

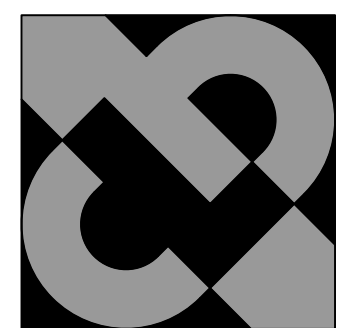
PRESERVATION POINT SUBDIVISION

Amenity Area

150 Egret Crossing Way
New Hanover County, NC

OWNER:
PRESERVATION POINT PARTNERS, LLC
9827 COGDILL ROAD, SUITE 1
KNOXVILLE, TN 37932

ENGINEER:



Coastal Land Design, PLLC

Civil Engineering / Landscape Architecture Land
Planning / Construction Management

NCBELS Firm License No: P-0369

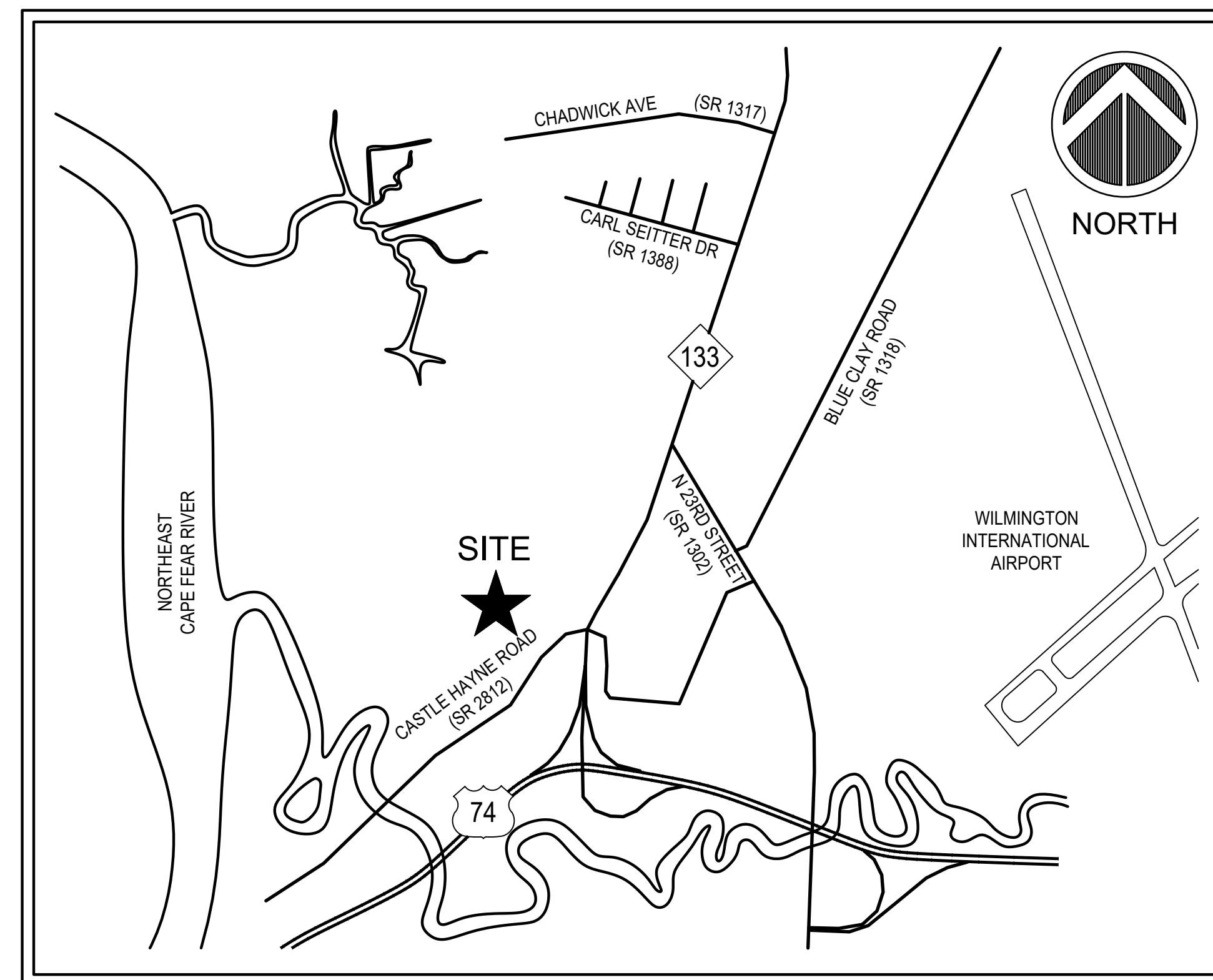
P.O.Box 1172
Wilmington, NC 28402

www.cldeng.com

Phone: 910-254-9333
Fax: 910-254-0502

SURVEYOR:

ESP ASSOCIATES, INC.
211 RACINE DRIVE
WILMINGTON, NC 28403



VICINITY MAP

NOT TO SCALE

SHEET	NAME	CONTENTS
COVER	PRESERVATION POINT - AMENITY AREA	
MP-01	MASTER PLAN	
SP-01	SITE PLAN/UTILITY PLAN	
SP-02	GRADING/DRAINAGE PLAN	
LA-01	AMENITY CENTER LANDSCAPE PLAN	
LA-02	STORMWATER WETLAND PLANTING PLAN	
DET-01	DETAILS	



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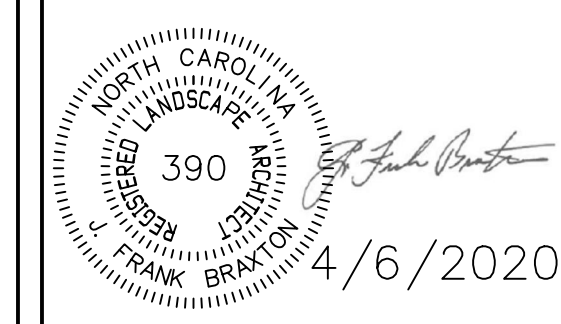
PRESERVATION POINT
NEW HANOVER COUNTY

Amenity Area
Preliminary Plans

REV	DATE	DESCRIPTION	INIT

DEVELOPER:

Preservation Point Partners, LLC
9827 Cogdill Rd, STE 1
Knoxville, TN 37932



"Certificate of Approval - New Hanover County Planning & Land Use

04/06/2020

Date

[Signature]
Administrator"

REVIEW AGENCY	APPROVAL DATE	PERMIT NUMBER

ISSUED FOR AGENCY REVIEW ONLY

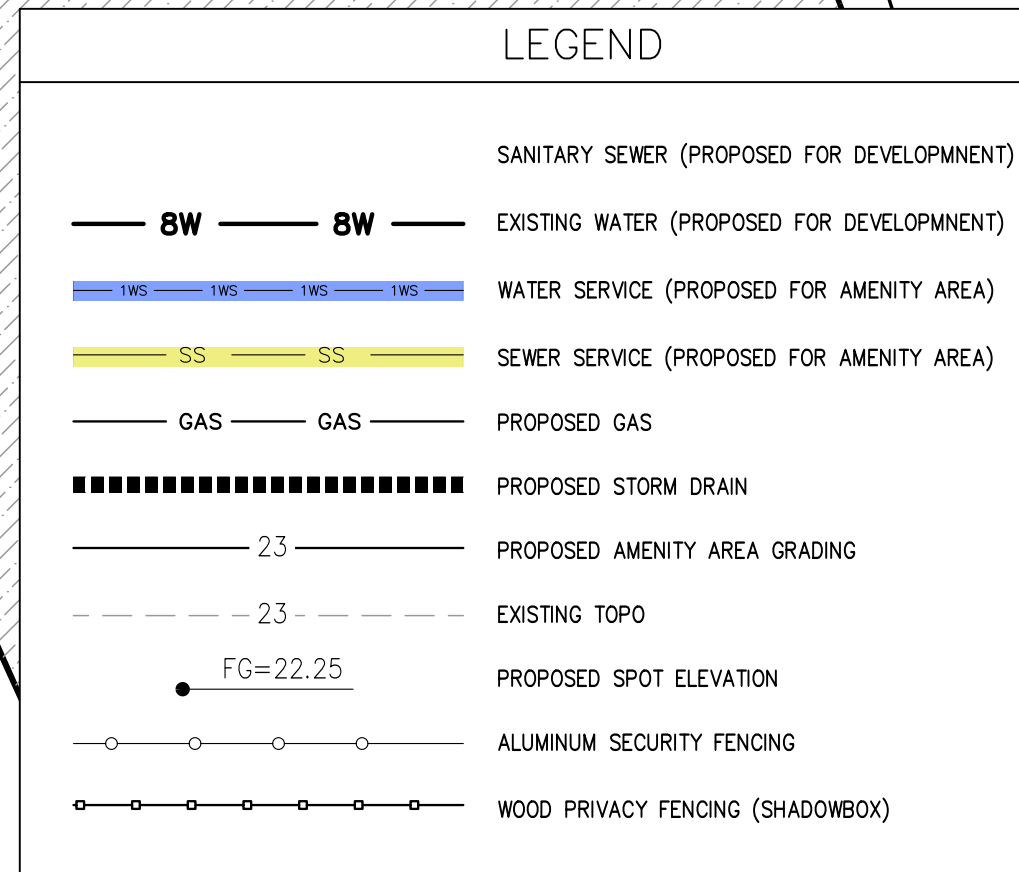
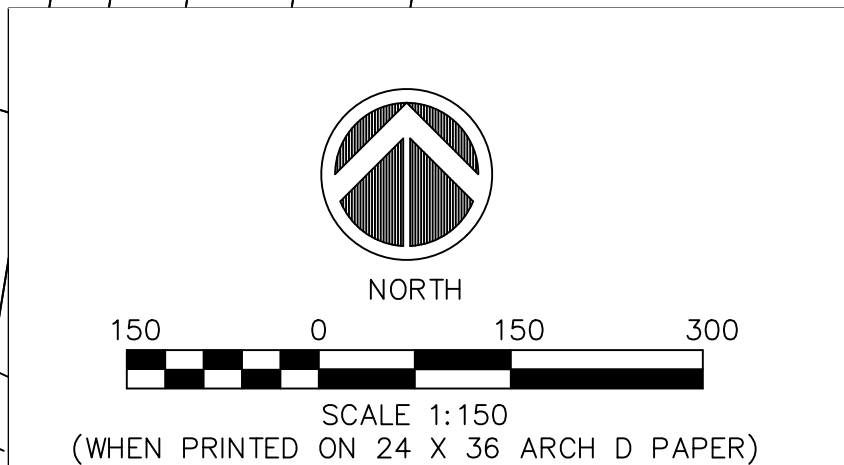
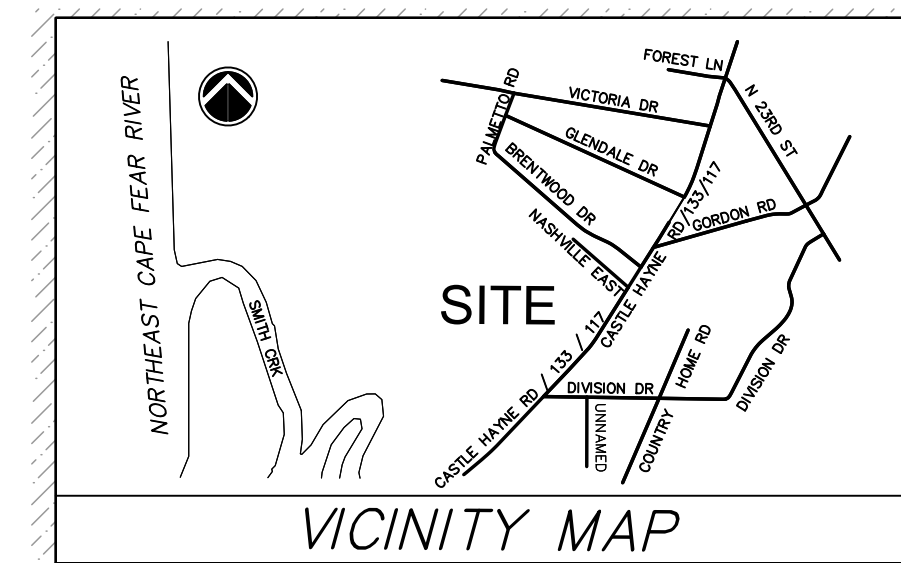
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APPROVED: FB PROJECT: 989-01
CHECKED: JP SCALE: AS SHOWN
DESIGNED: NA RELEASE: DESIGN

SHEET
COVER



FULL-SITE DATA

PARCEL ID: R04100-001-002-000
PROPOSED LAND USE: PERFORMANCE RESIDENTIAL SUBDIVISION
PARCEL SIZE: 205.85 AC
ZONING: R-15, CUD (R-15), & B-2
PARCEL ADDRESS: 1505 CASTLE HAYNE ROAD
OWNER: PRESERVATION POINT PARTNERS
9827 COGDILL ROAD - SUITE 1
KNOXVILLE, TN 37932
DEVELOPER: PRESERVATION POINT PARTNERS
9827 COGDILL ROAD - SUITE 1
KNOXVILLE, TN 37932
PARCEL AREA:
R-15 = 198.65 AC.
B-2 = 7.20 AC.
TOTAL = 205.85 AC.
DENSITY CALCULATIONS (R-15 ONLY):
R-15 ACREAGE 198.65 AC
CONSERVATION SPACE 135.75 AC
NET TRACT ACREAGE 62.90 AC
R-15 MAX DENSITY @ 2.5 UNITS/ACRE: 157 UNITS
PROPOSED # OF LOTS: 150 TOTAL
123 SINGLE FAMILY UNITS
27 MULTI-FAMILY UNITS
PROPOSED # OF BEDROOMS: 450 BR
AVERAGE LOT SIZE = 0.32 ACRES (14,011 SF)
RECREATION / OPEN SPACE CALCULATIONS:
REQUIRED @ 0.03 AC/LOT: 150 X .03 4.5 AC
PROPOSED OPEN SPACE 12.34 AC
REQUIRED 50% ACTIVE OPEN SPACE 2.25 AC
PROPOSED ACTIVE OPEN SPACE 8.65 AC
REC. ISLAND 7.45 AC
AMENITY AREA 1.20 AC
PROPOSED PASSIVE OPEN SPACE 3.69 AC
SUBDIVISION STREETS
ALL STREETS TO BE PRIVATE
STREET LIGHTING PER NEW HANOVER CO REQUIREMENT
UTILITIES
WATER AND SEWER TO BE PUBLIC (COPUA)



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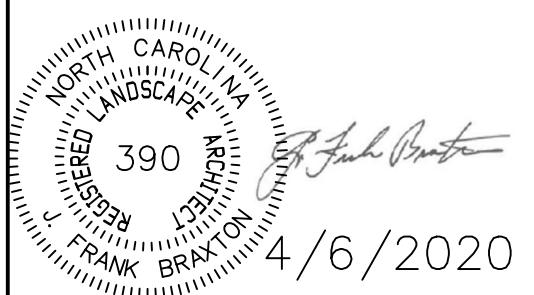
New Hanover County, NC

Amenity Area
Amenity Area Context Map

REV	DATE	DESCRIPTION	SL	INIT
0	21 JAN 20	INITIAL SITE PLAN APPLICATION		

DEVELOPER:

Preservation Point Partners, LLC
9827 Cogdill Rd, STE 1
Knoxville, TN 37932

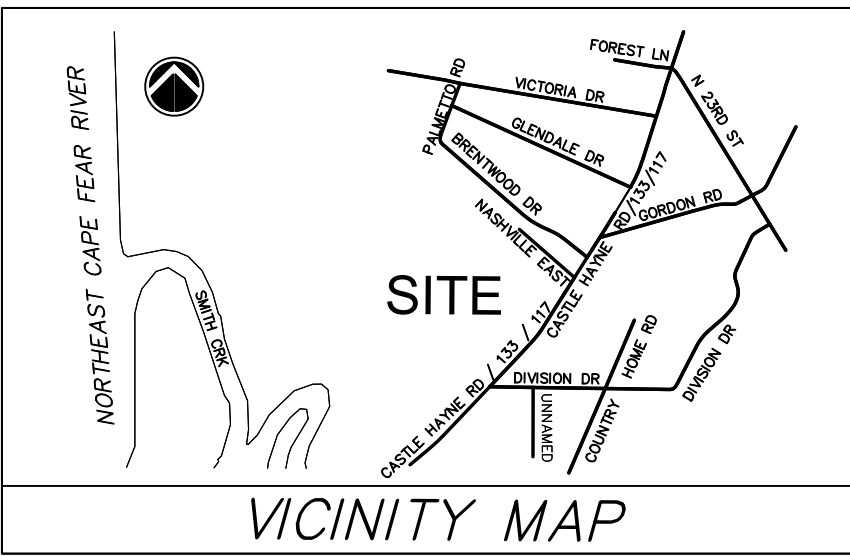


APPROVED:	JFB	PROJECT:	989-01
CHECKED:	JFB	SCALE:	1" = 150'
DESIGNED:	JFB	RELEASE:	-

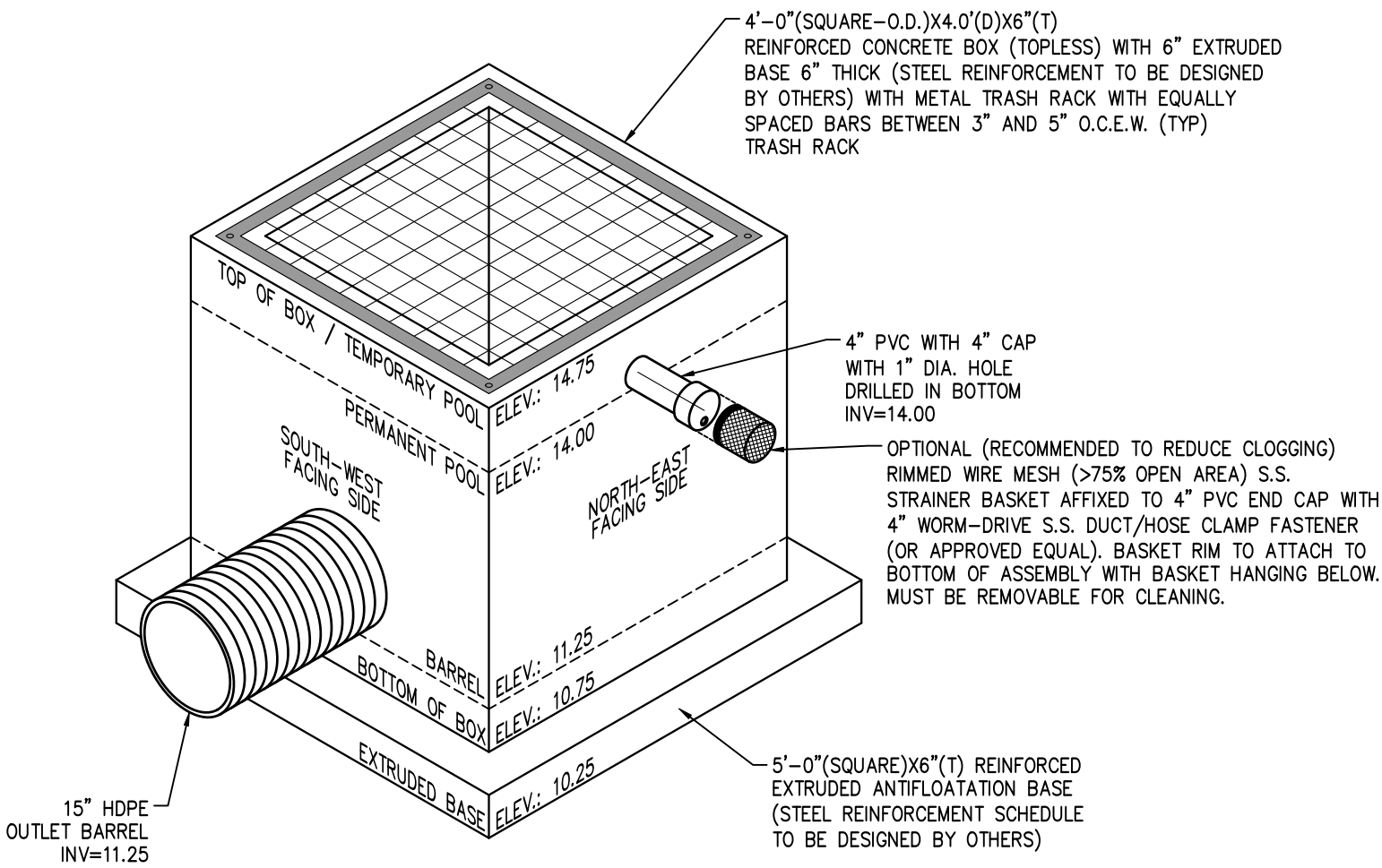
SHEET
MP-01



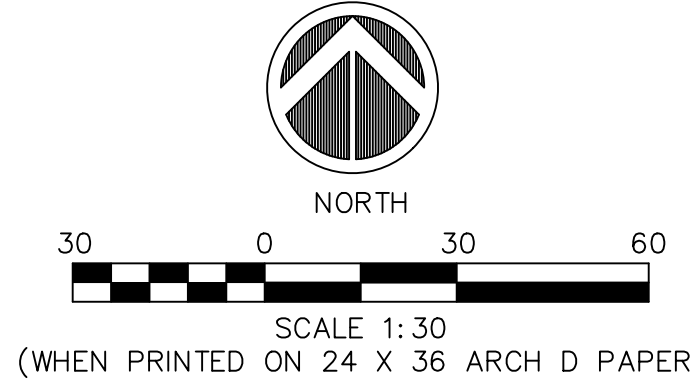
SHEET
SP-01



LEGEND	
	SANITARY SEWER (PROPOSED FOR DEVELOPMENT)
	EXISTING WATER (PROPOSED FOR DEVELOPMENT)
	WATER SERVICE (PROPOSED FOR AMENITY AREA)
	SEWER SERVICE (PROPOSED FOR AMENITY AREA)
	PROPOSED GAS
	PROPOSED STORM DRAIN
	PROPOSED AMENITY AREA GRADING
	EXISTING TOPO
	PROPOSED SPOT ELEVATION
	ALUMINUM SECURITY FENCING
	WOOD PRIVACY FENCING (SHADOWBOX)



STORMWATER WETLAND OUTLET STRUCTURE (SWOS-1)
NOT TO SCALE



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"PRESERVATION POINT"
New Hanover County, NC
Amenity Area
Grading / Drainage Plan

REV	DATE	DESCRIPTION	INIT
0	21 JAN 20	INITIAL SITE PLAN APPLICATION	SL

DEVELOPER:
Preservation Point Partners, LLC
9827 Cogdill Rd, STE 1
Knoxville, TN 37932

Professional seal and signature of the engineer, dated 4/6/2020.

APPROVED:	JFB	PROJECT:	989-01
CHECKED:	JFB	SCALE:	1" = 30'
DESIGNED:	JFB	RELEASE:	PLANNING

160 LF STREET FRONTAGE
STREETYARD FACTOR: NON-RES. USE IN A RES. AREA = 12
160 x 12 = 1,920 SF
REQUIRED = 1,920 SF
PROVIDED = 2,155 SF
REQUIRED TREES = (4) 1 per 600 SF
PROVIDED TREES = 4
REQUIRED SHRUBS = (20) 6 per 600 SF
PROVIDED SHRUBS = 48

8% of TOTAL PARKING AREA
PARKING AREA: 8,000 SF * .08 = 640 SF
REQUIRED VEGETATED AREA = 640 SF
PROPOSED VEGETATED AREA = 1,288 SF

REQUIRED SCREENING INCLUDED IN STREETYARD

10' BUFFER BETWEEN P.LOT AND RES. ZONED PROPERTY

AREA OF THE BUILDING FACADE ADJ. TO PARKING or DRIVE
AISLES MULTIPLIED BY 12%

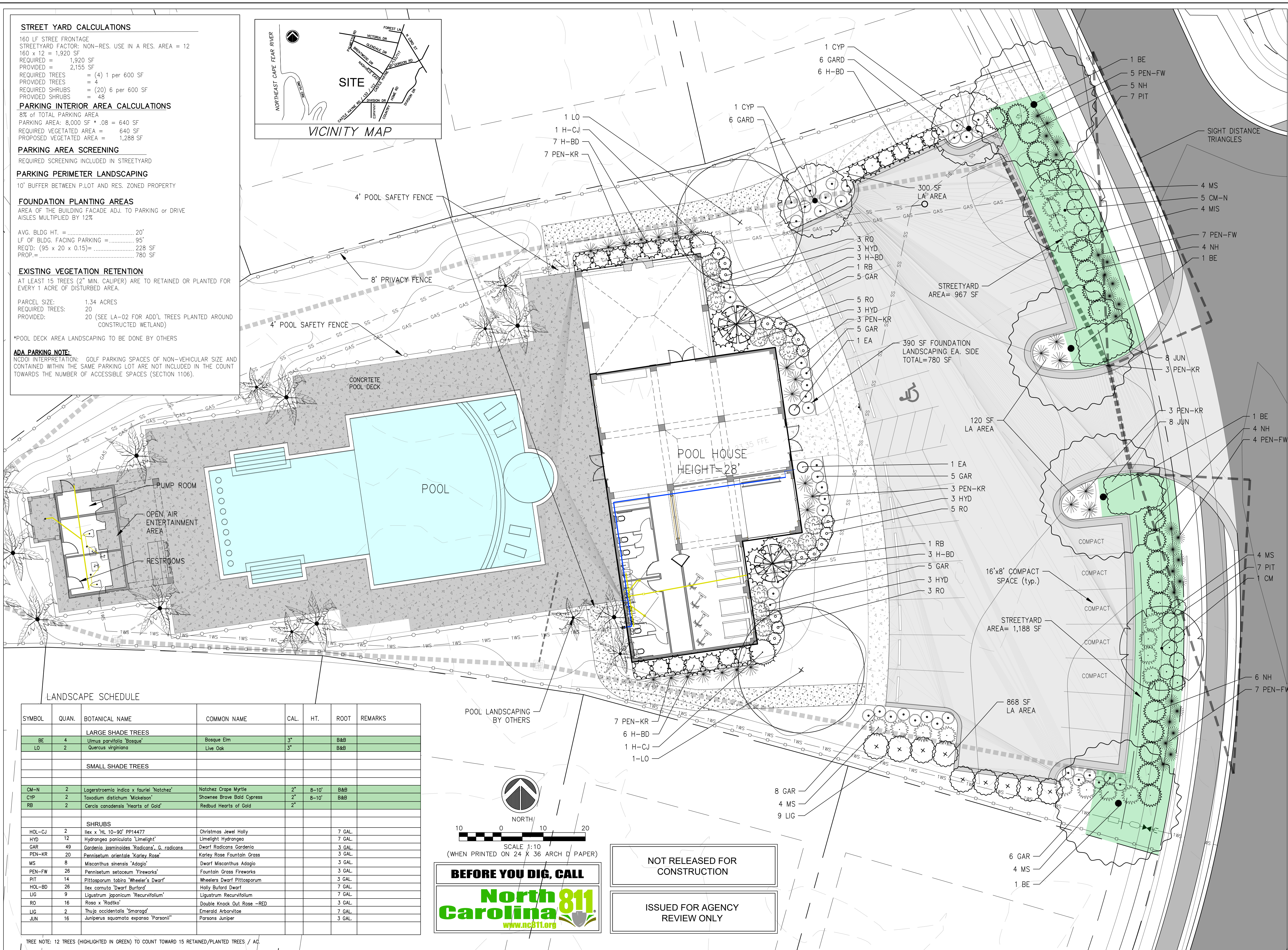
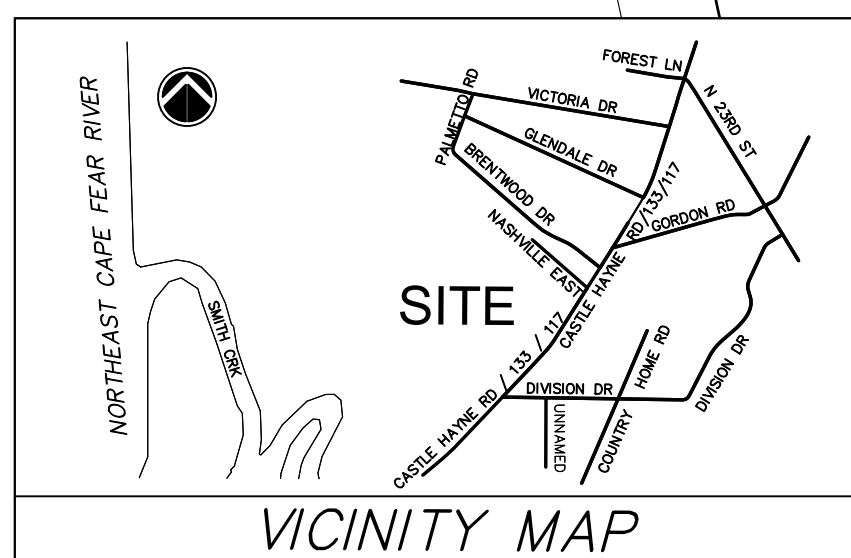
AVG. BLDG HT. = 20'
LF OF BLDG. FACING PARKING = 95'
REQ'D: (95 x 20 x 0.15)= 228 SF
PROP.= 780 SF

AT LEAST 15 TREES (2" MIN. CALIPER) ARE TO RETAINED OR PLANTED FOR EVERY 1 ACRE OF DISTURBED AREA.

PARCEL SIZE: 1.34 ACRES
REQUIRED TREES: 20
PROVIDED: 20 (SEE LA-02 FOR ADD'L TREES PLANTED AROUND
CONSTRUCTED WETLAND)

*POOL DECK AREA LANDSCAPING TO BE DONE BY OTHERS

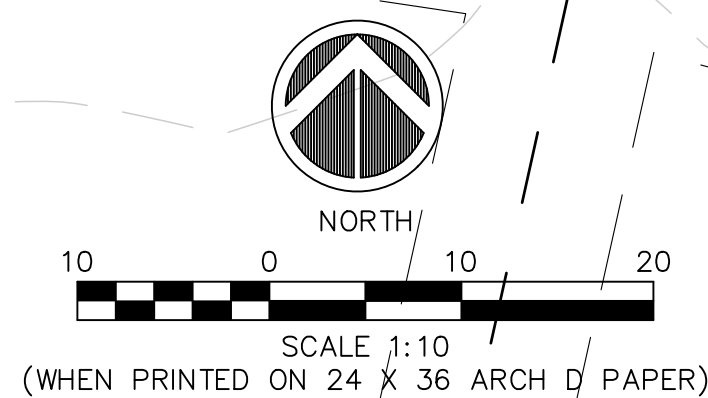
NCDOJ INTERPRETATION: GOLF PARKING SPACES OF NON-VEHICULAR SIZE AND CONTAINED WITHIN THE SAME PARKING LOT ARE NOT INCLUDED IN THE COUNT TOWARDS THE NUMBER OF ACCESSIBLE SPACES (SECTION 1106).



LANDSCAPE SCHEDULE							
SYMBOL	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	REMARKS
LARGE SHADE TREES							
BE	4	Ulmus parvifolia 'Boesque'	Boesque Elm	3"		B&B	
LO	2	Quercus virginiana	Live Oak	3"		B&B	
SMALL SHADE TREES							
CM-N	2	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	2"	8-10'	B&B	
CYP	2	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	2"	8-10'	B&B	
RB	2	Cercis canadensis 'Hearts of Gold'	Redbud Hearts of Gold	2"			
SHRUBS							
HOL-CJ	2	Ilex x 'HL 10-90' PP14477	Christmas Jewel Holly			7 GAL	
HYD	12	Hydrangea paniculata 'Limelight'	Limelight Hydrangea			7 GAL	
GAR	49	Gardenia jasminoides 'Radicans', G. radicans	Dwarf Radicans Gardenia			3 GAL	
PEN-KR	20	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass			3 GAL	
MS	8	Miscanthus sinensis 'Adagio'	Dwarf Miscanthus Adagio			3 GAL	
PEN-FW	26	Pennisetum setaceum 'Fireworks'	Fountain Grass Fireworks			3 GAL	
PI	14	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum			3 GAL	
HOL-BD	26	Ilex cornuta 'Dwarf Burford'	Holly Burford Dwarf			7 GAL	
LIG	9	Ligustrum japonicum 'Recurvifolium'	Ligustrum Recurvifolium			7 GAL	
RO	16	Rosa x 'Radtko'	Double Knock Out Rose -RED			3 GAL	
LIG	2	Thuja occidentalis 'Smaragd'	Emerald Arborvitae			7 GAL	
JUN	16	Juniperus squamata expansa 'Parsonii'	Parsons Juniper			3 GAL	

TREE NOTE: 12 TREES (HIGHLIGHTED IN GREEN) TO COUNT TOWARD 15 RETAINED/PLANTED TREES / AC

POOL LANDSCAPING BY OTHERS



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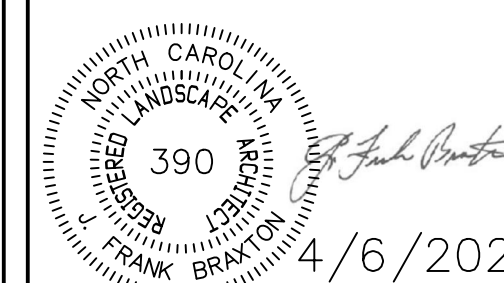
"PRESERVATION POINT"

New Hanover County, NC

Amenity Area
Landscape Plan

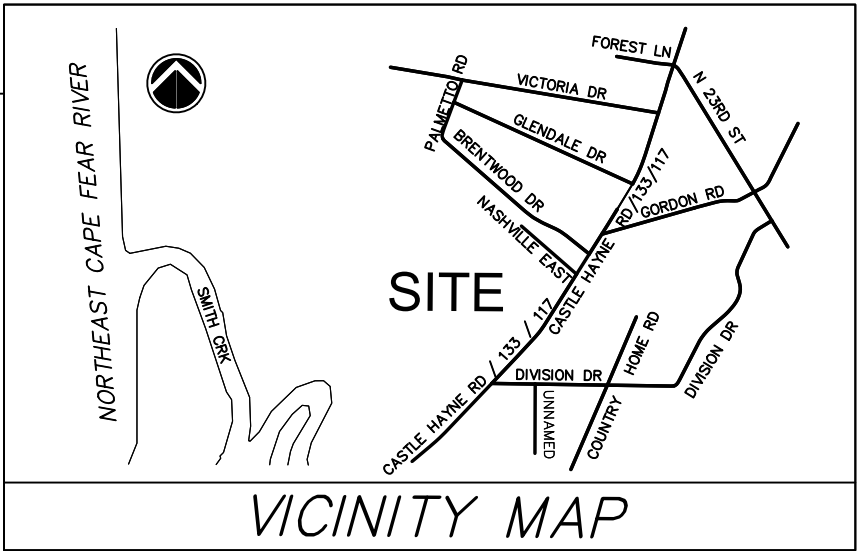
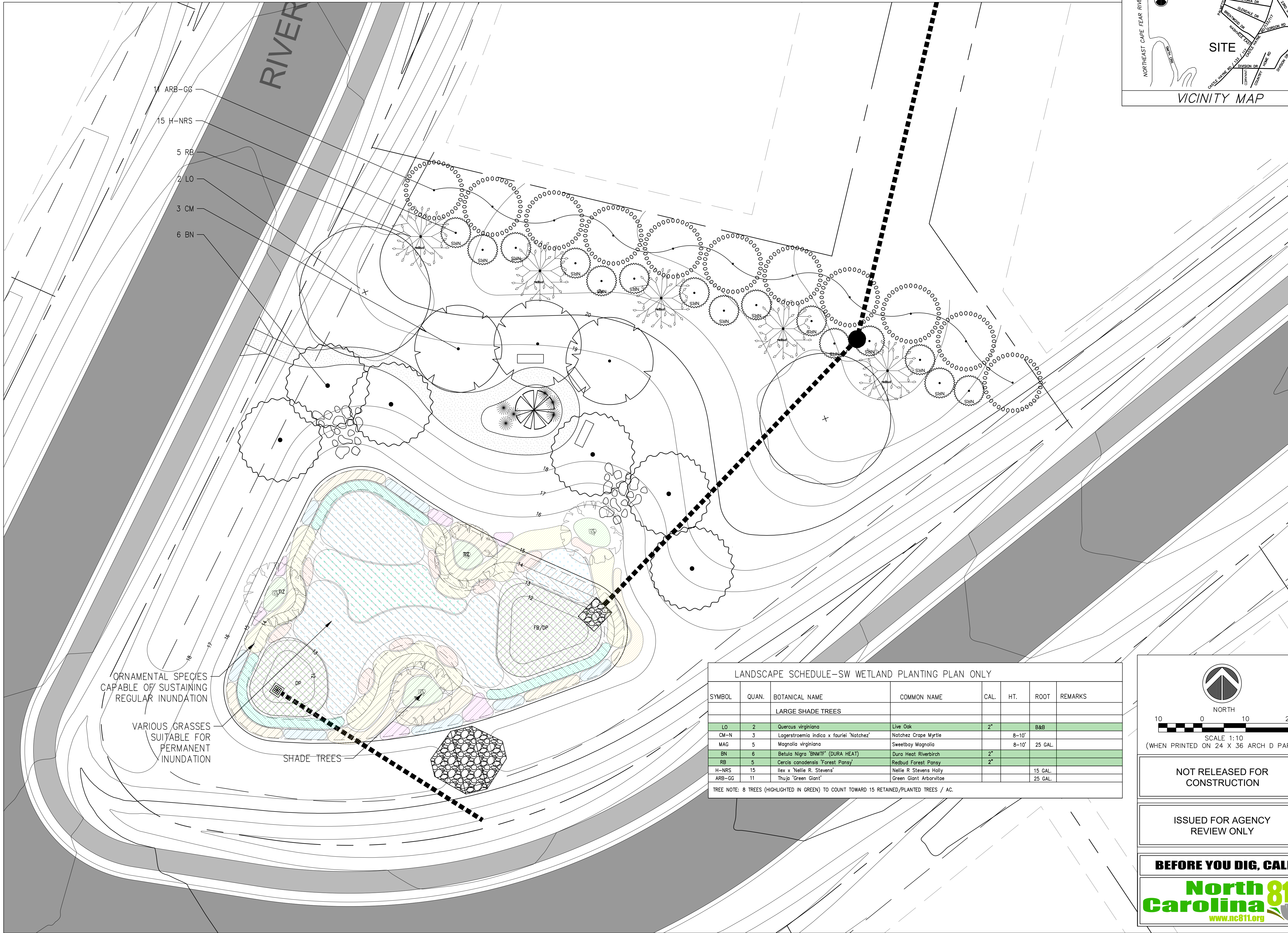
A	4 APRIL 20	TREC SUBMISSION REVISION 1	SU			
O	21 JAN 20	INITIAL SITE PLAN APPLICATION	SU			

Preservation Point Partners, LLC
9827 Cogdill Rd, STE 1
Knoxville, TN 37932



APPROVED: JFB	PROJECT: 989-01
CHECKED: JFB	SCALE: 1" = 10'
DESIGNED: JFB	RELEASE: PLANNING

SHEET
LA-01

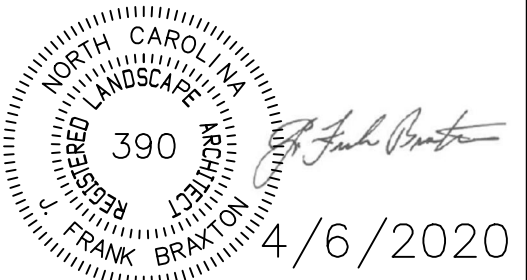


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"PRESERVATION POINT"
New Hanover County, NC
Amenity Area
Stormwater Wetland Planting Plan

REV	DATE	DESCRIPTION	SL	INIT
A	4 APRIL 20	TRC SUBMISSION REVISION 1		

DEVELOPER:
Preservation Point Partners, LLC
9827 Cogdill Rd, STE 1
Knoxville, TN 37932



APPROVED:	JFB	PROJECT:	989-01
CHECKED:	JFB	SCALE:	1" = 200'
DESIGNED:	JFB	RELEASE:	-

SHEET
LA-02

LANDSCAPE SCHEDULE—SW WETLAND PLANTING PLAN ONLY							
SYMBOL	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	REMARKS
LARGE SHADE TREES							
LO	2	Quercus virginiana	Live Oak	2"		B&B	
CM-N	3	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle		8-10'		
MAG	5	Magnolia virginiana	Sweetbay Magnolia		8-10'	25 GAL.	
BN	6	Betula nigra 'BNMTF' (DURA HEAT)	Dura Heat Riverbirch	2"			
RB	5	Cercis canadensis 'Forest Pansy'	Redbud Forest Pansy	2"			
H-NRS	15	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly			15 GAL.	
ARB-GG	11	Thuja 'Green Giant'	Green Giant Arborvitae			25 GAL.	
TREE NOTE: 8 TREES (HIGHLIGHTED IN GREEN) TO COUNT TOWARD 15 RETAINED/PLANTED TREES / AC.							

NORTH

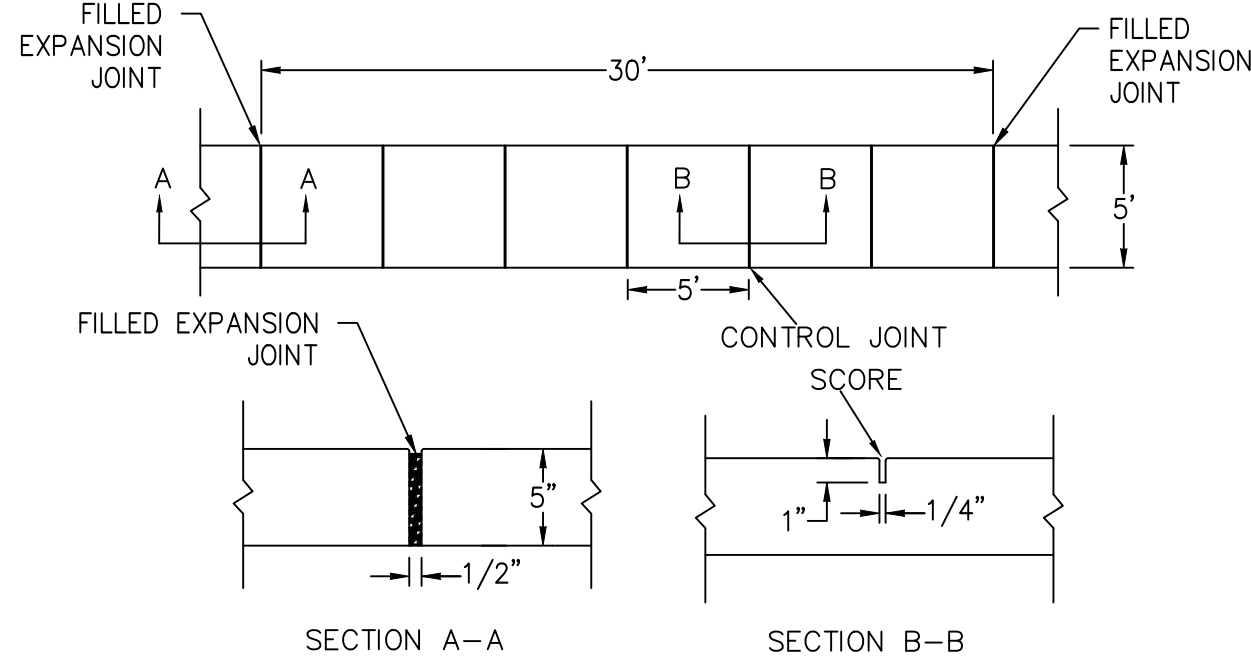
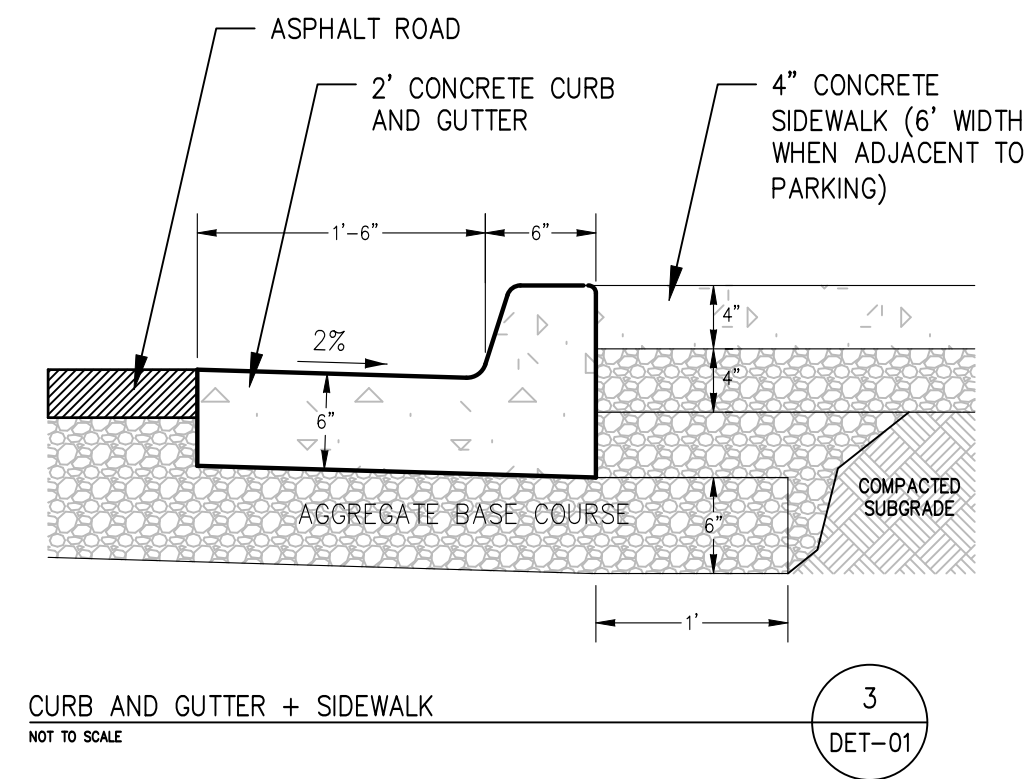
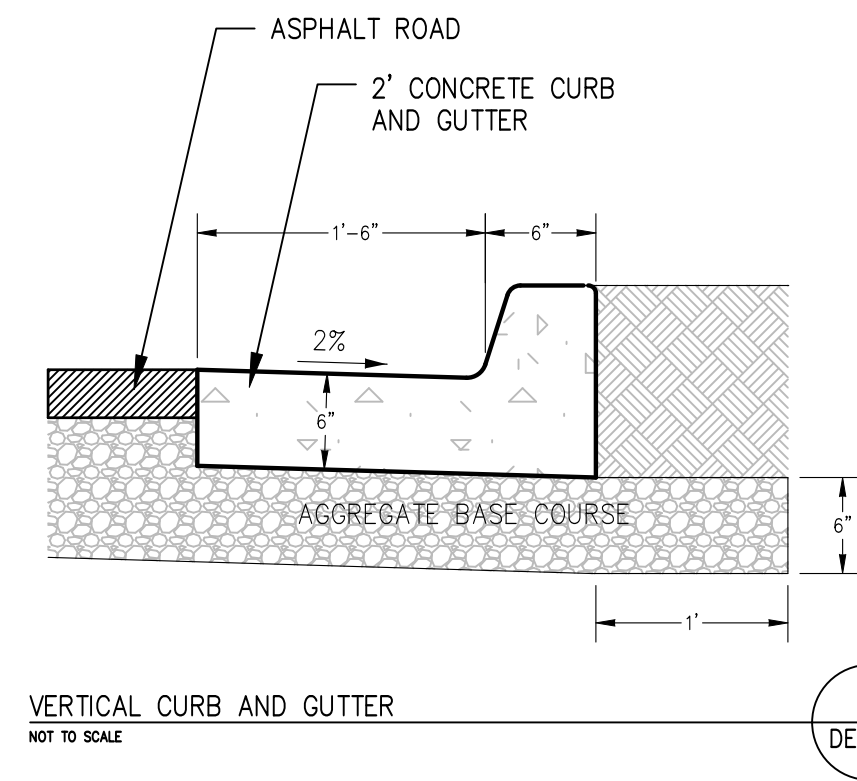
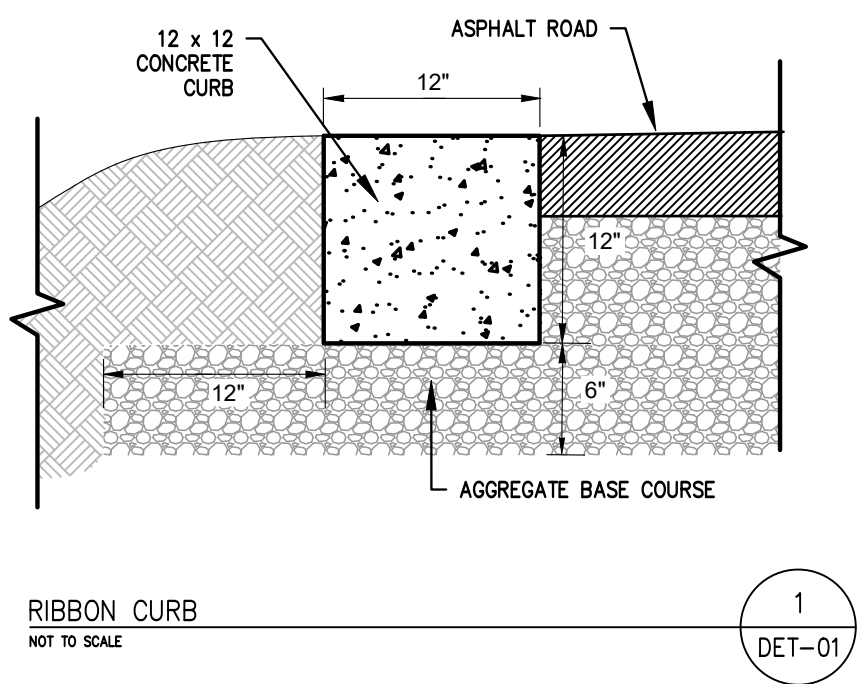
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SCALE 1:10
(WHEN PRINTED ON 24 X 36 ARCH D PAPER)

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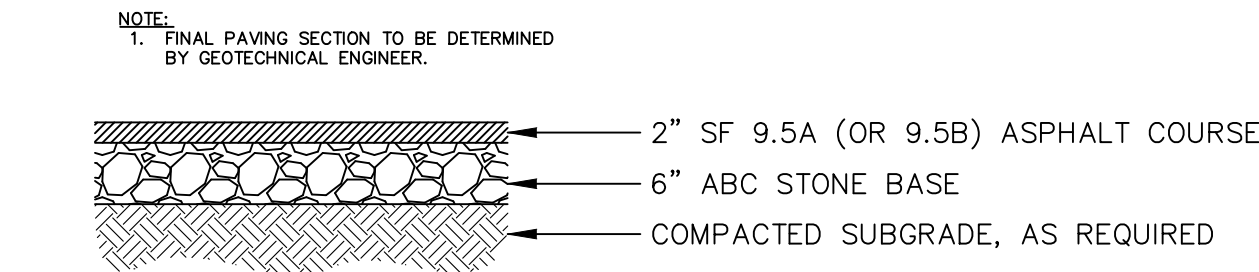
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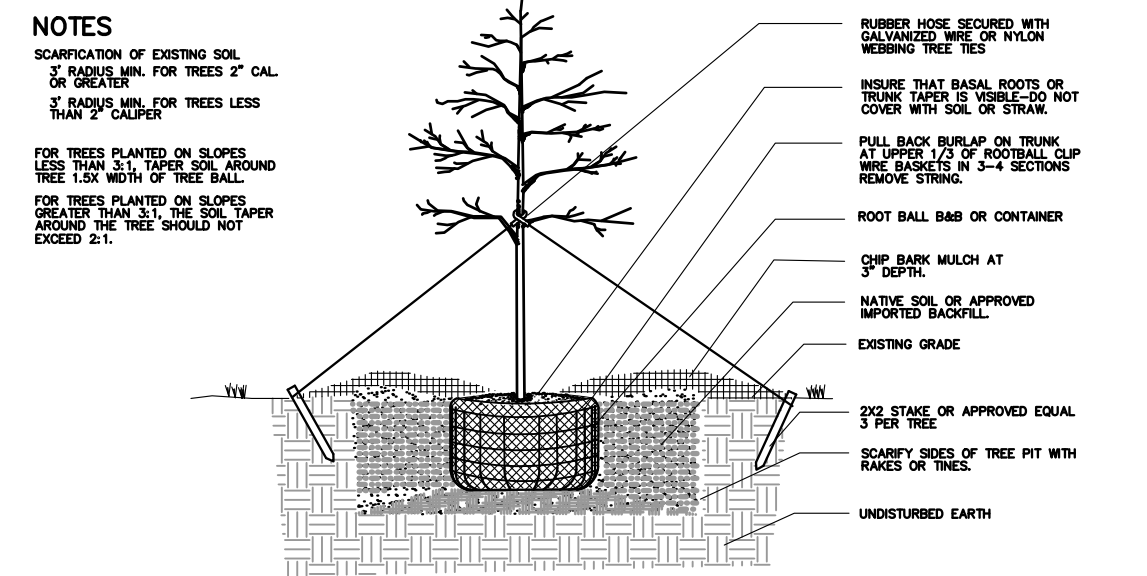
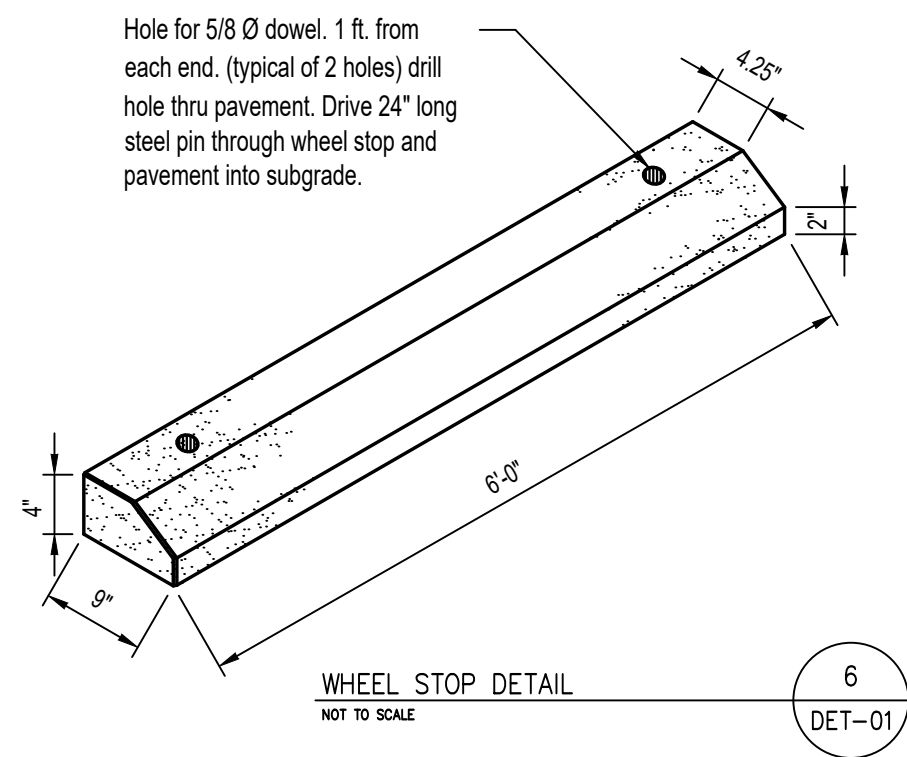


- NOTES:
1. JOINT MATERIALS TO COMPLY WITH CURRENT NCDOT STANDARDS.
 2. SANITARY SEWER CLEANOUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE THE SIDEWALK WHERE FEASIBLE.
 3. MINIMUM SIDEWALK WIDTH TO BE 6' IF PLACED AT BACK OF CURB.
 4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAINED WITHIN A DRIVEWAY) SHALL BE CLASS "A" - 3,000 PSI.
 5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5'x5' PANEL.
 6. 4-INCH STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
 7. MINIMUM SEPARATION FOR TUNNELING BELOW SIDEWALK IS 12-INCHES.
 8. MAXIMUM ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1.
 9. MINIMUM GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION.
 10. MAXIMUM CROSS-SLOPE IS 2%. MAXIMUM LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THAT OF THE EXISTING ADJACENT ROAD.

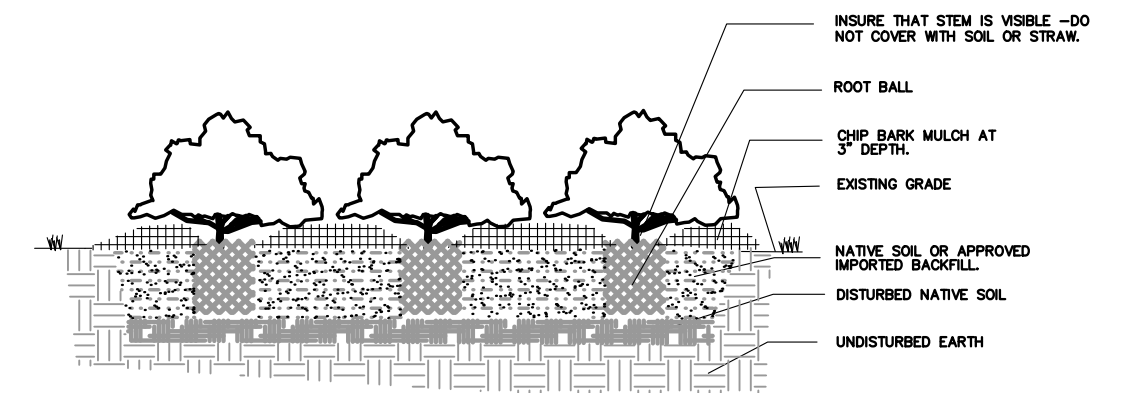
TYPICAL SIDEWALK DETAIL
NOT TO SCALE



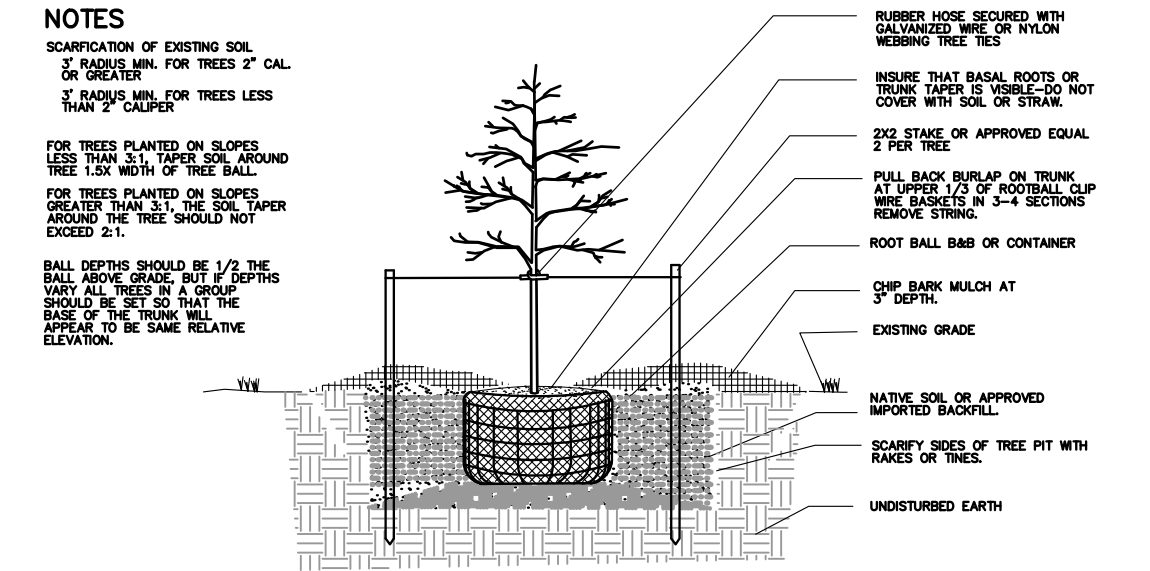
INTERNAL ROADWAY PAVEMENT SECTION
NOT TO SCALE



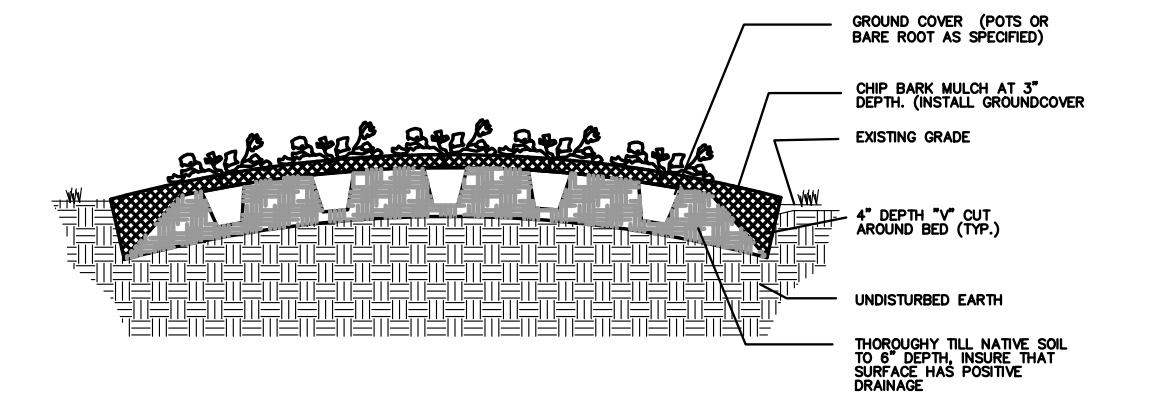
PLANTING DETAIL
LARGE TREE (2.5" OR LARGER CALIPER)



PLANTING DETAIL
SHRUB



PLANTING DETAIL
SMALL TREE (1" - 2.5" CALIPER)



PLANTING DETAIL
GROUNDCOVER

LANDSCAPE NOTES

1. ALL LANDSCAPE MATERIAL MUST BE INSTALLED PRIOR TO FINAL BUILDING INSPECTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY AGENCY OR COMPANY.
3. CONTRACTOR SHALL NOT SUBSTITUTE FOR ANY OF THE PLANT MATERIAL THAT IS SPECIFIED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
4. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. MULCH UNDER ALL PROPOSED TREES AND SHRUBS WITH PINE NEEDLES AT A 3"-4" DEPTH OR APPROVED EQUAL.
6. PLANT SIZES INDICATED SPECIFY MINIMUM ALLOWABLE SIZES AT PLANTING. WHERE CONTAINER AND HT. SIZES ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS MUST BE MET.
7. THERE SHALL BE AT LEAST A 3 FT. SEPARATION BETWEEN LANDSCAPED AREAS AND PARKING AREAS TO ALLOW VEHICLE OVERHANG.
8. ALL PLANTINGS USED TO SCREEN THE DRIVES AND PARKING AREAS FROM ADJOINING ROADWAYS WILL NEED TO BE A MINIMUM OF 24" HIGH AT TIME OF INSTALLATION.
9. ALL OTHER AREAS NOT BEING MULCHED TO BE SEED PER SEEDING SCHEDULE INCLUDED AS PART OF THE S&E PLANS..
10. THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:
 - A. FERTILIZATION
TREES/SHRUBS AND GRASSED AREAS
BROADCAST A SLOW RELEASE FERTILIZER OVER THE MULCHED BEDS AT THE RECOMMENDED RATES AS SHOWN ON THE BAGS, ONCE MID-FEBRUARY AND ONCE MID-SEPTEMBER.
THOROUGH WATERING IS REQUIRED UPON COMPLETION.

- B. PRUNING WITHIN LIMITS
PRUNING WHEN NECESSARY, WILL BE DONE TO MAINTAIN THEIR NORMAL GROWTH PATTERN AND TO REMOVE DEAD OR DISEASED PLANT MATERIAL. THERE SHALL BE NO TOPPING OF TREES.
- C. PEST CONTROL (OPTIONAL)
WEED CONTROL TO BE PROVIDED EARLY FEBRUARY, APRIL, JUNE, AUGUST AND OCTOBER IN THE SHRUB/TREE BEDS AND IN THE LAWN AREAS. INSECT DAMAGE SHALL BE TREATED WHEN NECESSARY TO PREVENT DAMAGE TO VEGETATION.
- D. MULCHING
ALL AREAS AROUND THE BUILDING FOUNDATION AND SHRUB/TREE BEDS SHALL BE RE-MULCHED SO THAT THEY CONTAIN A MIN. DEPTH OF TWO INCHES AND A MAXIMUM DEPTH OF THREE INCHES. MULCH USED SHALL EQUAL WHICH WAS SUPPLIED DURING THE INSTALLATION OF THE PLANTS.
- E. MOWING
MOWING SHALL BE DONE AS NECESSARY TO KEEP GRASS AT THE APPROPRIATE HEIGHT TO INSURE A HEALTHY GROWTH PATTERN
- F. PROTECTION OF ROOT ZONES
TREE/SHRUB ROOT ZONES SHOULD BE PROTECTED FROM FUTURE CONSTRUCTION AND EQUIPMENT AS MUCH AS POSSIBLE TO AVOID DAMAGE OR COMPACTION TO THE ROOT AREAS.
- G. WATERING SCHEDULE FOR IRRIGATION SYSTEM
MAINTENANCE SHALL INCLUDE A THOROUGH INITIAL WATERING WITH WEEKLY WATERINGS THEREAFTER FOR THE FIRST 30 DAYS. WATERINGS THEREAFTER BE ON AN AS NEEDED SCHEDULE PER LOCAL CONDITIONS.
- H. STAKE AND WIRE REMOVAL
AT THE END OF THE FIRST YEAR ALL PLANT STAKING AND GUYING SYSTEMS SHALL BE REMOVED.

11. ALL INTERIOR PLANTINGS SHALL BE CURBED OR OTHERWISE PHYSICALLY PROTECTED SUCH AS BY WHEEL STOPS. IF CURBING IS USED, CURB OPENINGS SHALL BE INSTALLED TO ALLOW PASSAGE OF STORMWATER INTO LANDSCAPED AREAS DESIGNED WITH DEPRESSED CONTOURS FOR INFILTRATION.

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"PRESERVATION POINT"

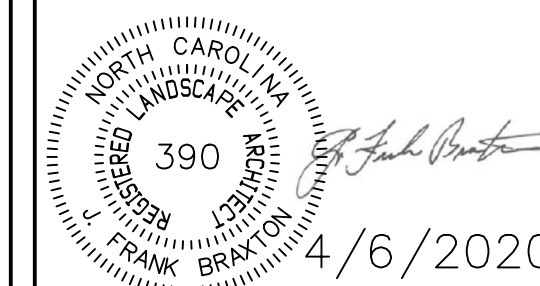
New Hanover County, NC

Amenity Area
Details

REV	DATE	DESCRIPTION	INIT
0	21 JAN 20	INITIAL SITE PLAN APPLICATION	SL

DEVELOPER:

Preservation Point Partners, LLC
9827 Cogdill Rd, STE 1
Knoxville, TN 37932



APPROVED:	JFB	PROJECT:	989-01
CHECKED:	JFB	SCALE:	-
DESIGNED:	JFB	RELEASE:	PLANNING

SHEET

DET-01