

To: Garry Pape
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File; Protrak
Date: 12/5/2012
Re: New Centre TSP

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items or documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

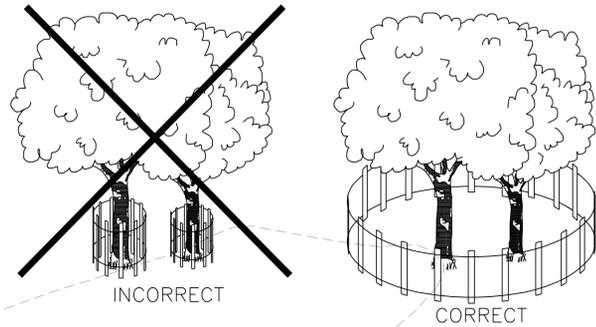
- I am available to discuss these comments on the phone or in person if you choose, just send me an email request.

Site Plan Comments:

- Provide an updated wetland determination for your project.
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Tax Parcel Identification Number
 - Show both tax parcel numbers for each lot since the parking is on the second lot.
 - Show tax parcel number for hotel site.
- A tree preservation/removal permit is required
- I have attached a pdf showing questionable trees being removed.
 - These trees were part of when you had that turnaround installed. I think at least 1 or 2 could be saved now. See attached

Landscape Plan to Include:

- The pavement area is the same as on the previous plan, 11,944 sf. Has it changed with the revised design? Those new calcs should be shown correct in the data table and the shading required on landscape plan.

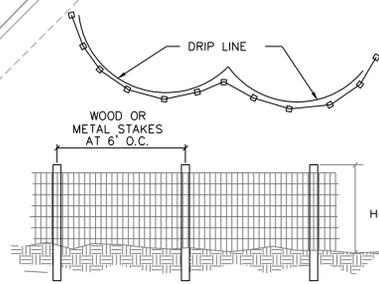


NOTES:

- IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.
- FENCE SHALL BE PLACED 1.5 TIMES THE DIAMETER OF THE PLANT
- REPAIR ROOTS BY REMOVING THE DAMAGED AREAS WITH A CLEAN CUT.
- REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS.
- CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH.

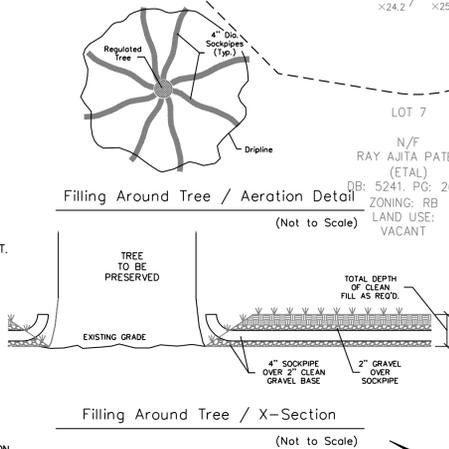
EXAMPLE OF TREE PROTECTION FENCING

N.T.S.



Tree Protection Fence Detail

NOTE: ALL TREES ON ADJACENT PROPERTY, NO MORE THAN 40% OF ROOT ZONE TO BE ENCROACHED



Filling Around Tree / Aeration Detail
(Not to Scale)

Filling Around Tree / X-Section
(Not to Scale)

TREE INVENTORY & CREDITS									
TREE / SIZE	QUANTITY	REMOVED	SAVED	REASON FOR REMOVAL	TREE / SIZE	QUANTITY	REMOVED	SAVED	REASON FOR REMOVAL
12" PINE	11	4	7	ESSENTIAL SITE IMPROVEMENTS	8" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
13" PINE	3	3		ESSENTIAL SITE IMPROVEMENTS	9" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
15" PINE	10	6	4	ESSENTIAL SITE IMPROVEMENTS	11" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
16" PINE	5	3	2	ESSENTIAL SITE IMPROVEMENTS	12" POPLAR	4	3	1	ESSENTIAL SITE IMPROVEMENTS
17" PINE	4	4		ESSENTIAL SITE IMPROVEMENTS	14" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
18" PINE	10	5	5	ESSENTIAL SITE IMPROVEMENTS	15" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
19" PINE	1	1		ESSENTIAL SITE IMPROVEMENTS	16" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
20" PINE	8	2	6	ESSENTIAL SITE IMPROVEMENTS	17" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
22" PINE	1	1		ESSENTIAL SITE IMPROVEMENTS	19" POPLAR	3	2	1	ESSENTIAL SITE IMPROVEMENTS
24" PINE	7	2	5	ESSENTIAL SITE IMPROVEMENTS	22" POPLAR	4	2	2	ESSENTIAL SITE IMPROVEMENTS
26" PINE	3	2	1	ESSENTIAL SITE IMPROVEMENTS	26" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
30" PINE	1	1		ESSENTIAL SITE IMPROVEMENTS	30" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
34" PINE	1	1		ESSENTIAL SITE IMPROVEMENTS	9" MAPLE	2	1	1	ESSENTIAL SITE IMPROVEMENTS
11" OAK	1	1		ESSENTIAL SITE IMPROVEMENTS	18" MAPLE	1	1	1	ESSENTIAL SITE IMPROVEMENTS
15" OAK	2	1	1	ESSENTIAL SITE IMPROVEMENTS					
18" OAK	3	3							
20" OAK	2	2							
23" OAK	1	1							

Approved Construction Plan

Name _____ Date _____

Planning _____

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.

PARCEL 1 COMMON AREA STORMWATER DETENTION POND
N/F
NEW CENTRE DRIVE COMMERCIAL PARK, INC
DB: 2647 PG: 979

ZONING: RB
LAND USE: STORMWATER POND

FES INV=22.72

LOT 5
NEW CENTRE MARKET SHOPPING CENTER
N/F
CENTRINO HERITAGE NEW CENTRE, LLC
DB: 5103 PG: 2884

ZONING: RB
LAND USE: STORMWATER POND

LEGEND

- Trees To Be Preserved

- Trees To Be Removed

LOT 4
NEW CENTRE MARKET SHOPPING CENTER
N/F
TARGET CORPORATION
DB: 9810 PG: 1988

ZONING: RB
LAND USE: COMMERCIAL

City of WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____

Site Inventory Notes:

- Soils Types:
Se - Seagate
No - Norfolk
JO - Johnston
- This property is not impacted by any AEC.
- There are no Conservation Overlay Resources affecting this property.
- This site is not impacted by any recognized historic or archeological significance.
- No cemeteries were evidenced on the site.
- Existing vegetation has been located and is labeled.
- Wetlands do exist on-site.
- There is no evidence of endangered species or habitat issues on the site.
- The tract is not within a Special Flood Hazard Area. Reference NC FIRM Map # 3720313800J, Effective April 3, 2006.
- Research resulted in no findings of proposed thoroughfares, bike routes, pedestrian sidewalks or trails, or transit facilities affecting this project.

Professional Engineer
GARRY S. PAPE
03/31/15
SEAL
03/31/15
GARRY S. PAPE
03/2012



No.	Revision	Date	By

Designer	GSP	Scale	1" = 30'
Drawn By	GSP	Date	DECEMBER 2012
License #	P-0718	Job No.	2012-0015

Wilmington

NEW CENTRE TSP

New Hanover County

TREE PRESERVATION PLAN

North Carolina

PREPARED FOR:
Triple Sea Properties, LLC.
245 Palm Grove Drive
Wilmington, NC 28411

GSP CONSULTING, PLLC
ENGINEERING

6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
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