

**Planning, Development, &
Transportation Department**

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

November 7, 2018

John Tunstall
Norris & Tunstall Consulting Engineers
902 Market Street
Wilmington, NC 28401

REVISION 1

910 254-0900
910 341-3264 fax
wilmingtonnc.gov
Dial 711 TTY/Voice

RE: Renaissance Market Revision 1, located at 927 Military Cutoff 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.***

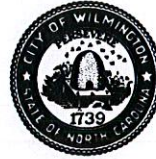
Please also be advised that any party aggrieved by the issuance of this approval may file a notice of appeal to the City Clerk within 30 days of receipt of active or constructive notice of this decision. It shall be presumed that all persons with standing to appeal have constructive notice of the decision 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 "Brian Chambers".

Brian Chambers, AICP
Senior Planner



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TRANSMITTAL LETTER

TO: Traci Lunceford, Zoning Inspector
 DATE: November 7, 2018
 SUBJECT: **Renaissance Market** Project # 2017069
 LOCATION: 927 Military Cutoff Road

REVISION 1

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

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 11/1/18	Renaissance Market Approved Plans
1	Dated 1/23/18	City Tree Removal Permit TPP-18-95
1	Dated 1/24/18	NHC Grading Permit #65-17
1	Dated 12/7/17	US ACOE Wetland Impact Permit SAW-2017-02351
1	Dated 1/30/18	Reciprocal Access Parking Agreement
1	Dated 11/1/18	City Stormwater Permit 2018017R1 (under separate cover)

REMARKS: The **Renaissance Market Revision 1**, located at 927 Military Cutoff 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 CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MUST HAVE A PRECON WITH CFPUA 332-6560.**
 - 4. **THE CITY ZONING INSPECTOR AUTHORIZES THE ACTIVITY.**

REVISION 1

- 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 REQUIRED PUBLIC DRAINAGE EASEMENTS, PUBLIC ACCESS EASEMENTS, AND RIGHTS-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. 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 IS REQUIRED BY CITY OF WILMINGTON ENGINEERING PERSONNEL (910) 341-5856.**
- I. 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 910.341.0094.**
- J. 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.**
- K. 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.**
- L. 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**

REVISION 1

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.

M. IF THE CONDITIONS LISTED ABOVE ARE VIOLATED, A STOP WORK ORDER WILL BE ISSUED.

Please notify New Hanover County Building Inspections of this release.

Signature: _____


Brian Chambers, AICP
Senior Planner

Copy: John Tunstall	Applicant (e-mail only)
Bret Russell	Construction Manager
Rob Gordon	Engineering
Jim Quinn	Stormwater Specialist
Aaron Reese	Urban Forestry
Rich Christensen	Engineering (email only)
Trent Butler	Engineering (email only)
Chris Elrod	Wilmington Fire Department (e-mail only)
Chris Walker	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)
Mitesh Baxi	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)
Amy Beatty	Community Services (e-mail only)
Ryan O'Reilly	Community Services (e-mail only)
Joan Mancuso	City Zoning (email only)
Amy Schaefer	City Attorney's Office (email only)
Amy Dukes	City Attorney's Office (email only)

File: **Renaissance Market**

Project File # **2017069**



Development Services
Planning Division
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810
910 254-0900
910 341-3264 fax
www.wilmingtonnc.gov
Dial 711 TTY/Voice

APPROVED: X DENIED:

PERMIT #: TPP-18-95

Application for Tree Removal Permit

Name of Applicant: Randy Kelley, Manager
HRP Renaissance Market, LLC Phone: 910-520-5764 Date: 11-28-17

Bruce Chappell, Jr., Manager
Name of Property Owner: Westfall Research Park 36 Acre, LLC Phone: 910-256-7704

Property Owner Address: 1123 Military Cutoff Road Wilmington, NC 28405

Address of Proposed Tree Removal: 927 Military Cutoff Rd. (Tract E2B), ^{ASW}

Description of tree(s) to be removed/reason for removal: (provide attachment if necessary) ^{ASW} Lot 1 Westfall Research Park

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____

See Attached Tree Inventory Table

Description of Replacement Tree(s): Replacement trees for the Renaissance Market
will be in accordance with the City of Wilmington Ordinance and approved landscape plan.

Applicant Signature: *Randy Kelley* Date: 11/15/17

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

Reviewed By: *[Signature]* Date: 1/23/18

Remarks: *SEE APPROVED TREE REMOVAL PLAN*

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

NEW CONSTRUCTION: EXPANSION: OTHER: PAID: \$100.00 PD

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

12/1/17 BSC

17120
11-22-17

TREE INVENTORY:

SIGNIFICANT TREES TO BE REMOVED:

1 - 8" HOLLY

2 - 10" MAGNOLIA

2 - 8" MAGNOLIA

TOTAL SIGNIFICANT TREES = 5

REGULATED TREES TO BE REMOVED:

~~1 - 11" POPLAR~~

25 - 12" PINE

36 - 13" PINE

24 - 14" PINE

11 - 15" PINE

12 - 16" PINE

2 - 18" PINE

2 - 4" DOGWOOD

1 - 6" DOGWOOD

8 - 8" OAK

13 - 9" OAK

18 - 10" OAK

5 - 11" OAK

11 - 12" OAK

4 - 14" OAK

1 - 16" OAK

1 - 18" OAK

4 - 9" GUM

6 - 10" GUM

5 - 11" GUM

4 - 12" GUM

1 - 13" GUM

1 - 14" GUM

2 - 15" GUM

1 - 16" GUM

1 - 4" MAGNOLIA

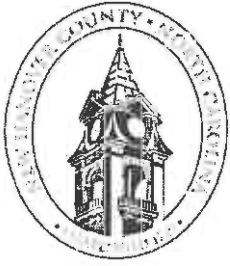
3 - 5" MAGNOLIA

2 - 7" MAGNOLIA

1 - 5" CHERRY

TOTAL REGULATED TREES = 103

TOTAL TREES TO BE REMOVED = 208



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

January 24, 2018

HRP Renaissance Market, LLC
3 Keel Street, Unit #2,
Wrightsville Beach, North Carolina 28480

RE: Grading Permit #65-17 Revision to GP 78-98, Renaissance Market

Dear Mr. Randy Kelly:

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

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 optional prior to any land disturbing activity on this project. Please contact me at (910) 798-7139 if you would like to schedule this meeting in our office. If you choose not to have the preconstruction meeting, please contact us with the date land disturbing activity will take place onsite and once the initial erosion control measures are installed.

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: John Tunstall PE, NT Consulting Engineers PC
Brian Chambers, City of Wilmington Planning
Bruce Chappell, Jr., Westfall Research Park 36 Acre, LLC



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 HRP Renaissance Market, LLC authorizes the development of 7.0 acres of land at 927 Market Street for Renaissance Market in New Hanover County with performance reservations and modifications. This permit issued on January 24, 2017 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 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. These include 2 construction entrances, silt fences, inlet and outlet protection, 2 4:1 swales and installation of a 3 inch Faircloth Skimmer with a 2.5-inch orifice in Pond 1 and a 3 inch Faircloth Skimmer with a 3 inch orifice in Pond 3. The 72-inch pipe and the 2-42 inch pipes will be buried 1 foot in the stream. Note: Additional construction entrances and inlet protections or liners in the 2 R/W ditches with check dams may be required.
- *Tree Removal Permits and/or Approvals are required 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.
- **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. These are mentioned below with specific requirements for each program. These reports are the responsibility of the permittee. They require a rain gauge onsite, inspections and reporting every 7 calendar days and within 24 hours of every ½ 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.
- *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.
- *Pre-construction meetings are optional. Contact Beth E. Wetherill at (910) 798-7139 to set up a meeting. If you do not choose to have a preconstruction meeting, you should contact us when activity begins and when the initial erosion control measures have been installed.

(Continued) - Page Three

Permit # GP 65-17
Revision to GP 78-98

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

SCANNED

Copy for
CWS SW



DEPARTMENT OF THE ARMY
WILMINGTON DISTRICT, CORPS OF ENGINEERS
69 DARLINGTON AVENUE
WILMINGTON, NORTH CAROLINA 28403-1343

December 7, 2017

Regulatory Division

Action ID: SAW-2017-02351

HRP Renaissance Market, LLC
Attn: Messrs. Randy Kelley and Raiford Trask, III
3 Keel Street, Suite #2
Wrightsville Beach, North Carolina 28480

Dear Messrs. Kelley and Trask:

Please reference your November 7, 2017 request, submitted by your agent, Southern Environmental Group, Inc., to modify the Department of the Army (DA) permit issued on December 13, 2006 to impact jurisdictional waters and wetlands associated with the 70-acre development of Research Park at Westfall. This property is located at the intersection of Sir Tyler Drive and Military Cut-Off Road, adjacent to an unnamed tributary of Howe Creek, in Wilmington, New Hanover County, North Carolina.

Specifically, you requested to modify (2) stream crossings of the DA authorization within a 6.5-acre parcel under your ownership, known as Renaissance Market at Westfall, that continues to be proposed as commercial development. Egress and ingress surrounding the development on this parcel has undergone changes in order to accommodate increased traffic and safety concerns. Total stream impacts remain at 100 linear feet.

Upon review of the request, our office has determined that the design modifications associated with Renaissance Market development on the 6.5-acre parcel can be granted pursuant to Section 404 of the Clean Water Act provided adherence to all new, modified, and applicable original conditions in Attachment (A). This authorized modification, which only applies to the Renaissance Market development, will be valid until December 31, 2022.

All of the original December 13, 2006 permit's General Conditions 2-6 and Further Information 1-6 (Attachment B) remain applicable. If you have any questions or comments, please contact me at (910) 251-4811 or mickey.t.sugg@usace.army.mil, Wilmington Regulatory Field Office.

FOR THE DISTRICT ENGINEER


Mickey Sugg, Project Manager
Wilmington Regulatory Field Office

Enclosures

Copies Furnished (w/enclosures):

HRP Renaissance Market, LLC
Attn: Randy Kelley and Raiford Trask, III
1202 Eastwood Road
Wilmington, North Carolina 28403

Mr. David Syster
Southern Environmental Group, Inc.
5315 South College Road
Suite E
Wilmington, North Carolina 28412

E-copies (w/enclosures):

Ms. Karen Higgins
Division of Water Resources
North Carolina Department of
Environmental Quality
1650 Mail Service Center
Raleigh, North Carolina 27699-1650

Ms. Courtney Spears
North Carolina Division of Coastal
Management
127 Cardinal Drive Extension
Wilmington, North Carolina 28405

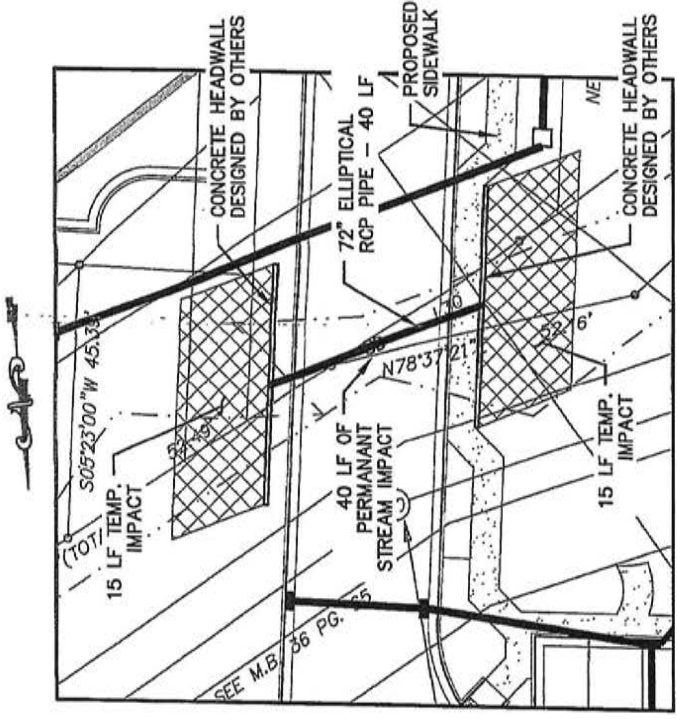
Mr. Chad Coburn
North Carolina Division of Water Resources
127 Cardinal Drive Extension
Wilmington, North Carolina 28405

Mr. Ken Riley
National Marine Fisheries Service, NOAA
Habitat Conservation Division
Pivers Island
Beaufort, North Carolina 28516

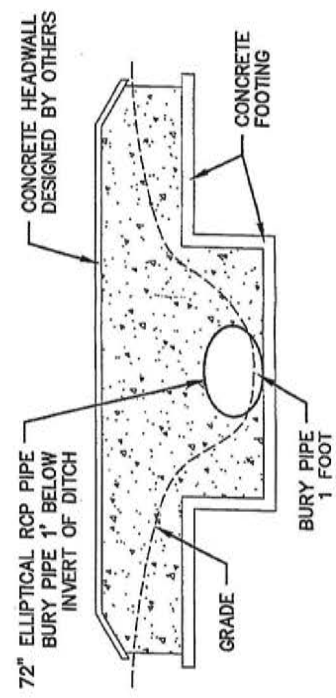
Ms. Maris Dunn
North Carolina Wildlife Resource
Commission
943 Washington Square Mall
Washington North Carolina 27889

Ms. Kathy Matthews
U.S. Fish and Wildlife Services
Post Office Box 33726
Raleigh, North Carolina 27636-3726

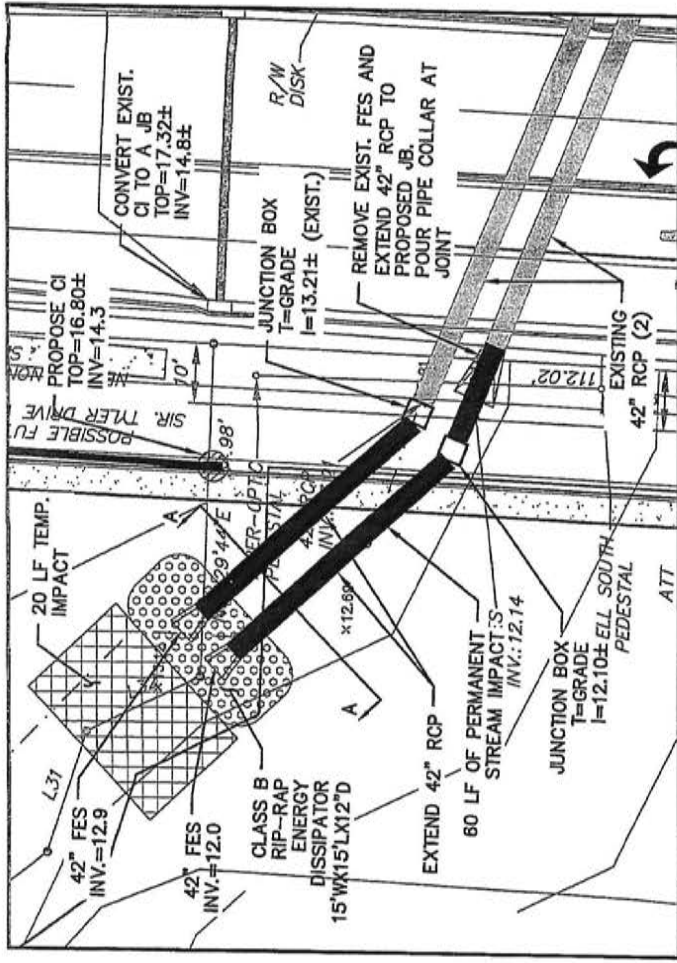
Mr. Todd Bowers
U.S. Environmental Protection Agency
Wetland Section- Region 4
61 Forsyth Street, S.W.
Atlanta, Georgia 30303-8960



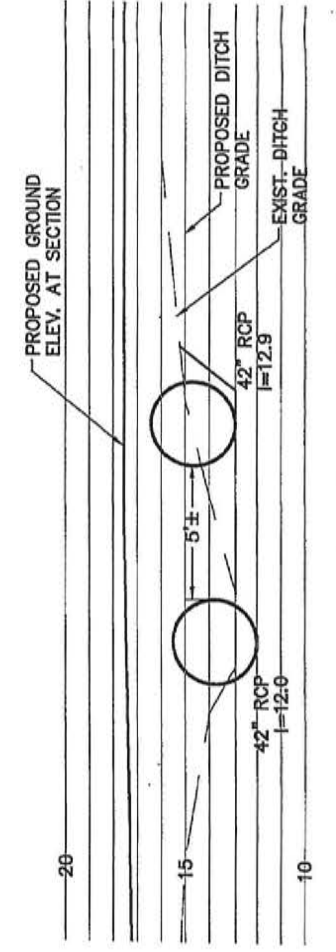
DETAIL "B" - OFFSITE STORM WATER



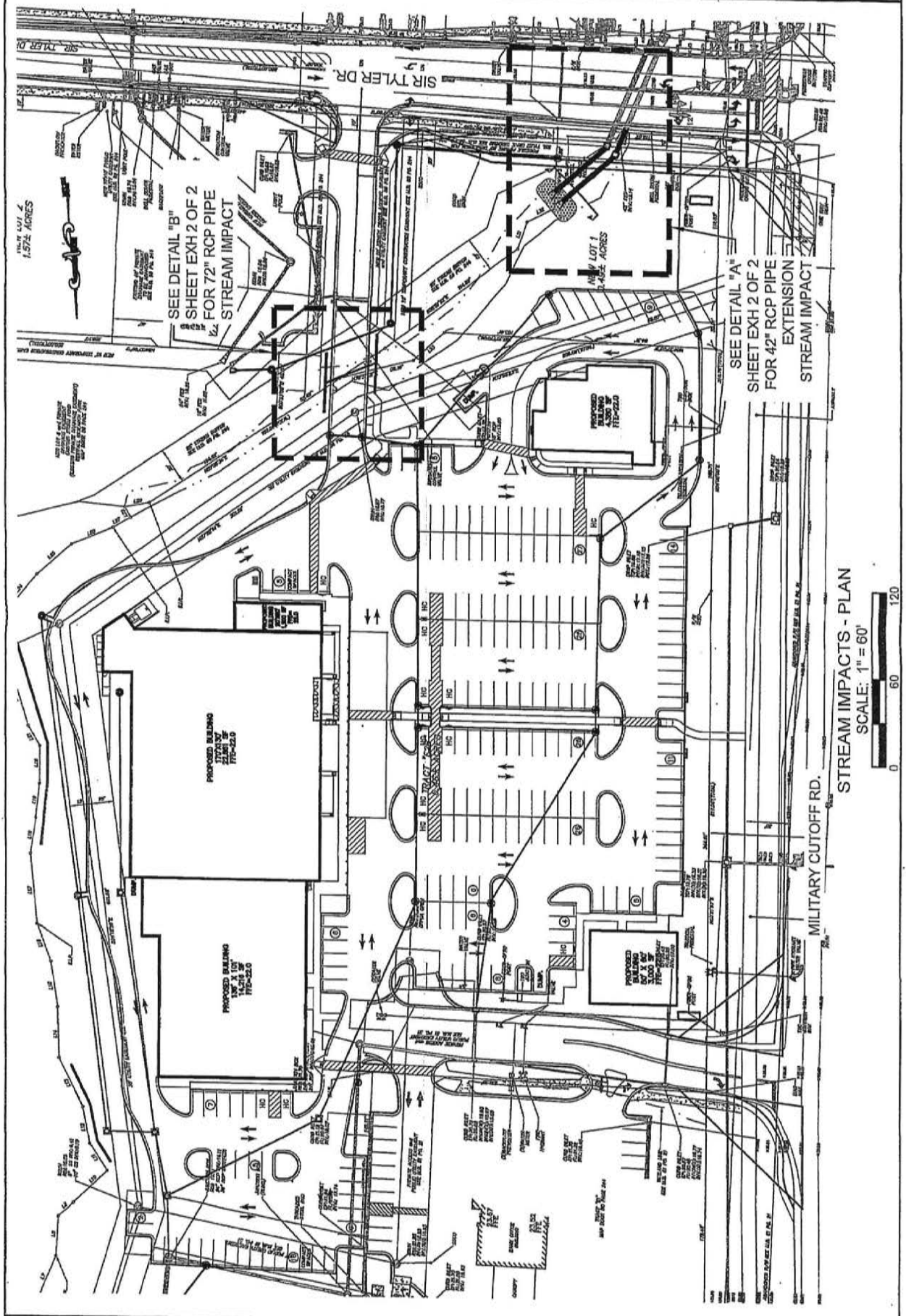
HEADWALL CROSS SECTION
N.T.S.



DETAIL "A" - OFFSITE STORM WATER



STREAM IMPACT SECTION A-A DETAIL
N.T.S.



ATTACHMENT (A)

SPECIAL CONDITIONS (Action ID 2017-02351)

In accordance with 33 U.S.C. 1341 (d), all conditions of the North Carolina Division of Water Quality 401 Certification is incorporated as part of the Department of the Army permit. Therefore, they are not listed as special conditions. The following Special Conditions include the unchanged, modified, and new conditions. **NOTE:** Strikethrough and bold markings indicate modifications of existing conditions and asterisk (*) identifies newly added special conditions.

Work Limits

a) All work authorized by this permit must be performed in strict compliance with the attached plans, which are a part of this permit. Any modification to these plans must be approved by the US Army Corps of Engineers (USACE) prior to implementation.

b) Except as authorized by this permit or any USACE approved modification to this permit, no excavation, fill or mechanized land-clearing activities shall take place at any time in the construction or maintenance of this project, within waters or wetlands. This permit does not authorize temporary placement or double handling of excavated or fill material within waters or wetlands outside the permitted area. This prohibition applies to all borrow and fill activities connected with this project.

c) Except as specified in the plans attached to this permit, no excavation, fill or mechanized land-clearing activities shall take place at any time in the construction or maintenance of this project, in such a manner as to impair normal flows and circulation patterns within waters or wetlands or to reduce the reach of waters or wetlands.

Related Laws

d) If the North Carolina Division of Water ~~Quality~~ **Resources** has issued, **or reissued**, a conditioned Water Quality Certification for your project, the conditions of that certification are hereby incorporated as special conditions of this permit. ~~Attached is a copy of the certification for your convenience.~~

e) All mechanized equipment will be regularly inspected and maintained to prevent contamination of waters and wetlands from fuels, lubricants, hydraulic fluids, or other toxic materials. In the event of a spill of petroleum products or any other hazardous waste, the permittee shall immediately report it to the N.C. Division of Water ~~Quality~~ **Resources** at (919) 733-5083, Ext. 526 or (800) 662-7956 and provisions of the North Carolina Oil Pollution and Hazardous Substances Control Act will be followed.

*e-1) All necessary precautions and measures will be implemented so that any activity will not kill, injure, capture, pursue, harass, or otherwise harm any protected federally listed species. While accomplishing the authorized work, if the permittee discovers or observes a damaged or hurt listed endangered or threatened species, the District Engineer will be

immediately notified so that required coordination can be initiated with the U.S. Fish and Wildlife Service.

*e-2) This Department of the Army permit does not obviate the need to obtain other Federal, State or local authorizations required by law.

*e-3) If cultural resources are encountered during construction, the District Engineer will be immediately notified so that coordination can be initiated with the North Carolina Department of Cultural Resources, State Historic Preservation Office. In emergency situations, the permittee should immediately contact their office in Raleigh, NC at (919-807-6570), so that a full assessment of the findings can be made.

Project Maintenance

f) Unless otherwise authorized by this permit, all fill material placed in waters or wetlands shall be generated from an upland source and will be clean and free of any pollutants except in trace quantities. Metal products, organic materials (including debris from land clearing activities), or unsightly debris will not be used.

g) The permittee shall advise the Corps in writing, at least two weeks prior to beginning the work authorized by this permit and again upon completion of the work authorized by this permit.

h) The permittee shall require its contractors and/or agents to comply with the terms and conditions of this permit in the construction and maintenance of this project, and shall provide each of its contractors and/or agents associated with the construction or maintenance of this project with a copy of this permit. A copy of this permit, including all conditions, shall be available at the project site during construction and maintenance of this project.

i) The permittee shall employ all sedimentation and erosion control measures necessary to prevent an increase in sedimentation or turbidity within waters and wetlands outside the permit area. This shall include, but is not limited to, the immediate installation of silt fencing or similar appropriate devices around all areas subject to soil disturbance or the movement of earthen fill, and the immediate stabilization of all disturbed areas. Additionally, the project must remain in full compliance with all aspects of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statutes Chapter 113A Article 4).

j) The permittee, upon receipt of a notice of revocation of this permit or upon its expiration before completion of the work will, without expense to the United States and in such time and manner as the Secretary of the Army or his authorized representative may direct, restore the water or wetland to its pre-project condition.

*j-1) For the installation of the culverts/headwalls, the following measures will be included in the construction/placement of structures:

a) The dimension, pattern, and profile of the stream above and below a pipe or culvert should not be modified by altering the width or depth of the stream profile in connection with the construction activity. The width, height, and gradient of the proposed culverts should be sufficient to pass the average historical low flow and spring flow without adversely altering flow velocity. Spring flow should be determined from gauge data, if available. In the absence of such gauge data, bank-full flow can be used as a comparable indicator.

b) Culverts greater than 48 inches in diameter will be buried at least one foot below the bed of the stream. Culverts 48 inches in diameter or less shall be buried to maintain aquatic passage and to maintain passage during drought or low flow conditions, and every effort shall be made to maintain the existing channel slope.

c) Culverts must be designed and constructed in manner that minimizes destabilization and head cutting. Destabilizing the channel and head cutting upstream should be considered and appropriate actions incorporated in the design and placement of the culvert.

d) A waiver from the depth specifications in this condition may be requested, in writing, by the permittee and issued by the Corps; this request must be specific as to the reason(s) for the request. The waiver will be issued if it can be demonstrated that the proposed design would result in less impacts to the aquatic environment.

e) Culverts placed within the riparian wetlands must be installed in a manner that does not restrict the flow and circulation patterns of waters of the United States.

Enforcement

k) Violations of these conditions or violations of Section 404 of the Clean Water Act or ~~Section 10 of the Rivers and Harbors Act~~ must be reported in writing to the Wilmington District U.S. Army Corps of Engineers within 24 hours of the permittee's discovery of the violation.

*k-1) A representative of the Corps of Engineers will periodically and randomly inspect the work for compliance with these conditions. Deviations from these conditions may result in cessation of work until the problem is resolved to the satisfaction of the Corps.

Mitigation

*l) Precautions must be taken to ensure that no activity occur within the adjacent recorded area titled **Conservation Easement Map of Section 2, Westfall Park**. It is strongly recommended that the boundary bordering the conservation easement be visibly identified, or delineated, to avoid any unintentional encroachment. Please be aware and reminded that the permittee is prohibited from performing any of the following activities in this property: Filling,

grading, excavating; earth movement of any kind; construction of roads, walkways, buildings, signs, or any other structure; any activity that may alter the drainage patterns on the property; the destruction, mowing, or other alteration of vegetation on the property; disposal or storage of any garbage, trash, or other waste material; or any other activity which would result in the wetlands being adversely impacted or destroyed, except as specifically allowed in the Permanent Conservation Easement.

ATTACHMENT (B)

DEPARTMENT OF THE ARMY PERMIT

RECEIVED

DEC 11 2006

REGULATORY
WILM. FLD. OFC.

Permittee **MR. RAIFORD TRASK, III**
Permit No. **2004-9981703-065**
Issuing Office **CESAW-RG-L**

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: **authorizes impacts to jurisdictional wetlands and stream channel; specifically the discharge of fill material into 0.44 acre of riparian wetlands and 100 linear feet of an unnamed tributary to Howe Creek, and the temporarily impact to 56 linear feet of the unnamed tributary to Howe Creek and 140 square feet of wetland associated with the construction of the Research Park at Westfall mixed-use development**

Project Location: **along the eastside of Military Cutoff Road, in Wilmington, New Hanover County, North Carolina**

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on **December 31, 2009**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit,

Special Conditions:

SEE ATTACHED SPECIAL CONDITIONS

Further Information:

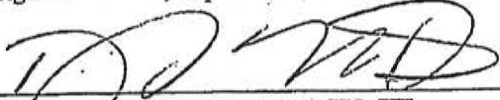
1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:
 - () Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
 - (X) Section 404 of the Clean Water Act (33 U.S.C. 1344).
 - () Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).
2. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal project.
3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or construction deficiencies associated with the permitted work.

- e. Damage claims associated with any future modification, suspension, or revocation of this permit.
4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
 5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

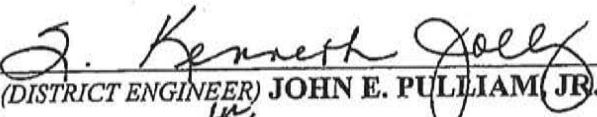
6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit, Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.


12/16/06

 (PERMITTEE) **RAIFORD TRASK, III** (DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.


12/13/06

 (DISTRICT ENGINEER) **JOHN E. PULLIAM, JR., COLONEL** (DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

 (TRANSFeree) (DATE)

Prepared by and mail after recording to:

Brooks, Pierce, McLendon, Humphrey & Leonard, LLP
P.O. Box 1800
Raleigh, North Carolina 27602
Attn: David W. Green

NORTH CAROLINA

NEW HANOVER COUNTY

**RECIPROCAL ACCESS
AND PARKING AGREEMENT**

THIS RECIPROCAL ACCESS AND PARKING AGREEMENT (this "Agreement") is made and entered into effective as of the ___ day of January, 2018 (the "Effective Date"), by and between **AQUESTA BANK**, a North Carolina banking corporation ("Aquesta"), and **HRP RENAISSANCE MARKET, LLC**, a North Carolina limited liability company ("HRP"). Aquesta and HRP are each a "Party" and collectively, the "Parties".

RECITALS

1. Aquesta is the owner of that certain land described on **Exhibit A** attached hereto and incorporated herein by reference (the "Aquesta Property").

2. HRP is the owner of that certain land described on **Exhibit B** attached hereto and incorporated herein by reference (the "HRP Property").

3. Aquesta and HRP have agreed to grant each other certain easements over and upon their respective properties pursuant to the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the rights and privileges granted herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Aquesta and HRP hereby agree as follows:

AGREEMENT

Article I - Grant of Easements

1.1 **Grant of Access and Parking Easement to HRP.** Aquesta hereby grants to HRP the perpetual, non-exclusive right, privilege and easement for pedestrian and vehicular ingress, egress and parking over and upon the driveways and parking areas located within the approximately 40.6' x 158.7' "Private Access & Public Utility Easement" situated on the eastern portion of the Aquesta Property and being contiguous with the northwestern boundary of the HRP Property (the "HRP Access and Parking Easement") as shown on the preliminary site plan attached hereto as Exhibit C and incorporated herein by reference (the "Site Plan").

1.2 **Grant of Access and Parking Easement to Aquesta.** HRP hereby grants to Aquesta the perpetual, non-exclusive right, privilege and easement for pedestrian and vehicular ingress, egress and parking over and upon the driveways and parking areas located within: (i) the approximately 45' x 239.5' "Private Access & Public Utility Easement" situated on the HRP Property and being contiguous with the southern boundary of the Aquesta Property; and (ii) the area designated as "Proposed Private Access & Public Utility Easement" situated on the HRP Property and being contiguous with the eastern boundary of the Aquesta Property (collectively, the "Aquesta Access and Parking Easement"), all as shown on the Site Plan.

1.3 **Grant of Temporary Construction Easement to HRP.** In addition to the HRP Access and Parking Easement, Aquesta grants to HRP a temporary right and easement over and upon the area designated as "Proposed Temporary Construction Easement" on the Site Plan (the "HRP Construction Easement") to accommodate the construction and installation of improvements upon the HRP Property (the "Construction Work"). The HRP Construction Easement shall commence on the Effective Date and automatically terminate upon the earlier of (i) the issuance of a certificate of occupancy for each of the three (3) buildings to be located on the HRP Property, or (ii) eighteen (18) months after the Effective Date. Any damage to the Aquesta Property caused by the Construction Work shall be promptly repaired by HRP at its sole expense, and such repairs shall restore the Aquesta Property to the same nature, quality and condition that existed prior to the damage.

1.4 **Non-Exclusive Easements Granted.** Each Party shall have the right to continue to use their respective property in any manner and for any purpose which is not inconsistent with the reasonable use and enjoyment of the easements granted herein. The easements granted herein shall not be blocked by any obstruction or structural barrier except as may be reasonable during periods of construction or maintenance.

1.5 **Indemnification.** Aquesta and HRP (such owner being an "Indemnifying Owner") shall indemnify and hold harmless one another for any claims, damages, costs, losses and liabilities (each "Claim") incurred by the other Party (the "Indemnified Owner") arising or resulting from or relating to the use of the easements granted herein by the lawful entrants of the Indemnifying Owner, including, without limitation, any Claims relating to injury or death; but excluding any Claim due to the gross negligence or willful misconduct of the Indemnified

Owner. Each Indemnifying Owner shall carry appropriate levels of liability insurance to insure its indemnification obligations hereunder.

Article II - Miscellaneous

2.1 **Easements Binding and Run with the Land.** Each reference to any Party named herein shall be deemed to mean such Party and its heirs, successors, assigns and successors-in-title, and this Agreement shall be binding upon and inure to the benefit of such heirs, successors, assigns and successor-in-title. The Aquesta Property and the HRP Property shall each be held, transferred, sold, conveyed, encumbered, leased, rented, used, occupied and improved, subject to the foregoing easements, which shall be appurtenant to and shall run with the lands benefited and burdened hereby. This Agreement constitutes the legal, valid and binding obligation of each Party, enforceable against such Party in accordance with its terms. Each Party has taken all necessary action to authorize and approve the execution and delivery of this Agreement and its performance thereof.

2.2 **No Gift or Dedication to the General Public.** Nothing contained in this Agreement is intended to be or shall be deemed to be a gift or dedication of the easements granted herein, or any part of the Aquesta Property or HRP Property, to the general public or for any public use or purpose. It is the intention of the Parties that nothing in this Agreement, express or implied, shall confer upon any person, other than the Parties, any rights or remedies under or by reason of this Agreement, nor shall the easements granted herein benefit or burden any real property outside of the Aquesta Property or the HRP Property.

2.3 **Further Assurances.** Each Party agrees to take such reasonable action and to execute such further instruments, agreements or acknowledgments as the other may reasonably request (at no costs or expense to the other) to evidence or to more fully give effect to terms of this Agreement.

2.4 **Modification.** This Agreement may be amended, modified, or terminated only by an agreement in writing, executed and acknowledged by all the Parties or their respective heirs, successors, assigns or successors-in-title, as applicable.

2.5 **Severability.** The provisions of this Agreement are severable and the invalidity of one or more of the provisions shall not affect the validity or enforceability of any other provisions.

2.6 **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes any other prior oral or written communications, representations or statements with respect to the subject matter of this Agreement.

2.7 **Governing Law.** This Agreement shall be construed and governed in accordance with the laws of the State of North Carolina.

2.8 **Compliance with Legal Requirements.** The rights and easements provided herein shall be subject to compliance with all applicable law, ordinances, regulations and other legal requirements, and are subject to the recorded easements and rights of record of others.

2.9 **Counterparts.** This Agreement may be executed in multiple counterparts and/or counterpart signature pages, all of which when taken together shall constitute but one and the same agreement.

[Remainder of Page Intentionally Left Blank]

[Signature Pages Follow]

IN WITNESS WHEREOF, Aquesta Bank has caused this Agreement to be executed by its duly authorized representative as of the day and year first above written.

**AQUESTA BANK, a North Carolina
banking corporation**

By: *[Signature]*

Name: RICHARD HUNT

Title: VICE PRESIDENT

STATE OF NORTH CAROLINA

COUNTY OF New Hanover

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Richard Hunt

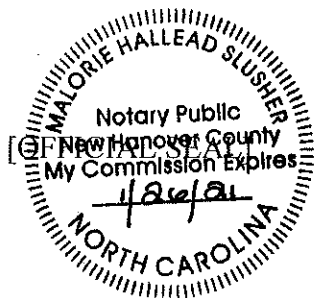
Name of Signatory

Date: January 24, 2018

[Signature]
Official Signature of Notary Public

Malorie Halstead Slusher
Notary Printed or Typed Name

My Commission Expires: January 26, 2021



IN WITNESS WHEREOF, HRP Renaissance Market, LLC, has caused this Agreement to be executed by its duly authorized representative as of the day and year first above written.

HRP RENAISSANCE MARKET, LLC, a North Carolina limited liability company

By: HRP Wilmington, LLC, a Delaware limited liability company and its manager

By: Harbour Retail Partners Fund Pooler II, LLC, a Delaware limited liability company and its sole member

By: Harbour Retail Partners Real Estate Fund II, L.P., a Delaware limited partnership and its managing member

By: Harbour Retail Partners Real Estate Fund GP II, LLC, a Delaware limited liability company and its general partner

By: *Randy Kelley*
Randy Kelley, Manager

STATE OF NORTH CAROLINA

COUNTY OF New Hanover

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Randy Kelley

Name of Signatory

Date: 1/30/2018

Sara Humphrey
Official Signature of Notary Public

Sara Humphrey
Notary Printed or Typed Name

[OFFICIAL SEAL]

My Commission Expires: 11/13/2021

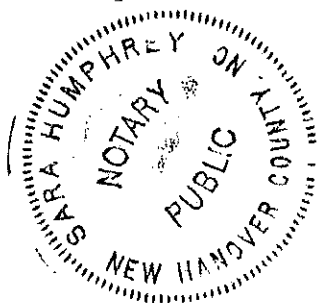


EXHIBIT A

Aquesta Property

Being all of Tract "E1", containing approximately 40,001 square feet and approximately 0.92 acres, as the same is shown on that certain plat titled "Division of Tract E, Section 2 of Westfall Park", dated January 8, 2007, prepared by Arnold W. Carson, PLS PC and recorded in Map Book 50, Page 344, New Hanover County Registry, reference to which plat is hereby made for a more particular description, and as further described in that deed recorded in Book 5957 at Page 1056 of the New Hanover County Registry.

EXHIBIT B

HRP Property

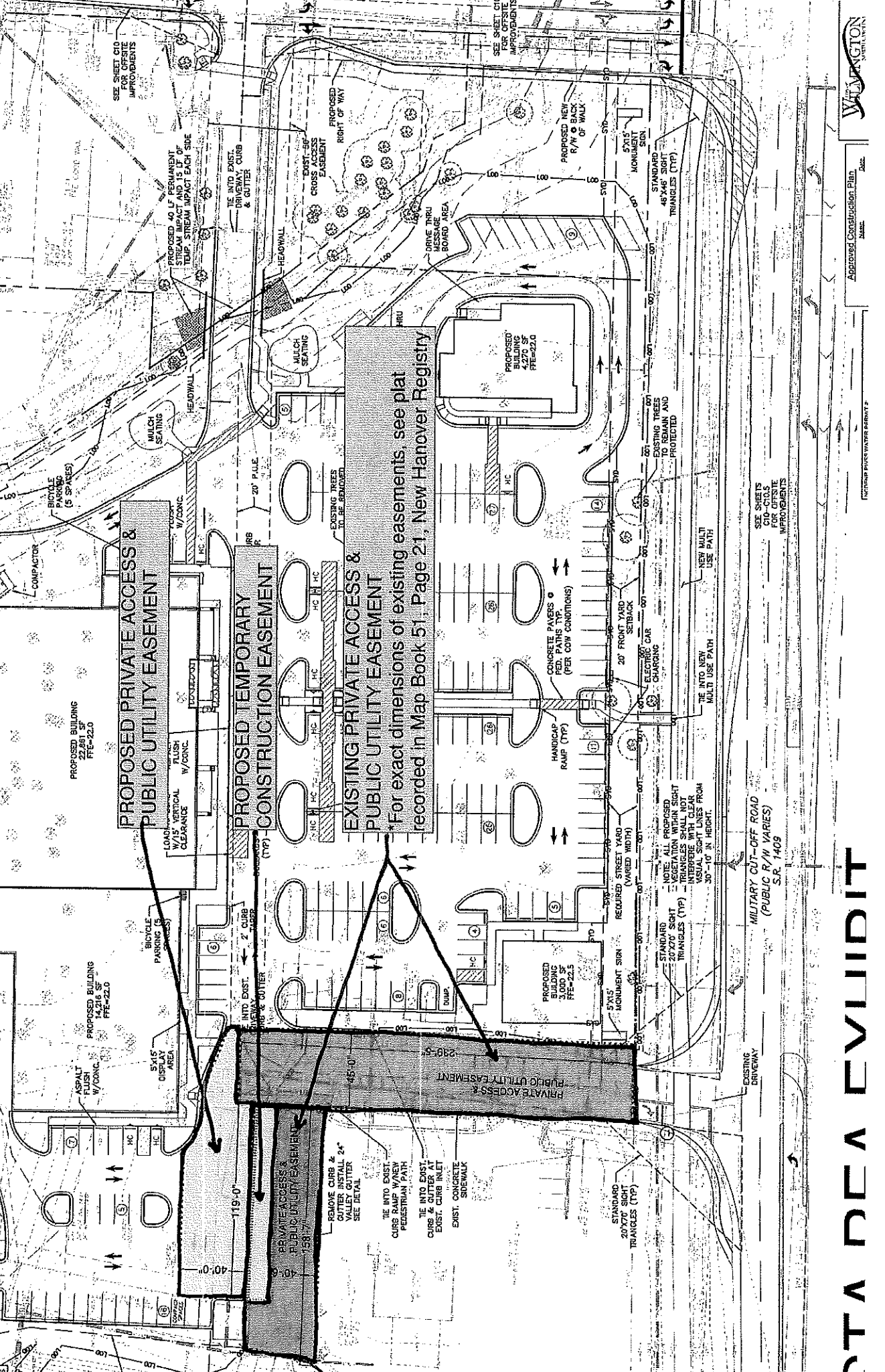
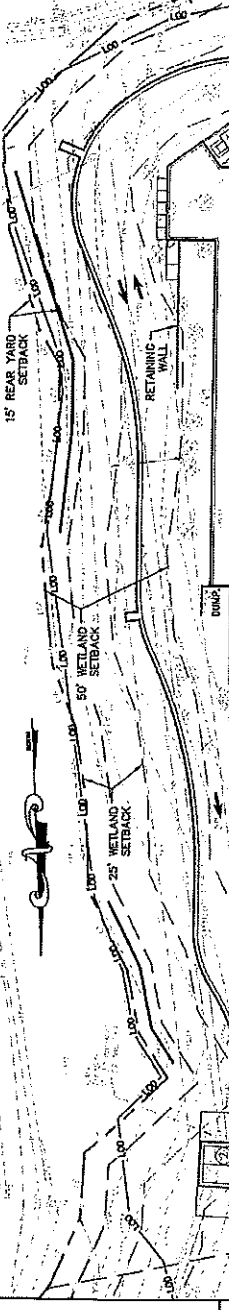
Being all of Tract "E2B" consisting of 6.07 acres, more or less, as shown on that certain plat of survey entitled "Renaissance Market", by Michael Underwood and Associates, P.A., recorded in Map Book 64, Page 72, New Hanover County Registry.

EXHIBIT C

Site Plan

EXISTING IMPERVIOUS AREA = 10,536 SF
 EXISTING IMPERVIOUS AREA = 760 SF
 EXISTING IMPERVIOUS AREA TO REMAIN = 9,775 SF
 EXPOSED IMPERVIOUS AREA
 TRACT 628 AND 629 - 9.05 AC (0.842318 AC)
 BUILDING AREA = 45,546 SF
 ASPHALT CONCRETE CURB & GUTTER = 133,014 SF
 TOTAL X IMPERVIOUS = 45%
 LOT 1 WESTERN RESEARCH PARK - 0.68 AC (0.3443 AC)
 BUILDING AREA = 0 SF
 ASPHALT CONCRETE CURB & GUTTER = 3,720 SF
 TOTAL X IMPERVIOUS = 17%
 TOTAL SITE IMPERVIOUS = 178,780 SF
 42.5%

1. DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR HOOD STANDARDS.
2. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC SHALL MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
3. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY SHALL BE INSTALLED IN ACCORDANCE WITH MUTCD STANDARDS.
4. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
5. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE RE-FACED.
6. CONTACT TRAFFIC ENGINEERING AT 810-344-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.



15' REAR YARD SETBACK
 50' WETLAND SETBACK
 25' WETLAND SETBACK
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