Oaks	(0 DBH *2* 100%)	/	3 =
Gum/Maple	(0 DBH *2* 50%)	/	3 =
Cherry	(0 DBH *2* 0%)	/	3 =
Crate Myrtle	(0 DBH *2* 0%)	/	3 =
Magnolia	(0 DBH *2* 0%)	/	3 =
Mimosa	(0 DBH *2* 0%)	/	3 =
Poplar	(0 DBH *2* 0%)	/	3 =
Amer. Holly	(0 DBH *2* 100%)	/	3 =

Northing	Easting	Elevation	Description	DBH
145421	2322334	18.3	OAK	8
145416	2322331	17.5	OAK	8
145672	2321422	18.1	OAK	8
145682	2321412	19.1	OAK	8
145678	2321412	18.8	OAK	8
145702	2321372	17.3	OAK	8
145673	2321444	17.9	OAK	8
145602	2321462	14.1	OAK	8
145672	2321595	18.9	OAK	8
145447	2321613	7.4	OAK	8
145446	2321613	7.2	OAK	8
145462	2321623	8.4	OAK	8
145486	2321609	11.4	OAK	8
145494	2321611	11.6	OAK	8
145725	2321595	19.7	OAK	8
145774	2321681	18.3	OAK	8
145807	2321702	19.0	OAK	8
145680	2321748	19.9	OAK	8
145878	2321621	24.1	OAK	8
145826	2321615	22.5	OAK	8
145470	2321814	9.3	OAK	8
145854	2321735	22.1	OAK	8
145723	2321799	19.7	OAK	8
145884	2321736	24.6	OAK	8
145833	2321760	19.9	OAK	8
145813	2321774	18.0	OAK	8
145773	2321795	17.6	OAK	8
145771	2321786	17.6	OAK	8
145653	2321859	22.4	OAK	8
145679	2321848	22.4	OAK	8
145388	2321939	10.3	OAK	8
146446	2321037	10.0	OAK	8
146248	2321108	10.5	OAK	8
146241	2321218	12.1	OAK	8
146239	2321220	12.4	OAK	8
146275	2321217	10.8	OAK	8
146274	2321229	10.9	OAK	8
146280	2321228	10.6	OAK	8
146322	2321216	8.6	OAK	8
146541	2320969	8.3	OAK	8
145917	2321292	23.4	OAK	8
145899	2321315	25.0	OAK	8
145937	2321234	20.6	OAK	8
145959	2321439	23.6	OAK	8
145872	2321479	24.0	OAK	8

146038	2321197	21.2	OAK	8
146045	2321217	21.3	OAK	8
146136	2321146	16.8	OAK	8
146151	2321206	15.6	OAK	8
146122	2321210	17.4	OAK	8
146088	2321269	19.3	OAK	8
146088	2321281	19.9	OAK	8
146093	2321302	19.2	OAK	8
146070	2321300	20.5	OAK	8
146086	2321350	18.3	OAK	8
146126	2321366	15.7	OAK	8
146084	2321356	17.9	OAK	8
146116	2321321	17.6	OAK	8
145978	2321596	27.5	OAK	8
146026	2321655	27.2	OAK	8
146181	2321686	16.3	OAK	8
146184	2321685	16.1	OAK	8
146103	2321747	20.2	OAK	8
145956	2321074	13.7	OAK	8
145860	2321132	15.9	OAK	8
145824	2321013	8.8	OAK	8
145859	2321066	10.7	OAK	8
146031	2320989	15.2	OAK	8
146038	2320979	15.9	OAK	8
146060	2320936	16.6	OAK	8
145956	2320904	8.3	OAK	8
146009	2320879	13.1	OAK	8
145732	2321122	16.7	OAK	8
145731	2321121	16.7	OAK	8
145704	2321133	16.9	OAK	8
145730	2321071	12.3	OAK	8
145737	2321057	11.0	OAK	8
145667	2321169	19.1	OAK	8
145673	2321184	20.2	OAK	8
145623	2321237	20.1	OAK	8
145593	2321197	18.0	OAK	8
145575	2321171	16.9	OAK	8
145637	2322136	21.0	OAK	8
145483	2321907	14.1	OAK	8
145323	2322058	15.4	OAK	8
145394	2322358	12.2	OAK	8
147295	2321408	18.5	OAK	8
147287	2321396	18.3	OAK	8
147289	2321394	18.4	OAK	8
147245	2321412	19.9	OAK	8
147232	2321381	20.1	OAK	8
147253	2321335	18.4	OAK	8

147112	2321329	22.4	OAK	8
147189	2321337	21.1	OAK	8
147203	2321315	20.0	OAK	8
147163	2321362	22.4	OAK	8
147162	2321364	22.9	OAK	8
147016	2321288	17.4	OAK	8
146849	2321121	8.9	OAK	8
146838	2321851	22.2	OAK	8
146724	2321887	21.0	OAK	8
146692	2321851	20.8	OAK	8
146810	2321813	22.4	OAK	8
146638	2321157	8.2	OAK	8
146545	2321089	9.1	OAK	8
146803	2321237	15.5	OAK	8
146527	2321659	20.0	OAK	8
146396	2321727	16.2	OAK	8
146250	2321723	13.7	OAK	8
146314	2321477	9.7	OAK	8
146316	2321501	9.3	OAK	8
146198	2321589	13.7	OAK	8
146032	2321511	21.6	OAK	8
146151	2321421	13.4	OAK	8
146187	2321458	11.7	OAK	8
146211	2321546	12.5	OAK	8
146206	2321551	12.9	OAK	8
146264	2321491	8.3	OAK	8
146224	2321374	11.5	OAK	8
146168	2321347	14.6	OAK	8
146146	2321769	20.3	OAK	8
146236	2320843	9.6	OAK	8
146101	2320908	18.4	OAK	8
145579	2321308	16.2	OAK	8
145554	2321293	14.4	OAK	8
145541	2321280	13.8	OAK	8
145557	2321347	13.8	OAK	8
145546	2321348	12.9	OAK	8
145538	2321365	12.6	OAK	8
145534	2321371	12.1	OAK	8
145425	2321377	8.6	OAK	8
145511	2321324	11.2	OAK	8
145492	2321283	10.6	OAK	8
145564	2321205	16.6	OAK	8
145552	2321277	14.4	OAK	8
145573	2321262	16.4	OAK	8
145587	2321259	17.3	OAK	8
145598	2321245	18.3	OAK	8
145559	2322466	15.8	OAK	9

145503	2322351	24.7	OAK	9
145419	2322362	16.3	OAK	9
145703	2321370	17.0	OAK	9
145589	2321476	13.8	OAK	9
145497	2321560	9.6	OAK	9
145692	2321648	20.3	OAK	9
146261	2321195	10.6	OAK	9
146297	2321339	11.7	OAK	9
146114	2321214	18.0	OAK	9
145874	2321070	11.0	OAK	9
145708	2321108	15.0	OAK	9
145695	2321100	14.0	OAK	9
145680	2321220	22.7	OAK	9
145569	2321186	16.6	OAK	9
145781	2321923	19.7	OAK	9
145985	2321828	25.6	OAK	10
146223	2320989	12.0	OAK	10
145784	2321593	21.0	OAK	10
145718	2321643	19.7	OAK	10
145771	2321667	18.9	OAK	10
145760	2321708	16.8	OAK	10
145798	2321704	18.1	OAK	10
145805	2321691	19.4	OAK	10
145804	2321657	20.8	OAK	10
145728	2321711	17.6	OAK	10
146330	2321169	8.1	OAK	10
146265	2321271	12.7	OAK	10
145936	2321224	20.0	OAK	10
146162	2321222	15.6	OAK	10
145938	2320983	8.5	OAK	10
145694	2321097	13.7	OAK	10
145623	2321167	18.0	OAK	10
145583	2321177	17.4	OAK	10
145601	2322138	20.6	OAK	10
145352	2322231	17.4	OAK	10
146860	2321079	8.9	OAK	10
146621	2321097	6.7	OAK	10
146434	2321515	13.3	OAK	10
146188	2321735	18.0	OAK	10
146077	2320847	17.5	OAK	10
145494	2321294	10.5	OAK	10
145515	2321386	11.8	OAK	10
146354	2321336	9.7	OAK	11
145504	2322383	24.0	OAK	12
145422	2321405	9.8	OAK	12
145428	2321463	11.0	OAK	12
145498	2321299	10.8	OAK	12

145097	2322501	6.7	OAK	12
146274	2320827	7.6	OAK	16
146390	2320899	8.5	PINE	12
146336	2320911	9.4	PINE	12
146271	2321036	12.4	PINE	12
146267	2321069	11.7	PINE	12
146256	2321082	11.4	PINE	12
146234	2321128	10.6	PINE	12
146209	2321096	10.3	PINE	12
144731	2322606	18.8	PINE	12
145205	2322428	14.4	PINE	12
145197	2322359	14.7	PINE	12
145197	2322374	14.6	PINE	12
145506	2322669	14.6	PINE	12
145428	2322732	12.1	PINE	12
145421	2322787	13.5	PINE	12
145378	2322745	11.3	PINE	12
145580	2322548	13.3	PINE	12
145577	2322534	12.5	PINE	12
145598	2322533	13.7	PINE	12
145573	2322504	12.0	PINE	12
145599	2322438	17.8	PINE	12
145625	2322342	26.0	PINE	12
145524	2322364	25.8	PINE	12
145498	2322421	20.9	PINE	12
145511	2322440	19.2	PINE	12
145520	2322433	20.1	PINE	12
145505	2322455	16.4	PINE	12
145469	2322385	20.9	PINE	12
145441	2322415	15.0	PINE	12
145502	2322328	25.5	PINE	12
145493	2322315	25.4	PINE	12
145480	2322523	9.4	PINE	12
145748	2321548	20.9	PINE	12
145598	2321659	18.6	PINE	12
145755	2321559	20.9	PINE	12
145566	2321690	15.7	PINE	12
145573	2321680	16.3	PINE	12
145822	2321629	22.4	PINE	12
145837	2321629	22.5	PINE	12
145731	2321641	19.7	PINE	12
145783	2321668	19.3	PINE	12
145719	2321739	17.8	PINE	12
145681	2321698	20.1	PINE	12
145864	2321610	23.2	PINE	12
145859	2321604	23.2	PINE	12
145884	2321628	24.7	PINE	12

145815	2321646	22.1	PINE	12
145797	2321648	21.2	PINE	12
145459	2321829	9.0	PINE	12
145497	2321817	11.7	PINE	12
145688	2321782	20.7	PINE	12
145567	2321907	19.6	PINE	12
145690	2321829	21.8	PINE	12
145504	2321911	14.7	PINE	12
145551	2321943	18.7	PINE	12
145578	2321913	20.2	PINE	12
146324	2321050	12.3	PINE	12
146432	2320940	9.6	PINE	12
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146458	2321047	10.1	PINE	12
146444	2321054	9.7	PINE	12
146418	2321044	9.7	PINE	12
146367	2321090	9.8	PINE	12
146335	2321138	9.1	PINE	12
146318	2321125	10.4	PINE	12
146248	2321147	10.3	PINE	12
146365	2321170	6.6	PINE	12
146420	2321163	4.9	PINE	12
146419	2321188	4.2	PINE	12
146417	2321286	5.1	PINE	12
146279	2321291	12.6	PINE	12
146259	2321357	12.3	PINE	12
146464	2320924	7.2	PINE	12
146482	2320947	7.8	PINE	12
146462	2320969	9.8	PINE	12
146494	2321000	10.1	PINE	12
146494	2321037	10.6	PINE	12
146533	2320927	5.7	PINE	12
145954	2321226	20.4	PINE	12
145978	2321378	23.1	PINE	12
145962	2321381	24.0	PINE	12
145942	2321398	24.7	PINE	12
145993	2321457	21.8	PINE	12
145887	2321466	24.7	PINE	12
146072	2321227	20.1	PINE	12
146051	2321162	21.1	PINE	12
146021	2321230	22.0	PINE	12
146103	2321200	19.0	PINE	12
146092	2321175	19.8	PINE	12
146116	2321126	17.9	PINE	12
146140	2321164	16.8	PINE	12
146154	2321174	14.8	PINE	12
146208	2321182	12.4	PINE	12

146192	2321258	15.6	PINE	12
146157	2321255	16.6	PINE	12
146161	2321263	17.4	PINE	12
146095	2321276	19.2	PINE	12
146134	2321345	16.2	PINE	12
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145970	2321652	28.9	PINE	12
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145763	2321041	10.6	PINE	12
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145643	2322125	22.0	PINE	12
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145225	2321939	14.4	PINE	12
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145365	2321994	12.8	PINE	12
145423	2322084	20.3	PINE	12
145239	2322256	11.3	PINE	12
145271	2322325	12.9	PINE	12

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145350	2322364	6.1	PINE	12
145388	2322273	18.2	PINE	12
145353	2322233	17.4	PINE	12
145403	2322256	20.2	PINE	12
145457	2322319	22.5	PINE	12
145438	2322299	21.9	PINE	12
145443	2322271	22.6	PINE	12
145434	2322267	22.6	PINE	12
147304	2321426	18.5	PINE	12
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147261	2321416	19.3	PINE	12
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147214	2321407	21.2	PINE	12
147273	2321372	18.5	PINE	12
147278	2321360	18.6	PINE	12
147236	2321323	18.5	PINE	12
147234	2321356	19.3	PINE	12
147184	2321359	21.5	PINE	12
147180	2321370	22.0	PINE	12
147172	2321329	22.2	PINE	12
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146960	2321275	15.1	PINE	12
146927	2321124	12.7	PINE	12
146887	2321172	11.8	PINE	12
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146881	2321048	10.4	PINE	12
146889	2321056	10.8	PINE	12
146915	2321074	12.8	PINE	12
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146865	2321879	21.8	PINE	12
146817	2321936	21.9	PINE	12
146848	2321849	22.2	PINE	12
146821	2321866	21.5	PINE	12
146716	2321873	20.7	PINE	12
146709	2321848	20.9	PINE	12
146774	2321809	21.9	PINE	12
146755	2321778	21.0	PINE	12
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146673	2321474	13.4	PINE	12
146628	2321446	12.1	PINE	12
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146674	2321395	14.2	PINE	12
146731	2321304	17.9	PINE	12
146901	2321472	21.1	PINE	12
146919	2321449	20.5	PINE	12
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146629	2321945	25.7	PINE	12
146607	2321973	26.0	PINE	12
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146745	2321192	13.3	PINE	12
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146631	2321213	10.2	PINE	12
146643	2321223	11.5	PINE	12
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146384	2321472	12.0	PINE	12
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146604	2321587	17.0	PINE	12
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146362	2321710	13.8	PINE	12
146352	2321722	13.9	PINE	12
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146142	2321498	15.6	PINE	12
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146420	2322086	25.5	PINE	12
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146623	2322180	27.3	PINE	12
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146142	2320845	15.2	PINE	12
146148	2320826	14.0	PINE	12
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146176	2321623	14.5	PINE	13
145718	2321148	18.5	PINE	13
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146013	2320871	13.5	PINE	13
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146387	2321313	7.9	PINE	14
146286	2321301	12.4	PINE	14
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145284	2321994	14.2	PINE	14
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145236	2322372	14.4	PINE	14
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145429	2322203	23.3	PINE	14
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145403	2322319	17.6	PINE	14
145436	2322276	22.2	PINE	14
145418	2322269	20.9	PINE	14
145502	2322189	24.9	PINE	14

145504	2322172	24.7	PINE	14
147023	2321314	18.3	PINE	14
146913	2321169	12.5	PINE	14
146874	2321179	11.8	PINE	14
146870	2321117	9.6	PINE	14
146837	2321124	8.8	PINE	14
146738	2321874	20.6	PINE	14
146871	2321816	22.8	PINE	14
146632	2321457	12.7	PINE	14
146672	2321495	13.8	PINE	14
146574	2321899	25.5	PINE	14
146574	2321895	25.3	PINE	14
146516	2321678	20.9	PINE	14
146720	2321119	7.4	PINE	14
146659	2321239	13.1	PINE	14
146611	2321206	8.6	PINE	14
146577	2321211	6.1	PINE	14
146583	2321215	6.7	PINE	14
146549	2321059	10.1	PINE	14
146565	2321065	9.4	PINE	14
146562	2320939	5.5	PINE	14
146564	2320945	5.7	PINE	14
146525	2321013	9.8	PINE	14
146497	2321035	10.6	PINE	14
146520	2321058	10.4	PINE	14
146781	2321191	13.1	PINE	14
146898	2321249	13.9	PINE	14
146748	2321255	17.1	PINE	14
146656	2321372	13.4	PINE	14
146642	2321327	13.2	PINE	14
146637	2321298	12.6	PINE	14
146637	2321291	12.9	PINE	14
146596	2321330	10.6	PINE	14
146611	2321351	11.0	PINE	14
146535	2321336	7.1	PINE	14
146554	2321371	9.3	PINE	14
146611	2321416	11.5	PINE	14
146596	2321410	10.8	PINE	14
146575	2321479	13.0	PINE	14
146538	2321537	15.2	PINE	14
146536	2321512	14.2	PINE	14
146480	2321427	8.8	PINE	14
146432	2321428	9.2	PINE	14
146369	2321446	12.0	PINE	14
146356	2321448	12.2	PINE	14
146432	2321385	7.2	PINE	14
146439	2321393	7.3	PINE	14

146483	2321380	6.8	PINE	14
146494	2321378	7.0	PINE	14
146342	2321414	11.0	PINE	14
146331	2321437	11.2	PINE	14
146360	2321430	11.5	PINE	14
146378	2321430	11.4	PINE	14
146344	2321461	11.9	PINE	14
146364	2321473	12.3	PINE	14
146382	2321468	12.2	PINE	14
146606	2321543	15.7	PINE	14
146637	2321517	14.5	PINE	14
146648	2321506	14.1	PINE	14
146654	2321528	15.0	PINE	14
146571	2321600	17.4	PINE	14
146534	2321596	18.0	PINE	14
146533	2321594	17.6	PINE	14
146504	2321596	17.5	PINE	14
146526	2321582	16.9	PINE	14
146466	2321557	15.5	PINE	14
146421	2321641	15.9	PINE	14
146344	2321703	13.3	PINE	14
146307	2321676	10.7	PINE	14
146303	2321618	7.4	PINE	14
146310	2321622	7.8	PINE	14
146318	2321587	6.9	PINE	14
146316	2321544	8.3	PINE	14
146370	2321610	11.2	PINE	14
146372	2321621	11.9	PINE	14
146404	2321608	14.2	PINE	14
146200	2321658	13.8	PINE	14
146280	2321511	8.8	PINE	14
146382	2321524	11.5	PINE	14
146368	2321562	10.5	PINE	14
146386	2321560	12.5	PINE	14
146188	2321570	14.5	PINE	14
146160	2321582	16.3	PINE	14
146172	2321597	15.5	PINE	14
146149	2321594	16.5	PINE	14
146094	2321598	20.1	PINE	14
146073	2321412	17.4	PINE	14
146138	2321459	15.7	PINE	14
146248	2321426	8.3	PINE	14
146211	2321300	15.3	PINE	14
146240	2321812	20.0	PINE	14
146181	2321805	20.8	PINE	14
146186	2321720	17.6	PINE	14
146190	2321730	17.7	PINE	14

146537	2322006	23.6	PINE	14
146430	2322058	24.4	PINE	14
145443	2321368	9.1	PINE	14
144877	2322725	14.9	PINE	14
145072	2322728	10.5	PINE	14
145026	2322696	13.2	PINE	14
145150	2322712	8.6	PINE	14
145272	2322693	12.5	PINE	14
145158	2322592	9.3	PINE	14
145088	2322617	7.9	PINE	14
145287	2322688	12.3	PINE	14
145306	2322608	14.2	PINE	14
145305	2322597	14.2	PINE	14
145274	2322612	13.9	PINE	14
145439	2322547	13.4	PINE	14
145399	2322573	16.5	PINE	14
145397	2322549	16.2	PINE	14
145301	2322485	13.9	PINE	14
145303	2322560	15.4	PINE	14
145199	2322447	13.9	PINE	14
145202	2322529	12.9	PINE	14
145016	2322482	7.9	PINE	14
145058	2322501	6.6	PINE	14
145031	2322509	8.2	PINE	14
145028	2322549	8.5	PINE	14
145068	2322555	6.9	PINE	14
145016	2322620	11.3	PINE	14
144946	2322597	12.6	PINE	14
146225	2321074	10.4	PINE	15
145723	2321527	20.3	PINE	15
145636	2321770	20.6	PINE	15
145650	2321762	20.6	PINE	15
145513	2321827	13.4	PINE	15
146374	2320978	11.6	PINE	15
146382	2320948	10.8	PINE	15
146396	2320940	10.2	PINE	15
146466	2321041	10.2	PINE	15
146307	2321106	11.2	PINE	15
146394	2321239	5.3	PINE	15
146391	2321320	7.5	PINE	15
146171	2321669	15.9	PINE	15
145797	2321026	9.7	PINE	15
145871	2321039	9.2	PINE	15
145702	2321923	22.5	PINE	15
145449	2322143	24.7	PINE	15
145389	2322185	21.4	PINE	15
146451	2320907	6.8	PINE	16

146285	2321077	12.5	PINE	16
144902	2322550	10.3	PINE	16
145202	2322398	14.7	PINE	16
145407	2322831	15.0	PINE	16
145565	2322557	13.0	PINE	16
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146428	2320923	9.0	PINE	16
146414	2321084	8.3	PINE	16
146361	2321225	7.1	PINE	16
146386	2321289	7.1	PINE	16
146061	2321346	19.9	PINE	16
145525	2322000	16.4	PINE	16
145521	2321964	17.9	PINE	16
145426	2321992	13.4	PINE	16
145451	2321996	13.1	PINE	16
145209	2321995	14.1	PINE	16
145215	2322007	14.5	PINE	16
145239	2322012	15.1	PINE	16
145308	2322073	16.0	PINE	16
145282	2322084	15.7	PINE	16
145314	2322059	15.7	PINE	16
145304	2322029	15.5	PINE	16
145428	2322000	13.4	PINE	16
145453	2322010	14.4	PINE	16
145329	2322159	16.6	PINE	16
145281	2322319	12.8	PINE	16
145251	2322391	14.2	PINE	16
145314	2322377	8.4	PINE	16
145443	2322313	21.4	PINE	16
145473	2322289	23.7	PINE	16
146821	2321103	8.0	PINE	16
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146920	2321061	13.3	PINE	16
146932	2321511	22.0	PINE	16
146931	2321628	20.2	PINE	16
146684	2321487	13.8	PINE	16
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146670	2321363	14.4	PINE	16
146755	2321124	8.0	PINE	16
146783	2321128	9.0	PINE	16
146793	2321146	10.5	PINE	16
146612	2321157	8.2	PINE	16
146641	2321240	11.9	PINE	16
146654	2321243	13.0	PINE	16

146588	2321187	6.9	PINE	16
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146539	2321135	7.1	PINE	16
146590	2321116	8.1	PINE	16
146560	2320980	7.6	PINE	16
146511	2321045	10.5	PINE	16
146712	2321303	17.2	PINE	16
146658	2321286	14.0	PINE	16
146615	2321253	10.4	PINE	16
146577	2321315	8.6	PINE	16
146568	2321321	8.2	PINE	16
146565	2321421	10.6	PINE	16
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146554	2321527	14.9	PINE	16
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146407	2321385	8.9	PINE	16
146490	2321648	19.8	PINE	16
146405	2321651	15.4	PINE	16
146405	2321707	16.7	PINE	16
146305	2321701	12.1	PINE	16
146264	2321699	12.3	PINE	16
146289	2321677	10.7	PINE	16
146294	2321676	10.6	PINE	16
146273	2321621	8.1	PINE	16
146297	2321623	7.0	PINE	16
146244	2321608	10.3	PINE	16
146264	2321561	9.6	PINE	16
146264	2321550	9.4	PINE	16
146169	2321540	15.4	PINE	16
146046	2321502	20.7	PINE	16
146207	2321505	12.2	PINE	16
146171	2320815	11.9	PINE	16
146088	2320828	16.3	PINE	16
145204	2322689	8.9	PINE	16
145258	2322733	11.6	PINE	16
145372	2322678	11.5	PINE	16
145339	2322661	10.8	PINE	16
145443	2322568	14.6	PINE	16
145403	2322404	10.7	PINE	16
145285	2322394	12.9	PINE	16
145261	2322531	15.0	PINE	16
145239	2322479	14.4	PINE	16
145151	2322531	10.0	PINE	16
145037	2322485	7.4	PINE	16
145046	2322487	7.0	PINE	16

145024	2322542	8.2	PINE	16
145077	2322530	6.3	PINE	16
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145582	2321803	18.5	PINE	17
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146321	2321310	11.4	PINE	17
146073	2321772	22.5	PINE	17
145925	2320992	8.0	PINE	17
145617	2322090	23.2	PINE	17
145928	2321759	27.4	PINE	18
145408	2321926	11.1	PINE	18
145631	2322142	21.3	PINE	18
145569	2322157	19.1	PINE	18
145386	2322139	21.3	PINE	18
145384	2322367	10.6	PINE	18
145413	2322282	20.5	PINE	18
146645	2321454	12.6	PINE	18
146631	2321421	11.9	PINE	18
146589	2321287	9.2	PINE	18
146578	2321298	8.2	PINE	18
146580	2321364	9.9	PINE	18
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146581	2321561	16.3	PINE	18
146305	2321563	7.4	PINE	18
146216	2320821	9.5	PINE	18
146205	2320831	10.9	PINE	18
145066	2322595	8.4	PINE	18
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145597	2321719	18.2	PINE	19
146204	2320999	12.3	PINE	20
145709	2321714	18.9	PINE	20
145489	2321816	11.3	PINE	20
145601	2321839	20.2	PINE	20
145436	2321942	12.8	PINE	20
145264	2322181	12.5	PINE	20
145319	2322411	9.5	PINE	20
146799	2321090	6.4	PINE	20
146587	2321131	8.1	PINE	20
146204	2321627	13.5	PINE	20
146378	2321506	11.8	PINE	20
145414	2322475	8.6	PINE	20
145380	2322518	15.2	PINE	20
145068	2322594	8.3	PINE	20
145037	2322600	10.3	PINE	20
145381	2321869	6.5	PINE	22
145348	2322470	12.5	PINE	22

145235	2322279	12.8	PINE	24
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NEW HANOVER COUNTY

Engineering Department
230 Government Center Drive · Suite 160
Wilmington, North Carolina 28403
TELEPHONE (910)-798-7139
Fax (910) 798-7051

Beth E. Wetherill, C.P.E.S.C.
Soil Erosion Specialist

August 13, 2015

NNP IV-Cape Fear River LLC
13777 Ballantyne Corporate Place, Suite 250,
Charlotte, North Carolina 28277

RE: Grading Permit # 28-15, River Lights Phase I Conventional Subdivision

Dear Mr. William Mumford:

This office has reviewed the revised subject sedimentation and erosion control plan. We find the plan to be acceptable.

Please read the permit conditions carefully and return the signed blue original to our office and keep the copy for your records.

A preconstruction meeting is required prior to any land disturbing activity on site. Please contact us at (910) 798-7139 to set this up with us.

The land disturbance fee of \$16,050 is due to be paid to New Hanover County, to my attention, prior to issuance of any Plat Recordation.

Please be advised that a copy of the approved soil erosion plan, a copy of the grading permit, a rain gauge and the Combined Inspection Reports must be available at all times at the site.

New Hanover County's Erosion and Sedimentation Control Program is performance oriented requiring protection of the natural resources and adjoining properties. If following the commencement of the project, it is determined that the plan is inadequate to meet the requirements of the New Hanover County's Erosion and Sedimentation Control Ordinance, this office may require revisions in the plan and its implementation to insure compliance with the ordinance.

This permit will not preclude any other permits or approvals necessary for beginning or completing this development. It is the owner's responsibility to have all the approvals or permits that are required prior to beginning construction. Approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State Water Quality laws, regulations and rules.

Respectfully yours,

Beth Easley Wetherill

Beth Easley Wetherill
NHC Soil Erosion Specialist

CC: Nick Lauretta PE, Mckim & Creed
Jeff Walton, City of Wilmington Planning



Permit for a Land Disturbing Activity

New Hanover County
 Department of Engineering
 230 Government Center Drive - Suite 160
 Wilmington, North Carolina 28403
 (910) 798-7139

As authorized by the New Hanover County Erosion and Sedimentation Control Ordinance

This permit issued to NNP VI-Cape Fear River, LLC authorizes the development of 47.51 acres of land at 4410 River Road for River Lights Phase I Conventional Subdivision in New Hanover County. This permit issued on August 13, 2015 is subject to compliance with the application and site drawings, all applicable regulations and special conditions and notes set forth below. **Any plan modifications must be approved by this office prior to field changes.**

It is understood by the applicant that a representative of New Hanover County's Engineering Department may inspect the site at any time following the issuance of this Permit. A copy of the approved Soil Erosion Control Plan, this permit, a rain gauge and copies of all the Combined Self-Monitoring and Self Inspection Reports must be available at all times at the site.

Failure to execute the provisions of this permit and the approved Soil Erosion Plan, or any other provisions of the New Hanover County Soil Erosion and Sedimentation Control Ordinance, shall result in immediate legal action by the County to the limits prescribed by the Ordinance. If the measures outlined on the approved Soil Erosion Control Plan and this Permit prove insufficient, additional Erosion Control measures can and will be required which in turn will be considered provisions of this Permit. This Permit does not preclude any other permits or approvals necessary for beginning or completing this development. Approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State laws, regulations and rules. It is the Permittee's responsibility to obtain all necessary permits and approvals.

SPECIAL CONDITIONS

(THESE CONDITIONS MUST BE FOLLOWED IN ADDITION TO THE PLANS AND SPECIFICATIONS)

*All the soil erosion control measures will be installed as the site is cleared and maintained throughout construction. This project includes 2 phases. Phase one includes installation of the construction entrance, tree protection silt fences, Faircloth Skimmer Sediment Basins with baffles, installation of the temporary diversion ditches after installation of the Skimmer Sediment Basins, rough grading and demolition. It includes a construction entrance, silt fences, double rows of silt fences on the southwest side of the site, 9 lined diversion ditches with check dams and 6 skimmer sediment basins with 3 coir baffles with Faircloth skimmers connected to 4 inch barrels thru earthen dams. Diversion ditch #2 and #3 will have 2 check dams, diversion ditch #4 will have 1 check dam, diversion ditch #5 will have 3 check dams, diversion ditch #6 will have 5 check dams, diversion ditch #7 will have 3 check dams, diversion ditch #8 will have 8 check dams and diversion ditch #9 will have 1 check dam. The skimmer in Basin #1 is 4 inches with a 3.2 inch orifice, the skimmer in Basin #2 is 3.4 inches with a 1.7 inch orifice, the skimmer in Basin #3 is 2 inches with a 1.4 inch orifice, the skimmer in Basin #4 is 1.5 inches with a 1.2 inch orifice, the skimmer in Basin #5 is 2.5 inches with a 2.2 inch orifice and the skimmer in Basin #6 is a 1.5 inch skimmer with a 1.1 inch orifice. Phase two includes a construction entrance, silt fences, installation of phase two erosion control measures upon completion of clearing and grubbing operations and rough grading and installation of the stormwater collection system with inlet protection, removal of the temporary diversion ditches and completion of the proposed improvements. It includes a construction entrance, silt fence, double rows of silt

fences on the southwest side of the site, inlet protection 4 skimmer sediment basins with coir baffles Faircloth skimmers and outlet protection and 1 infiltration basin . All barrels will be 4 inches except sediment basin #2 that will have a 5 inch barrel. The skimmer in Basin #1 will be 4 inches with a 3.3 inch orifice, the skimmer in Basin#2 will be 5 inches with a 4.3 inch orifice, the skimmer in basin #3 will be 2 inches with a 1.8 inch orifice and the skimmer in Basin #4 will be 2.5 inches with a 2.0 inch orifice. Note: All openings in outlet boxes below the overflow weir must be blocked for the skimmer to function.

*Tree Removal Permits must be acquired from the City of Wilmington and/or New Hanover County prior to issuance of this permit and clearing the site.

*Silt fence stakes must be metal and will be placed **six feet apart without wire reinforcement** or **eight feet apart with wire reinforcement**. Silt fence is not allowed as inlet protection.

*This permit does not preclude any permits or approvals which may be necessary such as City of Wilmington or New Hanover County Stormwater, NCDENR Water Quality, C.A.M.A., and the US Army Corps. of Engineers, DEM Solid Waste or any other agencies.

*No sediment shall leave the site.

*If plan revisions are necessary you must submit a copy to this office for approval prior to any field changes.

*If soil is removed from the site, it must be taken to an approved or permitted site to be identified to this office prior to removal from the site.

*All City and/or County and State drainage and stormwater requirements will be adhered to.

*If these measures fail to adequately control erosion, more restrictive measures will be required.

*If any phase of grading ceases for more than 15 working days, the site will be temporarily stabilized.

*All slopes must be stabilized within 21 calendar days of any phase of activity.

The approval of an erosion control plan is conditioned on the applicant's compliance with Federal and State Water Quality laws, regulations and rules.

***Note the required rates for seed, lime, fertilizer and mulch in your seeding specifications.**

***Note the NPDES information from the State for sites disturbing 1 acre or more and the reporting requirements.** All NEW projects permitted after August 3, 2011 must include the following surface water withdrawal locations and stabilization requirement designations on the plan in order to qualify for coverage under the most recent NPDES Construction General Permit. All settling basins must have outlet structures that withdraw water from the surface, with the exception of basins or traps that have a drainage area of less than 1 acre. The NPDES permit requires ground cover within 14 calendar days on disturbed flat areas and ground cover within 7 calendar days on all areas within HQW Zones, perimeter dikes, swales, ditches, perimeter slopes and all slopes steeper than 3:1. Exceptions include slopes that are 10 feet or less in length and not steeper than 2:1 which must be stabilized within 14 calendar days and slopes greater than 50 feet which must be stabilized within 7 calendar days. This permit also includes other new requirements which are listed in the text of the NPDES Stormwater Discharge Permit for Construction Activities. Inspections of all erosion control measures and reports are required every 7 days and within 24 hours of every 1/2 inch rain event in a 24 hour period.

***Note the Land Resources Self Inspection Program Requirements.** This program is separate from the NPDES reporting and requires inspection and documentation after each phase of construction. These phases include: Installation of perimeter erosion control measures, Clearing and Grubbing of existing ground cover, Completion of any phase of grading of slopes or fills, Installation of storm drainage facilities, Completion of construction or development, Establishment of permanent ground cover sufficient to restrain erosion and any Deviation from the approved plan.

Enclosed is a Combined Self-Monitoring and Self-Inspection Form that meets the requirements of both the NPDES Stormwater Permit for Construction Activities, NCG 010000 reporting and the Land Resources Self Inspection Program that satisfies the requirements of the Sedimentation Pollution Control Act.

This report is the responsibility of the property owner. It requires a rain gauge onsite and inspections and reporting every 7 calendar days and within 24 hours of every 1/2 inch rain per 24 hour period and at specific phases of construction. Additional copies of this Combined Construction Inspection Report can be found at <http://portal.ncdenr.org/web/lr/erosion> . Reports must be available onsite at all times. If you have questions please contact New Hanover County Engineering (910) 798-7139 or the Land Quality Section at the NCDENR Regional office at (910) 796-7215.

*A pre-construction meeting is required prior to any activity on site. Please contact Beth E. Wetherill at (910) 798-7139 to set up this meeting.

This Permit will expire one year from date of issue if no construction activity begins on site. This permit may not be amended or transferred to another party without approval of this office.

Acknowledgment of receipt of Permit

Owner

Beth Easley Wetherill
Beth E. Wetherill, C.P.E.S.C..
Soil Erosion Specialist/New Hanover County

By (please print)

Signature



Planning, Development and
Transportation
Planning Division
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

910 254-0900
910 341-7801 fax
www.wilmingtonnc.gov
Dial 711 TTY/Voice



April 18, 2015

Kathryn Espinoza, PE
McKim & Creed
243 Front St.
Wilmington NC 28401

RE: RiverLights Ph I Conventional Subdivision SRB-10-415

Dear Ms. Espinoza:

On April 15, 2015 the Subdivision Review Board (SRB) conditionally approved the Preliminary Plan for 141 single-family cluster subdivision units on 60.33 acres located at 4410 River Road. The subject property is zoned R-7(CD) and MX (CD). Approval of the Preliminary Plan is subject to the following conditions:

1. The development of the subject property shall be in accordance with the preliminary plan as approved by the SRB.
2. Utilities shall be located under the asphalt **to the extent possible** in order to avoid landscaping conflicts (this condition contains new SRB-modified language).
3. A tree preservation plan and tree removal permit shall be required for this project and city staff will issue these based on acceptable limits of clearing and tree preservation.
4. The applicant is required to work with staff to preserve trees to the maximum extent practical. Trees designated to be preserved shall be properly protected during construction. Tree clearing will be limited to essential site improvements within the project limits as shown on the approved site plan.
5. Trees designated to be preserved must be properly protected during construction and tree protection fencing shall be noted on the construction plans.
6. The proposed areas on the plan that are designated to become common area are to be clearly labeled.
7. Notations and labels as to whether existing and proposed easements are public or private shall be included on the preliminary plan.
8. If necessary, resource areas, buffers and setbacks per requirements of the LDC shall be shown and labeled on the Preliminary Plan.
9. All City, State and Federal regulations shall be met.
10. All Technical Review Committee comments shall be followed.

Kathryn Espinoza, PE
RiverLights Conventional Ph I Subdivision
SRB-10-415
Page Two
April 18, 2015

11. An acceptable Preliminary Plan which adequately addresses all TRC/SRB comments shall be submitted to the Subdivision Coordinator for signature within thirty (30) calendar days of SRB approval.
12. In order to provide pedestrian accesses to the walking trails within the right of way of the former River Road, this subdivision shall feature two footpaths. Sidewalk connections to each of the footpaths shall be constructed by the subdivider from the lot corners of Proposed Lots 47 and 56 respectively to each footpath. (This modification was added by SRB's approval motion).

The vote of the SRB was as follows regarding your waiver request:

1. Waiver to allow abbreviated offsets between centerlines of intersections and distances between centerlines of intersections. **APPROVED, 5-0**
2. Since it was duplicative, the second requested waiver was deleted and no vote was necessary
3. Waiver to allow two (2), 50-foot centerline curve radii along Water Willow. The minimum standard is 100 feet. **APPROVED, 5-0**
4. Allowance of a tangent length of less than 100 feet between curves along Shell Quarry Drive. **APPROVED, 5-0**
5. Construction of non-standard intersections at the intersection of Oyster Tabby Drive/Olde Towne Street. **APPROVED, 5-0**
6. Waiver/variance to allow the subdivider to modify the residential driveway standards by eliminating the 5-foot residential flared taper by directly connecting a driveway of up to 18 feet in width perpendicular to the street using a 3-foot curb radius. The Board specified that this modification shall be permitted on the condition that Autoturn data allow satisfactory use of driveways by SUV's. **APPROVED AS AMENDED, 5-0**
7. A condition was added that this modification shall be permitted on the condition that Autoturn data allow satisfactory use of this driveway by SUV's. **APPROVED AS AMENDED, 5-0**
8. Waiver of the sidewalk requirement on both sides of the proposed streets. While TRC may request for sidewalk to be moved from one side to the other side of a given street, generally as shown on the preliminary plan, and consistent with the Development Agreement as amended, some streets will have sidewalk on one side, while some will have sidewalk on both sides.

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The Board acknowledged that Olde Towne Street and Marsh Edge Drive shall be designated as collector streets. All other streets in the subdivision shall be local streets. Street cross-sections are featured in the Development Agreement, and TRC shall have input during site plan review.

An appeal from a decision of the Subdivision Review Board shall be to the Planning Commission, provided written notice of the appeal is filed within twenty (20) days of the Board's action to the secretary of the Planning Commission. The appeal shall be set for hearing before the Planning Commission within thirty (30) days receipt of the appeal or as soon thereafter as is practicable.

The decision of the Planning Commission shall be subject to review by the New Hanover County Superior Court. The appellant must file a petition for judicial review in Superior Court within thirty (30) days of the Planning Commission's final decision. Failure to file such petition within the time frame stated shall bar Superior Court review.

Should you or any interested party elect not to file an appeal, approval of the Preliminary Plan is effective for a period of eighteen (18) months, or until October 15, 2016.

Development Services staff will be glad to assist you with site plan submission so that the necessary review can occur so you can obtain release for construction. Prior to the start of construction activity on the site, City issuance of a clearing and grading release is required. If you need additional information, please contact me at 341-3257.

Sincerely,

Jim Diepenbrock

Jim Diepenbrock
Associate Planner

Attachment: Preliminary Plan PS 620

Cc: Doug Brown, Newland