

VICINITY MAP NO SCALE

- NOTES:
1. SURVEY WAS PERFORMED IN MARCH 2016.
  2. THIS LOT DOES NOT LIE WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS DETERMINED BY DFRM MAP 37017131353, DATED APRIL 3, 2006.
  3. AREAS SHOWN WERE CALCULATED BY COORDINATE METHOD.
  4. SURVEY DONE WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
  5. NO PAIR OF NC GRID MONUMENTS FOUND WITHIN 2,000 FT.
  6. AREA OF SUBJECT PARCEL IS 444,173 SQ.FT. (10.197 ACRES), AS SURVEYED.
  7. NO BOUNDARY SURVEY WAS PERFORMED FOR THIS MAP. BOUNDARY SHOWN WAS WAS INPUT FROM PREVIOUS BOUNDARY SURVEY MAP BY WITHERS & RAVENEL.
  8. SITE IS DENSELY WOODED AND CONTAINS LARGE NUMBER OF PINE TREES RANGING FROM 9"-11" THAT WERE NOT LOCATED.
  9. THIS MAP REVISION WAS PERFORMED TO CLARIFY PREVIOUS MAP WITH TERM "CLUSTER" IN REGARDS TO GROUP OF TREES SURVEYED. "CLUSTER" HAS BEEN REPLACED WITH APPROX. NUMBER AND SIZE OF TREES IN SAID CLUSTERS.

SURVEYORS CERTIFICATE:

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, BEING THE SAME PROPERTY DESCRIBED ON THE FACE OF THIS PLAT, THAT THE BOUNDARIES NOT SURVEYED THAT ARE SHOWN WERE PLOTTED FROM THE REFERENCED INFORMATION, AND THAT THE UNADJUSTED RATIO OF PRECISION AS CALCULATED BY COMPUTER IS 1"/10,000+ THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS MAP MEETS REQUIREMENTS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)" WITNESS MY ORIGINAL SIGNATURE .  
 REGISTRATION NUMBER AND SEAL THIS 31st DAY OF DECEMBER, A.D. 2016.



*Robert G. Sessoms*  
 ROBERT G. SESSOMS  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER L-4659

REFERENCES:  
 -DEED BOOK 5100, PAGE 288  
 -BOUNDARY & TOPO SURVEY PERFORMED BY WITHERS & RAVENEL DATED 11-15-06

- LEGEND:
- EIP - EXISTING IRON PIPE
  - EIR - EXISTING IRON REBAR
  - ECM - EXISTING CONCRETE MONUMENT
  - DB - DEED BOOK
  - MB - MAP BOOK
  - PG - PAGE
  - R/W - RIGHT OF WAY
  - M - MAGNOLIA
  - P - PINE
  - O - OAK
  - CH - CHERRY
  - D - DOGWOOD
  - FHW - FLOWERING HARDWOOD
  - HW - HARDWOOD
  - B - BAY TREE
  - CL - CLUSTER
  - C - CEDAR

JOHN D. BARRY DRIVE  
 100' WIDE PUBLIC R/W

LOT 70  
 SECTION 3  
 PRESTON WOODS  
 SUBDIVISION  
 M.B. 33, PG. 132

LOT 69  
 SECTION 3  
 PRESTON WOODS  
 SUBDIVISION  
 M.B. 33, PG. 132

LOT 68  
 SECTION 3  
 PRESTON WOODS  
 SUBDIVISION  
 M.B. 33, PG. 132

PART OF LOT 2  
 SECTION 26-C  
 PINE VALLEY ESTATES  
 M.B. 31, PG. 83

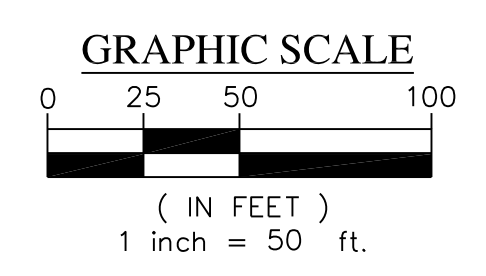
PART OF LOT 2  
 SECTION 26-C  
 PINE VALLEY ESTATES  
 M.B. 31, PG. 83

LOT 57  
 SECTION 4  
 PRESTON WOODS AT  
 PINE VALLEY  
 M.B. 33, PG. 277

PID: R06600-001-005-012  
 & R06600-001-005-016  
 D.B. 5100, PG 288

LINE	BEARING	DISTANCE
L1	N 80°43'39" W	126.89'
L2	N 82°01'43" W	325.58'
L3	N 80°39'43" W	243.42'
L4	N 69°38'52" W	110.40'
L5	N 10°41'13" E	359.61'
L6	N 70°47'05" W	49.80'
L7	N 61°54'01" W	260.98'
L8	N 28°04'20" E	69.91'
L9	S 61°54'45" E	320.00'
L10	S 85°01'48" E	103.12'
L11	S 34°51'50" W	30.55'
L12	S 70°51'52" E	194.62'
L13	S 81°52'44" E	103.17'
L14	N 87°06'23" E	265.00'
L15	S 81°59'57" E	124.74'
L16	S 71°06'17" E	263.56'
L17	S 21°53'00" W	428.02'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	117.28'	1452.89'	4°37'30"	N 75°06'18" W	117.25'
C2	53.82'	345.00'	8°56'20"	N 66°22'10" W	53.77'



REVISED MAP OF TREE SURVEY OF  
 SOUTH 17TH STREET EXTENSION  
 @ PEEL STREET  
 BEING PARCEL NO. R06600-001-005-012  
 & R06600-001-005-016  
 AS DESCRIBED IN DB 5100, PG 288  
 WILMINGTON TOWNSHIP  
 NEW HANOVER COUNTY NORTH CAROLINA

SCALE 1" = 50'		<i>Robert Sessoms &amp; Associates, PLLC</i> Professional Land Surveyors NC LICENSE # P-0884 4055 CHANDLER DRIVE WILMINGTON, NC 28405 PH - 910-352-8846 EMAIL - RSSESSOMERSURVEYING.COM
REV DATE 03/14/2016		
DRAWN BY RGS		
RSA PROJECT #16.162		

**SURVEY TREE LEGEND:**

- M - MAGNOLIA
- P - PINE
- O - OAK
- CH - CHERRY
- D - DOGWOOD
- FHW - FLOWERING HARDWOOD
- HW - HARDWOOD
- B - BAY TREE
- C - CEDAR



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

**MITIGATION CALCULATIONS:**

**LOT 1 & PROPOSED ROADWAY:**  
 EX. REGULATED TREES TO BE REMOVED  
 HARDWOOD TREES > 8" DBH (3)  
 ALL CONIFER TREES > 12" DBH (2)  
 ALL DOGWOODS, MAGNOLIAS, OTHER ORNAMENTAL FLOWERING TREES & AMERICAN HOLLIES > 4" DBH (7)  
 TOTAL TREES TO BE REMOVED: 69

(3) x (75% OF TYPE OF TREE) / 3: 9  
 (2) x (50% OF TYPE OF TREE) / 3: 5  
 (7) x (100% OF TYPE OF TREE) / 3: 3

**17 REGULATED REPLACEMENT TREES REQUIRED**

EX. SIGNIFICANT TREES TO BE REMOVED  
 HARDWOOD, LONG LEAF PINE, POCOSIN (PND) PINE, BLACK PINE & NON-PINE CONIFER TREES > 24" DBH (0)  
 ALL OTHER PINES > 32" DBH (0)  
 DOGWOODS, MAGNOLIAS, AMERICAN HOLLIES & OTHER ORNAMENTAL FLOWERING TREES > 8" DBH (12)  
 TOTAL TREES TO BE REMOVED: 12

(12) x (2 x 100% OF TYPE OF TREE) / 3: 8 SIGNIFICANT REPLACEMENT TREES REQUIRED

**MITIGATION CALCULATIONS:**

**LOT 2:**  
 EX. REGULATED TREES TO BE REMOVED  
 HARDWOOD TREES > 8" DBH (13)  
 ALL CONIFER TREES > 12" DBH (3)  
 ALL DOGWOODS, MAGNOLIAS, OTHER ORNAMENTAL FLOWERING TREES & AMERICAN HOLLIES > 4" DBH (1)  
 TOTAL TREES TO BE REMOVED: 17

(13) x (75% OF TYPE OF TREE) / 3: 4  
 (3) x (50% OF TYPE OF TREE) / 3: 1  
 (1) x (100% OF TYPE OF TREE) / 3: 1

**6 REGULATED REPLACEMENT TREES REQUIRED**

EX. SIGNIFICANT TREES TO BE REMOVED  
 HARDWOOD, LONG LEAF PINE, POCOSIN (PND) PINE, BLACK PINE & NON-PINE CONIFER TREES > 24" DBH (0)  
 ALL OTHER PINES > 32" DBH (0)  
 DOGWOODS, MAGNOLIAS, AMERICAN HOLLIES & OTHER ORNAMENTAL FLOWERING TREES > 8" DBH (3)  
 TOTAL TREES TO BE REMOVED: 3

(3) x (2 x 100% OF TYPE OF TREE) / 3: 2 SIGNIFICANT REPLACEMENT TREES REQUIRED

**MITIGATION CALCULATIONS:**

**LOT 3:**  
 EX. REGULATED TREES TO BE REMOVED  
 HARDWOOD TREES > 8" DBH (7)  
 ALL CONIFER TREES > 12" DBH (2)  
 ALL DOGWOODS, MAGNOLIAS, OTHER ORNAMENTAL FLOWERING TREES & AMERICAN HOLLIES > 4" DBH (18)  
 TOTAL TREES TO BE REMOVED: 54

(7) x (75% OF TYPE OF TREE) / 3: 2  
 (2) x (50% OF TYPE OF TREE) / 3: 5  
 (18) x (100% OF TYPE OF TREE) / 3: 13

**13 REGULATED REPLACEMENT TREES REQUIRED**

EX. SIGNIFICANT TREES TO BE REMOVED  
 HARDWOOD, LONG LEAF PINE, POCOSIN (PND) PINE, BLACK PINE & NON-PINE CONIFER TREES > 24" DBH (0)  
 ALL OTHER PINES > 32" DBH (0)  
 DOGWOODS, MAGNOLIAS, AMERICAN HOLLIES & OTHER ORNAMENTAL FLOWERING TREES > 8" DBH (1)  
 TOTAL TREES TO BE REMOVED: 1

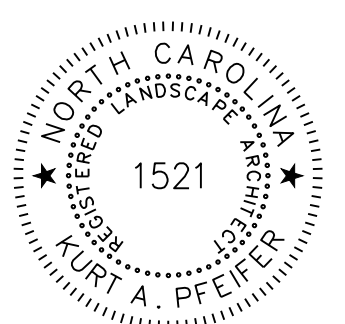
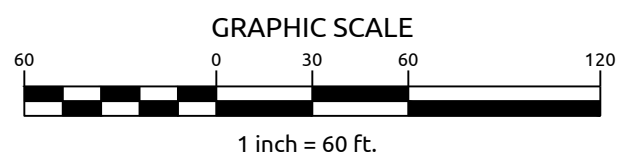
(1) x (2 x 100% OF TYPE OF TREE) / 3: 1 SIGNIFICANT REPLACEMENT TREES REQUIRED

**TREE QUANTITY LEGEND:**

- EX. REGULATED TREES TO BE SAVED (9)
- ⊗ EX. SIGNIFICANT TREES TO BE SAVED (14)
- ⊙ EX. REGULATED TREES TO BE REMOVED (140)
- ⊗ EX. SIGNIFICANT TREES TO BE REMOVED (16)

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

**Approved Construction Plan**  
 Name \_\_\_\_\_ Date \_\_\_\_\_  
 Planning \_\_\_\_\_  
 Public Utilities \_\_\_\_\_  
 Traffic \_\_\_\_\_  
 Fire \_\_\_\_\_



No.	Revision	Date	By
1	REVISED PER COW SRB	5-24-16	JSB
1	REVISED PER CLIENT COMMENTS	11-16-16	JSB

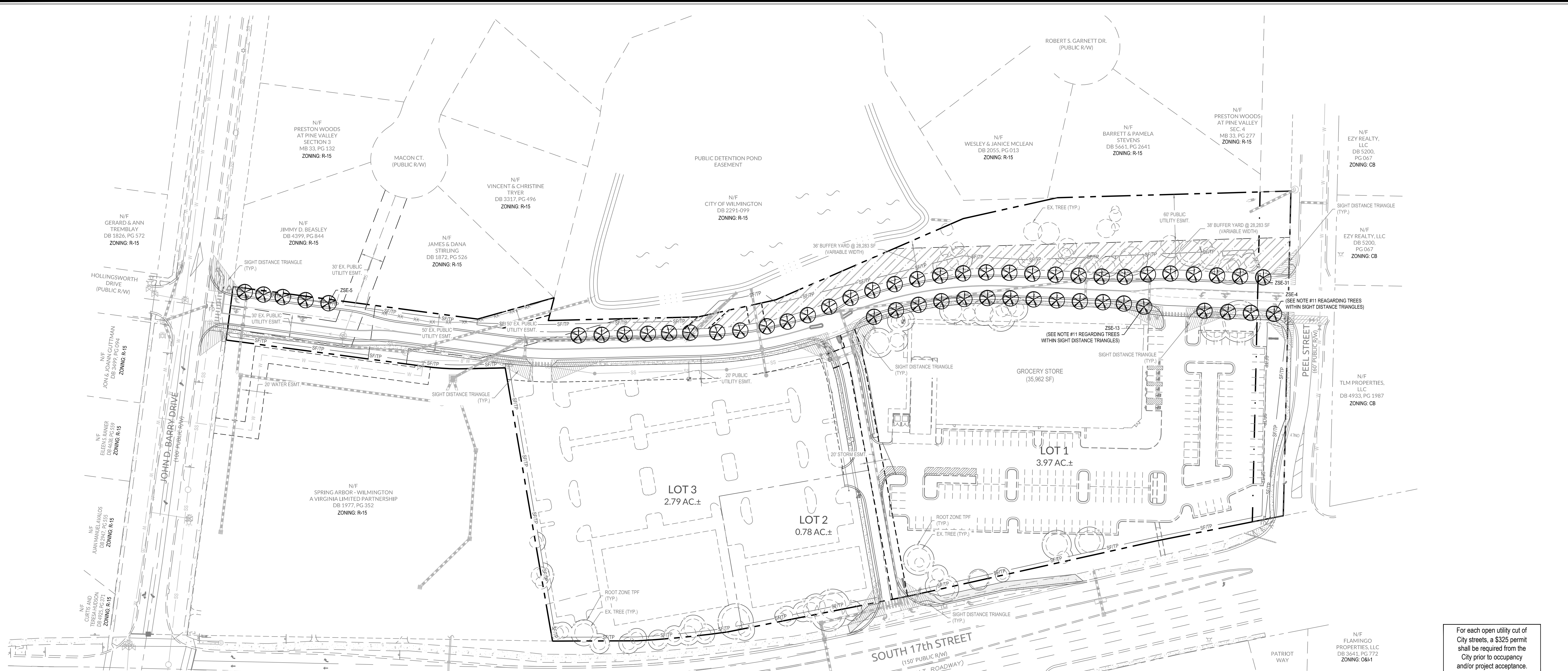
Designer	W&R	Scale	NOTED
Drawn By	JSB	Date	3/24/16
Checked By	JJW	Job No.	03061193.01

**ARBOR COMMONS**  
 New Hanover County  
 North Carolina

**TREE REPLACEMENT PLAN**

**WithersRavenel**  
 Engineers | Planners | Surveyors  
 1410 Commonwealth Drive, Suite 101 | Wilmington, NC 28403 | t: 910.256.9277 | license #: C-0832 | www.withersravenel.com

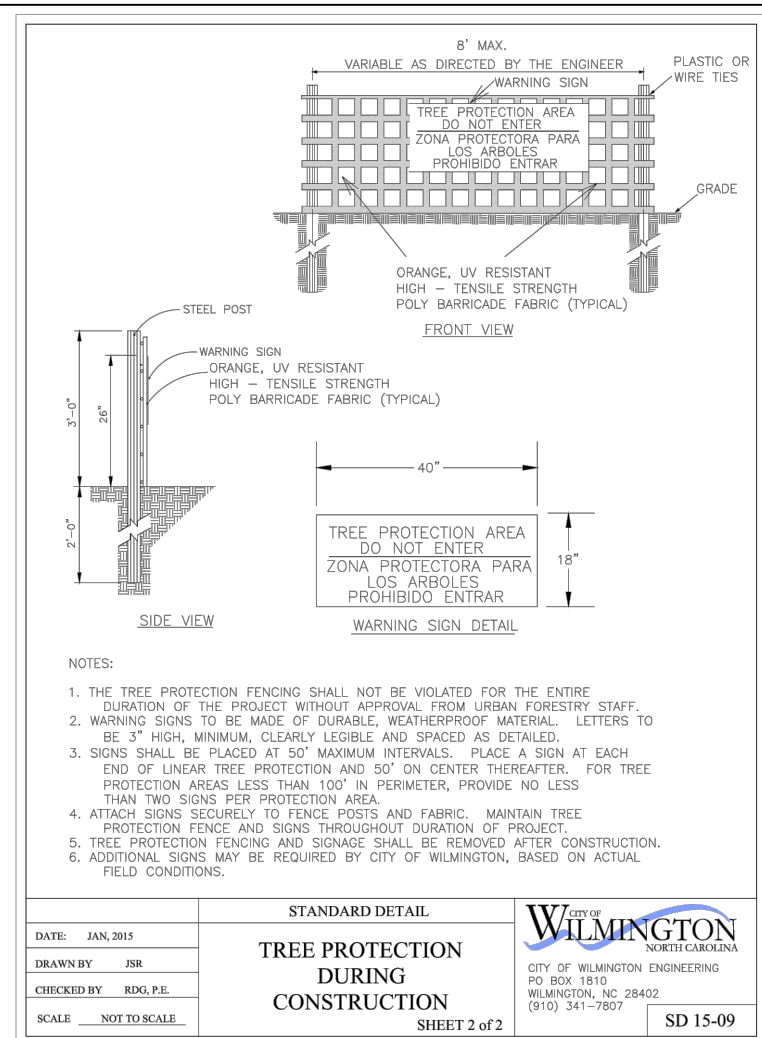
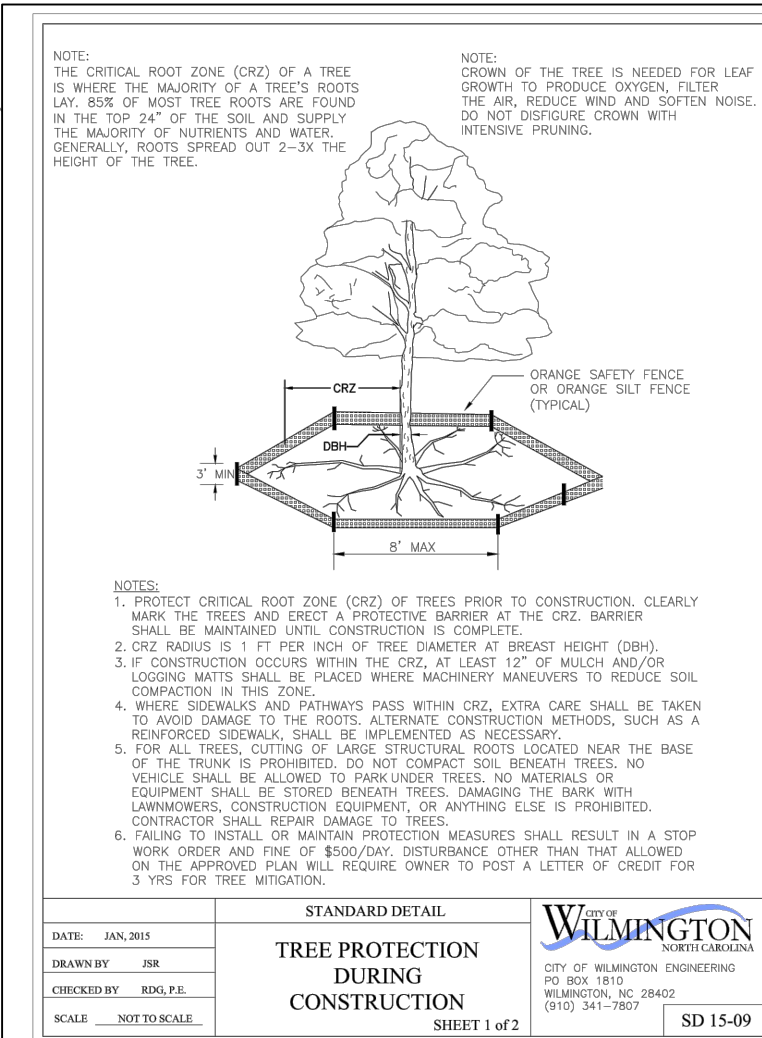
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**C-3**



- LANDSCAPE NOTES:**
- 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 SOO OR SEED AT THE CONTRACTOR'S DISCRETION. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A FULL COVER 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.
  - THE DEVELOPER SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO INSTALLATION TO ENSURE PROPER TREE SELECTION & SPACING.
  - EACH TREE SHALL BE A MINIMUM OF 2" CALIPER AS MEASURED FROM THE DIAMETER AT BREAST HEIGHT (DBH).
  - TREES WITHIN THE SAME BLOCKS SHALL BE THE SAME SPECIES.
  - 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.
  - NO PLANTINGS OVER 30' IN HEIGHT SHALL BE ALLOWED IN VISION CLEARANCE. EXISTING TREES IN THE SIGHT DISTANCE TRIANGLE SHOULD BE LIMBED UP TO ACCOMMODATE THE CODE REGARDING SIGHT DISTANCE TRIANGLES. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'.
  - 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.
  - A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN. (SD 15-14 COPW TECH STD5)
  - THERE IS NO CONSERVATION RESOURCES ASSOCIATED WITH THE PARCELS INCLUDING ANY RARE OR ENDANGERED SPECIES IN ACCORDANCE WITH THE NC WILDLIFE RESOURCES COMMISSION.
  - THE CRITICAL ROOT ZONE (CRZ) SHALL BE PROTECTED DURING CONSTRUCTION BY APPROVED TREE PROTECTION FENCING AND PRACTICES. TREE PROTECTIVE FENCING SHALL BE SHOWN ON SITE PLANS AND GRADING PLANS AROUND EACH TREE, CLUSTER OF TREES, AT PERIMETER OF TREE-SAVE AREAS, AND AT LIMITS OF DISTURBANCE. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED. TREE PROTECTIVE FENCING SHALL REMAIN IN PLACE THROUGH COMPLETION OF CONSTRUCTION ACTIVITIES.
  - IF THE ENTIRE CRZ CANNOT BE PRESERVED, THE DISTURBED AREA SHALL EXTEND NO CLOSER TO THE PROTECTED TREE TRUNK THAN ONE HALF (1/2) THE RADIUS OF THE CRZ. IN NO CASE CAN MORE THAN 40% OF THE CRZ BE DISTURBED.

PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
CANOPY TREES	53	ZSE	Zelkova serrata	Japanese Zelkova	B&B	2 1/2" MIN.	8' MIN.	STREET TREE (30' O.C.)

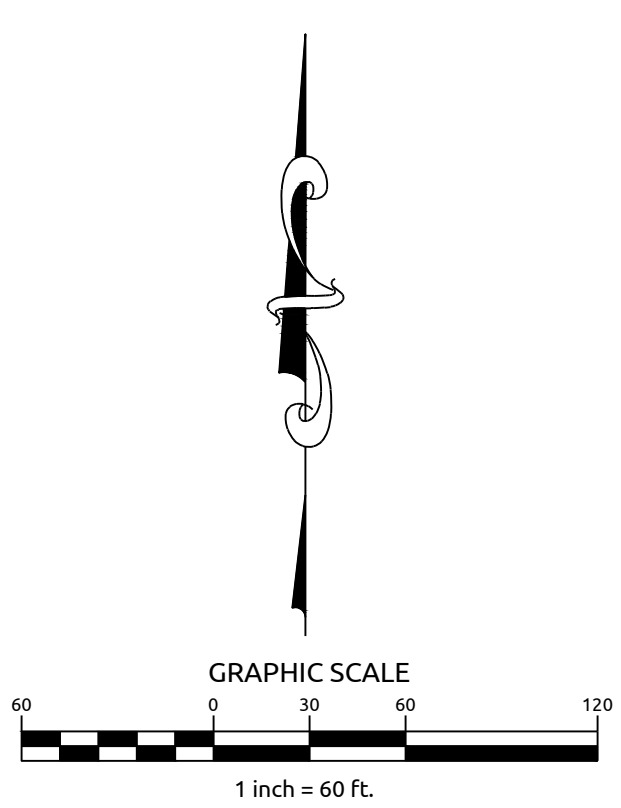
- TREE PROTECTION NOTES:**
- TO PRESERVE EXISTING TREES SPECIFIED ON THE REQUIRED LANDSCAPE PLAN TO REMAIN ON THE SITE AS A FUNCTION OF FULFILLING PURPOSES OF THIS SECTION, THE CRITICAL ROOT ZONE SHALL BE PROTECTED BY PROPER INSTALLATION OF BARRICADES AND SIGNAGE FROM VEHICULAR MOVEMENT, MATERIAL STORAGE, COMPACTING, GRADING, EXCAVATING, AND OTHER DEVELOPMENT RELATED ACTIVITIES DURING CONSTRUCTION AND IN THE FINAL LANDSCAPE DESIGN.
  - THE CRITICAL ROOT ZONE (CRZ) SHALL BE PROTECTED DURING CONSTRUCTION BY APPROVED TREE PROTECTION FENCING AND PRACTICES. TREE PROTECTIVE FENCING SHALL BE SHOWN ON SITE PLANS AND GRADING PLANS AROUND EACH TREE, CLUSTER OF TREES, AT PERIMETER OF TREE-SAVE AREAS, AND AT LIMITS OF DISTURBANCE. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED. TREE PROTECTIVE FENCING SHALL REMAIN IN PLACE THROUGH COMPLETION OF CONSTRUCTION ACTIVITIES.
  - IF THE ENTIRE CRZ CANNOT BE PRESERVED, THE DISTURBED AREA SHALL EXTEND NO CLOSER TO THE PROTECTED TREE TRUNK THAN ONE HALF (1/2) THE RADIUS OF THE CRZ. IN NO CASE CAN MORE THAN 40% OF THE CRZ BE DISTURBED.
  - DISTURBANCE OF THE CRZ WILL ONLY BE ALLOWED ON ONE (1) SIDE OF THE RETAINED TREE AND ONLY WITH PRIOR APPROVAL BY THE APPROPRIATE REVIEWING AGENCY.
  - PRIOR TO GRADING, TREE ROOTS SHALL BE PRUNED USING APPROPRIATE ARBORICULTURE PRUNING TOOLS AND PRACTICES.
  - DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLAN, INCLUDING INCORRECTLY PLACED TREE PROTECTION FENCING OR IMPROPER ROOT PRUNING CONSTITUTES NEGLIGENCE AND WILL REQUIRE THE OWNER TO POST AN IRREVOCABLE LETTER OF CREDIT OR OTHER MEANS OF FINANCIAL ASSURANCE APPROVED BY THE REVIEWING AGENCY FOR THREE (3) YEARS TO PROVIDE FOR MITIGATION OF THE TREE PER SECTION 16-46B TO BE RELEASED IF DETERMINED BY THE REVIEWING AGENCY THAT THE TREE IS NOT AT RISK OF DYING DUE TO THE DISTURBANCE.
  - ANY PERSON WHO IS RESPONSIBLE FOR FAILING TO PROPERLY INSTALL OR MAINTAIN PROTECTION MEASURES PURSUANT TO THIS ARTICLE SHALL BE SUBJECT TO A FINE OF FIVE HUNDRED DOLLARS (\$500.00) PER DAY AND A STOP WORK ORDER SHALL BE PLACED ON THE PROJECT. THE OWNER OF THE PROPERTY SHALL ALSO BE A JOINTLY AND SEVERALLY RESPONSIBLE PARTY IF THE IMPROPER PRACTICES ARE CONDUCTED BY AN EMPLOYEE, AGENT, OR OTHER PERSON UNDER THE CONTROL, EMPLOY, OR DIRECTION OF THE PROPERTY OWNER.
  - IF A TREE REQUIRED TO BE PROTECTED IS DESTROYED, SUBSTANTIALLY DAMAGED, OR DIES AS A RESULT OF NEGLIGENCE OR FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION ON THE PART OF ANY PROPERTY OWNER AND/OR AGENT OF THE OWNER, WITHIN THREE (3) YEARS AFTER COMPLETION OF CONSTRUCTION, THEN REPLACEMENT TREES OF A SIMILAR SPECIES SHALL BE PLANTED ON THE SITE PURSUANT TO SECTION 16-46D OF THE CITY OF WILMINGTON ORDINANCE.



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

**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.



No.	Revision	Date	By	Designer	Scale	NOTED
1	TOW COMMENTS STREET TREES, NOTES & LABELS ADDED	02/26/16	MEM	W&R		
2	REVISED PER CLIENT COMMENTS	11-11-16	JSB	JSB	3/24/16	
				Checked By: JJW	Job No. 03061193.01	

**ARBOR COMMONS**  
 New Hanover County North Carolina

**LANDSCAPE PLAN**

Sheet No. **C-8**

1410 Commonwealth Drive, Suite 101 | Wilmington, NC 28403 | t: 910.256.9277 | license #: C-0832 | www.withersravenel.com

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