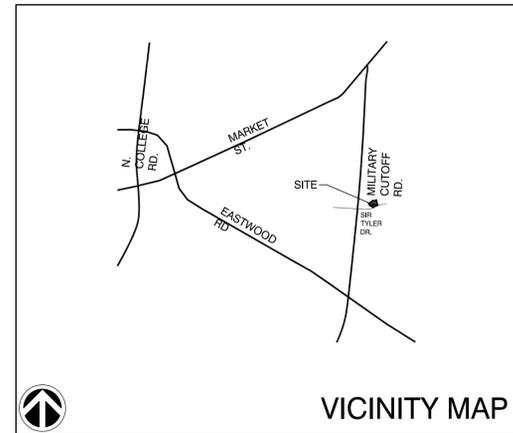
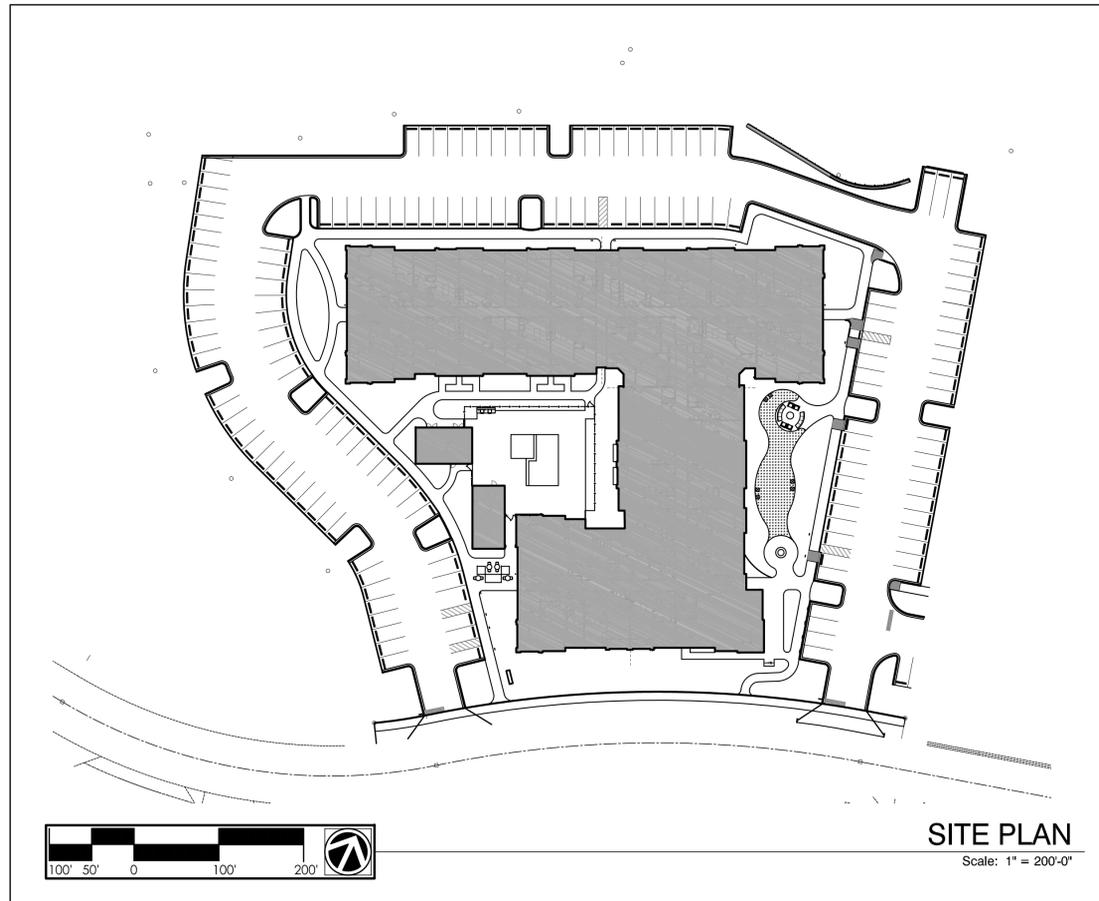


# Mayfaire Flats I

125 N. Harrington St.  
Raleigh, NC 27603  
919/833-6413  
919/836-1280 FAX  
ClineDesignAssoc.com



## WILMINGTON, NORTH CAROLINA



REVISIONS	
Walk Revision	11-13-15
For Signature	09-14-15
Per C.O.W. Comments	07-28-15
Per C.O.W. Comments	07-14-15
Per C.O.W. Comments	06.19.15

SHEET INDEX	
Cover	ALTA 1
Survey	ALTA 2
Survey w/Trees	ALTA 2
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Tree Inventory, Preservation and Removal Plan	SD0.11
Preliminary Site Plan	SD1.00
Site Details	SD2.00
Site Details	SD2.10
Grading, Drainage and Erosion Control Plan	CG3.0
Drainage Area Plan	CG3.1
Seeding Plan	CG3.2
Utility Plan	CU4.0
Grading, Drainage and Erosion Control Notes and Details	CG5.0
Grading, Drainage and Erosion Control Notes and Details	CG5.1
Sewer Details	SSD-1
Sewer Details	SSD-2
Sewer Details	SSD-3
Water Details	WSD-1
Water Details	WSD-2
Preliminary Landscape Plan	LP1.00
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Landscape Details & Notes	LP2.10
Lighting Plan	LT1.00
Building - First Level Plan	A1.01
Building - Second Level Plan	A1.02
Building - Third Level Plan	A1.03
Building - Fourth Level Plan	A1.04
Exterior Elevations	A2.00
Exterior Elevations	A2.01
Pool House Plan & Elevations	A8.10

**DEVELOPER:** DPJ Residential Acquisitions, LLC  
1539 Tippah Park Court  
Charlotte, North Carolina  
Contact: D. Porter Jones 404.735.2134

**ARCHITECT:** CLINE DESIGN ASSOCIATES, PA  
1815 S. Tryon St. Ste: A  
Charlotte, North Carolina  
Contact: John Rider 704.333.7272

**LANDSCAPE:** CLINE DESIGN ASSOCIATES, PA  
125 N. Harrington St.  
Raleigh, North Carolina  
Contact: Chris Tingler 919.833.6413

**CIVIL:** NORRIS & TUNSTALL  
CONSULTING ENGINEERS, P.C.  
902 Market Street  
Wilmington, North Carolina  
Contact: John Tunstall 910.343.9653

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

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

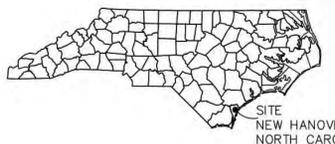
**Approved Construction Plan**

Name	Date
Planning _____	
Public Utilities _____	
Traffic _____	
Fire _____	

**City of Wilmington TRC Submittal  
NOT FOR CONSTRUCTION  
May 13, 2015**

1. Defects, liens, encumbrances, adverse claims or other matter, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (NOT MATTERS OF SURVEY)
2. Taxes or assessments for the year 2015, and subsequent years, not yet due or payable. (NOT MATTERS OF SURVEY)
3. Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 2698, Page 30, New Hanover County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (SEE SETBACKS AS PLOTTED HEREON NOT MATTERS OF SURVEY)
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plot(s) recorded in Map Book 53, Page 312, New Hanover County Registry. (NOT MATTERS OF SURVEY)
5. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land. (SEE THIS SURVEY)
6. The correctness of the square footage/acreage computation of the Land is not insured. (SEE THIS SURVEY)
7. Rights of tenants in possession, if any, as tenants only, under unrecorded leases for a duration of less than three (3) years. (NOT MATTERS OF SURVEY)
8. Agreement Establishing Common Drive Easement and Associated Rights and Responsibilities recorded in Book 5413, Page 396, New Hanover County Registry. (EASEMENT AS SHOWN HEREON)
9. This policy does not insure against loss or damage arising by reason of matters of Title prior to May 13, 2003. (NOT MATTERS OF SURVEY)

EXHIBIT "A"  
 Legal Description  
 Lying and being situate in New Hanover County, North Carolina, and being more particularly described as follows:  
 Being all of E2D1, containing 146,335 square feet and approximately 3.36 acres, as the same is shown on that certain map entitled "Division of Tract E2D, Section 2 Westfall Park", dated October 14, 2008, prepared by Arnold W. Carson, PLS PC and recorded in Map Book 53, Page 312, New Hanover County Registry.



PARID: R05100-003-082-000 OLD  
 MACCUMBER DUMP TRACT LLC  
 620 OLD MCCUMBER STATION RD  
 3783 0968  
 5170 1231

TRACT F  
 M.B. 43, PG. 380  
 CONSERVATION EASEMENT  
 M.B. 51, PG. 104

POND SITE #1  
 (PRIVATE COMMON AREA)  
 M.B. 53, PG.312

PARID: R05100-003-101-000  
 WESTFALL PARK OWNERS ASSOC INC  
 0 SIR TYLER DR  
 3785 0972  
 2698 30

PARID: R05100-003-100-000  
 WESTFALL RESEARCH PARK 36 ACRE  
 1809 SIR TYLER DR  
 3785 0972

TRACT E2D2  
 M.B. 53, PG.312

TRACT E2D1, WESTFALL PARK SEC 2, M.B. 53, PG. 312  
 ADDRESS: 1817 SIR TYLER DRIVE  
 PIN #: 315819.51.3414.000  
 PARID: R05100-003-099-000  
 DB 5473 PG. 454  
 TOTAL LOT AREA = 3.36 AC = 146,335 SF

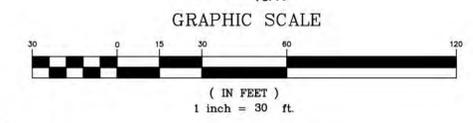
- NOTES:
1. THIS TRACT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720315800J, DATED 4/3/06.
  2. ZONING: O&I-1 OFFICE & INSTITUTION; ZONING AND ASSOCIATED SETBACKS PROVIDED BY CLINE DESIGN ASSOC., TO BE VERIFIED BY THE INSURER.  
 Minimum lot area (square feet): 15,000.  
 Maximum lot coverage: 40%.  
 Minimum lot width (feet): 80.  
 Minimum front setback (feet): 20.  
 Minimum rear setback (feet): 20.  
 Minimum interior side setback (feet): 10.  
 Minimum corner lot side setback (feet): 20.  
 Height (feet): 45.

- SETBACKS FROM RESTRICTIONS (BK. 2698, PG. 41):  
 TO BE VERIFIED BY THE INSURER:  
 FRONT: 50'  
 ALL OTHER BOUNDARIES: 15'
3. STATUS REPORT OF North Carolina 811 - Call Center  
 Ticket: A150830170  
 Order Date: March 23, 2015  
 Members who haven't responded: As of April 7th, 2015
- | CODE    | NAME                               |
|---------|------------------------------------|
| ATT315* | ATT/D (DISTRIBUTION)               |
| CFP01   | CAPE FEAR PUBLIC UTILITY AUTHORITY |
| CPL40*  | DUKE ENERGY                        |

"TO DPJ Residential Acquisitions, LLC, and Chicago Title Insurance Company, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(b), 8, 11(b), 13, 14, 16, 17, 18, 19, 20(a), 21, AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON April 1, 2015.

I, ARNOLD W. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED'S RECORDED IN BOOK 5473, PAGE 454 AND BOOK 5413, PAGE 396, THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:30,000; THAT THIS PLAT MEETS THE REQUIREMENTS OF "THE STANDARDS OF PRACTICE FOR LAND SURVEYING" IN NORTH CAROLINA (G.S. 21-56.1600).

ARNOLD W. CARSON, PLS  
 LICENSE NUMBER: L-3267



NO.	REVISION DESCRIPTION	DATE
1	ADDED CLIENT PROVIDED ZONING AND SETBACKS (Option A6), SPLIT INTO TWO SHEETS (BASE 4 TOPO)	4/1/2015
2	REPLACED ZONING AND SETBACKS WITH CLINE DESIGN ASSOC. PROVIDED ZONING AND SETBACKS	4/7/2015
3	ADDED 25' CONSERVATION SETBACK AS REQUESTED BY CLIENT	4/8/2015

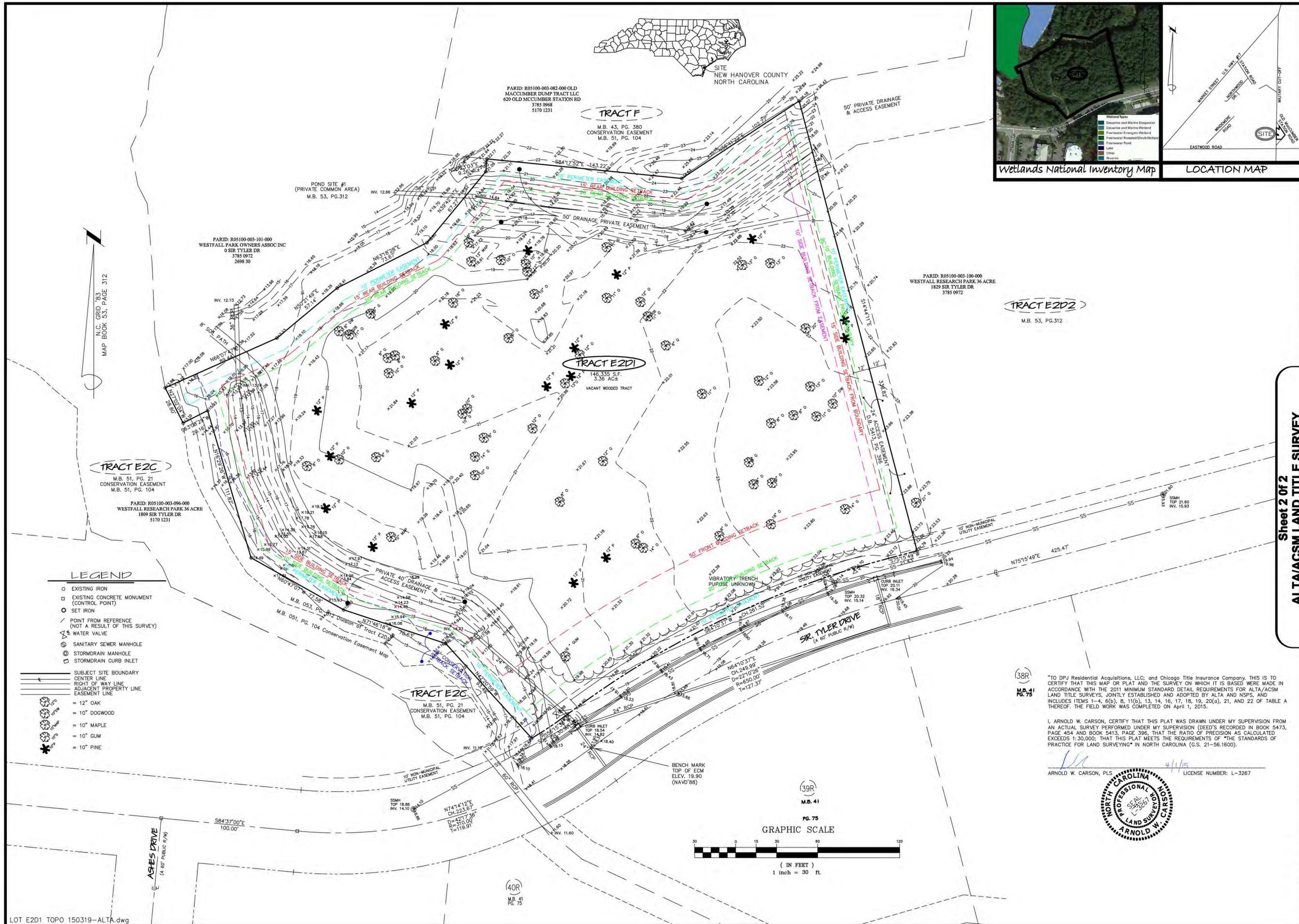
**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 200 N. Main Street, Holly Springs, NC 27540  
 Phone: 919.577.1080 Fax: 919.577.1081  
 NCBELS FIRM No. C-2378



ALTA/ACSM LAND TITLE SURVEY  
 Sheet 1 of 2  
 OF  
 TRACT E2D1, SECTION 2 OF WESTFALL PARK  
 AS RECORDED IN M.B. 53, PG. 32 AND D.B. 874, PAGE 484 OF THE NEW HANOVER COUNTY REGISTER OF DEEDS OFFICE FOR  
 DPJ Residential Acquisitions, LLC  
 1320 Fillmore Ave., Suite 100  
 Charlotte, NC 28203

CITY OF WILMINGTON  
 TOWNSHIP: WILMINGTON  
 COUNTY: NEW HANOVER  
 NORTH CAROLINA  
 MARCH 19, 2015 -  
 Drawn By: MJG/AWC  
 Checked By: AWC  
 Scale: 1" = 30'  
 Project Number: 15W034  
**ALTA**  
 1 OF 2

- LEGEND**
- EXISTING IRON (CONTROL POINT)
  - EXISTING CONCRETE MONUMENT
  - SET IRON
  - ✓ POINT FROM REFERENCE (NOT A RESULT OF THIS SURVEY)
  - SUBJECT SITE BOUNDARY
  - CENTER LINE
  - RIGHT OF WAY LINE
  - ADJACENT PROPERTY LINE
  - EASEMENT LINE



**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 200 N. Main Street, Holly Springs, NC 27540  
 Phone: 919.577.1080 Fax: 919.577.1081  
 NCBELS FIRM No. C-2378



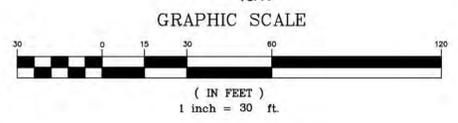
**ALTA/ACSM LAND TITLE SURVEY**  
 Sheet 2 of 2  
 OF  
**TRACT E2D1, SECTION 2 OF WESTFALL PARK**  
 AS RECORDED IN M.B. 51, PG. 31 AND D.B. 87A, PAGE 484 OF THE NEW HANOVER COUNTY REGISTER OF DEEDS OFFICE FOR  
**DPJ Residential Acquisitions, LLC**  
 1320 Fillmore Ave., Suite 100  
 Charlotte, NC 28203

CITY OF WILMINGTON  
 TOWNSHIP : WILMINGTON  
 COUNTY : NEW HANOVER  
 NORTH CAROLINA  
 MARCH 19, 2015 -  
 Drawn By: M.JG/AWC  
 Checked By: AWC  
 Scale: 1" = 30'  
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**ALTA**  
 2 OF 2

"TO DPJ Residential Acquisitions, LLC, and Chicago Title Insurance Company, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(b), 8, 11(b), 13, 14, 16, 17, 18, 19, 20(a), 21, AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON April 1, 2015.

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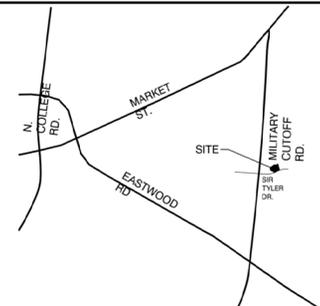
ARNOLD W. CARSON, PLS. 4/1/15 LICENSE NUMBER: L-3267



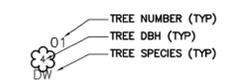


REVISIONS:	DATE
Per COW Cmnts	6.19.15
Per COW Cmnts	7.14.15
Per COW Cmnts	7.28.15
For Signatures	9.14.15
Walk Revision	11.13.15

DRAWN BY:	CT
CHECKED BY:	CT/MWL
Existing Conditions & Site Inventory Plan	



Vicinity Map 03  
Not to Scale



Tree Legend 05

No.	CALL IN	DESC	CATEGORY
02	14	Gum	REG-TREE-DEMO
03	18	Oak	REG-TREE-DEMO
04	8	Gum	REG-TREE-DEMO
05	14	Oak	REG-TREE-DEMO
06	8	Oak	REG-TREE-DEMO
07	14	Pine	REG-TREE-DEMO
08	13	Pine	REG-TREE-DEMO
09	18	Gum	REG-TREE-DEMO
10	10	Oak	REG-TREE-DEMO
11	14	Oak	REG-TREE-DEMO
12	9	Gum	REG-TREE-DEMO
13	8	Oak	REG-TREE-DEMO
14	12	Gum	REG-TREE-DEMO
15	11	Oak	REG-TREE-DEMO
16	8	Oak	REG-TREE-DEMO
17	9	Oak	REG-TREE-DEMO
18	11	Oak	REG-TREE-DEMO
19	10	DW	SIGN-TREE-DEMO
20	13	Oak	REG-TREE-DEMO
21	12	Oak	REG-TREE-DEMO
22	20	Oak	REG-TREE-DEMO
23	13	Pine	REG-TREE-DEMO
24	12	Pine	REG-TREE-DEMO
25	13	Oak	REG-TREE-DEMO
26	13	Oak	REG-TREE-DEMO
27	12	Pine	REG-TREE-DEMO
28	9	Oak	REG-TREE-DEMO
29	11	Oak	REG-TREE-DEMO
30	12	Oak	REG-TREE-DEMO
31	11	Oak	REG-TREE-DEMO
32	12	Pine	REG-TREE-DEMO
33	11	Gum	REG-TREE-DEMO
34	12	Oak	REG-TREE-DEMO
35	12	Pine	REG-TREE-DEMO
36	12	Pine	REG-TREE-DEMO
37	13	Oak	REG-TREE-DEMO
38	12	Pine	REG-TREE-DEMO
39	12	Oak	REG-TREE-DEMO
40	10	Oak	REG-TREE-DEMO
41	10	Oak	REG-TREE-DEMO
42	12	Oak	REG-TREE-DEMO
43	10	Oak	REG-TREE-DEMO
44	12	Pine	REG-TREE-DEMO
45	10	Oak	REG-TREE-DEMO
46	8	Oak	REG-TREE-DEMO
47	13	Map	REG-TREE-DEMO
48	18	Oak	REG-TREE-DEMO
49	12	Pine	REG-TREE-DEMO
50	8	Gum	REG-TREE-DEMO
51	12	Pine	REG-TREE-DEMO
52	10	Gum	REG-TREE-DEMO
53	10	Gum	REG-TREE-DEMO
54	8	Oak	REG-TREE-DEMO
55	14	Gum	REG-TREE-DEMO
56	10	Oak	REG-TREE-DEMO
57	10	Map	REG-TREE-DEMO
58	13	Pine	REG-TREE-DEMO
59	12	Pine	REG-TREE-DEMO
60	8	Pine	REG-TREE-DEMO
61	10	Oak	REG-TREE-DEMO
62	12	Pine	REG-TREE-DEMO
63	8	Oak	REG-TREE-DEMO
64	12	Pine	REG-TREE-DEMO
65	12	Pine	REG-TREE-DEMO
66	10	Oak	REG-TREE-DEMO
67	8	Gum	REG-TREE-DEMO
68	8	Gum	REG-TREE-DEMO
69	10	Gum	REG-TREE-DEMO
70	11	Oak	REG-TREE-DEMO
71	8	DW	SIGN-TREE-DEMO

Site Inventory and Mitigation Data 02

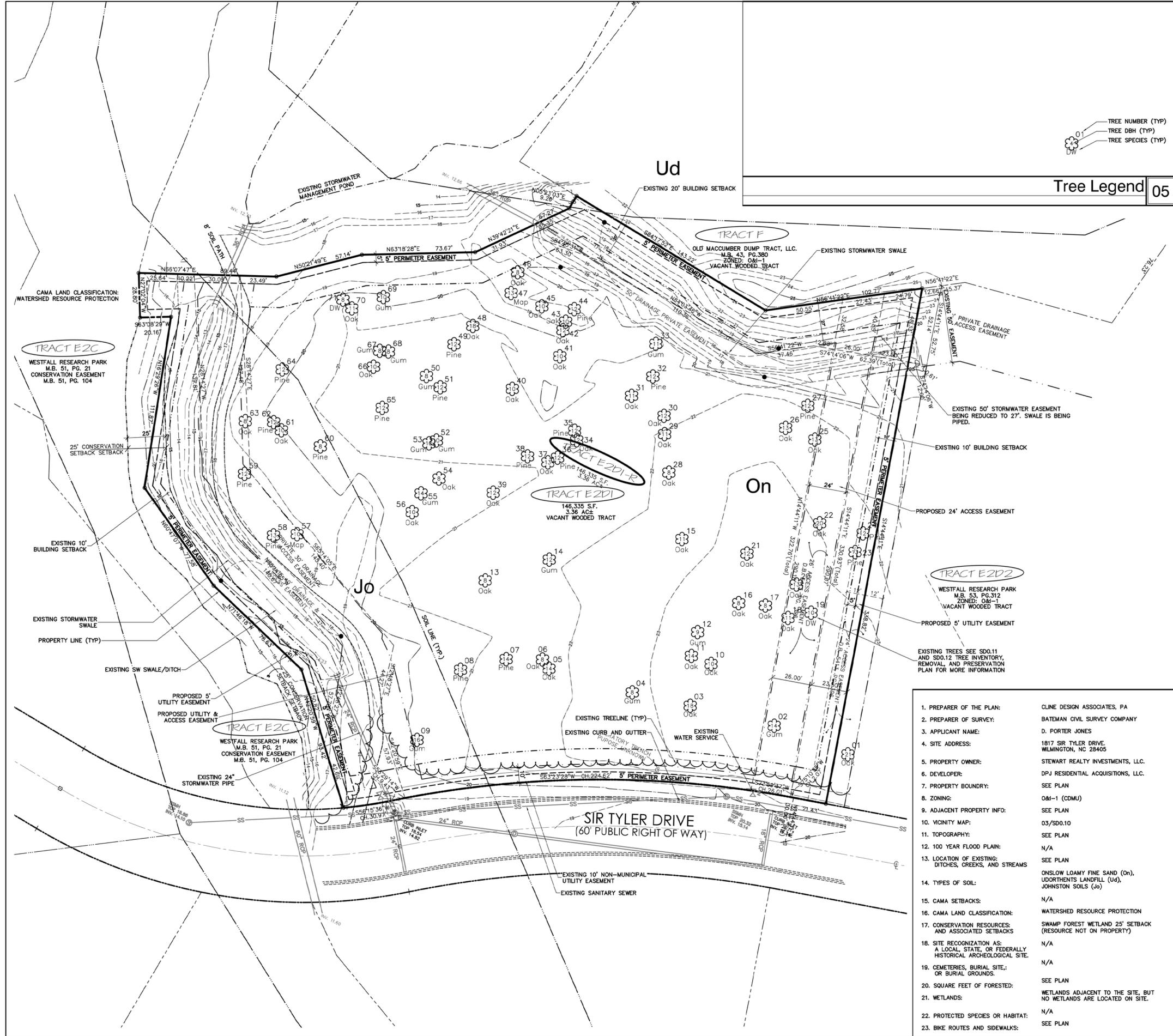
STORMWATER MANAGEMENT PLAN  
APPROVED  
CITY OF WILMINGTON  
ENGINEERING DEPARTMENT  
DATE: \_\_\_\_\_ PERMIT # \_\_\_\_\_  
SIGNED: \_\_\_\_\_

Approved Construction Plan

Name	Date
Planning	_____
Public Utilities	_____
Traffic	_____
Fire	_____

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

City of Wilmington Approvals 01



Existing Conditions & Site Inventory Plan 06  
Scale: 1" = 30'

Site Inventory Data 04



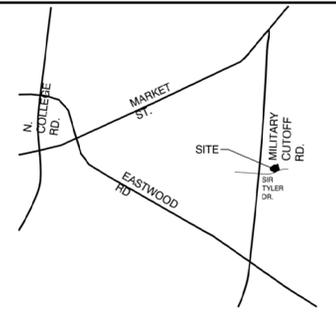
- PREPARER OF THE PLAN: CLINE DESIGN ASSOCIATES, PA
- PREPARER OF SURVEY: BATEMAN CIVIL SURVEY COMPANY
- APPLICANT NAME: D. PORTER JONES
- SITE ADDRESS: 1817 SIR TYLER DRIVE, WILMINGTON, NC 28405
- PROPERTY OWNER: STEWART REALTY INVESTMENTS, LLC.
- DEVELOPER: DPJ RESIDENTIAL ACQUISITIONS, LLC.
- PROPERTY BOUNDARY: SEE PLAN
- ZONING: O&I-1 (CDMU)
- ADJACENT PROPERTY INFO: SEE PLAN
- VICINITY MAP: 03/SD0.10
- TOPOGRAPHY: SEE PLAN
- 100 YEAR FLOOD PLAIN: N/A
- LOCATION OF EXISTING DITCHES, CREEKS, AND STREAMS: SEE PLAN
- TYPES OF SOIL: ONSLOW LOAMY FINE SAND (On), UDORRTHENS LANDFILL (Ud), JOHNSTON SOILS (Jo)
- CAMA SETBACKS: N/A
- CAMA LAND CLASSIFICATION: WATERSHED RESOURCE PROTECTION
- CONSERVATION RESOURCES AND ASSOCIATED SETBACKS: SWAMP FOREST WETLAND 25' SETBACK (RESOURCE NOT ON PROPERTY)
- SITE RECOGNITION AS: A LOCAL, STATE, OR FEDERALLY HISTORICAL ARCHEOLOGICAL SITE: N/A
- CEMETERIES, BURIAL SITE, OR BURIAL GROUNDS: N/A
- SQUARE FEET OF FORESTED: SEE PLAN
- WETLANDS: WETLANDS ADJACENT TO THE SITE, BUT NO WETLANDS ARE LOCATED ON SITE.
- PROTECTED SPECIES OR HABITAT: N/A
- BIKE ROUTES AND SIDEWALKS: SEE PLAN



PROJECT: 215007  
DATE: 05.13.2015

REVISIONS:	DATE
Per COW Cmnts	6.19.15
Per COW Cmnts	7.14.15
Per COW Cmnts	7.28.15
For Signatures	9.14.15
Walk Revision	11.13.15

DRAWN BY: CT  
CHECKED BY: CT/MWL  
Tree Inventory, Preservation and Removal Plan



Vicinity Map 03  
Not to Scale

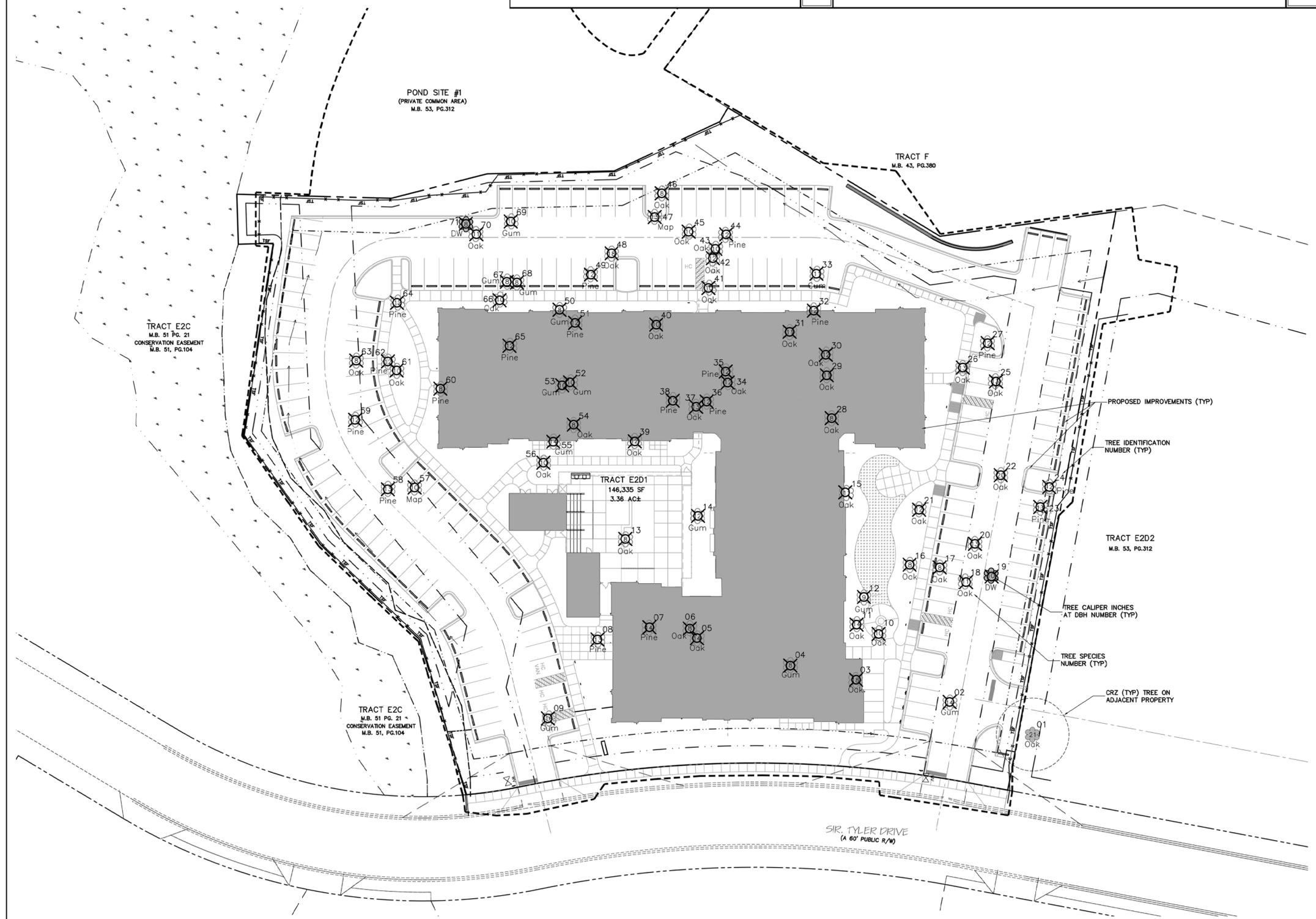
Significant		Regulated	
Save	Demo	Save	Demo
Hardwood >24"	Oak 01	Hardwood >8"	Oak 01
Longleaf Pine, Pocosin Pine, Black Pine, Non-pine Conifer >24"	Pine 01	Conifer >12"	Pine 01
Pines >32"	Pine 01	Magnolia, Dogwood, Ornamental Flowering, American Holly >4"	DW 01
Magnolia, Dogwood, Ornamental Flowering, American Holly >8"	DW 01		

Legend symbols: TREE NUMBER (TYP), TREE DBH (TYP), TREE SPECIES (TYP)

Tree Legend 05

- EXISTING TREE INFORMATION PROVIDED BY BATEMAN CIVIL SURVEY COMPANY, DATED MAY 01, 2015.
- THE EXISTING TREE SURVEY SHOWS PROTECTED TREES AS DEFINED IN THE CITY OF WILMINGTON LAND DEVELOPMENT CODE ONLY.

General Notes 06



Tree Inventory Plan 04  
Scale: 1" = 30'

No.	CAL IN	DESC	CATEGORY	Mitigation %	Mitigation Trees
19	10	DW	SIGN-TREE-DEMO	1	6.66
71	8	DW	SIGN-TREE-DEMO	1	5.328
18 Demo'd Signature Tree Cal. Inches					11.988 Total Mitigation Trees

Signature Tree Mitigation Data 02

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

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

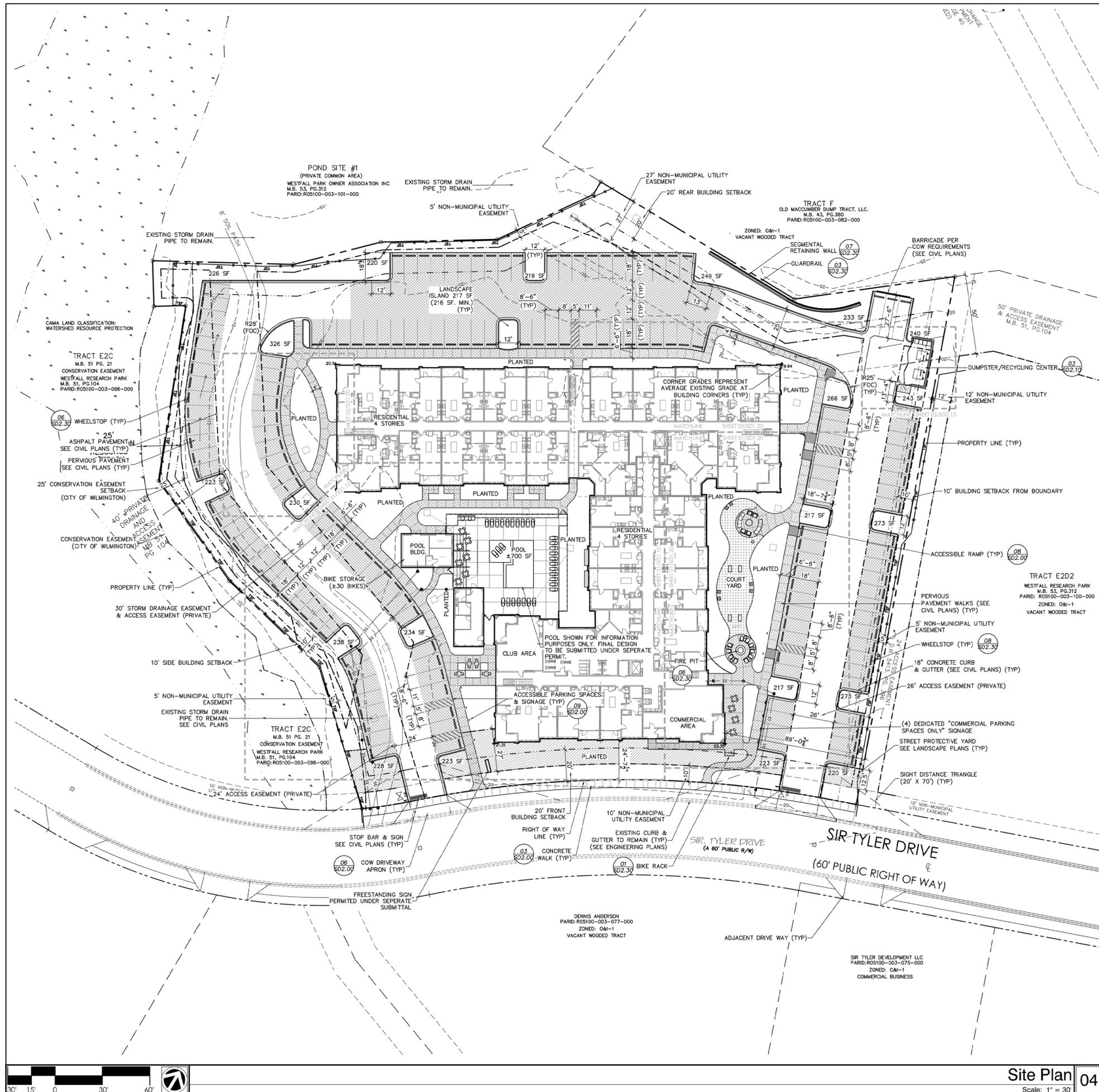
Approved Construction Plan

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

City of Wilmington Approvals 01



© 2015 CLINE DESIGN ASSOCIATES, P.A. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF CLINE DESIGN ASSOCIATES, P.A.



1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CPDIA, CITY OF WILMINGTON, AND THE STATE OF NORTH CAROLINA STANDARDS.
2. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
3. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
4. IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
5. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
6. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 FORTY EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
7. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBS WILL BE REPLACED.
8. CONTACT TRAFFIC ENGINEERING AT 343-7888 AT THE CITY OF WILMINGTON TO DISCUSS STREET LIGHTING OPTIONS.
9. PROJECT SHALL COMPLY WITH CITY OF WILMINGTON CROSS CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 343-3910 FOR INFORMATION.
10. IF THE CONTRACTOR DESIRES CITY 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.
11. ANY IRRIGATION SYSTEM SUPPLIED BY CITY WATER SHALL COMPLY WITH THE CITY'S CROSS CONNECTION CONTROL REGULATIONS. CALL 343-3910 FOR INFORMATION.
12. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CITY WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCC/CHOR OR ASSE.
13. REFER TO LANDSCAPING PLAN FOR LOCATION OF STREET TREES AND ADDITIONAL NOTES.
14. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING. 1-800-332-4949
15. THE BELLSOUTH CONTRACT IS STEVE DAY/VAILL HE IS THE BUILDING INDUSTRY CONSULTANT (P) [910] 392-8712. PLEASE CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
16. THE PROCESS FOR TELEPHONE CABLE PLACEMENT:
  - POWER WILL PLACE THEIR CABLE FIRST-THEY GO IN AT ABOUT 3 FT DEEP.
  - BELLSOUTH/CABLE TV WILL THEN PLACE THEIR CABLE AT APPROX. 2 FT DEEP.
17. ALL FEDERAL, STATE AND LOCAL PERMITS ARE REQUIRED PRIOR TO FULL CONSTRUCTION RELEASE. THIS INCLUDES, BUT NOT LIMITED TO: STATE STORM WATER, STATE UTILITY EXTENSION PERMITS, WETLAND DISTURBANCE PERMITS, CITY STORM WATER, TREE PROTECTION PERMITS, ETC.
18. ADMINISTRATIVE VARIANCE REQUEST FOR 114 PARKING SPACES IN EXCESS OF 500 FROM PUBLIC RIGHT OF WAY. REQUEST DOCUMENTATION ON FILE WITH CITY OF WILMINGTON IN CONJUNCTION WITH THIS SUBMITTAL.
19. DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
20. ALL TRAFFIC CONTROL, SIGNAGE AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
21. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
22. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5888 FOR MORE DETAILS.
23. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
24. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 FORTY EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
25. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 FORTY EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY TO ENSURE THAT ALL TRAFFIC FACILITIES AND EQUIPMENT ARE PROPERLY LOCATED.
26. IMMEDIATELY NOTIFY CITY OF WILMINGTON TRAFFIC ENGINEERING AT 910-341-7888 IF ANY TRAFFIC SIGNAL FACILITIES OR CITY OWNED STREETLIGHT FACILITIES ARE DAMAGED.
27. DAMAGED FACILITIES SHALL BE REPLACED, BY AN APPROVED CONTRACTOR, ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGN STANDARDS.
28. ALL REPAIR/REPLACEMENT OF TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE COORDINATED WITH THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION.
29. A PORTION OF THE SITE IS LOCATED IN THE CONSERVATION RESOURCE AREA AND MUST MEET ARTICLE 10, EXCEPTIONALLY DESIGNED CRITERIA. PLATS AND DOCUMENTS SHALL BE RECORDED TO PROVIDE PERPETUAL PROTECTIONS FOR CONSERVATION RESOURCE AND BUFFERS AND PROHIBIT IMPERVIOUS SURFACES WITHIN THE BUFFER SETBACK, UNLESS EXCEPTIONS ARE PROVIDED BY THE LDC.

### Site Notes 02

OWNER/DEVELOPER	DPJ RESIDENTIAL ACQUISITIONS, LLC	MAXIMUM BUILDING HEIGHT	45'
CONTACT	PORTER JONES	PROPOSED BUILDING HEIGHT	44'-6" (PLAT ROOF)
ADDRESS	1539 TIPPAN PARK COURT CHARLOTTE, NC 28205	NUMBER OF STORES	4
PIN NUMBER	315819.51.3414.000	BUILDING 1ST FLOOR	37,338 SF.
PARID	R05100-003-099-000	2ND FLOOR	37,165 SF.
CURRENT ZONING	O&I-1 (CDMU)	3RD FLOOR	37,165 SF.
BUILDING SETBACKS (REQUIRED)		4TH FLOOR	37,165 SF.
FRONT	20'	IMPERVIOUS SURFACE	0000 SF.
SIDE	10'	PRE-CONSTRUCTION	(00%)
REAR	20'	POST-CONSTRUCTION	64,691 SF. (44.2%)
BUILDING SETBACKS (PROPOSED)		AVERAGE GRADE AT BUILDING CORNERS	21.91 (21.27+22.04+21.30+23.01=87.62 /4)
FRONT	24'-7" CLOSEST POINT		
SIDE	81'-3" CLOSEST POINT		
REAR	42' CLOSEST POINT		
TRACT LOT AREA	3,336 AC. (146,335 SF.)		
EXISTING BUILDING SF.	0		
PROPOSED TOTAL BUILDING SF.	148,833 SF.		
PROPOSED RESIDENTIAL SF.	144,976 SF.		
(INCLUDES CORRIDORS)			
PROPOSED COMMERCIAL	1,349 SF.		
PROPOSED CLUB AREA	2,193 SF.		
PROPOSED LEASING	3.36 ACRES (146,335 SF.)		
ACRES TO BE DEVELOPED	00 SF. (00%)		
EXISTING BUILDING LOT COVERAGE	39,317 SF. (26%)		
PROPOSED BUILDING LOT COVERAGE	121 RESIDENTIAL		
NUMBER OF UNITS	ONE BEDROOM 81		
	TWO BEDROOM 40		
NUMBER OF BUILDINGS	RESIDENTIAL		
POOL BUILDING			
LEASING			

PARKING			
PARKING ALLOWED	MINIMUM (CDMU)		MAXIMUM
RESIDENTIAL-ONE BEDROOM	(1.0 SPACES/UNITX 81) = 81	(2.5 SPACES/UNITX 81) = 203	
RESIDENTIAL-TWO BEDROOM	(1.0 SPACES/UNITX 40) = 40	(2.5 SPACES/UNITX 40) = 100	
COMMERCIAL	(1,349 SF @ 1/400 SF) = 4	(1,349 SF @ 1/200 SF) = 7	
	TOTAL 125	TOTAL 310	
PROPOSED BUILDING TYPE 'A' ACCESSIBLE UNITS	6		
PROPOSED BUILDING TYPE 'B' ACCESSIBLE UNITS	115		
PROPOSED PARKING TOTAL	160 SPACES		
REQUIRED ACCESSIBLE PARKING SPACES	10		
(TYPE 'A' = 6 + TYPE 'B' = 3 + COMMERCIAL = 1)			
PROPOSED ACCESSIBLE PARKING SPACES	10		
REQUIRED BICYCLE PARKING	13 SPACES		
PROVIDED BICYCLE PARKING	32 SPACES		
(BICYCLE STORAGE 30 SPACES + BIKE RACK 2 SPACES)			
TREE SURVEY	SEE SHEET SD0.11 FOR DETAILED INFORMATION.		

### Site Inventory Data 02

PROJECT:	215007
DATE:	05.13.2015
REVISIONS:	DATE
Per COW Cmnts	6.19.15
Per COW Cmnts	7.14.15
Per COW Cmnts	7.28.15
For Signatures	9.14.15
Walk Revision	11.13.15
DRAWN BY:	CT
CHECKED BY:	CT/MWL
Site	
Plan	

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

Approved Construction Plan  
Name Date  
Planning  
Public Utilities  
Traffic  
Fire

### Site Plan 04

Scale: 1" = 30'

### City of Wilmington Approvals 01

125 N. Harrington St.  
Raleigh, NC 27603  
919/833-6413  
919/836-1280 FAX  
ClineDesignAssoc.com  
Attn: Chris Tingler

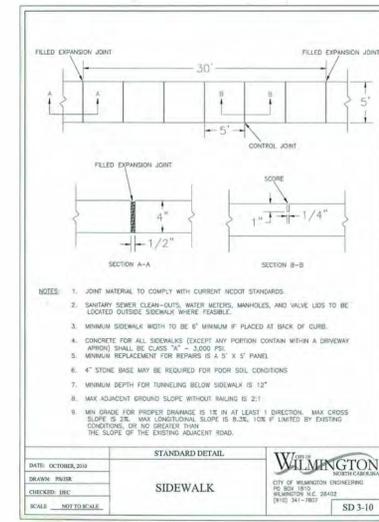
DPJ Residential Acquisitions, LLC  
Mayfaire Flats I  
1817 Sir Tyler Drive  
Wilmington, North Carolina

Preliminary TRC Review

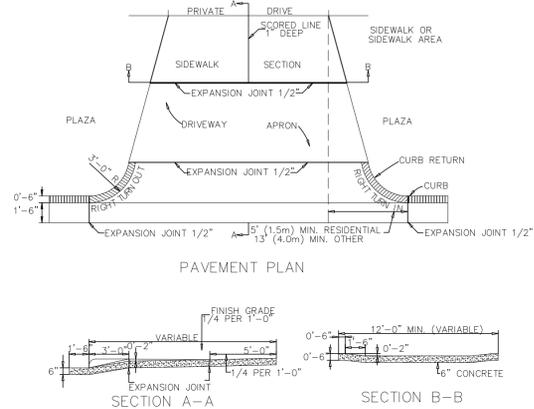
PROJECT: 215007  
DATE: 05.13.2015  
REVISIONS: DATE

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

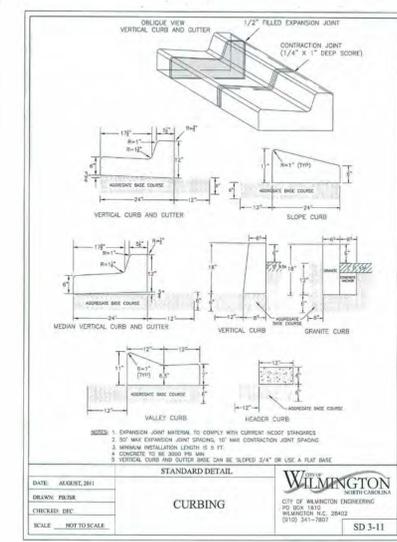
SD1.00



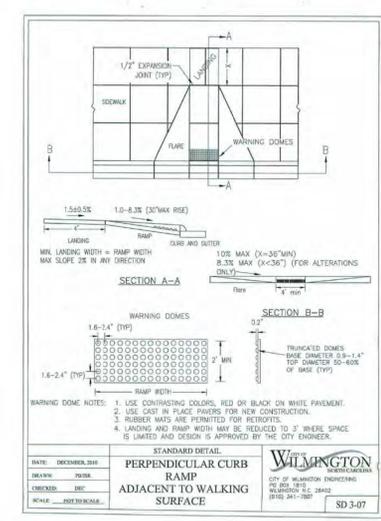
CITY OF WILMINGTON STD. CONC. WALK 03



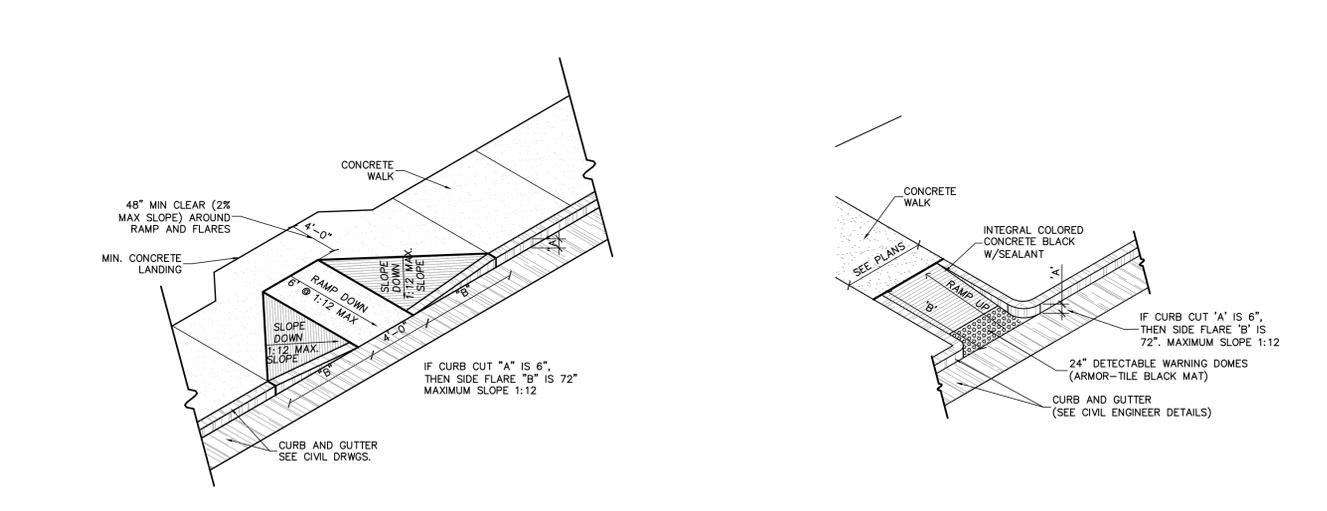
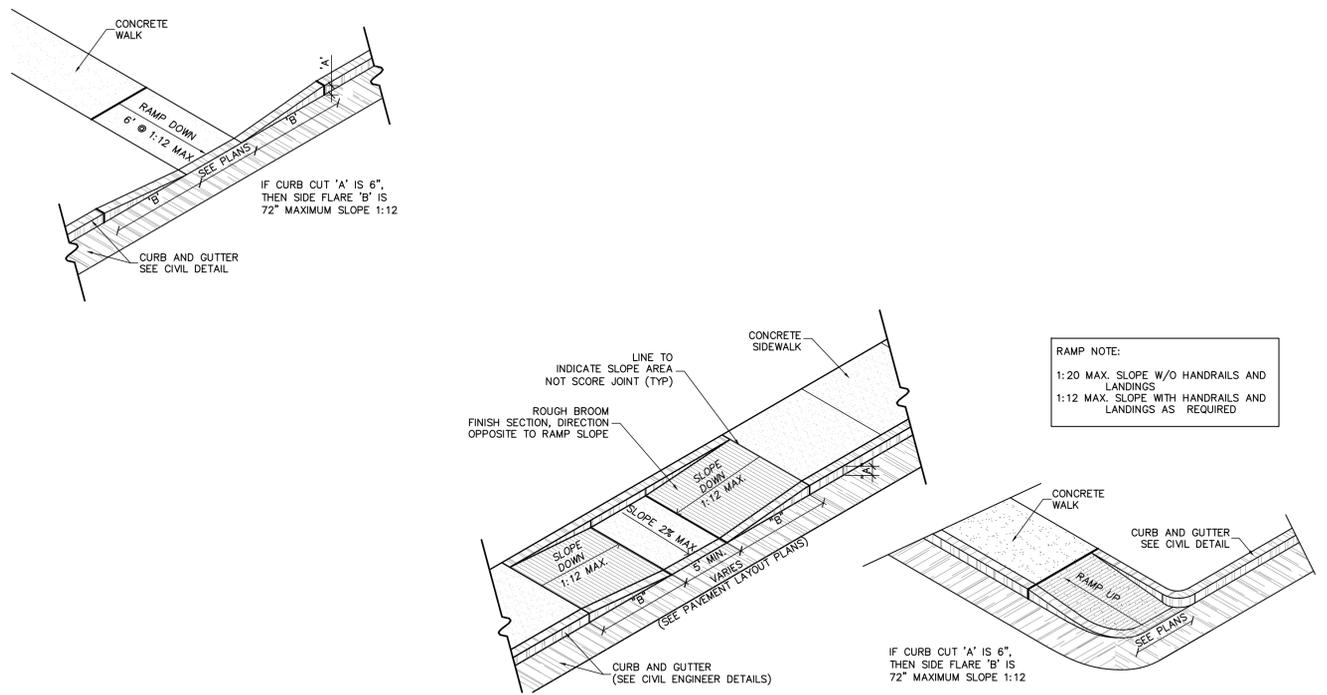
C.O.W. STD. DRIVEWAY APRON 06



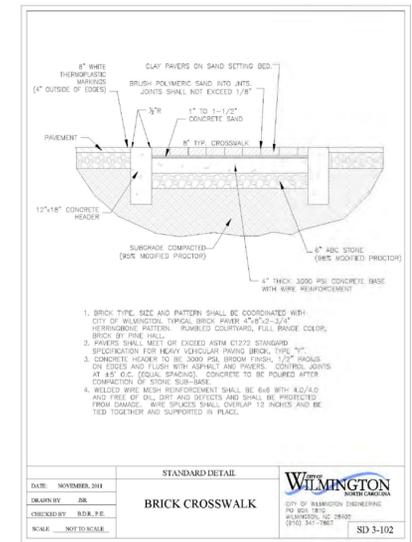
CITY OF WILMINGTON CURB TYPE 'A' 02



CITY OF WILMINGTON ACCESSIBLE RAMP 05



ACCESSIBLE RAMPS (INTERNAL TO PROPERTY) 08



C.O.W STD. CROSSWALK 04

**Approved Construction Plan**

Name \_\_\_\_\_ Date \_\_\_\_\_

Planning \_\_\_\_\_

Public Utilities \_\_\_\_\_

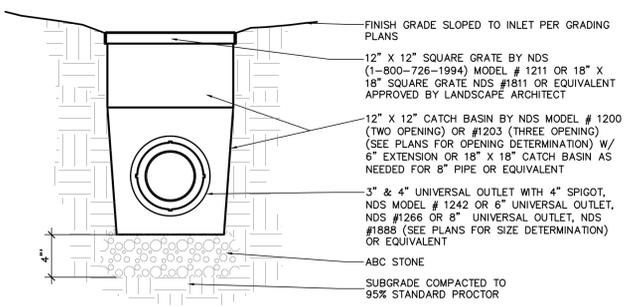
Traffic \_\_\_\_\_

Fire \_\_\_\_\_

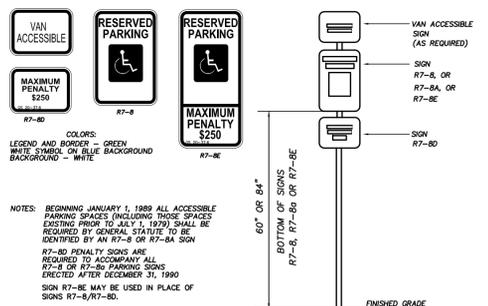
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

**STORMWATER MANAGEMENT PLAN APPROVED**

CITY OF WILMINGTON  
ENGINEERING DEPARTMENT  
DATE \_\_\_\_\_ PERMIT # \_\_\_\_\_  
SIGNED \_\_\_\_\_



YARD INLET 07



ACCESSIBLE PARKING SIGNAGE 09

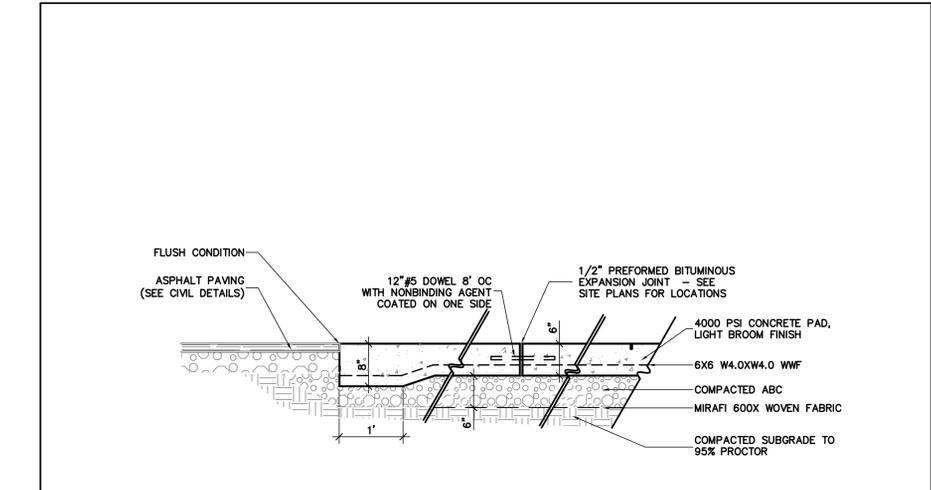
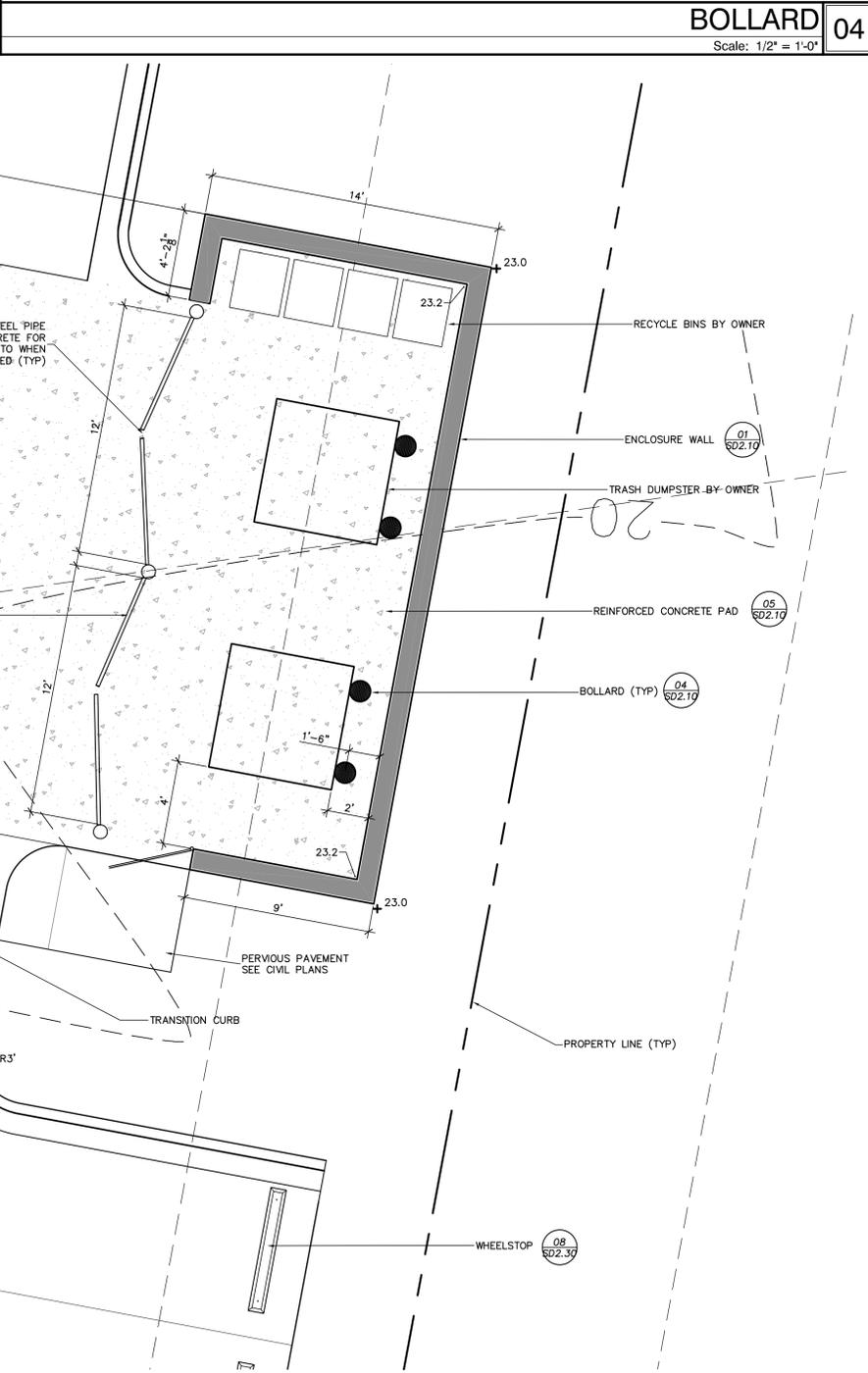
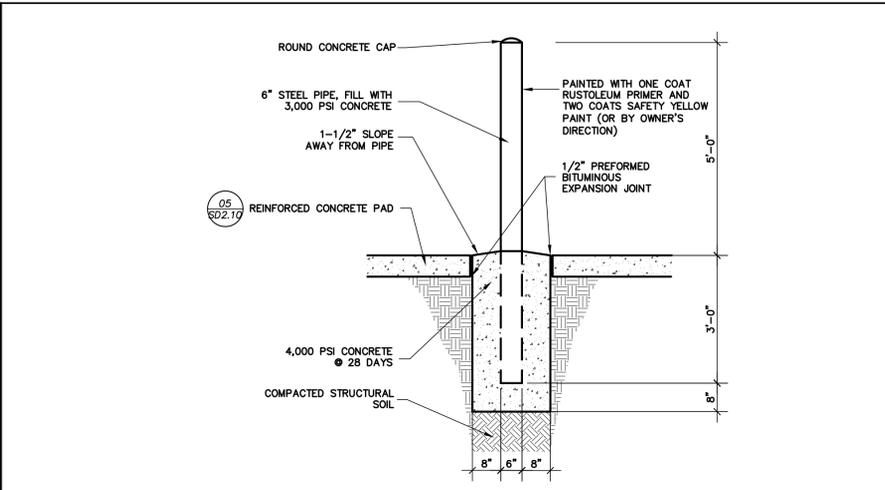
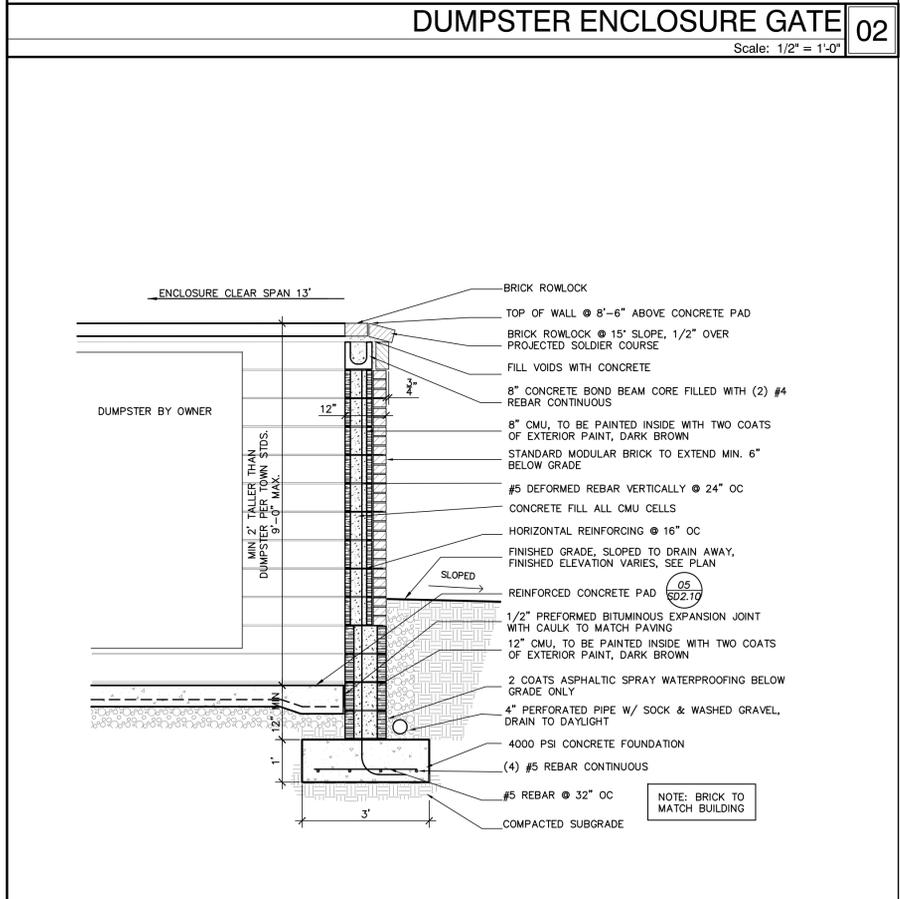
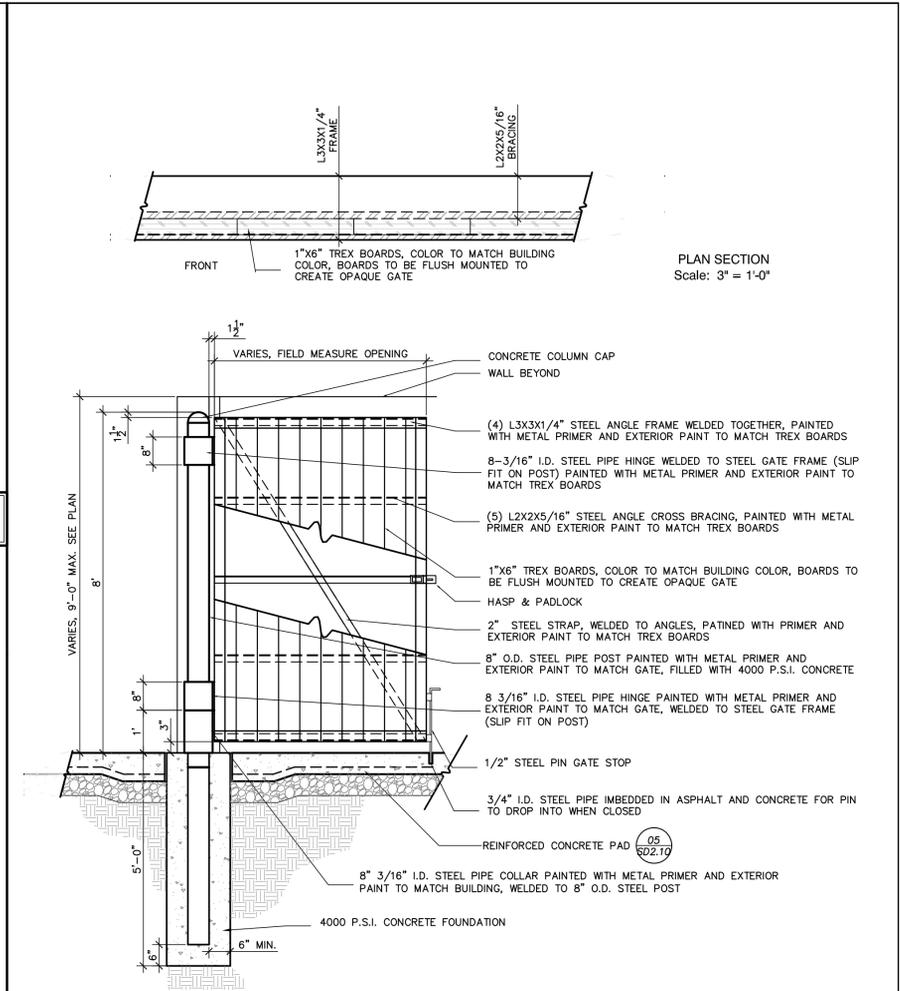
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PROJECT: 215007  
DATE: 05.13.2015

REVISIONS:	DATE
Per COW Cmnts	6.19.15
Per COW Cmnts	7.14.15
Per COW Cmnts	7.28.15
For Signatures	9.14.15
Walk Revision	11.13.15

DRAWN BY: CT  
CHECKED BY: CT/MWL  
SITE DETAILS





PERMIT PLANS

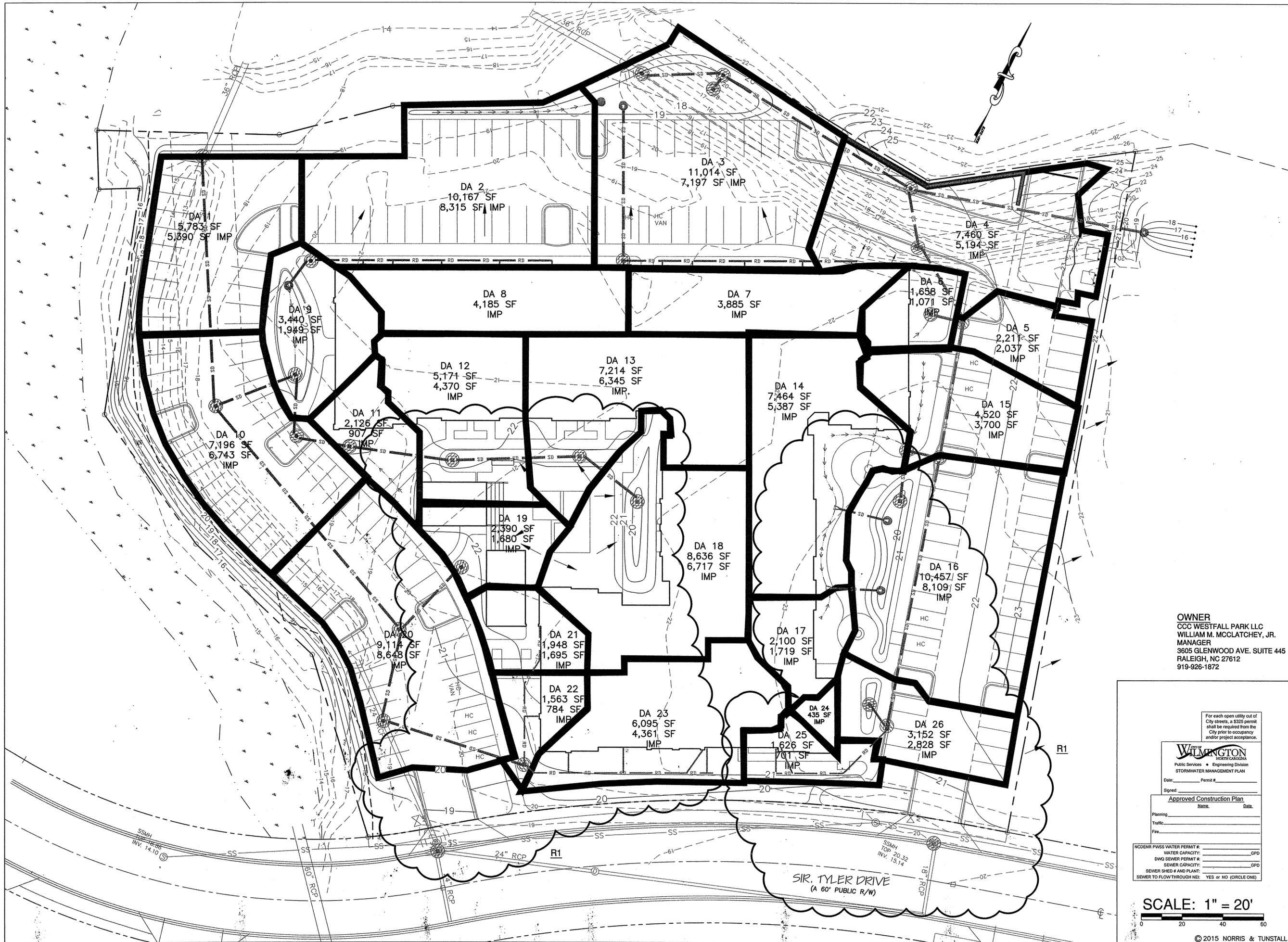


PROJECT: 215007  
DATE: 04.8.2015  
REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
PERMIT SET 7.22.15  
TRC SIGNATURES 9/14/15  
R1: 11/10/15-REVISED GRADING, SIDEWALK, ADDED ROOF DRAIN.

DRAWN BY:  
CHECKED BY:

**CG3.1**

DRAINAGE AREA PLAN  
NT #15040



**OWNER**  
CCC WESTFALL PARK LLC  
WILLIAM M. MCCLATCHEY, JR.  
MANAGER  
3605 GLENWOOD AVE. SUITE 445  
RALEIGH, NC 27612  
919-926-1872

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

**City of WILMINGTON**  
Public Services • Engineering Division  
STORMWATER MANAGEMENT PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

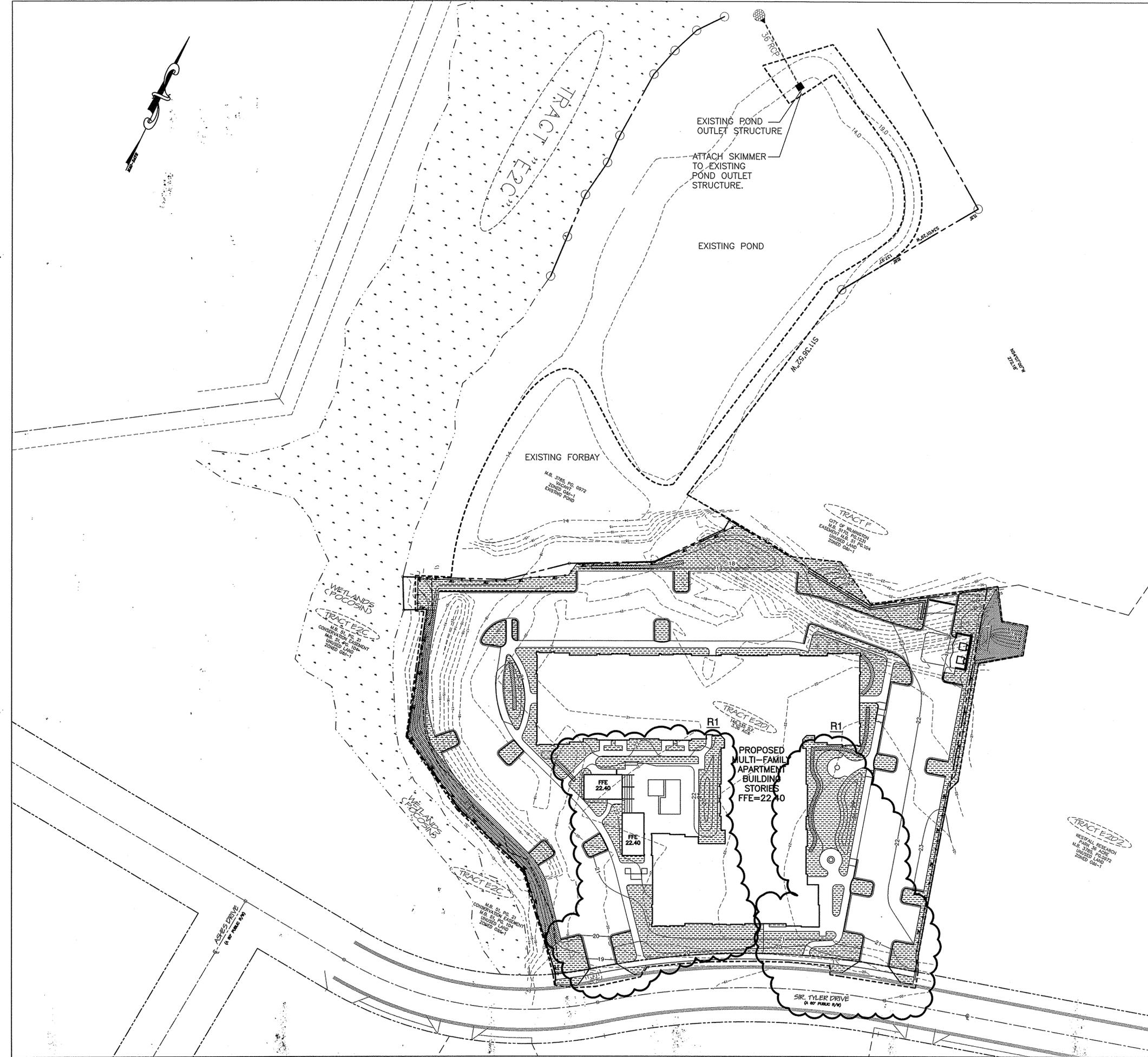
Planning: \_\_\_\_\_  
Traffic: \_\_\_\_\_  
Fire: \_\_\_\_\_

NC DENR PWSS WATER PERMIT #: \_\_\_\_\_ GPD  
DWD SEWER PERMIT #: \_\_\_\_\_ GPD  
SEWER CAPACITY: \_\_\_\_\_ GPD  
SEWER SHED # AND PLANT: \_\_\_\_\_  
SEWER TO FLOW THROUGH NEI: YES OR NO (CIRCLE ONE)

**SCALE: 1" = 20'**

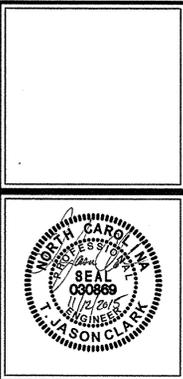
LEGEND		
SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES.	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH.
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES).

SEE SHEET CG5.0 FOR SEEDING SPECIFICATION



**OWNER**  
CCC WESTFALL PARK LLC  
WILLIAM M. MCCLATCHEY, JR.  
MANAGER  
3605 GLENWOOD AVE. SUITE 445  
RALEIGH, NC 27612  
919-926-1872

PERMIT PLANS



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

**City of WILMINGTON**  
Public Services • Engineering Division  
STORMWATER MANAGEMENT PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Signed: \_\_\_\_\_

**Approved Construction Plan**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning: \_\_\_\_\_  
Traffic: \_\_\_\_\_  
Fire: \_\_\_\_\_

NC DENR PWSS WATER PERMIT #: \_\_\_\_\_ GPD  
WATER CAPACITY: \_\_\_\_\_ GPD  
DWQ SEWER PERMIT #: \_\_\_\_\_  
SEWER CAPACITY: \_\_\_\_\_ GPD  
SEWER SHED # AND PLANT: \_\_\_\_\_  
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

**SCALE: 1" = 40'**

PROJECT: 215007  
DATE: 04.8.2015

REVISIONS: \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT SET 9/10/15  
TRC SIGNATURES 9/14/15  
R1: 11/10/15-REVISED GRADING, SIDEWALK, ADDED ROOF DRAIN.

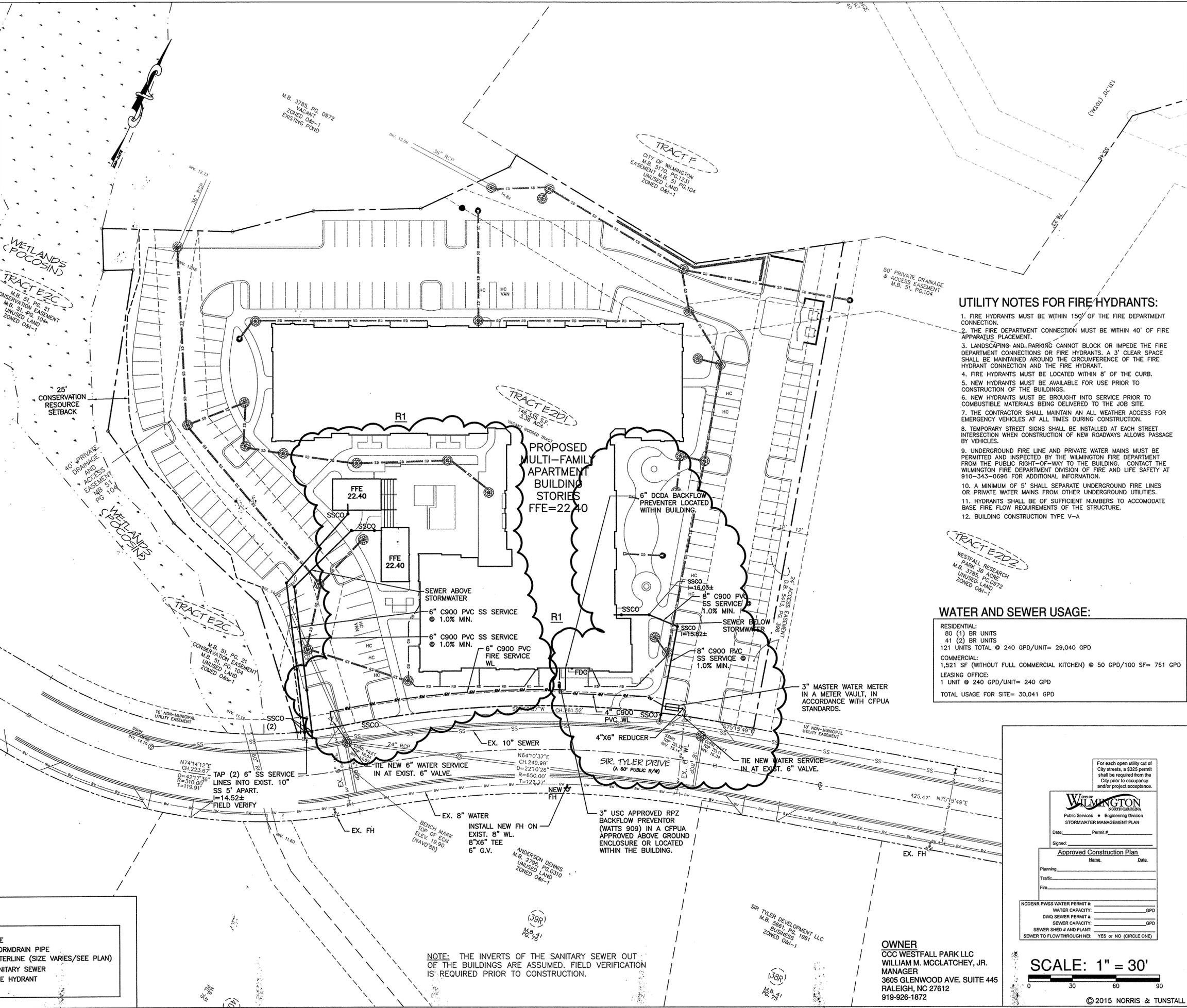
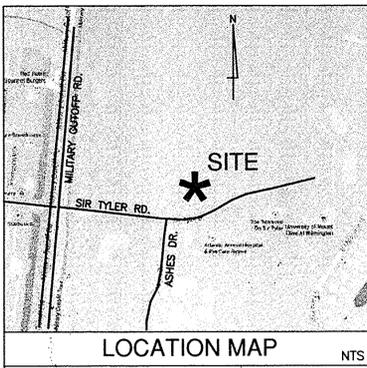
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

## CG3.2

SEEDING PLAN  
NT #15040

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F:\Projects\2015\15040\_MF at Westfall-Research Park\15040\_Plan\15040.mxd, 11/12/2015 7:46:16 AM



**UTILITY NOTES FOR FIRE HYDRANTS:**

1. FIRE HYDRANTS MUST BE WITHIN 150' OF THE FIRE DEPARTMENT CONNECTION.
2. THE FIRE DEPARTMENT CONNECTION MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
3. LANDSCAPING AND PARKING CANNOT BLOCK OR IMPEDE THE FIRE DEPARTMENT CONNECTIONS OR FIRE HYDRANTS. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANT CONNECTION AND THE FIRE HYDRANT.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
5. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDINGS.
6. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE JOB SITE.
7. THE CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
8. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
9. UNDERGROUND FIRE LINE AND PRIVATE WATER MAINS MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
10. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
11. HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF THE STRUCTURE.
12. BUILDING CONSTRUCTION TYPE V-A

**WATER AND SEWER USAGE:**

RESIDENTIAL:	80 (1) BR UNITS
	41 (2) BR UNITS
	121 UNITS TOTAL @ 240 GPD/UNIT= 29,040 GPD
COMMERCIAL:	1,521 SF (WITHOUT FULL COMMERCIAL KITCHEN) @ 50 GPD/100 SF= 761 GPD
LEASING OFFICE:	1 UNIT @ 240 GPD/UNIT= 240 GPD
<b>TOTAL USAGE FOR SITE=</b>	<b>30,041 GPD</b>

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

**WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
STORMWATER MANAGEMENT PLAN

Project: 216007  
Date: 04.8.2015  
Revisions: \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

NCDEMR PASS WATER PERMIT #: \_\_\_\_\_  
WATER CAPACITY: \_\_\_\_\_ GPD  
DWQ SEWER PERMIT #: \_\_\_\_\_  
SEWER CAPACITY: \_\_\_\_\_ GPD  
SEWER SHED # AND PLANT: \_\_\_\_\_  
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

**SCALE: 1" = 30'**

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**CLINE DESIGN**

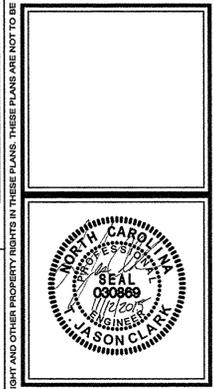
125 N. Harrington St.  
Raleigh, NC 27603  
919/833-6413  
919/836-1280 FAX  
ClineDesignAssoc.com  
Attn: Chris Tingler

**NORRIS & TUNSTALL**  
**CONSULTING ENGINEERS, P.C.**

902 MARKET STREET  
WILMINGTON, NC 28401  
PHONE (910) 343-8653  
FAX (910) 343-9604  
LICENCE #C-3841

**Mayfaire Flats**  
1817 Sir Tyler Drive  
Wilmington, North Carolina

**PERMIT PLANS**



OWNER  
CCC WESTFALL PARK LLC  
WILLIAM M. MCCLATCHY, JR.  
MANAGER  
3605 GLENWOOD AVE. SUITE 445  
RALEIGH, NC 27612  
919-926-1872

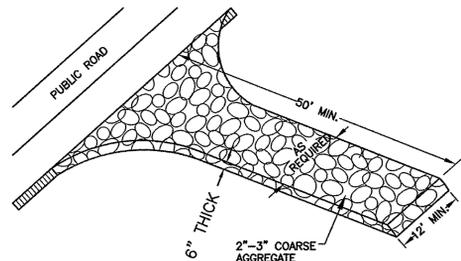
**CU4.0**  
NT #15040  
UTILITY PLAN

**LEGEND**

	PROPERTY LINE
	PROPOSED STORMDRAIN PIPE
	PROPOSED WATERLINE (SIZE VARIES/SEE PLAN)
	PROPOSED SANITARY SEWER
	PROPOSED FIRE HYDRANT

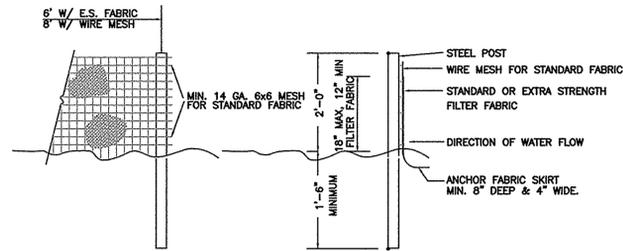
**NOTE:** THE INVERTS OF THE SANITARY SEWER OUT OF THE BUILDINGS ARE ASSUMED. FIELD VERIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.

I:\Projects\2015\15040 MF at Westfall-Research Park\15040 Plans.dwg 11/12/2015 7:45:47 AM



NOT TO SCALE

1 TEMPORARY GRAVELLED CONSTRUCTION ENTRANCE

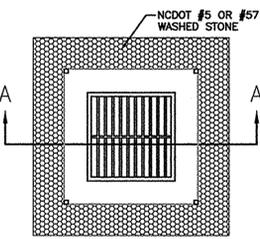


NOTES:

1. SYN. FENCE FABRIC SHALL BE MIN. OF 30\"/>

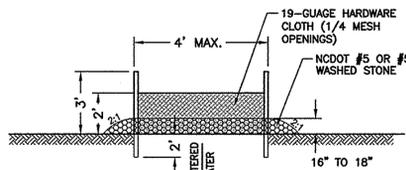
NOT TO SCALE

2 TEMPORARY SILT FENCE



CONSTRUCTION SEQUENCE:

1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5\"/>



MAINTENANCE:

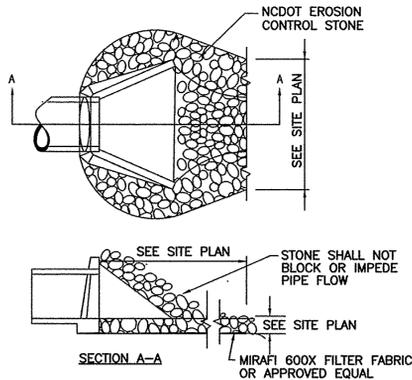
- INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

NOT TO SCALE

3 HARDWARE CLOTH AND GRAVEL INLET PROTECTION

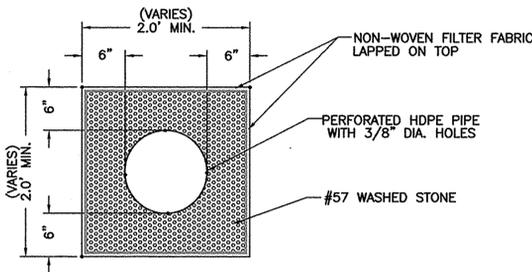


4 TYPICAL VEGETATED SWALE



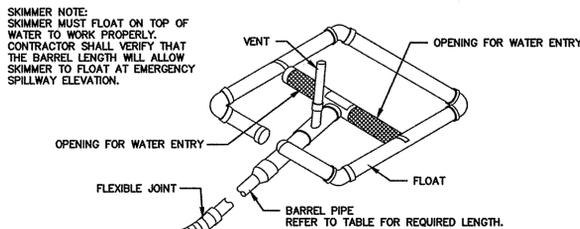
NOT TO SCALE

5 ENERGY DISSIPATOR



NOT TO SCALE

6 INFILTRATION TRENCH FOR HDPE PIPE DETAIL



NOTES:

1. 5\"/>

NOT TO SCALE

7 STANDARD SKIMMER DETAIL

EROSION CONTROL NOTES AND MAINTENANCE PLAN:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF-INCH RAINFALL.
2. ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
3. SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, BLOCK AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
4. DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
5. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET MAX. WITH THE USE OF EXTRA STRENGTH FABRIC, WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET MAX. WITH STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS IN THE SEDIMENT FENCE, THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF-FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.
6. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS WHEN THE DESIGN STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. THE ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED FROM BAFFLES WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
7. SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN WHEN THE DESIGN STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR IF THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED FROM BAFFLES WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
8. LAND QUALITY REQUIRES: ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED, ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN, TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS. WATER QUALITY REQUIRES: ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, ALL SLOPES STEEPER THAN 3\"/>

TEMPORARY/PERMANENT GRASS SPECIFICATION:

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS.
  2. RIP THE ENTIRE AREA TO A 6 INCH DEPTH.
  3. REMOVE ALL ROCKS, ROOTS AND OTHER OBSTRUCTIONS LEAVING SURFACES SMOOTH AND UNIFORM.
  4. APPLY AGRICULTURAL LIME AND FERTILIZER UNIFORMLY AND MIX WITH SOIL. LIME: 45 LBS. PER 1000 S.F. PHOSPHOROUS: 20 LBS PER 1000 S.F. FERTILIZER: 17 LBS. PER 1000 S.F.
  5. CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM, UNIFORM SEED BED IS PREPARED 4-6 INCHES DEEP.
  6. SEED ON A FRESHLY PREPARED SEED BED AND COVER SEED LIGHTLY. 2 - 3 LBS PER 1000 S.F. (SEE MIXTURE BELOW)
  7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH. GRAIN STRAW & HAY AT 75 TO 100 LBS PER 1000 S.F. WOOD CHIPS AT 500 LBS. PER 1000 S.F. JUTE & MESH AS PER MANUFACTURER
  8. ASPHALT FOR ANCHORING MULCH SHALL BE TYPE SS-1 EMULSION AND APPLIED AT A RATE OF 1000 GAL. PER ACRE FOR SLOPE STABILIZATION, AND 150 GAL. PER TON OF STRAW FOR ANCHORING STRAW.
  9. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEED WITHIN THE PLANTING SEASON, IF POSSIBLE. IF GRASS STAND SHOULD BE OVER 50% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
  10. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE, TREATMENT, AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
  11. SEED FOR TEMPORARY AND PERMANENT APPLICATIONS SHALL BE:
    - 20% CARPET GRASS
    - 28% BERMUDA GRASS
    - 20% TURF FESCUE
    - 10% CREEPING RED FESCUE
    - 20% ANNUAL RYE GRASS
- \*BERMUDA SEED SHALL BE HULLED FOR WARM WEATHER PLANTING. PURITY OF SEED SHALL BE A MIN. OF 98% AND GERMINATION SHALL BE A MIN. OF 85%.
- ALL DISTURBED AREA SHALL BE SEEDED WITHIN 7-14 DAYS OF THE COMPLETION OF GRADING. SEE EROSION CONTROL AND MAINTENANCE NOTES. CONSULT CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS. OTHER SEEDING SCHEDULES MAY BE POSSIBLE.

SITE WORK NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH FIELD CONSTRUCTION CONDITIONS.
2. CONTRACTOR SHALL COORDINATE WORK WITHIN NCDOT AND LOCAL RIGHT OF WAYS WITH PROPER AUTHORITIES AND SHALL MEET ANY REQUIREMENTS AS TO TRAFFIC CONTROL AND CONNECTION TO EXISTING STREETS.
3. CLEARING AND GRUBBING: REMOVE ALL TREES AS REQUIRED UNLESS OTHERWISE NOTED TO REMAIN. STUMP, ROOTS, SHRUBBERY, ASPHALT CONCRETE, STRUCTURES, BURIED UTILITIES, STORAGE TANKS, ETC. WITHIN LIMITS OF CONSTRUCTION.
4. STRIPPING: BEFORE EXCAVATING OR FILLING, REMOVE ALL TOPSOIL, WOOD, LEAVES, AND ANY OTHER UNSUITABLE MATERIAL.
5. MUCKING: REMOVE ANY SOFT, ORGANIC SILT MATERIALS AND EXISTING BURIED CONSTRUCTION DEBRIS AS REQUIRED AND FILL TO SUBGRADE ELEVATIONS WITH A CLEAN SELECT-FILL COMPACTED AS SPECIFIED.
6. DISPOSAL: CLEARED, GRUBBED, STRIPPED OR EXCAVATED SPOIL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES.
7. BORROW MATERIAL: THE CONTRACTOR SHALL FURNISH BORROW MATERIAL REQUIRED FROM OFF SITE AND OBTAIN ALL REQUIRED PERMITS ASSOCIATED WITH BORROW OPERATIONS.
8. FILL AND COMPACTION: AFTER STRIPPING THOSE AREAS DESIGNATED TO RECEIVE FILL SHOULD BE PROOFROLLED, THE TOP 8\"/>

OWNER  
CCC WESTFALL PARK LLC  
WILLIAM M. MCCLATCHY, JR.  
MANAGER  
3605 GLENWOOD AVE. SUITE 445  
RALEIGH, NC 27612  
919-926-1872

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

City of WILMINGTON, NORTH CAROLINA  
Public Services • Engineering Division  
STORMWATER MANAGEMENT PLAN  
Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

Approved Construction Plan  
Name \_\_\_\_\_ Date \_\_\_\_\_  
Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_

NCDENR PWSS WATER PERMIT #: \_\_\_\_\_ GPD  
WATER CAPACITY: \_\_\_\_\_ GPD  
DWG SEWER PERMIT #: \_\_\_\_\_  
SEWER CAPACITY: \_\_\_\_\_ GPD  
SEWER SHED # AND PLANT: \_\_\_\_\_  
SEWER TO FLOW THROUGH NEI: YES OR NO (CIRCLE ONE)

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**CLINE DESIGN**  
125 N. Harrington St.  
Raleigh, NC 27603  
919/833-6413  
919/836-1280 FAX  
ClineDesignAssoc.com  
Attn: Chris Tingle

**NORRIS & TUNSTALL CONSULTING ENGINEERS, P.C.**  
902 MARKET STREET  
WILMINGTON, NC 28401  
PHONE (910) 343-9653  
FAX (910) 343-8604  
LICENCE #C-3641

Mayfaire Flats I  
1817 Sir Tyler Drive  
Wilmington, North Carolina

PERMIT PLANS

SEAL  
030869  
T. JASON CLARK  
REGISTERED PROFESSIONAL ENGINEER  
NORTH CAROLINA

PROJECT: 215007  
DATE: 04.8.2015  
REVISIONS: \_\_\_\_\_ DATE \_\_\_\_\_  
PER COW COMMENTS 6.18.15  
R1: 11/10/15-NAME AND OWNER CHANGE

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

**CG5.0**  
NT #15040

GRADING, STORM DRAINAGE, AND EROSION CONTROL NOTES AND DETAILS

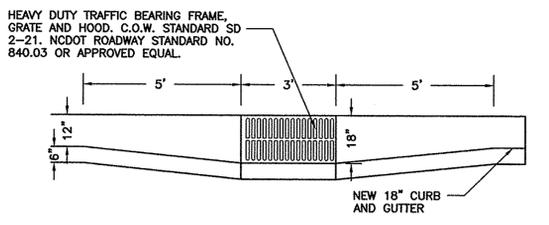
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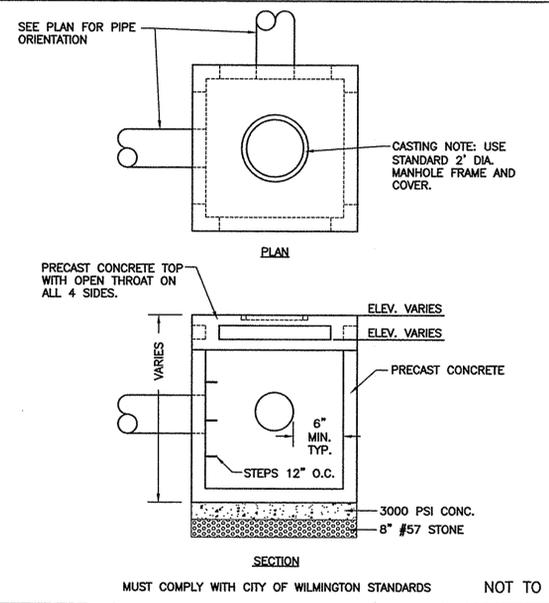
PROJECT: 215007	DATE: 04.8.2015
REVISIONS:	DATE
PER COW COMMENTS 6.19.15	
PERMIT SET 7.22.15	
R1: 11/10/15-NAME AND OWNER CHANGE	

DRAWN BY:	CHECKED BY:
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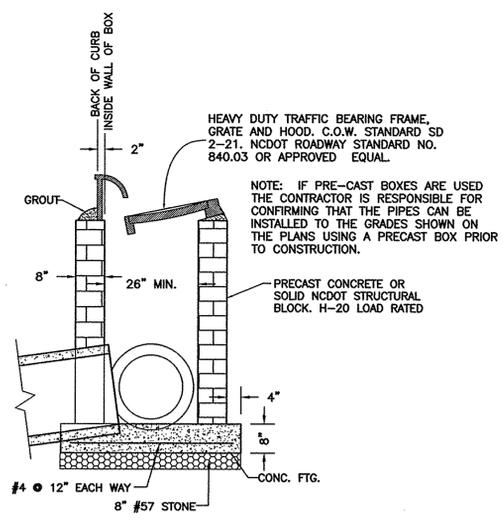
**CG5.1**  
NT #15040



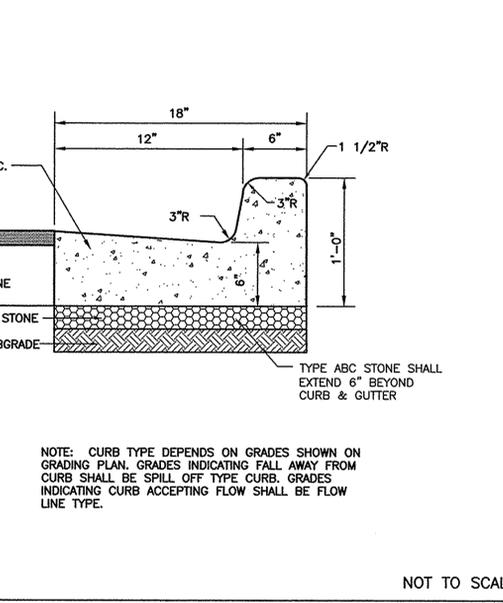
4 18" CURB AND GUTTER INLET OFFSET DETAIL



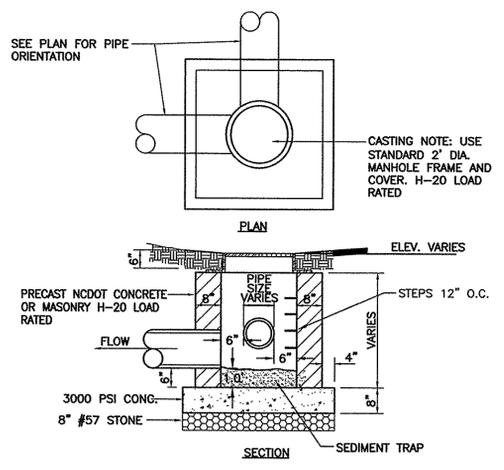
5 18" CURB AND GUTTER SECTION (SPILL-OFF)



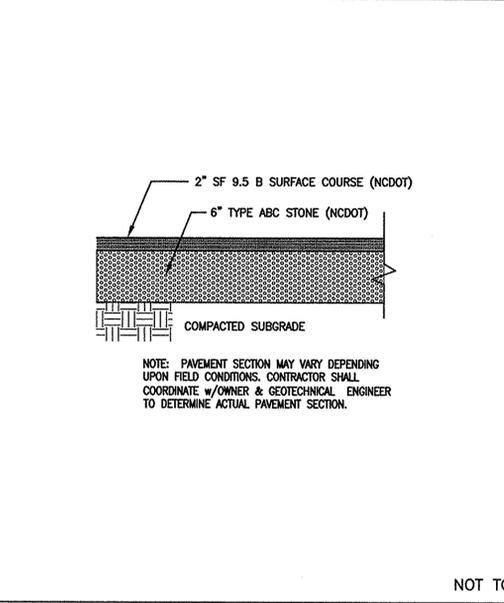
2 CATCH BASIN DETAIL



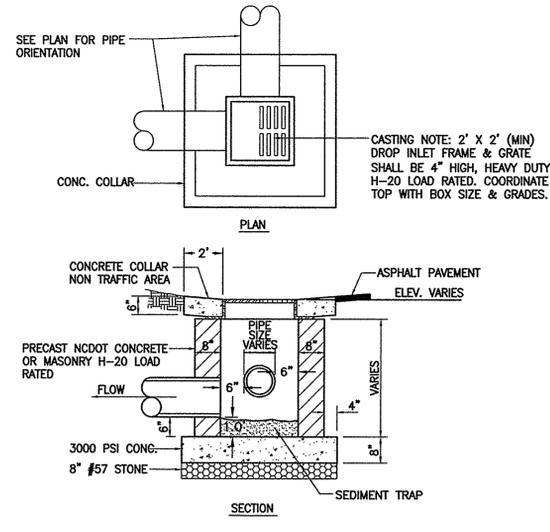
6 18" CURB AND GUTTER SECTION (FLOW-LINE)



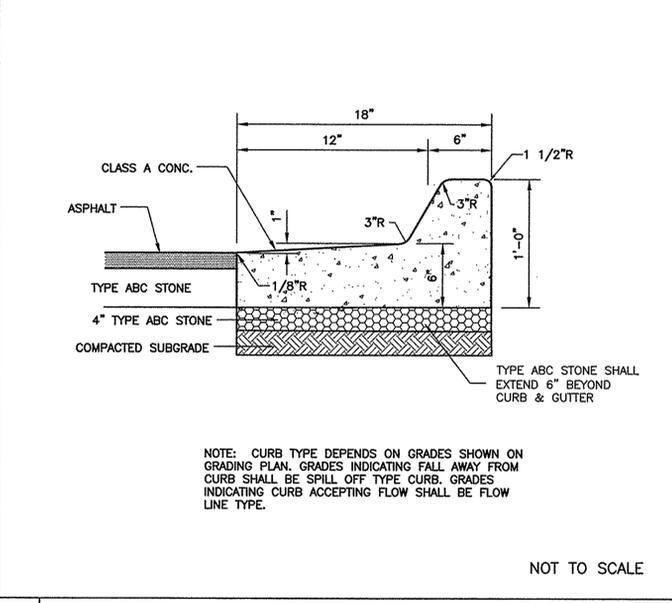
3 JUNCTION BOX DETAIL



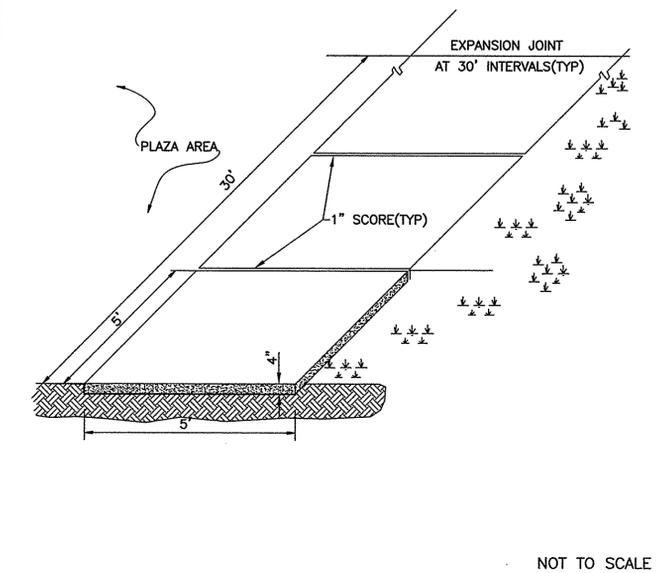
7 ASPHALT PAVEMENT SECTION



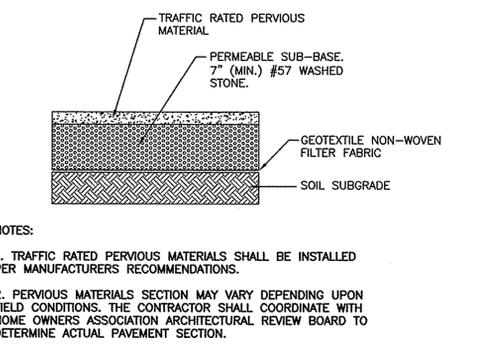
1 DROP INLET DETAIL



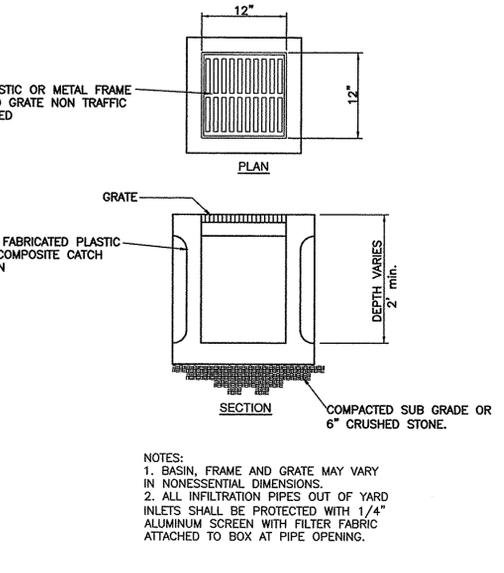
8 DROP INLET DETAIL WITH OPEN THROAT TOP



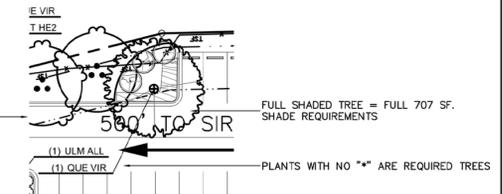
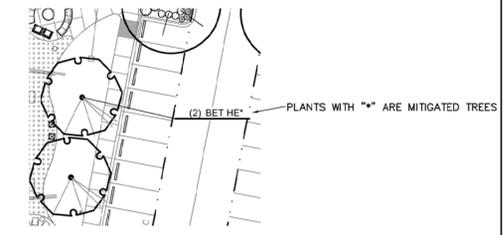
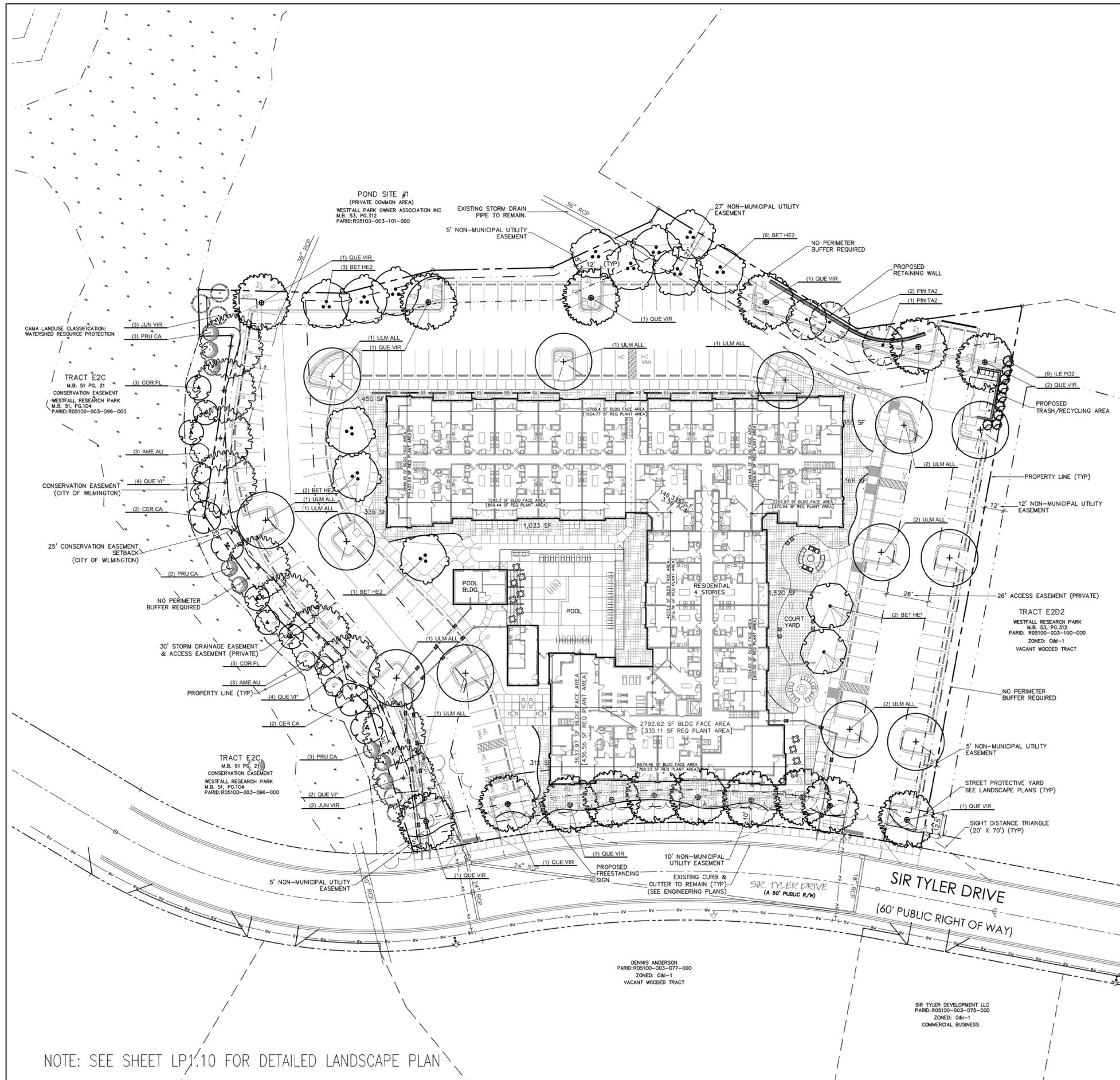
9 STANDARD SIDEWALK DETAIL



10 PERVIOUS PAVEMENT SECTION



11 YARD INLET



### Legend 03

**SITE DATA**

STREET YARD LENGTH	261.92
315.92'-52' (DRIVEWAY)=261.92	

**Sec.18-460 MITIGATION**

REPLACEMENT TREES REQUIRED	12 TREES
SEE SHEET SD0.11 FOR CALCULATIONS	
REPLACEMENT PROPOSED	12 TREES

**Sec.18-477 STREET YARD LANDSCAPING**

STREET YARD AREA REQUIRED	4,715 SF
261.92 LF, O&I MULTIPLIER = 18, 27' MAX, 9"MIN	
STREET YARD AREA PROPOSED	4,734 SF
TREES REQUIRED	8 TREES
4,715 SF X (1 CANOPY TREE / 600 SF)	
2-2 1/2" MIN DBH	
TREES PROPOSED	8 TREES
SHRUBS REQUIRED	47 SHRUBS
4,715 SF X (5 SHRUBS / 600 SF)	
12" MIN HT	
SHRUBS PROPOSED	97 SHRUBS

**Sec.18-481 PARKING LOT LANDSCAPING**

INTERIOR PARKING FACILITY PROPOSED	57,371 SF
SHADING REQUIRED	11,474 SF
57,371 SF X .20	
O&I IMPERVIOUS PARKING	28,286 SF
ADDITIONAL SHADING REQUIRED	12,711 SF
42,371 SF X .30	
TOTAL PARKING SHADING REQUIRED	24,185 SF
11,474+12,711=24,185	
TOTAL PARKING SHADING PROVIDED	25,252 SF
SHRUBS REQUIRED	ISLAND COVER
SHRUBS PROPOSED	ISLAND COVER

**Sec.18-490 FOUNDATION PLANTINGS**

LANDSCAPE AREA REQUIRED	7,025 SF
AREA OF BLDG FACE X .12	
1,301 LF X 45' HT X .12	
LANDSCAPE AREA PROPOSED	>7,100 SF

### Landscape Calculations 02

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

Approved Construction Plan

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

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

**PROJECT: 215007**  
DATE: 05.13.2015

REVISIONS:	DATE
Per COW Cmnts	6.19.15
Per COW Cmnts	7.14.15
Per COW Cmnts	7.28.15
For Signatures	9.14.15
Walk Revision	11.13.15

DRAWN BY: CT  
CHECKED BY: CT/MWL  
Code Compliant  
Landscape Plan



### Code Compliant Landscape Plan 04

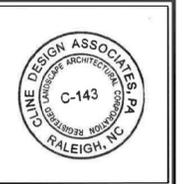
### City of Wilmington Approvals 01

### LP1.00

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DPJ Residential Acquisitions, LLC  
Mayfaire Flats I  
1817 Sir Tyler Drive  
Wilmington, North Carolina

Preliminary  
TRC Review



PLANT SCHEDULE STREETYARD

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPR.	REMARKS	XERIC LANDSCAPE TREES
JUN VIR	1	Juniperus virginiana	Eastern Red Cedar	2"	8'	3-4'	Full to Ground, Matched	1
QUE VIR	10	Quercus virginiana	Southern Live Oak	2-2.5'	12-14'	8'-10'	Full Head. Matched	10
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HT.	SPR.	REMARKS	SHRUBS	
ABE CON	4	Abelia x grandiflora 'Confetii' TM	Variegated Abelia	18"-24"	18"-24"			
CAL BEA	1	Callicarpa americana	American Beauty Berry	24"	24"	Full, 42" O.C.		
ILE CAR	21	Ilex cornuta Carissa	Carissa Holly	18-24"	18"-24"		21	
ILE SKY	9	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	30"-36"	8-12"	Full, Matched		
ILE BOU	25	Ilex vomitoria 'Bourdeaux'	Bourdeaux Dwarf Yaupon	12-18"	10"-12"	Full, Matched	25	
ITE VIR	9	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	18-24"	15-18"	Full		
JUN BL4	3	Juniperus chinensis 'Blue Point'	Blue Point Juniper	36-42"	24-30"	Full to Ground, Matched	3	
JUN SP2	3	Juniperus chinensis 'Spartan'	Spartan Juniper	12-18"	8-10"	Full to Ground, Matched	3	
LOR DIA	45	Loropetalum chinense rubrum 'Purple Diamond'	Purple Diamond Loropetalum	12-18"	10-16"	Full, Matched		
MUH CA3	41	Muhlenbergia capillaris	Pink Muhly	10-16"	10"-12"	Full, Matched	41	
MYR CER	3	Myrica cerifera	Wax Myrtle	5-6'	3-4'	FULL	3	
NER PIN	23	Nerium oleander 'Little Red' PP#4836	Red Oleander	12-18"	8-12"	Full	23	
PEN AL2	3	Pennisetum alopecuroides	Fountain Grass	15-18"	15-18"	Full, Matched		
PEN CAS	14	Pennisetum alopecuroides 'Cassian'	Cassian Dwarf Fountain Grass	10"-12"	6"-8"	FULL		
PIT VA2	16	Pittosporum tobira 'Turners's Variegated Dwarf'	Dwarf Pittosporum	12"-18"	12"-18"		16	
ROS MEI	49	Rosa x 'Meigalpio' PP# 17,877	Red Drift Rose	8-10"	12-15"			
YUC FIL	28	Yucca filamentosa	Adam's Needle	18"-24"	18"-24"	Full, Matched,*soft leaf	28	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT.	SPR.	SPACING	REMARKS
ANN	59 sf	Annuals	Annuals	ANN				Seasonal Color

PLANT SCHEDULE ALL

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPR.	REMARKS	XERIC LANDSCAPE TREES
AME AU	6	Amelanchier x 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5"	8'	3-4'	Full, Matched	
BET HE2	12	Betula nigra 'Heritage'	Heritage River Birch	2"-2 1/2"	10'-12'	6-8'	Full Head. Matched, 3 Trunk min.	
BET HE*	2	Betula nigra 'Heritage'	Heritage River Birch	2"-2 1/2"	10'-12'	6'-8'		
CER CA	4	Cercis canadensis	Eastern Redbud	1.5"	8'-10'	6'-8'	Full head	
COR FL	6	Cornus florida	Eastern Dogwood	1.5"	8-10'	4'-5'	Full Head. Matched, 3 Trunk Min.	
ILE FO2	9	Ilex x attenuata 'Foster No. 2'	Foster No. 2 Holly	2"	8'-10'	4'-6'	FULL, MATCHED	
JUN VIR	5	Juniperus virginiana	Eastern Red Cedar	2"	8'	3-4'	Full to Ground, Matched	5
PIN TA2	3	Pinus taeda	Loblolly Pine	2-2.5'	12'-14'	6'-8'	Full	
PRU CA	8	Prunus caroliniana	Carolina Laurel Cherry	-	8'	5-6'	Full	8
QUE Vi*	10	Quercus virginiana	Southern Live Oak	2-2.5"	12-14'	8'-10'	Full Head	10
QUE VIR	16	Quercus virginiana	Southern Live Oak	2-2.5"	12-14'	8'-10'	Full Head. Matched	16
ULM ALL	13	Ulmus parvifolia 'UPMTF'	Bosque@Lacebark Elm	2-2.5"	12'-14'	6'-8'	Full Head. Matched	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HT.	SPR.	REMARKS	SHRUBS	
ABE CON	8	Abelia x grandiflora 'Confetii' TM	Variegated Abelia	18"-24"	18"-24"			
ARO ARB	31	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry/Red Chokeberry	24-36"	18-24"	Full, Matched		
CAL BEA	16	Callicarpa americana	American Beauty Berry	24"	24"	Full, 42" O.C.		
FAT JAP	1	Fatsia japonica	Japanese Fatsia	24-36"	24-36"			
ILE CAR	84	Ilex cornuta Carissa	Carissa Holly	18-24"	18"-24"		84	
ILE SKY	9	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	30"-36"	8-12"	Full, Matched		
ILE GLA	23	Ilex glabra	Inkberry Holly	30-36"	24-30"	Full to Ground, Matched	23	
ILE BOU	42	Ilex vomitoria 'Bourdeaux'	Bourdeaux Dwarf Yaupon	12-18"	10"-12"	Full, Matched	42	
ITE VIR	80	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	18-24"	15-18"	Full		
JUN BL4	3	Juniperus chinensis 'Blue Point'	Blue Point Juniper	36-42"	24-30"	Full to Ground, Matched	3	
JUN NIC	11	Juniperus chinensis 'Nick's Compact'	'Nick's Compact' Juniper	12-15"	12-15"	Full	11	
JUN SP2	43	Juniperus chinensis 'Spartan'	Spartan Juniper	12-18"	8-10"	Full to Ground, Matched		
LOR BUR	8	Loropetalum chinense rubrum 'Burgundy'	Burgundy Loropetalum	36"-42"	30"-36"	Full		
LOR DIA	47	Loropetalum chinense rubrum 'Purple Diamond'	Purple Diamond Loropetalum	12-18"	10-16"	Full, Matched		
MUH CA3	309	Muhlenbergia capillaris	Pink Muhly	10-16"	10"-12"	Full, Matched	309	
MYR CER	7	Myrica cerifera	Wax Myrtle	5-6'	3-4'	FULL	7	
NAN MOO	1	Nandina domestica 'Moon Bay' TM	Heavenly Bamboo	12"-18"	12"-18"	Full, Matched		
NER PIN	47	Nerium oleander 'Little Red' PP#4836	Red Oleander	12-18"	8-12"	Full	47	
PAN NOR	20	Panicum virgatum 'Northwind'	Northwind Switch Grass	18"-24"	12"-18"	Full		
PAN SHE	129	Panicum virgatum 'Shenendoah'	Burgundy Switch Grass	18"-24"	12"-18"	Full		
PEN AL2	3	Pennisetum alopecuroides	Fountain Grass	15-18"	15-18"	Full, Matched		
PEN CAS	102	Pennisetum alopecuroides 'Cassian'	Cassian Dwarf Fountain Grass	10"-12"	6"-8"	FULL		
PIT VA2	19	Pittosporum tobira 'Turners's Variegated Dwarf'	Dwarf Pittosporum	12"-18"	12"-18"		19	
ROS MEI	91	Rosa x 'Meigalpio' PP# 17,877	Red Drift Rose	8-10"	12-15"			
VIB CHI	11	Viburnum awabuki 'Chindo'	Chindo Viburnum	18-24"	12-18"	Full, Matched		
YUC FIL	28	Yucca filamentosa	Adam's Needle	18"-24"	18"-24"	Full, Matched,*soft leaf	28	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT.	SPR.	SPACING	REMARKS
JUN AN3	38	Juniperus horizontalis 'Andorra'	Andorra Juniper	3 gal	8-10"	12-18"	48" o.c.	Full
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT.	SPR.	SPACING	REMARKS
ANN	59 sf	Annuals	Annuals	ANN				Seasonal Color

MULCH DOUBLE SHREADED HARDWOOD

TURF GRASS Zoysia Zoysia hybrids

\*ALL DISTURBED AREAS NOT LABELED AS SOD ARE TO BE SEEDED.

NOTE: TREES WITH (\*) IN THE NAME ARE MITIGATED TREES.

Plant Schedule 02

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

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

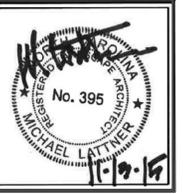
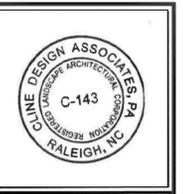
City of Wilmington Approvals 01



125 N. Harrington St. Raleigh, NC 27603 919/833-6413 919/836-1280 FAX ClineDesignAssoc.com Attn: Chris Tringler

DPJ Residential Acquisitions, LLC  
Mayfaire Flats I  
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Preliminary TRC Review



PROJECT: 215007  
DATE: 05.13.2015  
REVISIONS: DATE  
Per COW Cmnts 6.19.15  
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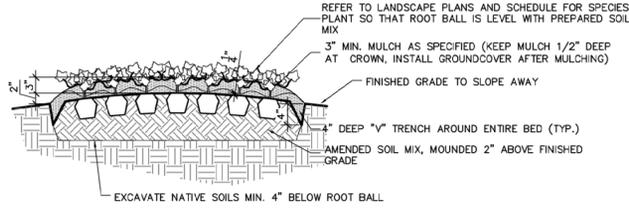
DRAWN BY: CT  
CHECKED BY: CT/MWL

Plant Schedule

LP2.00

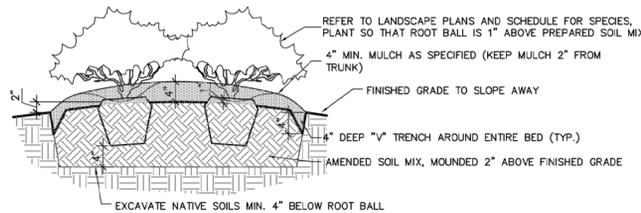
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- GENERAL NOTES:**
1. THOROUGHLY TILL IN PLANTING MIXTURE AMENDMENTS TO A MIN. DEPTH OF 12" IN ENTIRE BED AREA.
  2. WORK SOIL TO A LOOSE, UNIFORM TEXTURE.
  3. HAND-TAMP BACKFILL TO REMOVE VOIDS/AIR POCKETS.
  4. WATER IMMEDIATELY AFTER INSTALLATION UNTIL NO MORE WATER IS ABSORBED.
  5. SEE SOIL PREPARATION AND AMENDMENT NOTES



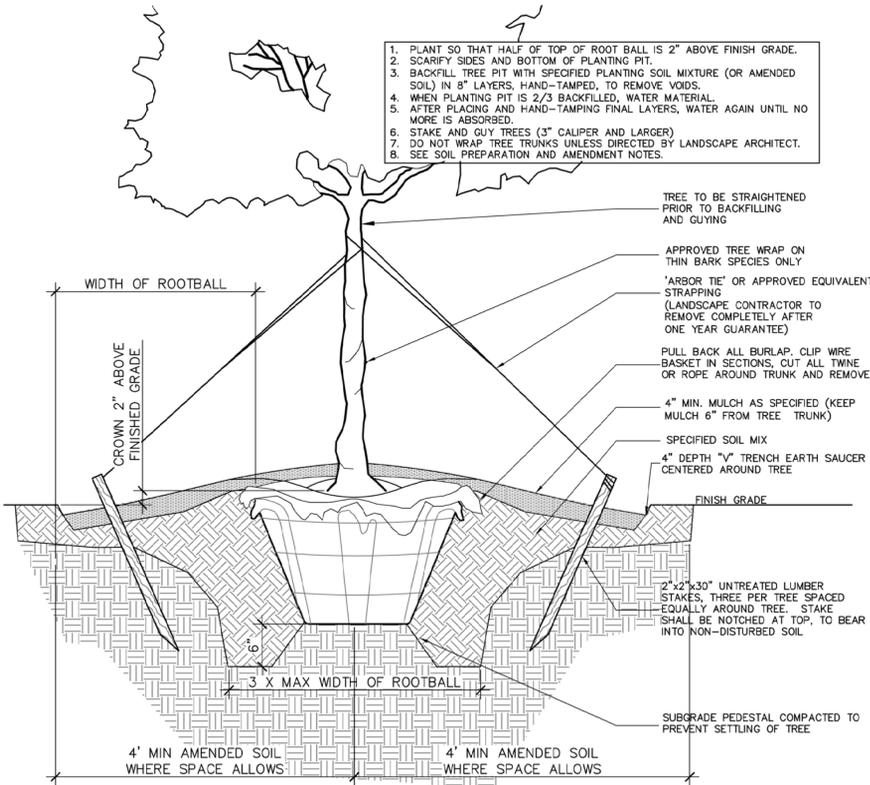
Typical Groundcover Planting 06

- GENERAL NOTES:**
1. PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISH GRADE.
  2. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
  3. BACKFILL PLANTING PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 6" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
  4. WHEN PLANTING PIT IS 2/3 BACKFILLED, WATER MATERIAL.
  5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
  6. ROOTBALL IS TO BE DISTURBED SO THAT ROOTS WILL GROW OUT INTO SOIL MIX
  7. SEE SOIL PREPARATION AND AMENDMENT NOTES



Typical Shrub Planting 05

1. PLANT SO THAT HALF OF TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
3. BACKFILL TREE PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 8" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
4. WHEN PLANTING PIT IS 2/3 BACKFILLED, WATER MATERIAL.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
6. STAKE AND GUY TREES (3" CALIPER AND LARGER)
7. DO NOT WRAP TREE TRUNKS UNLESS DIRECTED BY LANDSCAPE ARCHITECT.
8. SEE SOIL PREPARATION AND AMENDMENT NOTES.



Typical Tree Planting 04

**Landscape Maintenance Notes**

- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:
- A. Fertilization: Avoid any nitrogen fertilization of cool-season grasses, such as tall fescue, after the February application until September. Fertilize lawns three times per year September 15, October 31, and February 15 according to soil test.
- B. Pruning: Purpose of pruning is to improve health and vigor of woody plants, adjustments to the foliage and branching density for visual screens and managing competition, and improving the appearance of trees and shrubs. Pruning shall be limited to removal of dead wood or branches for trees or for sight distances/safety reasons for the first year. The ANSI A300 Tree Care Operations standards should be adhered to. The pruning of shrubs shall be limited to the pruning necessary to maintain the natural shape of the plant except for sheared hedges.
1. Shrubs in buffers allowed to remain full to ground and 6'-8' height.
  2. Shrubs in streetscape buffer trimmed to continuous soft hedges below trees.
  3. Shrubs in planting islands kept trimmed to 36" maximum height.
- C. Pest Control: Pre-emergent weed control for lawns and shrub beds may be applied in February. Chemical treatment for insect infestation and disease may be applied and shall be specific to the problem.
- D. Mulching: Mulching shall be maintained at a depth of 2"-3" in plant beds. Mulch shall be reapplied every year.
- E. Mowing primary fescue lawns shall be maintained at a height of 3". Secondary turf areas may be maintained higher and less frequently. Warm season grasses shall be mowed as needed during the growing season to maintain the recommended height of the species of turf grass.
- F. Plant protection: Avoid excess intrusion into the root zone area of established plantings. Install tree protection fencing as shown during construction.
- G. Watering: If any irrigation system is utilized, the system shall be regulated to provide approximately 1" of rainfall per week during the growing season.

Landscape Maintenance Notes 03

**Landscape Planting Notes**

1. Verification of total landscape material quantities as shown on the landscape plans and in the plant list shall be the responsibility of the landscape contractor. The landscape architect shall be notified of any discrepancies prior to final bidding or installation.
  2. All landscape materials shall conform to the most recent American Standards for Nursery Stock established by the American Association of Nurserymen (A.A.N.).
  3. Soil analysis shall be obtained by landscape contractor prior to planting. See Soil Preparation and Amendment Notes
  4. Shrub bed area preparation is highly preferred to individually dug holes.
  5. Trees with root flare covered by more than 1.5' of soil will be rejected prior to installation.
  6. Landscape material placed in prepared holes shall be properly backfilled prior to the end of the working day.
  7. All saucers shall be soaked with water and mulched immediately following installation.
  8. All prepared ground cover and annual bed installations shall be properly soaked and mulched prior to the end of the day.
  9. Landscape Architect shall approve any on-site plant storage area for accessibility, shade conditions, heating-in mulch material and temporary watering methods.
  10. Lift and set the tree by root ball only. Do not lift using the tree trunk. Do not use tree trunk as a lever.
  11. All root balls removed from containers shall be scarified by hand prior to placement and back filling with prepared soils. Hand tools are not to be used to scarify root balls.
  12. All root balls and wrapping twine shall be cut and removed from around the upper parts of the root ball. Metal basket wires and burlap shall be pulled back and tucked under the edges of the saucer rings on all trees and large shrubs. All synthetic burlap shall be removed from plant balls prior to back filling.
  13. All plant beds or raised saucer rings shall be edged with smooth, continuous curves.
  14. All plant material shall be planted at heights as illustrated in plant details.
  15. Tree guying shall be performed within a week of planting. The landscape contractor shall be responsible for removing all tree guying strapping and stakes after the first full growing season or one year, whichever comes first.
  16. B & B as listed under "root" in the plant list indicates balled and burlapped.
  17. Contractor shall verify locations of underground utilities prior to planting. Any exposed or uncovered lines shall be shown to general contractor prior to backfilling.
  18. All plant beds and raised saucer rings shall be graded to provide adequate drainage and shall be mulched as specified.
  19. All materials, planting and landscape work shall conform to the current municipal authority's standard specifications and details.
  20. All landscape areas that are not planted and mulched or paved shall be seeded or sodded per owner's direction with rebel IV turf type tall fescue, unless otherwise noted.
  21. Tree protection fence shall be installed, inspected and approved prior to the issuance of any grading or other permits.
  22. First year pruning of tree crown shall be limited to removal of dead & damaged wood.
  23. The owner shall be responsible for the maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation i.e. thickets) and kept them free from trash, debris and other materials.
  24. The owner shall be responsible for the replacement of any required planting, which is removed or dies after the date of planting. Such replacement shall occur during the next planting season.
- Soil Preparation and Amendment Notes**
1. Soil samples shall be taken and submitted for soil analysis to the NCDA & CS, 4300 Reedy Creek Rd., Raleigh NC, 27607-6465
  2. Per recommendation of soils report; landscape contractor to supplement soil with lime, macronutrients and micronutrients.
  3. Contractor to amend soil with organic material and/or sand to yield the final soil ratio:  
33.3% Sand/Silt  
33.3% Clay  
33.3% Organic Material \*
  4. Native soil, Lims, Nutrients and Amendments to be tilled to a minimum width of 3-5 x root ball for trees. Shrub and groundcover planting areas shall be tilled to a minimum 4" below rootball or a minimum 12" deep.

Planting and Soil Notes 02

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

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Approved Construction Plan

Name _____	Date _____
Planning _____	
Public Utilities _____	
Traffic _____	
Fire _____	

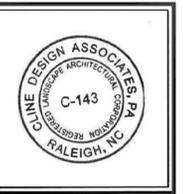
City of Wilmington Approvals 01



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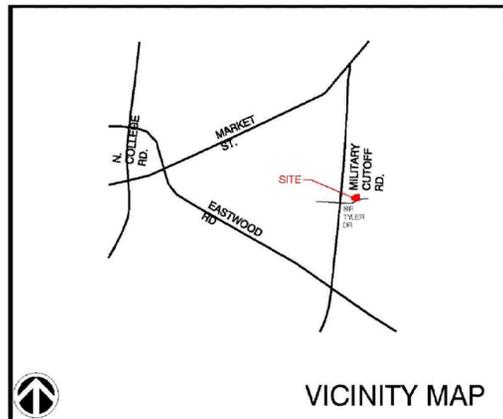
PROJECT: 215007  
DATE: 05.13.2015

REVISIONS:	DATE
Per COW Cmnts	6.19.15
Per COW Cmnts	7.14.15
Per COW Cmnts	7.28.15
For Signatures	9.14.15
Walk Revision	11.13.15

DRAWN BY: CT  
CHECKED BY: CT/MWL  
Landscape Details & Notes

LP2.10

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CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Parking	661.50x553.00ft	Parking Area Property Line	512 264	10.00 10.00	(+) (+)	1.50 0.39	3.00 2.05	0.57 0.01	5.27 162.29	2.64 30.85

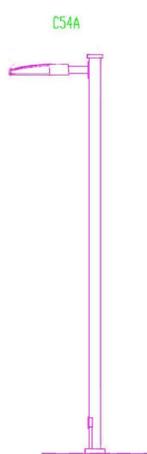
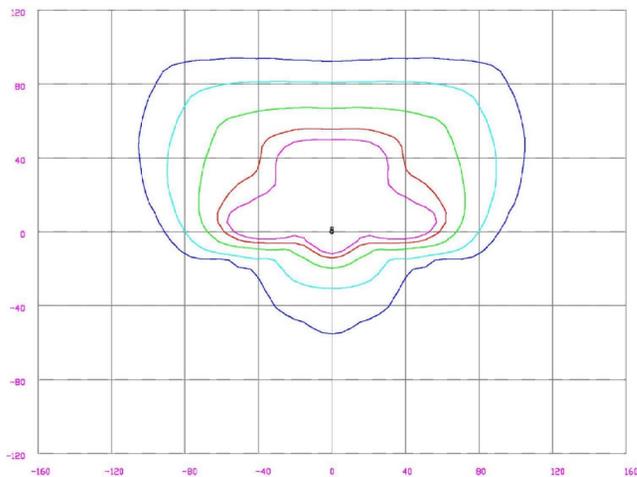
Westfall Park (15-018) LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
C544	⊕	COOPER LIGHTING CP205 4 1/POLE (1) 'C054' CP205_4_1-4/POLE	(64) LED 4000K	20555	30' MT HT Cooper SB	0.85 9

ISOFOTOCANDLE CURVES

FIXTURE: LED205, GALLEDN  
MOUNTING HEIGHT: 30 FT  
LIGHT SOURCE: LED'S, 4000K, 70 CRI  
PATTERN TYPE IV, B3-U0-G4 (zero light at or above 90 degrees)

ASSY# L21KLED21S4BLMC (BLACK)  
POLE ASSY# PLS30ABDSQ3LC (BLACK)  
BRACKET ASSY# LBKTSBUBLC (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy Progress. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



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WESTFALL PARK APARTMENTS WILMINGTON NC	
SITE LIGHTING PLAN	
Designed by	DEP LIGHTING SOLUTIONS
Reviewed by	C. BREND Scale 1" = 30'
Date	07/13/2015 Size "Arch D"
Description	LED205 SHOEBOX FIXTURES
Drawing No.	15-0118B Sht. 1 OF 1

**CLINE DESIGN**

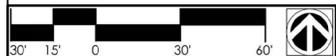
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DRAWN BY:	CT
CHECKED BY:	CT/MWL
Lighting Plan	



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