



**LMG**

LAND MANAGEMENT GROUP INC.  
*Environmental Consultants*

August 4<sup>th</sup>, 2015

**TO:** Kathryn Espinoza  
McKim & Creed  
243 North Front Street  
Wilmington, NC 28401

**RE:** Riverlights Subdivision; New Hanover County, NC  
Wetland Community Type Classifications for AQ-1 and SF-1 Subdivisions

Dear Kathryn:

As requested, staff of LMG have classified the wetland community types adjacent to two specific project areas within the Riverlights tract: the AQ-1 Subdivision and the SF-1 Subdivision. This classification is based on the community types listed in Article 5 of the City of Wilmington's Land Development Code. The Riverlights project area is located west of Highway 421 in New Hanover County, NC. The Cape Fear River forms its western property boundary and Barnards Creek and Motts Creek form the northern and southern property boundaries, respectively. River Road runs north-south through the tract.

The wetland finger located directly to the north of the AQ-1 Subdivision and south of the Progress Energy Easement is a mix of pocosin and swamp forest habitat. These wetlands are dominated by woody vegetation including black gum (*Nyssa sylvatica*), red maple (*Acer rubrum*), and pond pine (*Pinus serotina*). Both of these community types have a 25' COD setback.

There are five wetland areas located adjacent to the SF-1 Subdivision: two large pockets west of River Road and three smaller pockets east of River Road. The two large pockets are directly adjacent to the Cape Fear River. These wetlands contain a mix of brackish marsh (75' COD setback) and swamp forest (25' COD setback) habitats, depending on the proximity to the river and the tidal influence received. Because the break between brackish marsh and swamp forest within these wetland pockets has not been determined, the developer has chosen to assume the more restrictive 75' COD setback of brackish marsh for the entirety of the wetlands west of River Road. The three wetland areas located east of River Road do not receive tidal influence from the Cape Fear River and support woody vegetation such as black gum, red maple, and

pond pine. These wetlands are classified as a mix of pocosin and swamp forest habitat and have a 25' COD setback.

We appreciate the opportunity to work with you on this project. Please let me know if need additional information or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Williams". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kim Williams  
Environmental Scientist