

PARCEL IDENTIFIER	010100-011-005-000
CARROLL LAND USE CLASSIFICATION	URBAN TRANSITION
AREA FOR DENSITY CALCULATION	55.11 AC.
AREA IN FEMA FLOOD PLAIN	47.25 AC.
AREA ABOVE FEMA FLOOD PLAIN	7.86 AC.
TOTAL AREA	57.11 AC.
AREA IN BARNARD'S CREEK RUN	17.2 AC.
ZONING	MF-M
FRONT SETBACK (PROPOSED AS REQUIRED)	35'
SIDE SETBACK	25'
REAR SETBACK	25'
MAX. BUILDING HEIGHT	35'
PROPOSED NO. OF FLOORS	2 STORY
DENSITY ALLOWABLE, NEW ZONE	11.4 D.U./AC.
NOT IN FLOODPLAIN	2.5 D.U./AC.
DENSITY ALLOWABLE, NEW ZONE	2.5 D.U./AC.
UNITS PERMITTED AND PROPOSED	15
NUMBER OF BUILDINGS	136 UNITS PERMITTED
AREA ABOVE FEMA FLOODPLAIN	82 UNITS PERMITTED
AREA WITHIN FEMA FLOODPLAIN	118 UNITS PERMITTED
PROPOSED	118 UNITS
TOTAL NUMBER OF UNITS PERMITTED	224 UNITS
UNITS PROPOSED PENDING LOMA	112
IN AREA ABOVE FLOODPLAIN (4.85 AC.)	112 UNITS (12.5 D.U./AC.)
IN AREA WITHIN FLOODPLAIN (46.16 AC.)	112 UNITS (12.4 D.U./AC.)
TOTAL	224 UNITS
RECREATIONAL LAND	64,399 SQ. FT.
TOTAL PARK AREA REQUIRED (224 D.U.)	32,199 SQ. FT.
RECREATIONAL LAND PROVIDED	64,399 SQ. FT.
TOTAL PARK AREA PROVIDED (224 D.U.)	64,399 SQ. FT.
CONSERVATION SPACE PROVIDED	23.7 AC.
FRESH MARSH (FMA) RESOURCE AREA	27.9 AC.
FW COMB. SPACE PROVIDED (162%)	23.7 AC.
INFERVIOUS AREA	188,140 SQ. FT.
BUILDINGS	26,255 SQ. FT.
STREETS	34,807 SQ. FT.
PARKING	185,996 SQ. FT.
POZ.	2,298 SQ. FT.
TOTAL IMPERVIOUS	249,496 SQ. FT.
% IMPERVIOUS	18.3 %
BUILDING LOT COVERAGE	7.8 %
NO. OF HANDICAP PARKING REQ'D.	9 SPACES
NO. OF HANDICAP PARKING PROVIDED	16 SPACES
NO. OF HANDICAP PARKING PHASES 2-5	5 SPACES
NO. OF PARKING REQ'D.	448 SPACES
NO. OF PARKING PROVIDED	450 SPACES
NO. OF BICYCLE PARKING REQ'D.	15 SPACES
NO. OF BICYCLE PARKING PROVIDED	27 SPACES

- GENERAL NOTES:**
- CONDITIONAL PRELIMINARY PLAN APPROVAL BY CITY OF WILMINGTON SUBDIVISION REVIEW BOARD ON JULY 16, 2016.
 - WATER SERVICES THROUGHOUT PROJECT IS TO BE PUBLIC. SEE SHEET 4 WATERLINE NOTES.
 - CITY OF WILMINGTON PRESERVATION PREVIOUSLY PERMITTED.
 - SEWER NOT WITHIN PUBLIC RIGHT OF WAYS SHALL BE PRIVATELY PERMITTED, OWNED, AND MAINTAINED.
 - ALL UTILITIES SHALL BE UNDERGROUND.
 - NEWER STORMWATER MANAGEMENT, SEWER AND WATER PERMITS ARE ACTIVE OR HAVE FINAL APPROVAL.
 - NEW HANOVER COUNTY SOIL EROSION AND SEDIMENTATION CONTROL PERMIT WILL HAVE TO BE MODIFIED FOR NEW PROJECT.
 - CITY OF WILMINGTON OFFICIAL CROSS CONNECTION CONTROL REQUIREMENTS, WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND MIDCO HAS ISSUED THEIR "FINAL APPROVAL". CALL 341-3910 FOR INFORMATION.
 - IF THE CONSTRUCTION REQUIRES EXTRA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE(RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
 - ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY EPDM SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE EPDM AND APPROVED BY USEFCOR OR ASSE.
 - THIS PROJECT SHALL COMPLY WITH CAPE FEAR PUBLIC UTILITY AUTHORITY, OFFICIAL CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND MIDCO HAS ISSUED THEIR "FINAL APPROVAL". CALL 341-3910 FOR INFORMATION.
 - IF THE CONSTRUCTION REQUIRES EXTRA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE(RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
 - ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY EPDM SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE EPDM AND APPROVED BY USEFCOR OR ASSE.
 - TRAFFIC IMPACT STUDY IS NOT REQUIRED BY THE CITY OF WILMINGTON. ACCESS TURN LANE REQUIREMENTS HAVE BEEN WAIVED BY OTHERS. PAYMENT MADE IN LIEU OF CONSTRUCTION.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - ALL PAINT MARKINGS IN PUBLIC RIGHT OF WAYS AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
 - ALL SIGNS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO MEET NCDOT 1 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS.
 - THERE SHALL BE A FIFTY FEET SETBACK FROM BARNARD'S CREEK.
 - NO DEVELOPMENT IS PROPOSED ON JOHNSON OR DORRISON SOILS.
 - COPIES OF ENGINEERS MATHEMATICAL PERMIT HAS BEEN ISSUED FOR SEWER WETLAND CROSSING.
 - A PORTION OF THIS PROPERTY IS IN THE 100 YEAR FLOOD PLAIN.
 - THE 100 YEAR FLOOD ELEVATION IS 9.0 MSL. 9.0 ELEVATION LINE SHOWN IS THE RESULT OF A LAND SURVEY.
 - ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF WILMINGTON TECHNICAL STANDARDS, SUBDIVISION 118-03(C) AND (D) APPLY TO THIS PROPERTY AND FLOODPLAIN ORDINANCES, AND FEMA GUIDELINES.
 - EXISTING EROSION CONTROL MEASURES TO BE REINFORCED IF NEEDED ALONG WITH THE INSTALLATION OF THE PROPOSED MEASURES.
 - PROJECT HAS BEEN ISSUED A FIRM LETTER OF MAP AMENDMENT TO ENABLE THE FINAL BUILD OUT.
 - THE RECREATIONAL AREAS WILL BE DEeded TO THE OWNER'S ASSOCIATION.
 - TRASH COLLECTION WILL BE BY PRIVATE CONTRACT FOR DUMPSTER CONTAINED MATERIAL.
 - STREET AND CAL-USE-SAC CONSTRUCTION SHALL COMPLY WITH NOTES 3.1-3.2(1) IN SECTION VII ON PAGES 6 & 7 OF THE CITY OF WILMINGTON TECHNICAL STANDARDS.
 - THE C&A RAILROAD RIGHT OF WAY WAS RECORDED AS DOCUMENTED IN DEED BOOK 2132, PAGE 288 OF THE NEW HANOVER COUNTY RECORDS.
 - THERE SHALL BE A 10 FEET WIDE BUFFER EXISTING ALONG THE ENTIRE FRONTAGE OF INDEPENDENCE BLVD. FOR THE PURPOSE OF PLANTING TREES AND OTHER TYPES OF VEGETATION AND/OR PRESERVATION. NO ERECTION OF STRUCTURES OR THROUGH VEHICULAR ACCESS PERMITTED. 118-011(01)
 - PUBLIC EASEMENT OVER WATER AND SEWER TO BE DEeded TO THE CAPE FEAR PUBLIC UTILITY AUTHORITY.
 - THE DEVELOPER OR HIS ASSIGNS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STREET/YARD IN ACCORDANCE WITH CITY OF WILMINGTON STANDARDS.
 - WHEN PVC WATER MAIN AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES SHALL BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL WALKS AND FITTINGS. THIS WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
 - RIVER ROAD RIGHT OF WAY IMPROVEMENTS SHALL BE FINISHED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR PHASE 3.
 - ALL PARKING STALL MARKINGS AND LANE MARKINGS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5886 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 - 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.
 - CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 - NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERED TO THE JOB SITE.
 - HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL USE).
 - FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
 - LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANT. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
 - In addition to the standard comments, additional fire protection and accessibility requirements may be required due to any special circumstances concerning the project.
 - Private Underground Fire Lines require a separate underground fire line permit from the Wilmington Fire and Life Safety Department 910-343-0696.
 - All isolation valves within the "Hot Box" shall be electrically supervised. Please work closely with your fire sprinkler and alarm installer in regards to running wire for tamper switch.

LEGEND

- DENOTES PROPOSED CONTOUR
- DENOTES EX. CONTOUR
- DENOTES PROPOSED GRADE
- DENOTES PROPOSED STORM DRAINAGE
- DENOTES DROP INLET OR CATCH BASIN W/ INLET PROTECTION
- DENOTES LIMITS OF DISTURBANCE
- DENOTES SILT FENCE
- DENOTES SEDIMENT TRAP
- DENOTES DRAINAGE DIRECTION
- DENOTES WETLAND LINES
- DENOTES DRAINAGE AREA
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES PROPOSED 8 IN SANITARY SEWER
- DENOTES PHASE LINE
- DENOTES SQUARE FOOTAGE OF STREET YARD
- DENOTES PROPOSED WATER
- DENOTES PROPOSED GATE VALVE
- DENOTES PARKING LOT LANDSCAPE AREA

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

Approved Construction Plan

Name: _____ Date: _____

Planning _____

Public Utilities _____

Traffic _____

Fire _____

STORMWATER MANAGEMENT PLAN

APPROVED

CITY OF WILMINGTON

ENGINEERING DEPARTMENT

DATE: _____ PERMIT # _____

SIGNED: _____

SITE DATA

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1.	PRELIMINARY PLAN
2.	SITE STAKING PLAN
3.	GENERAL EROSION CONTROL AND STORMWATER PLAN
4.	GENERAL UTILITIES PLAN
5.	PLAN/PROFILE MANHOLES 5-10 & MANHOLES 7, 11-12
6.	PLAN/PROFILE FORCE MAIN AND INDEPENDENCE BLVD. EXT'D
7.	PLAN/PROFILE FORCE MAIN AND RIVER ROAD TURN LANE
8.	EROSION CONTROL AND STORM WATER DETAILS
9.	SEWER AND WATER DETAILS
10.	PRIVATE LIFT STATION DETAILS
11.	TREE PRESERVATION PLAN
12.	LANDSCAPE PLAN
13.	LANDSCAPE DETAILS
14.	CITY STANDARD ROADWAY DETAILS
15.	

REVISED PRELIMINARY PLAN

THE MARSHES

PHASES 3, 4 & 5

WILMINGTON TOWNSHIP CITY OF WILMINGTON NORTH CAROLINA

OWNER: RIVERS EDGE I, LLC

ADDRESS: 1224 PEMBROKE JONES DRIVE WILMINGTON, NC 28045

PHONE: (910) 819-8814

DESIGNED: JHF

DRAWN: JHF

APPROVED: JHF

DATE: 8/2/19

SCALE: 1" = 100'

SHEET 1 OF 15

STROUD ENGINEERING, P.A.

102 SUITE D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775

JAMES H. FENTRESS, JR., P.E.

DATE: 8/2/19

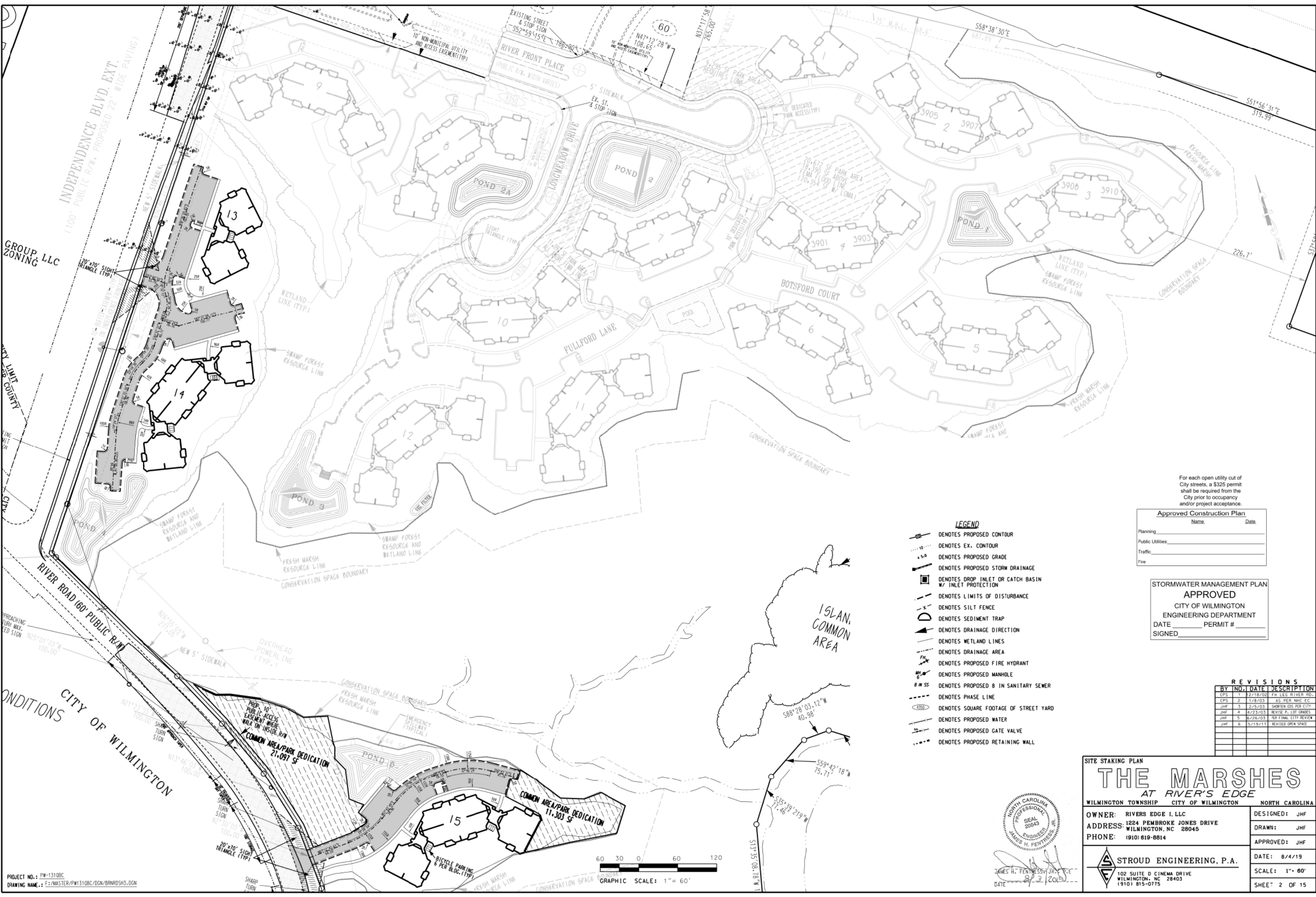
2016 SRB APPROVAL CONDITIONS

- The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, the City of Wilmington Technical Standards and Specifications Manual and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
- Approval of this preliminary plan does not constitute technical approval of a site plan. Final approval by the Technical Review Committee and the issuance of all required permits must occur prior to release of the project for construction.
- If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the preliminary plan shall be null and void.
- The use and development of the subject property shall be in accordance with the approved preliminary plan as submitted and approved.
- A tree preservation plan and tree removal permit shall be required for this project and city staff shall issue these based on acceptable limits of clearing and tree preservation.
- Trees designated to be preserved shall be properly protected during construction and tree protection fencing shall be noted on the construction plans. Tree clearing will be limited to essential site improvements within the project limits as shown on the approved site plan.
- If necessary, resource areas, buffers and setbacks per requirements of the LDC shall be shown and labeled on the Preliminary Plan.
- All existing and proposed public and non-municipal easements shall be added as necessary to the Preliminary Plan.
- An acceptable Preliminary Plan which adequately addresses all TRC/SRB comments shall be submitted for signature within thirty (30) calendar days of SRB approval.
- The use of pine straw as ground cover shall be prohibited within ten (10) feet of any combustible exterior construction.
- Requirements of the approved Traffic Impact Analysis (TIA) must be completed prior to issuance of a certificate of occupancy.
- Required improvements associated with River Road shall be reviewed and approved by the Technical Review Committee.
- All city, state and federal regulations shall be followed.

SIGNED this 2nd day of October, 2016.

Ron Satterfield, Chairman
Subdivision Review Board

CITY OF WILMINGTON CONSTRUCTION PLAN SET



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

Approved Construction Plan		
Name	Date	
Planning		
Public Utilities		
Traffic		
Fire		

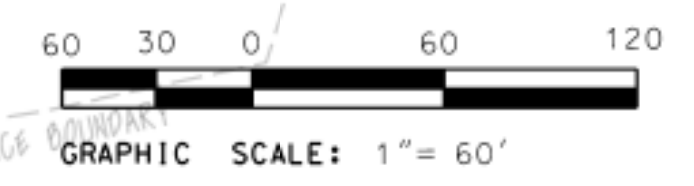
STORMWATER MANAGEMENT PLAN
APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE _____ PERMIT # _____
 SIGNED _____

- LEGEND**
- DENOTES PROPOSED CONTOUR
 - DENOTES EX. CONTOUR
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 - DENOTES PHASE LINE
 - DENOTES SQUARE FOOTAGE OF STREET YARD
 - DENOTES PROPOSED WATER
 - DENOTES PROPOSED GATE VALVE
 - DENOTES PROPOSED RETAINING WALL

REVISIONS

BY	NO.	DATE	DESCRIPTION
CPS	1	2/18/02	PH LEG RIVER RD.
CPS	2	1/8/03	AS PER NHC EC
JHF	3	2/5/03	SHOWN OS PER CITY
JHF	4	2/23/03	REVISE P. LOT GRADERS
JHF	5	2/28/03	PER FINAL CITY REVIEW
JHF	6	5/19/11	REVISED OPEN SPACE

PROJECT NO.: PW-1310BC
 DRAWING NAME: F:\MASTER\PW1310BC\DCN\BRNRD5H3.DGN



SEAL
 20643
 ENGINEER
 JAMES H. FEINREISS, JR., P.E.
 DATE: 8/2/2015

SITE STAKING PLAN

THE MARSHES

AT RIVER'S EDGE

WILMINGTON TOWNSHIP CITY OF WILMINGTON NORTH CAROLINA

OWNER: RIVERS EDGE I, LLC
 ADDRESS: 1224 PEMBROKE JONES DRIVE WILMINGTON, NC 28045
 PHONE: (910) 619-8814

DESIGNED: JHF
 DRAWN: JHF
 APPROVED: JHF
 DATE: 8/4/19
 SCALE: 1" = 60'
 SHEET 2 OF 15

STROUD ENGINEERING, P.A.
 102 SUITE D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775

CITY OF WILMINGTON CONSTRUCTION PLAN SET



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

Approved Construction Plan		
Name	Date	
Planning		
Public Utilities		
Traffic		
Fire		

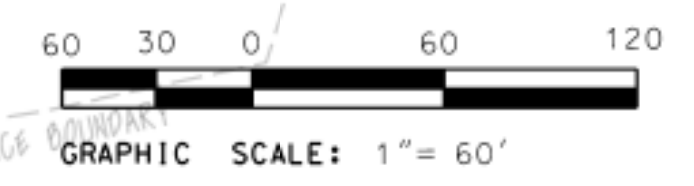
STORMWATER MANAGEMENT PLAN
APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE _____ PERMIT # _____
 SIGNED _____

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REVISIONS

BY	NO.	DATE	DESCRIPTION
CPS	1	2/7/02	PH LEG RIVER RD.
CPS	2	1/8/03	AS PER NHC EC
JHF	3	2/5/03	SHORELINE ODS PER CITY
JHF	4	2/23/03	REVISE P. LOT GRADERS
JHF	5	2/28/03	PER FINM. CITY REVIEW
JHF	6	5/19/11	REVISED OPEN SPACE

PROJECT NO.: PW-1310BC
 DRAWING NAME: F:\MASTER\PW1310BC\DCN\BRNRD5H3.DGN



SEAL
 20643
 ENGINEER
 JAMES H. FENTRESS, JR.
 DATE: 8/2/2019

GENERAL GRADING EROSION CONTROL AND STORMWATER PLAN

THE MARSHES

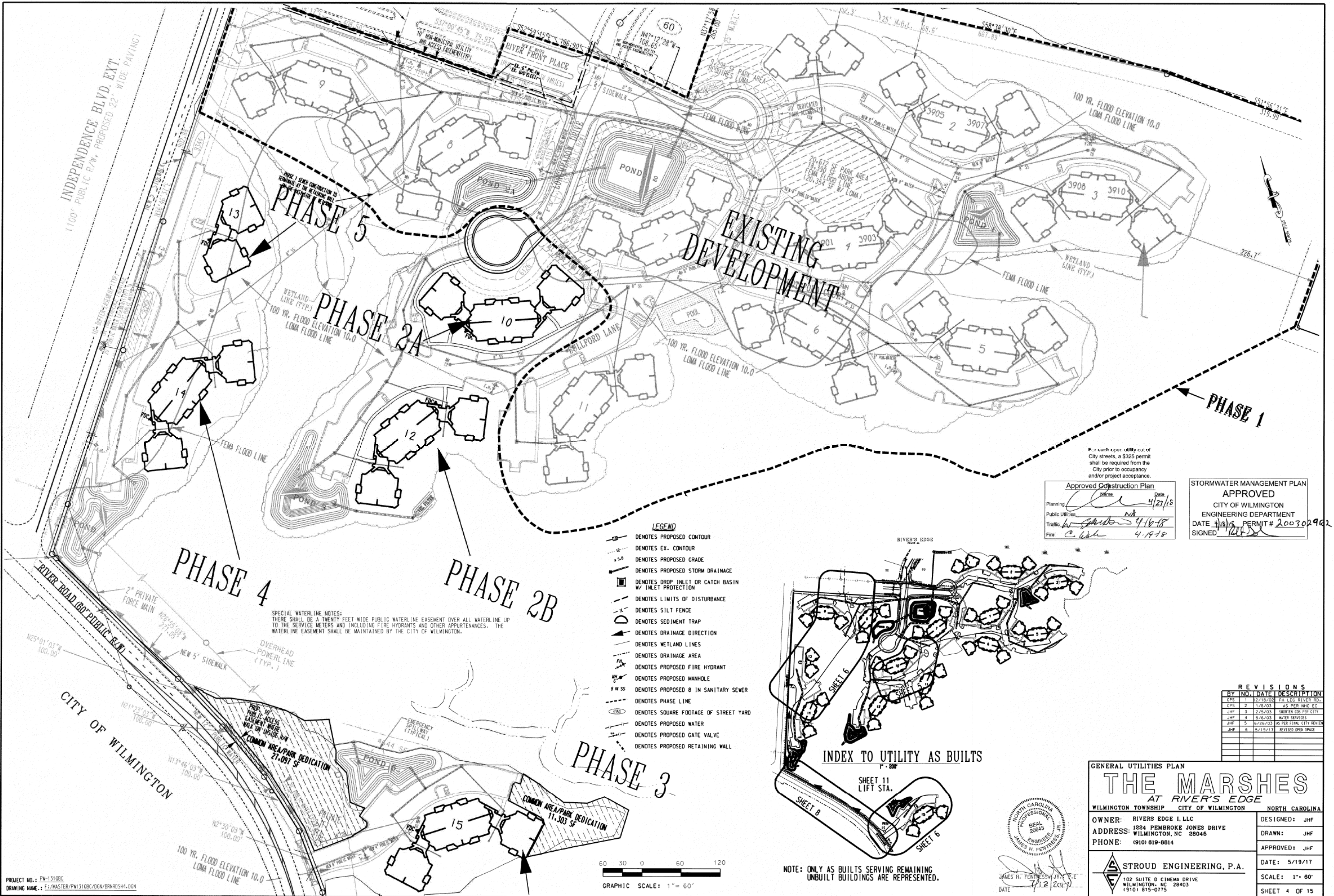
AT RIVER'S EDGE

WILMINGTON TOWNSHIP CITY OF WILMINGTON NORTH CAROLINA

OWNER: RIVERS EDGE I, LLC
 ADDRESS: 1224 PEMBROKE JONES DRIVE WILMINGTON, NC 28045
 PHONE: (910) 619-8814

DESIGNED: JHF
 DRAWN: JHF
 APPROVED: JHF
 DATE: 8/4/19
 SCALE: 1" = 60'
 SHEET 3 OF 15

STROUD ENGINEERING, P.A.
 102 SUITE D CINEMA DRIVE WILMINGTON, NC 28403
 (910) 815-0775



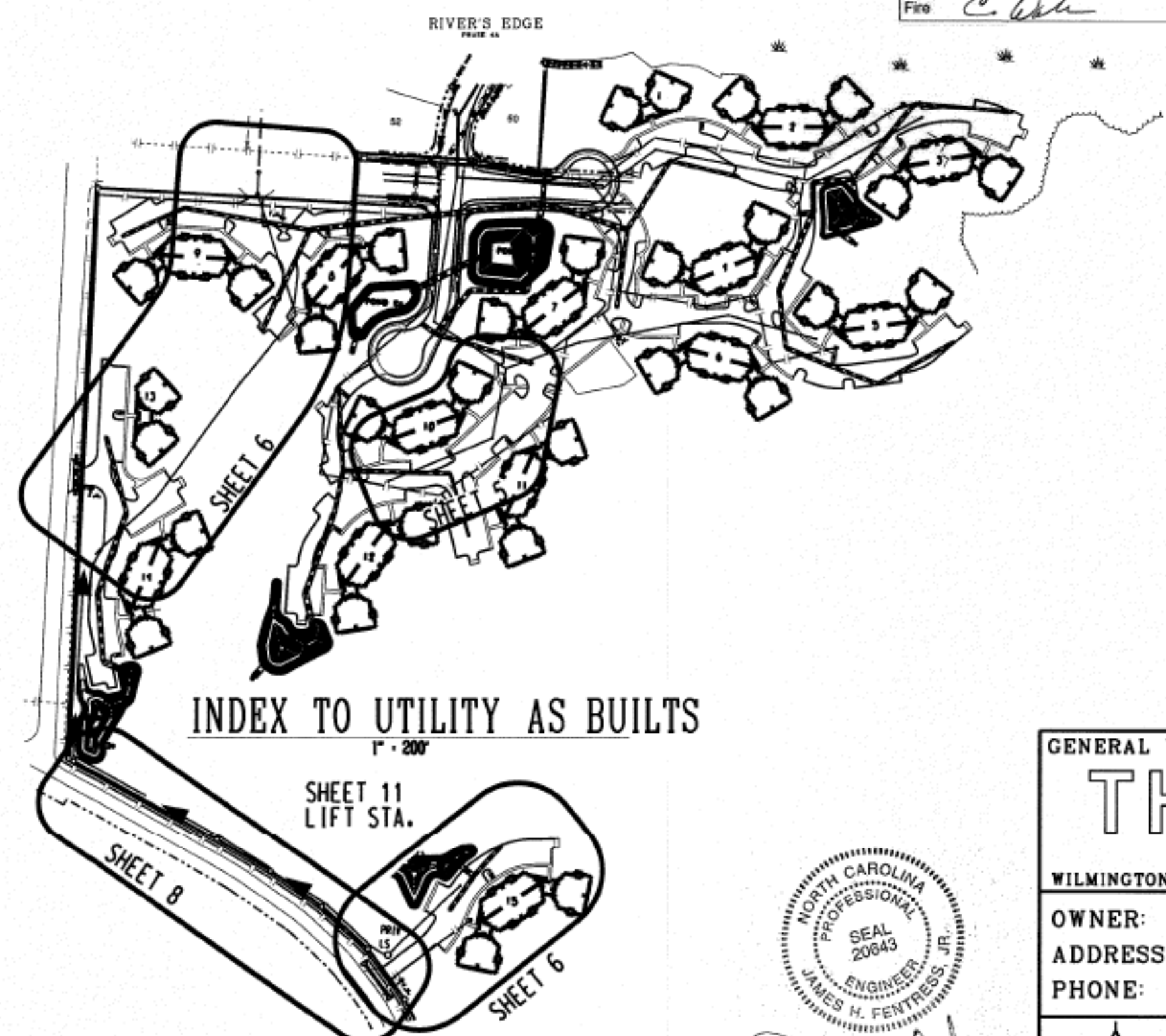
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan	
Name	Date
Planning	4/23/18
Public Utilities	NA
Traffic	4/16/18
Fire	4/19/18

STORMWATER MANAGEMENT PLAN APPROVED	
CITY OF WILMINGTON ENGINEERING DEPARTMENT	
DATE	PERMIT #
4/18/18	200302962
SIGNED	
<i>[Signature]</i>	

- LEGEND**
- DENOTES PROPOSED CONTOUR
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 - DENOTES PROPOSED WATER
 - DENOTES PROPOSED GATE VALVE
 - DENOTES PROPOSED RETAINING WALL

SPECIAL WATERLINE NOTES:
 THERE SHALL BE A TWENTY FEET WIDE PUBLIC WATERLINE EASEMENT OVER ALL WATERLINE UP TO THE SERVICE METERS AND INCLUDING FIRE HYDRANTS AND OTHER APPURTENANCES. THE WATERLINE EASEMENT SHALL BE MAINTAINED BY THE CITY OF WILMINGTON.



REVISIONS

BY	NO.	DATE	DESCRIPTION
CPS	1	12/18/02	FR LEG RIVER RD.
CPS	2	1/28/03	AS PER NHC EC.
JHF	3	2/2/03	SHORTEN GDS PER CITY
JHF	4	5/6/03	WATER SERVICES
JHF	5	6/26/03	AS PER FINAL CITY REVIEW
JHF	6	5/19/17	REVISED OPEN SPACE

GENERAL UTILITIES PLAN

THE MARSHES

AT RIVER'S EDGE

WILMINGTON TOWNSHIP CITY OF WILMINGTON NORTH CAROLINA

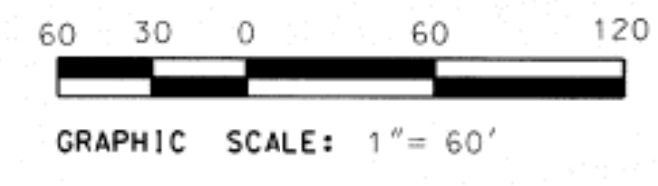
OWNER: RIVERS EDGE I, LLC
ADDRESS: 1224 PEMBROKE JONES DRIVE WILMINGTON, NC 28045
PHONE: (910) 619-8814

DESIGNED: JHF
DRAWN: JHF
APPROVED: JHF

DATE: 5/19/17
SCALE: 1" = 60'
SHEET 4 OF 15

STROUD ENGINEERING, P.A.
 102 SUITE D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775

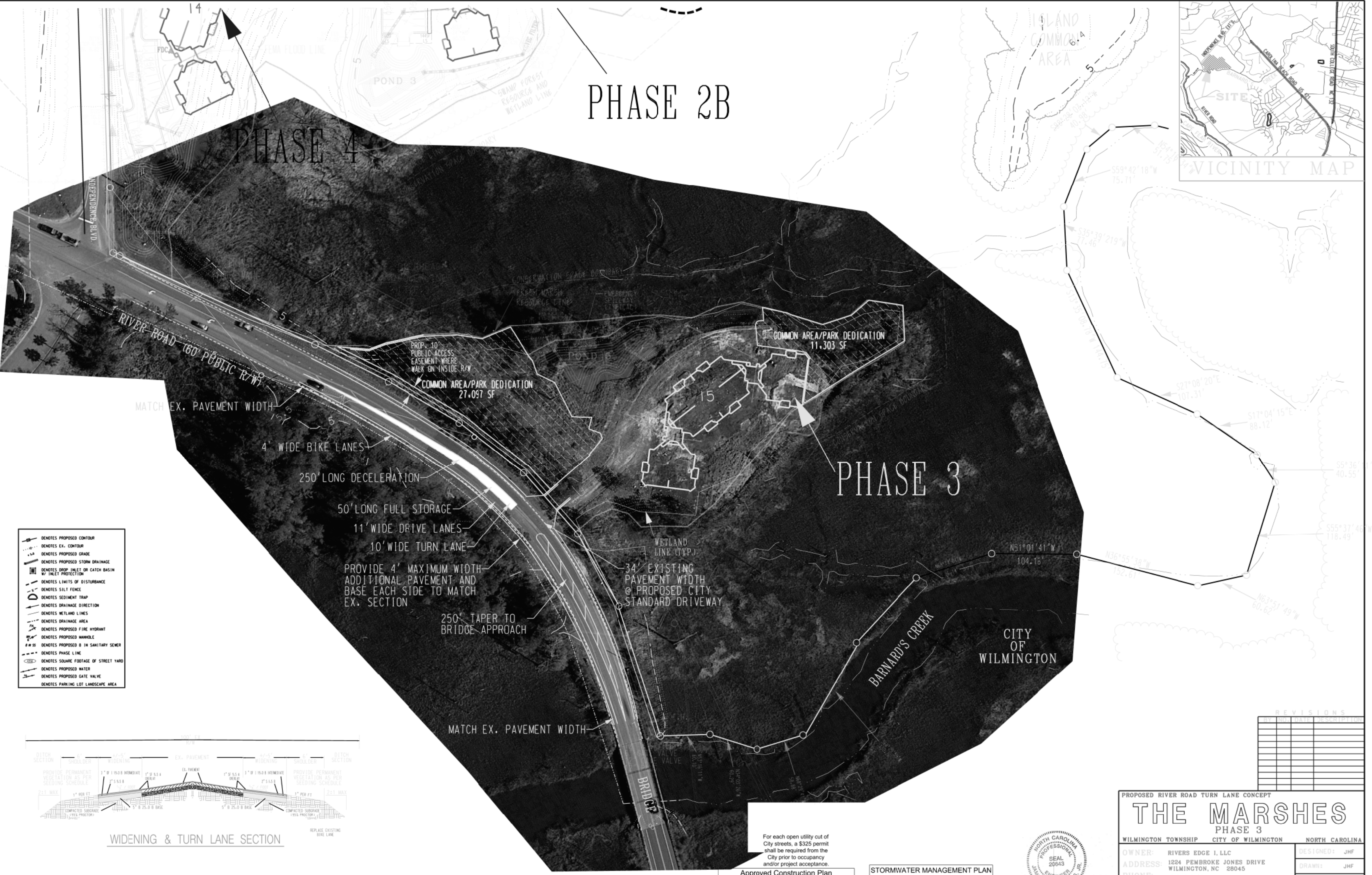
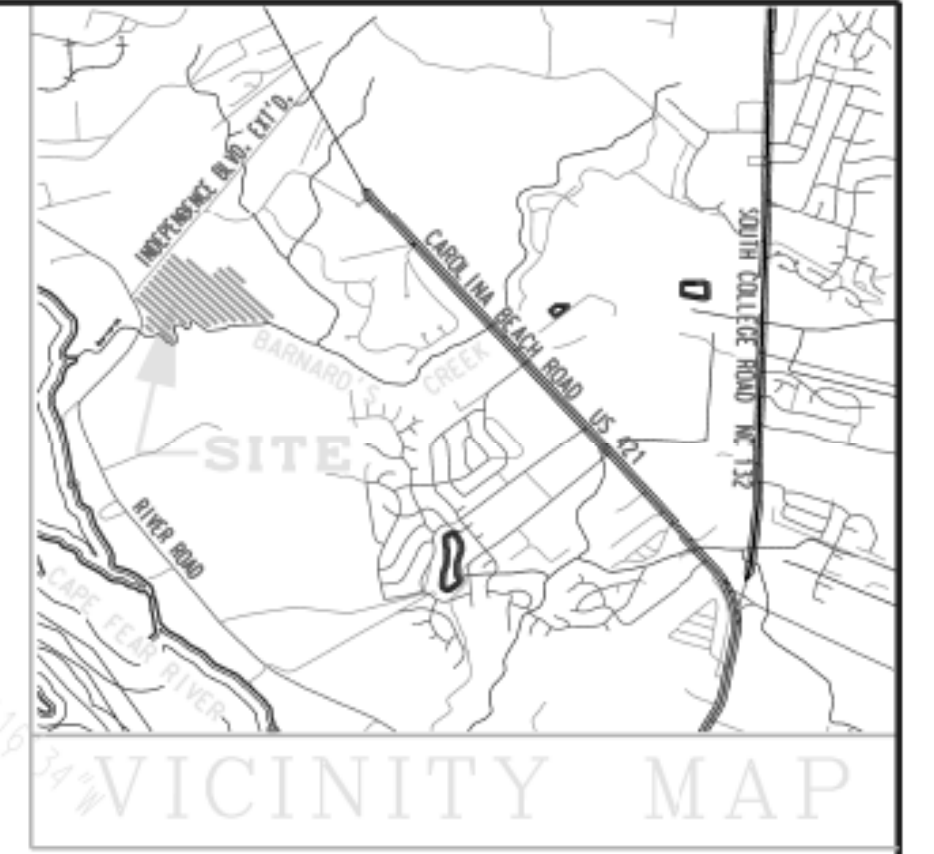
PROFESSIONAL SEAL
 JAMES H. FENTRESS, JR., P.E.
 DATE: 7/12/2017



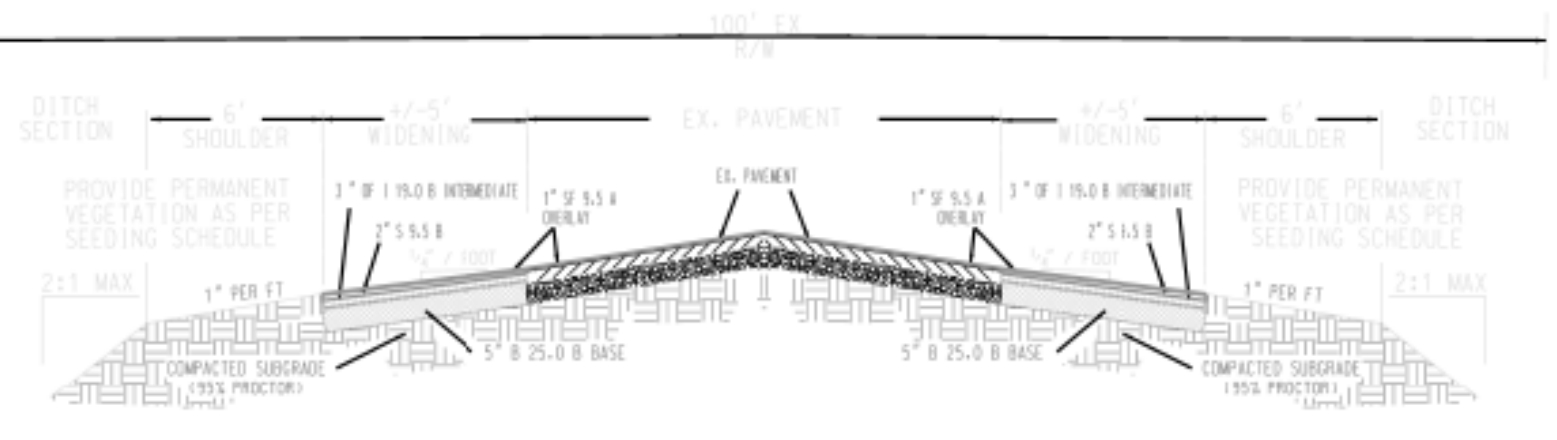
PHASE 2B

PHASE 4

PHASE 3



- DENOTES PROPOSED CONTOUR
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- DENOTES PROPOSED WATER
- DENOTES PROPOSED GATE VALVE
- DENOTES PARKING LOT LANDSCAPE AREA



WIDENING & TURN LANE SECTION



REVISIONS	
NO.	DESCRIPTION

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

Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Public Utilities: _____

Traffic: _____

Fire: _____

STORMWATER MANAGEMENT PLAN
APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT

DATE: _____ PERMIT # _____

SIGNED: _____



PROPOSED RIVER ROAD TURN LANE CONCEPT

THE MARSHES

PHASE 3

WILMINGTON TOWNSHIP CITY OF WILMINGTON NORTH CAROLINA

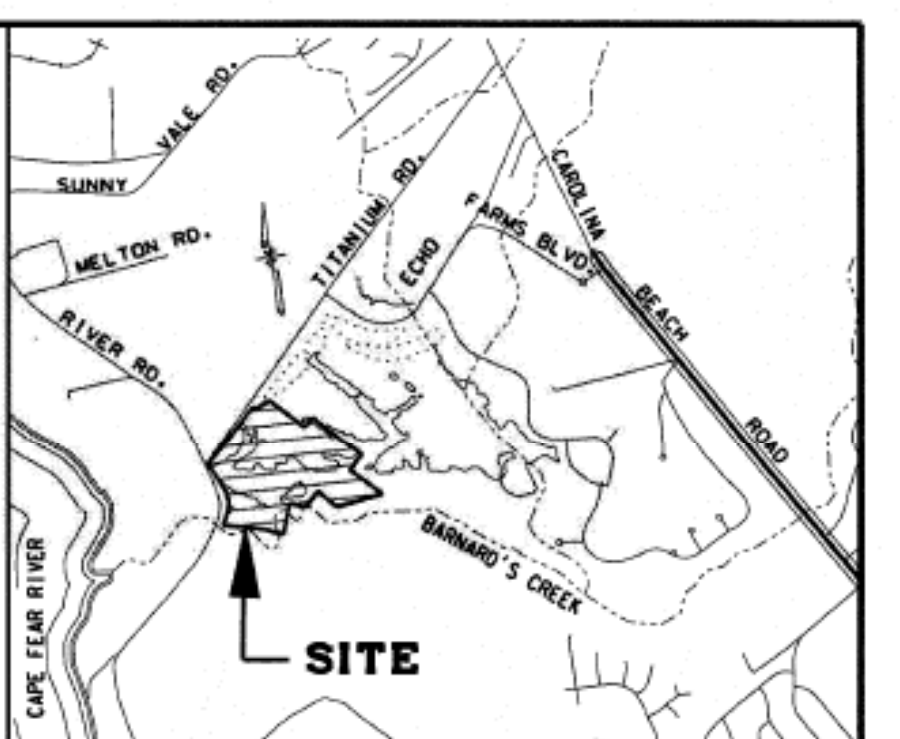
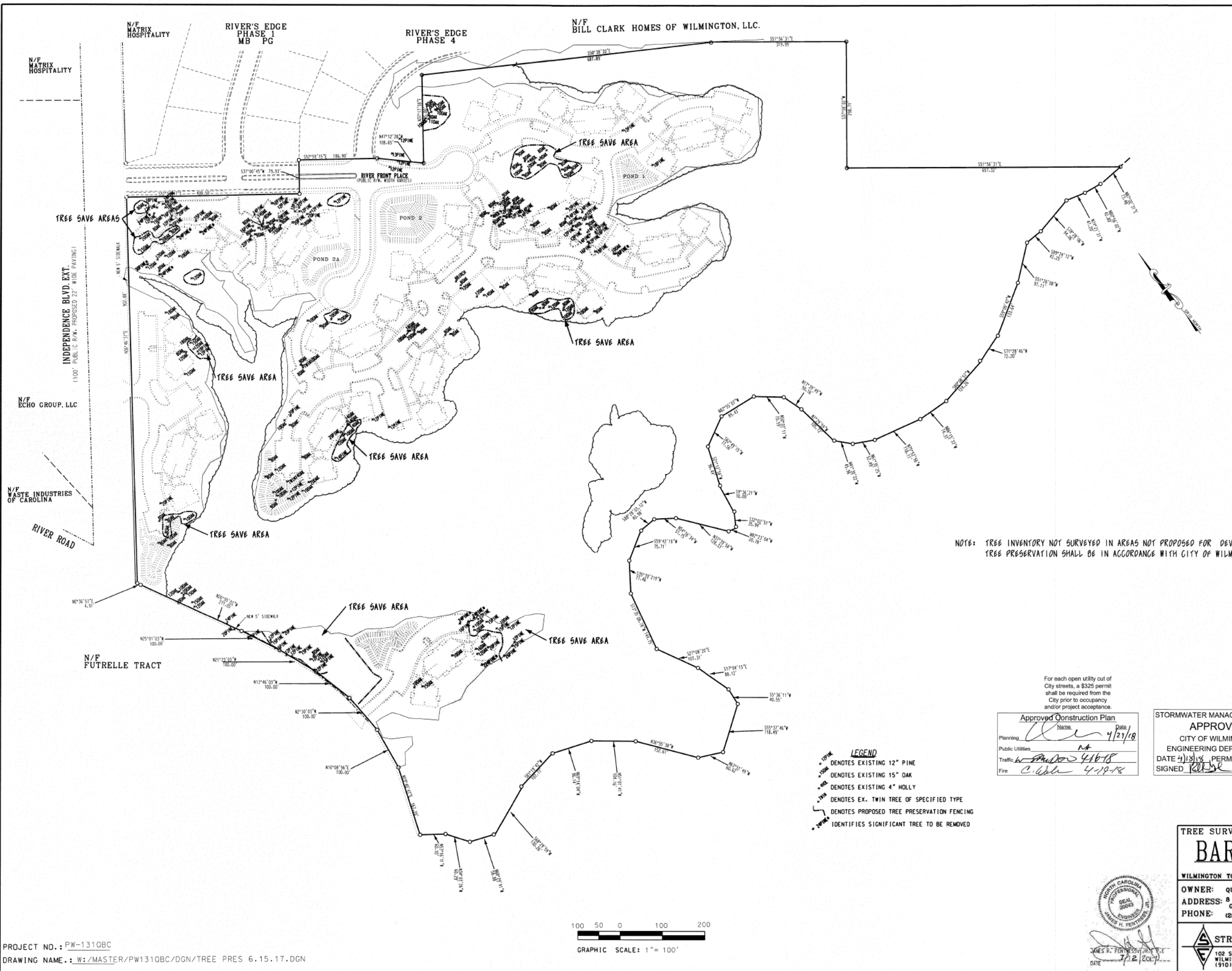
OWNER: RIVERS EDGE I, LLC
ADDRESS: 1224 PEMBROKE JONES DRIVE WILMINGTON, NC 28045
PHONE: (910) 619-8814

DESIGNED: JHF
DRAWN: JHF
APPROVED: JHF
DATE: 6/05/19
SCALE: 1" = 50'
SHEET 8 OF 15

STROUD ENGINEERING, P.A.
102 SUITE B CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775

CITY OF WILMINGTON TREE PRESERVATION PLAN

PROJECT NO.: PW-1310BC



VICINITY MAP

N. T. S.

TOTAL AREA	57.11 AC.
AREA IN BARNARD'S CREEK RUN +/- 2 AC.	
AREA FOR DENSITY CALCULATION	55.11 AC.
TOTAL NUMBER OF REGULATED CONIFEROUS TREES	87
TOTAL NUMBER OF REGULATED DECIDUOUS TREES	142
TOTAL NUMBER OF REGULATED FLOWERING TREES	5
TOTAL NUMBER OF TREES ON PROPERTY	234
TOTAL NUMBER OF SIGNIFICANT TREES (24" DIA. @ 4.5' DBH)	12
TOTAL NUMBER OF REGULATED TREES REMOVED	163
TOTAL NUMBER OF REGULATED TREES SAVED	71
TOTAL NUMBER OF SIGNIFICANT TREES REMOVED	8
MITIGATION REQUIREMENT	400 IN.
MINIMUM 3" REPLACEMENT TREES	133

TREE DATA

NOTE: TREE INVENTORY NOT SURVEYED IN AREAS NOT PROPOSED FOR DEVELOPMENT. TREE PRESERVATION SHALL BE IN ACCORDANCE WITH CITY OF WILMINGTON SPECIFICATIONS

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

Approved Construction Plan

Name: _____ Date: 4/23/18

Planning: _____

Public Utilities: M

Traffic: C. O. 41618

Fire: C. O. 4-19-18

STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON

ENGINEERING DEPARTMENT

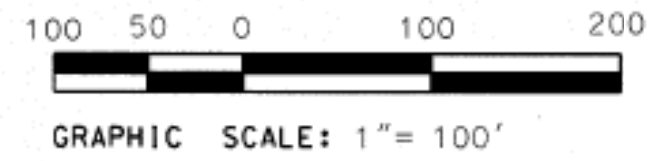
DATE: 4/18/18 PERMIT # 2003029R2

SIGNED: [Signature]

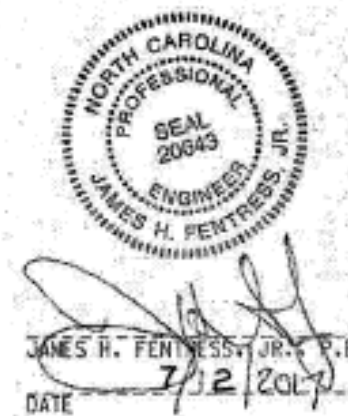
REVISIONS

BY	NO.	DATE	DESCRIPTION
JHF	1	7/20/03	PER CITY

- LEGEND**
- 12" PINE DENOTES EXISTING 12" PINE
 - 15" OAK DENOTES EXISTING 15" OAK
 - 4" HOLLY DENOTES EXISTING 4" HOLLY
 - EX. TWIN TREE OF SPECIFIED TYPE DENOTES EX. TWIN TREE OF SPECIFIED TYPE
 - PROPOSED TREE PRESERVATION FENCING DENOTES PROPOSED TREE PRESERVATION FENCING
 - SIGNIFICANT TREE TO BE REMOVED IDENTIFIES SIGNIFICANT TREE TO BE REMOVED



PROJECT NO.: PW-1310BC
DRAWING NAME.: W:/MASTER/PW1310BC/DGN/TREE PRES 6.15.17.DGN



TREE SURVEY

BARNARD'S LANDING

AT ECHO FARMS

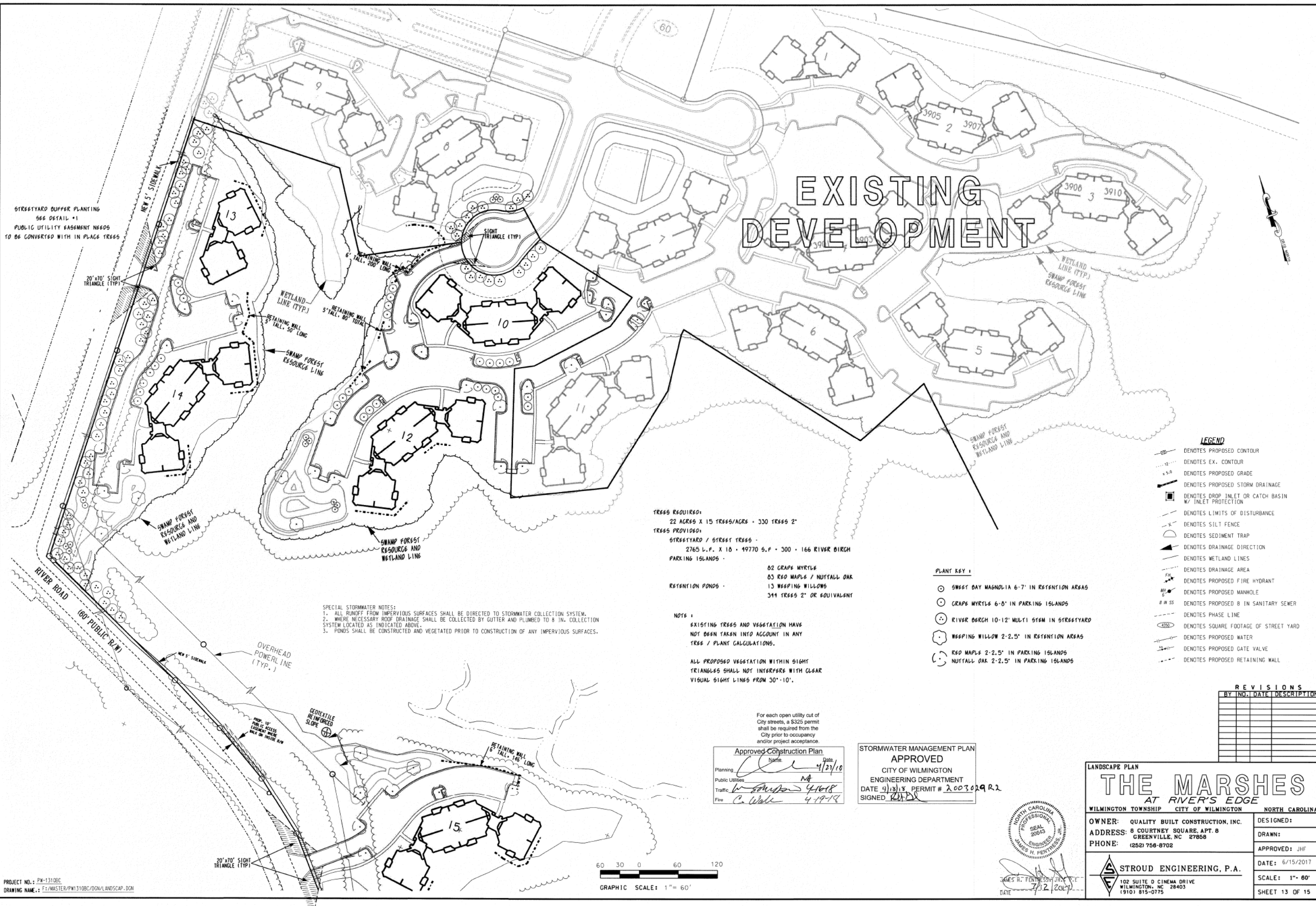
WILMINGTON TOWNSHIP CITY OF WILMINGTON NORTH CAROLINA

OWNER: QUALITY BUILT CONSTRUCTION, INC.
ADDRESS: 8 COURTNEY SQUARE, APT. 8 GREENVILLE, NC 27858
PHONE: (252) 756-8702

DESIGNED: JHF
DRAWN: JHF
APPROVED: JHF
DATE: 7/11/02
SCALE: 1" = 100'
SHEET 12 OF 15

STROUD ENGINEERING, P.A.
102 SUITE D CINEMA DRIVE
WILMINGTON, NC 28403
(910) 815-0775

EXISTING DEVELOPMENT



STREETYARD BUFFER PLANTING
SEE DETAIL #1
PUBLIC UTILITY EASEMENT NEEDS
TO BE CONVERTED WITH IN PLACE TREES

SPECIAL STORMWATER NOTES:
 1. ALL RUNOFF FROM IMPERVIOUS SURFACES SHALL BE DIRECTED TO STORMWATER COLLECTION SYSTEM.
 2. WHERE NECESSARY ROOF DRAINAGE SHALL BE COLLECTED BY GUTTER AND PLUMBED TO 8 IN. COLLECTION SYSTEM LOCATED AS INDICATED ABOVE.
 3. PONDS SHALL BE CONSTRUCTED AND VEGETATED PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.

TREES REQUIRED:
 22 ACRES X 15 TREES/ACRE = 330 TREES 2'
TREES PROVIDED:
 STREETYARD / STREET TREES -
 2765 L.P. X 10 = 49770 S.P. = 300 • 166 RIVER BIRCH
 PARKING ISLANDS -
 82 GRAPES MYRTLE
 83 RED MAPLE / NUTTALL OAK
 13 WEEPING WILLOWS
 344 TREES 2' OR EQUIVALENT

NOTE:
 EXISTING TREES AND VEGETATION HAVE NOT BEEN TAKEN INTO ACCOUNT IN ANY TREE / PLANT CALCULATIONS.
 ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.

For each open utility cut of City streets, a S325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan
 Name: _____ Date: 4/27/18
 Planning: _____
 Public Utilities: MA
 Traffic: W. Soudan 4/16/18
 Fire: C. Wake 4-19-18

STORMWATER MANAGEMENT PLAN APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE 4/18/18 PERMIT # 2003029 R2
 SIGNED: [Signature]

PROFESSIONAL SEAL
 NORTH CAROLINA
 SEAL 20043
 ENGINEER
 JAMES H. FENTRESS, JR., P.E.
 DATE: 7/12/2017

LANDSCAPE PLAN
THE MARSHES
 AT RIVER'S EDGE
 WILMINGTON TOWNSHIP CITY OF WILMINGTON NORTH CAROLINA

OWNER: QUALITY BUILT CONSTRUCTION, INC.
 ADDRESS: 8 COURTNEY SQUARE, APT. 8 GREENVILLE, NC 27858
 PHONE: (252) 756-8702

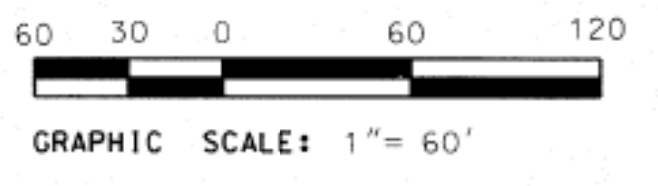
DESIGNED:
 DRAWN:
 APPROVED: JHF
 DATE: 6/15/2017
 SCALE: 1" = 60'
 SHEET 13 OF 15

STROUD ENGINEERING, P.A.
 102 SUITE D CINEMA DRIVE
 WILMINGTON, NC 28403
 (910) 815-0775

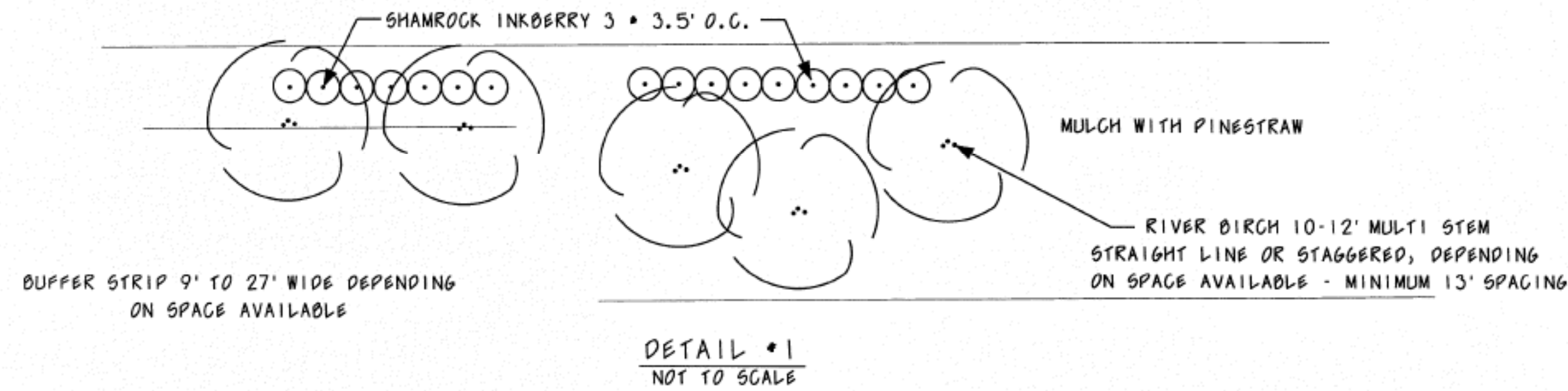
- LEGEND**
- DENOTES PROPOSED CONTOUR
 - DENOTES EX. CONTOUR
 - +5.0 DENOTES PROPOSED GRADE
 - DENOTES PROPOSED STORM DRAINAGE
 - DENOTES DROP INLET OR CATCH BASIN W/ INLET PROTECTION
 - DENOTES LIMITS OF DISTURBANCE
 - DENOTES SILT FENCE
 - DENOTES SEDIMENT TRAP
 - DENOTES DRAINAGE DIRECTION
 - DENOTES WETLAND LINES
 - DENOTES DRAINAGE AREA
 - DENOTES PROPOSED FIRE HYDRANT
 - DENOTES PROPOSED MANHOLE
 - 8 IN SS DENOTES PROPOSED 8 IN SANITARY SEWER
 - DENOTES PHASE LINE
 - DENOTES SQUARE FOOTAGE OF STREET YARD
 - DENOTES PROPOSED WATER
 - DENOTES PROPOSED GATE VALVE
 - DENOTES PROPOSED RETAINING WALL

REVISIONS

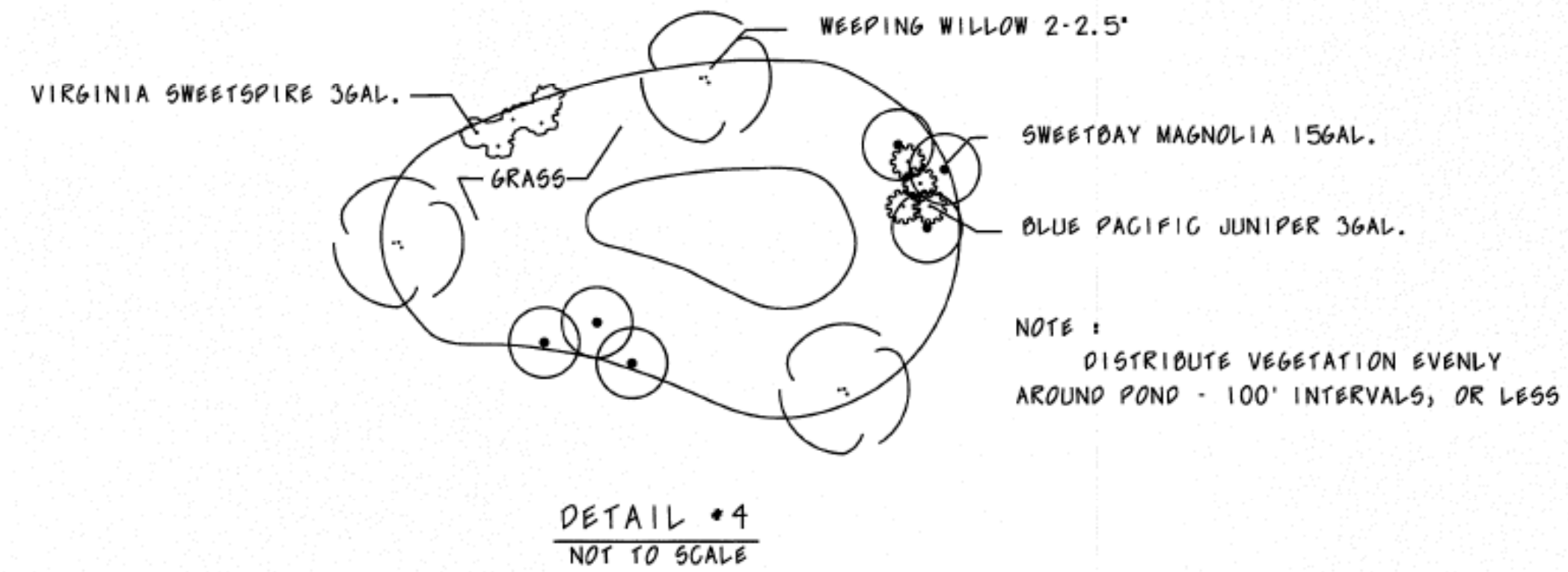
BY	NO.	DATE	DESCRIPTION



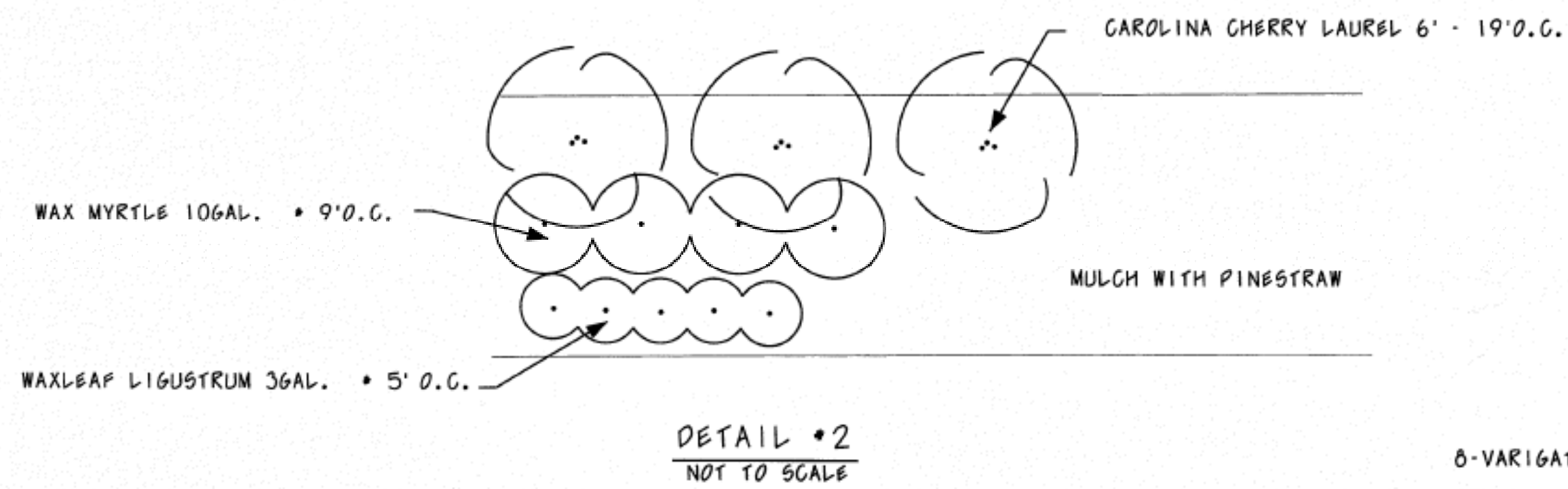
TYPICAL STREETYARD BUFFER PLANTING



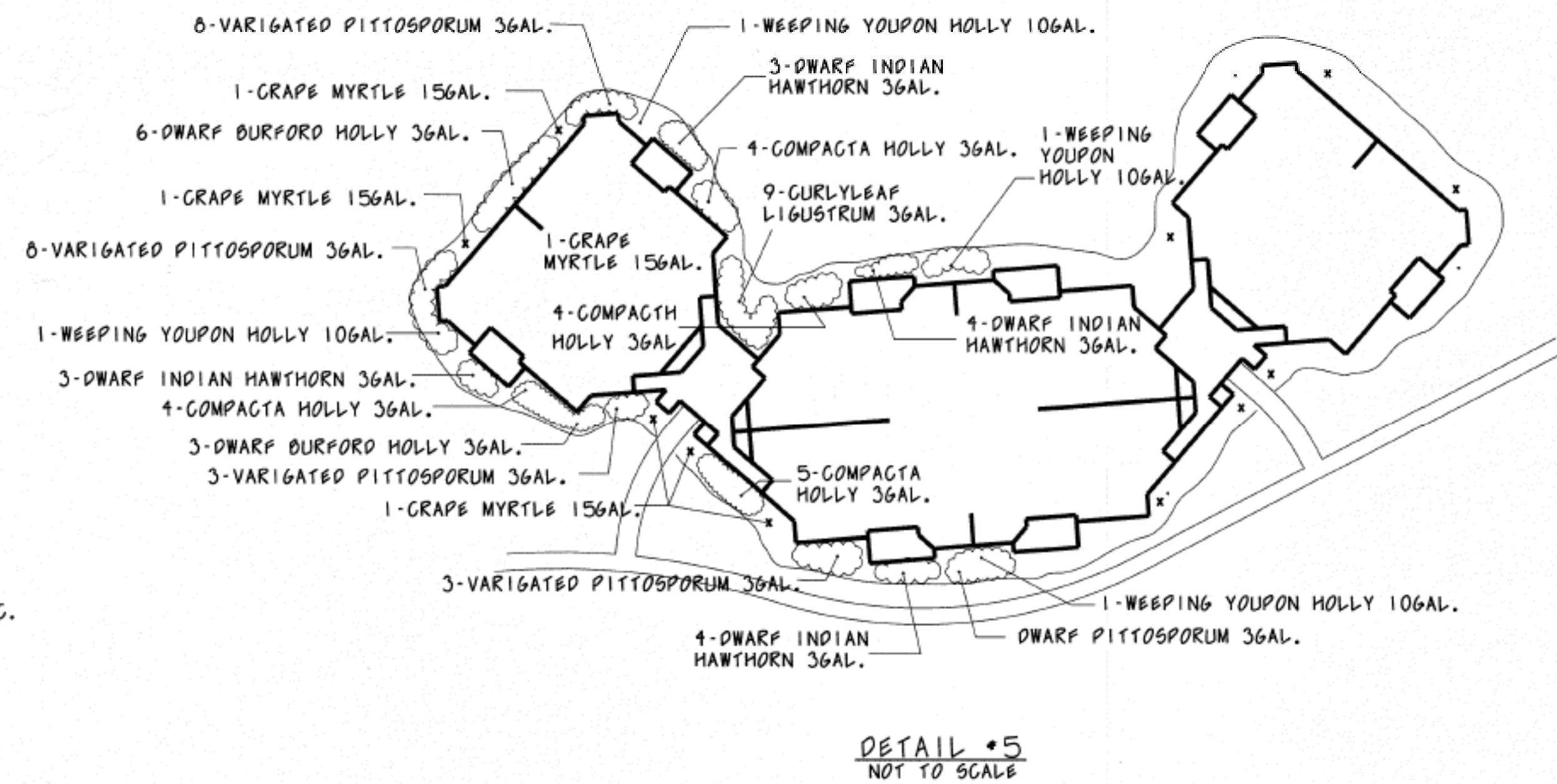
TYPICAL STORMWATER RETENTION PLANTING



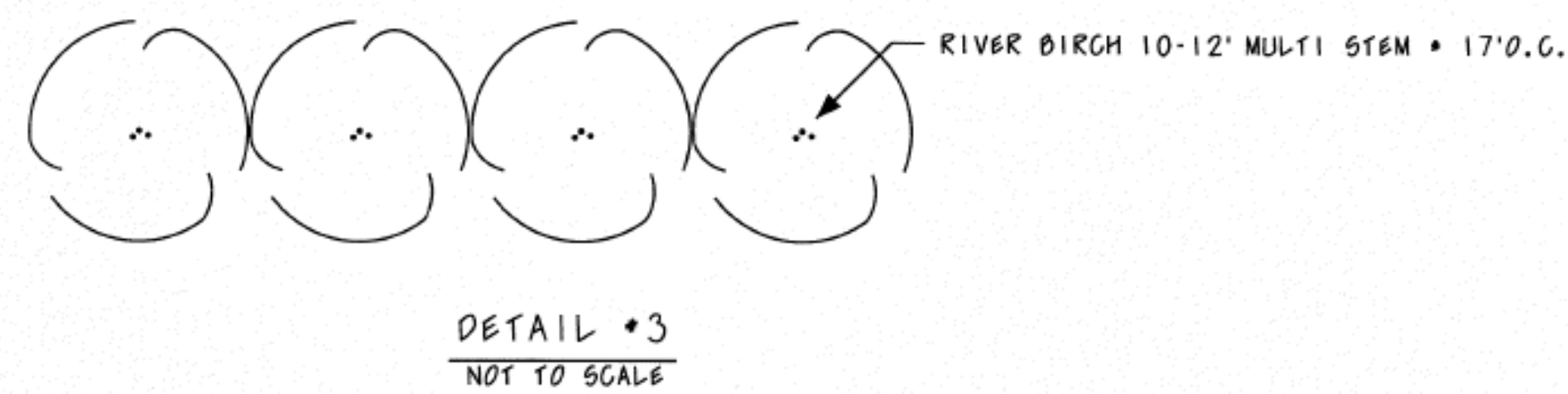
TYPICAL 24' BUFFER STRIP PLANTING



TYPICAL BUILDING FOUNDATION PLANTING



TYPICAL STREET TREE PLANTING *DOES NOT APPLY*

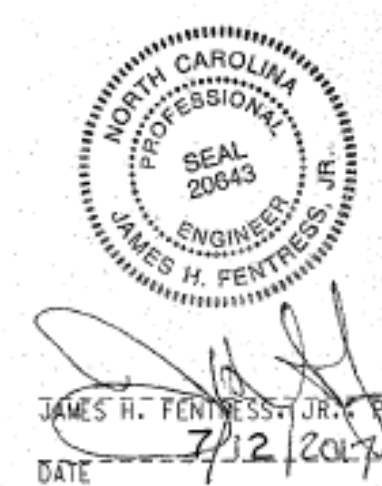


REVISIONS			
BY	NO.	DATE	DESCRIPTION

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

	Name	Date
Planning	<i>[Signature]</i>	4/23/18
Public Utilities	NA	
Traffic	<i>[Signature]</i>	4-16-18
Fire	<i>[Signature]</i>	4-19-18

STORMWATER MANAGEMENT PLAN
 APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE 4/18/18 PERMIT # 200302922
 SIGNED *[Signature]*



LANDSCAPE PLAN - PLANTING DETAILS

THE MARSHES

AT RIVER'S EDGE

WILMINGTON TOWNSHIP CITY OF WILMINGTON NORTH CAROLINA

OWNER: QUALITY BUILT CONSTRUCTION, INC.
 ADDRESS: 8 COURTNEY SQUARE, APT. 8
 GREENVILLE, NC 27858
 PHONE: (252) 756-8702

DESIGNED: TLL
 DRAWN: TLL
 APPROVED: JHF
 DATE: 6/15/2017
 SCALE: SHEET 14 OF 15

STROUD ENGINEERING, P.A.
 102 SUITE D CINEMA DRIVE
 WILMINGTON, NC 28403
 (910) 815-0775

DATE: 7/2/2017