FOR CONSTRUCTION
May 9, 2008

Meridian at Fairfield Park

CLINE DESIGN
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Raleigh, NC 27603
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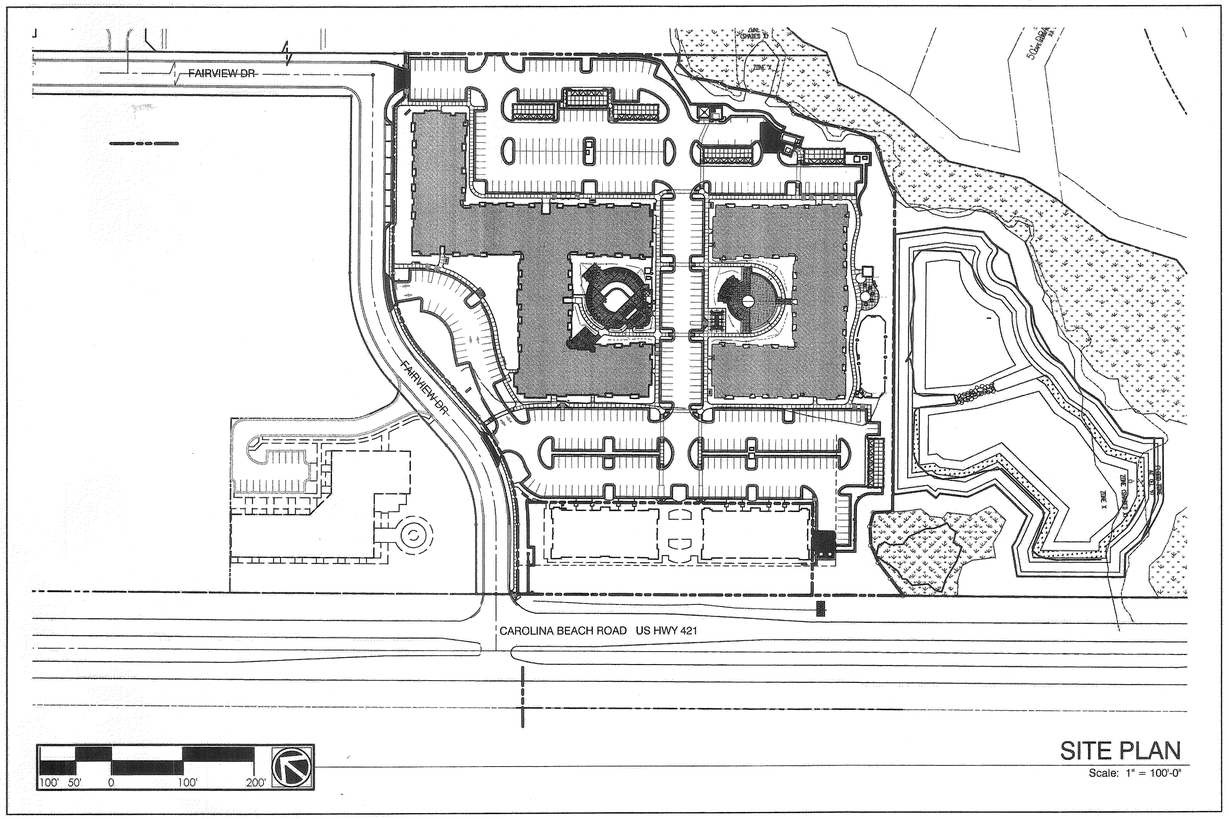
WILMINGTON, NORTH CAROLINA



SITE PLAN
Scale: 1" = 100'-0"

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Detail Title	G1.00
Existing Conditions	EC1.00
Site Inventory Plan	SD0.10
Tree Inventory	SD0.11
Tree Removal Data	SD0.12
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Preliminary Master Plan Layout	SD1.00
Preliminary Site Layout Plan	SD1.10
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Common and Open Space Plan	SD1.20
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Enlarged Grading and Storm Drainage Plan	CG3.10
Pavement Plan	CG3.20
Utility Plan	CU4.00
Utility Profile	CU4.10
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Erosion and Sediment Control Plan - Stage 1	CE5.00
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CFPUA Sanitary Sewer Details	SSD-1
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Enlarged Landscape Plan	LP1.30
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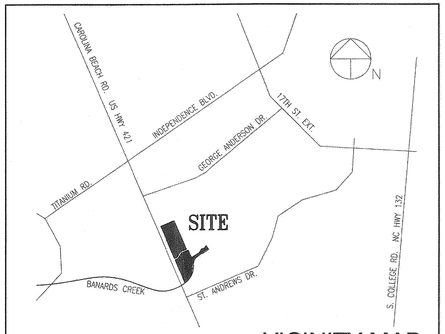
Per C.O.W. Comments 05-08-08
Per C.O.W. Comments 09-20-13
Per C.O.W. Comments 02-20-14
Per C.O.W. Comments 05-20-14
Per C.O.W. Comments 10-31-14

REVISIONS

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

NCDENR PWSS 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)

DEVELOPER:	Meridian at Fairfield Park, LLC. 6131 Falls of Neuse Rd Raleigh, North Carolina Contact: Mark Barker	919.277.1132
ARCHITECT:	AXIOM ARCHITECTURE 500 East Boulevard Charlotte, North Carolina Contact: Matt Majors	919.9279900
LANDSCAPE:	CLINE DESIGN ASSOCIATES, PA 125 N. Harrington St. Raleigh, North Carolina Contact: Chris Tingler	919.833.6413
CIVIL:	BNK 6310 Chapel Hill Rd. Ste: 250 Raleigh, North Carolina Contact: Robbie Bell	919.851.4422



VICINITY MAP

Approved Construction Plan

	Name	Date
Planning	[signature]	12/4/14
Engineering ~~Public Utilities~~	[signature] SDP ~~200303121~~ 2014635	12/4/14
Traffic	[signature]	12/4/14
Fire	S. Flowers	12/4/14

City of Wilmington TRC Submittal

PROJECT#: 013060

Fairfield Park, Wilmington, North Carolina

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CITY OF WILMINGTON STANDARD NOTES:

1. CONTACT THE "NORTH CAROLINA ONE CALL" CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
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 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 TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS
6. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
7. CONTACT KAREN DIXON AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
8. PROJECT SHALL COMPLY WITH CITY OF WILMINGTON CROSS CONNECTION 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.
9. 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 BOX.
10. ANY IRRIGATION SYSTEM SUPPLIED BY CITY WATER SHALL COMPLY WITH THE CITY'S CROSS CONNECTION CONTROL REGULATIONS. CALL 343-3910 FOR INFORMATION.
11. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CITY WILL NEED TO BE ON THE LIST OF APPROVED DEVICES ANY USCFCCCHR OR ASSE.
12. WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO 10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THIS WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FURTHER LOCATION OF FACILITIES.

TREE PROTECTION NOTES:

1. NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS.
2. PROTECTIVE FENCING IS TO BE PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
3. LAND CLEANING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
4. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
5. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.
6. REGULATED AND SIGNIFICANT TREES IN THE STREET YARD AND ANY TREES IN ANY REQUIRED BUFFERS ARE REQUIRED TO BE RETAINED.

GENERAL SITE PLAN NOTES:

1. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
2. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
3. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
4. CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
5. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 FORTY EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE PROPERLY LOCATED.
6. IMMEDIATELY NOTIFY CITY OF WILMINGTON TRAFFIC ENGINEERING AT 910-341-7888 IF ANY TRAFFIC SIGNAL FACILITIES OR CITY-OWNED STREETLIGHT FACILITIES ARE DAMAGED.
7. DAMAGED FACILITIES SHALL BE REPLACED, BY AN APPROVED CONTRACTOR, ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGN STANDARDS.
8. ALL REPAIR/REPLACEMENT OF TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE COORDINATED WITH THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION.

DEMOLITION NOTES:

1. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OR RAISING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
2. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND FIELD DETERMINING THE EXACT DEMOLITION LIMITS. QUESTIONS DURING BIDDING SHALL BE DIRECTED TO THE OWNER'S/DEVELOPER'S GENERAL CONTRACTOR. SAWCUT, REMOVE, REPAIR, PATCH, REPLACE AND ABANDON AS REQUIRED THE EXISTING CONCRETE CURB AND GUTTER, EXISTING CONCRETE, EXISTING ASPHALT PAVEMENT, EXISTING SITE FEATURES AND EXISTING UTILITIES AS REQUIRED TO CONSTRUCT PROPOSED FEATURES. REPAIR AND PATCH THE AREA WITH NEW ASPHALT WITH NEW ASPHALT PAVEMENT UP TO THE EXISTING ADJACENT ASPHALT PAVEMENT GRADE IF NECESSARY. INSTALL NEW ASPHALT PAVEMENT AND NEW CONCRETE CURB AND GUTTER FOR POSITIVE DRAINAGE.
3. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIARIZED WITH FIELD DEMOLITION CONDITIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLISHED DEBRIS ASSOCIATED WITH THE PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST GENERATED BY THE WORK, INCLUDING BUT NOT LIMITED TO DEMOLITION AND CONSTRUCTION ACTIVITIES, SITE VEHICULAR TRAFFIC AND RELATED OPERATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING ANY DEMOLITION. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (TELEPHONE 1-800-632-4949) AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF DISCONNECTING AND ABANDONING ALL EXISTING UTILITIES WITH APPLICABLE AGENCIES AND AUTHORITIES UNLESS OTHERWISE NOTED. ALL EXISTING UTILITIES AND ASSOCIATED PIPING, ETC. NOT IN USE ON THE SITE SHALL BE PROPERLY ABANDONED AND REMOVED AS REQUIRED. COORDINATE WITH THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING UTILITIES THAT REMAIN IN SERVICE OR ARE WITHIN THE PUBLIC RIGHT- OF- WAY DURING DEMOLITION.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL OR RELOCATION OF ANY EXISTING UTILITY POLES/GUY LINES, LIGHT POLES, TELEPHONE PEDESTALS WITH THE OWNER AND THE APPLICABLE UTILITY COMPANY AS REQUIRED.
11. THE CONTRACTOR IS RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS AND SLOPES ON AND OFF SITE IN ACCORDANCE WITH THE EROSION CONTROL MEASURES SPECIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE WHO IS RESPONSIBLE FOR PROVIDING THE PERMANENT STABILIZATION MEASURES AND THE TYPE OF PERMANENT MEASURES PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION. THE PERMANENT STABILIZATION MEASURES SHALL BE IN PLACE AND ACCEPTABLE TO THE OWNER'S REPRESENTATIVE AND ENGINEER PRIOR TO PROJECT CLOSEOUT. COORDINATE INSPECTION WITH THE OWNER AND ENGINEER PRIOR TO PROJECT CLOSEOUT.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CONTACTING NCDOT AND THE CITY OF WILMINGTON FOR THE REQUIRED INSPECTIONS ON WORK WITHIN THE NCDOT RIGHT-OF-WAY AND CITY OF WILMINGTON RIGHT-OF-WAY.
13. WETLAND EXIST WITHIN THE SITE AREA AND ARE DELINEATED ON THE PLANS.

EXCAVATION, GRADING AND BACKFILLING NOTES:

1. ANY UNDERCUTTING IN GOOD SOIL SHALL BE REPLACED AND THE REPLACEMENT MATERIAL SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT OF MAXIMUM DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE ASTM D 698 STANDARD PROCTOR TEST METHOD. IN THE EVENT THAT MATERIAL ENCOUNTERED AT PIPE GRADE IS FOUND TO BE SOFT, SPONGY, OR IN ANY OTHER WAY UNFIT, THE CONTRACTOR SHALL NOTIFY THE CITY OF WILMINGTON ENGINEERING DEPARTMENT IMMEDIATELY. SUCH UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AS SPECIFIED BY THE ENGINEER AND REPLACED WITH A MINIMUM OF SIX (6) INCH STONE.
2. BEFORE BACKFILLING IS COMMENCED OVER PIPES AND INSTALLATIONS, EARTH FILL SHALL BE SOLIDLY TAMPED AROUND AND ABOVE THE PIPE TO A DEPTH OF ONE (1) FOOT ABOVE THE TOP OF THE PIPE. CARE SHALL BE TAKEN TO PREVENT ANY DISTURBANCE TO THE PIPE OR DAMAGE TO NEWLY MADE JOINTS. THE FILLING OF THE TRENCH SHALL BE CARRIED OUT SIMULTANEOUSLY ON BOTH SIDES OF THE PIPES IN SUCH A MANNER THAT INJURIOUS SIDE PRESSURES DO NOT OCCUR.

   THE MATERIAL FOR BACKFILLING SHALL BE FREE FROM ALL PERISHABLE AND OBJECTIONABLE MATERIALS. BEFORE PLACING ANY BACKFILL, ALL RUBBISH, FORM, BLOCKS, WIRES OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM EXCAVATION. THE BACK-FILLING SHALL BE PLACED IN LAYERS NOT OVER SIX (6) INCHES THICK AND COMPACTED TO A MINIMUM DENSITY OF NINETY-FIVE (95) PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST.

UTILITY NOTES:

1. WATER AND SANITARY SEWER UTILITY MAINS ARE PUBLIC (CITY OF WILMINGTON) AND ARE WITHIN AN EASEMENT (20' FOR SINGLE UTILITY/30' FOR BOTH UTILITIES - CITY OF WILMINGTON).
2. THIS PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND NCDENR HAS ISSUED THE "FINAL APPROVAL". CALL 343-3910 FOR INFORMATION.
3. ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CITY WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CITY AND APPROVED BY USCFCCCHR OR ASSE. CALL 343-3910 FOR INFORMATION.
4. BACKFLOW PREVENTION AND METERS WILL BE PROVIDED FOR BOTH FIRE LINES (RPZ) AND DOMESTIC SERVICE (RPZ) AND WILL BE LOCATED INSIDE EACH BUILDING'S MECHANICAL ROOM PER MECHANICAL PLANS. INSTALLER OF BACKFLOW PREVENTERS MUST CONTACT CITY OF WILMINGTON CROSS CONNECTION CONTROL AT 910-343-3910 PRIOR TO INSTALLING UNITS TO GIVE THE CITY THE OPTION TO VERIFY INSTALLATION PROCEDURES. THE AMES M400 SERIES REDUCED PRESSURE FOR DOMESTIC AND AMES M200 SERIES DOUBLE CHECK ASSEMBLY FOR FIRE WILL BE UTILIZED FOR THE BACKFLOW PREVENTERS.
5. 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 BOX METER.
6. ALL WATER MAINS & SERVICES 4" OR LARGER SHALL BE CONSTRUCTED USING C-900 PVC, CL150. ALL OTHER WATER SERVICE PIPING SHALL BE SDR-21 PVC PIPE. ALL SANITARY SEWER MAINS SHALL BE CONSTRUCTED USING SDR-35 PVC PIPE. ALL SEWER SERVICE SHALL BE CONSTRUCTED USING SDR-26 PVC PIPE.
7. WATER AND SEWER SERVICES CANNOT BE ACTIVATED ON NEW MAINS UNTIL ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY PUBLIC WATER SUPPLY SECTION OF NCDENR AND "FINAL ENGINEERING CERTIFICATION' ISSUED BY DIVISION OF WATER QUALITY OF NCDENR.
8. PVC WATER MAINS AND POLYETHYLENE SERVICES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THIS WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
9. SITE UTILITY CONTRACTOR TO PROVIDE WATER AND SANITARY SEWER SERVICE TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLANS.
10. MAXIMUM BENDING RADIUS FOR 8" C-900 PVC WATER MAIN BENDS IS 320' (ONE-HALF MANUFACTURER'S RECOMMENDED ALLOWABLE LONGITUDINAL BENDING).
11. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
12. FIRE SPRINKLERS WILL BE PROVIDE FOR ALL BUILDINGS.
13. ALL UTILITIES ARE TO BE UNDERGROUND, INCLUDING STREET LIGHTING WIRING AND OTHER CONDUITS.
14. MINIMUM OF 36" COVERAGE ABOVE ALL WATERMAINS.
15. MINIMUM OF 36" SEPARATION BETWEEN WATER LINES AND STORM DRAIN CURB INLETS.
16. RELATION OF WATER MAINS TO SEWERS:
    A. LATERAL SEPARATION OF SEWERS AND WATER MAINS: WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION, IN WHICH CASE:
    1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
    2. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND ABOVE THE TOP OF THE SEWER.
    B. CROSSING A WATER MAIN OVER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER MAIN. UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION - IN WHICH CASE BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
    C. CROSSING A WATER MAIN UNDER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER MAIN BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
    D. CROSSING A SEWER LINE OVER OR UNDER A STORM DRAIN: WHENEVER IT IS NECESSARY FOR A SEWER LINE TO CROSS A STORM DRAIN PIPE, THE SEWER LINE SHALL BE LAID AT SUCH AN ELEVATION THAT THE OUTSIDE OF THE SEWER LINE NEAREST TO THE OUTSIDE OF THE STORM DRAIN PIPE SHALL MAINTAIN A 12 INCH CLEAR SEPARATION DISTANCE, OR THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE OR ENCASED IN EITHER CONCRETE OR DUCTILE IRON PIPE FOR AT LEAST 5 FEET ON EITHER SIDE OF THE CROSSING.

ESTIMATED WATER AND SANITARY DEMANDS:

BASED ON 1 BEDROOM UNIT @240 GALLONS
PER DAY PER BEDROOM:..................................36,720 GPD
BASED ON 2 BEDROOM UNIT @120 GALLONS
PER DAY PER BEDROOM: .... 22,320 GPD
RETAIL SHOP 100 GPD / 1000 SF:............................. 5,285 GPD
CLUB 50 GPD / 100 SF:.. 2,253 GPD
OFFICE SPACE 25 GALLONS / EMPLOYEE / SHIFT .... 5,000 GPD

TOTAL ANTICIPATED FLOW:.................................. ....71,578 GPD

FIRE PROTECTON NOTES:

1. HYDRANT MUST BE WITHIN 150' OF THE FDC.
2. THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT
3. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
4. HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
5. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
6. COMBUSTIBLE MATERIALS MAY NOT BE STORED OR ERECTED ONSIDE WITHOUT CITY FIRE INSPECTOR APPROVAL.
7. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDING(S).

STORM DRAINAGE AND GRADING NOTES:

1. IN ACCORDANCE WITH NC CENTAL STATUES, NPDES REGULATIONS, AND NCDENR REQUIREMENTS, STORMWATER DISCHARGE OUTFALLS SHALL BE INSPECTED BY THE CONTRACTOR. INSPECTIONS SHALL BE PERFORMED BY THE CONTRACTOR AFTER EACH STORM EVENT OF ONE INCH OR GREATER, WITH ONE WEEKLY INSPECTION MINIMUM. DENR STANDARD INSPECTION REPORTS SHALL BE PREPARED AND SIGNED WITH COPIES PROVIDED TO THE OWNER, ARCHITECT AND ENGINEER BY THE CONTRACTOR.
2. INLET PROTECTION SHALL BE INSTALLED AROUND OUTFALL. DEVICES SHALL BE CONSTRUCTED TO FINAL PROPOSED CONDITION UPON STABILIZATION OF CONTRIBUTING GROUND SURFACES AND REMOVAL OF SEDIMENT FROM STORM PIPES.
3. SEDIMENT/EROSION DEVICES SHALL BE CHECKED BY THE CONTRACTOR DAILY. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
4. ALL DIMENSION AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5. UNLESS OTHERWISE NOTED, GRADES AND SPOT ELEVATIONS NOTED ON PLANS INDICATE FINISHED GRADE OR PAVEMENT SURFACE. ALL DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE INDICATED.
6. WHEN HAND SEEDING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD AND TACKED OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING.
7. DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USES AS A TEMPORARY COVER ON SLOPES THAT ARE 4:1 OR STEEPER. MULCH WILL BE ANCHORED.
8. NO LAND DISTURBANCE, INCLUDING TREE REMOVAL, IS TO OCCUR OUTSIDE THE LIMITS SHOWN.
9. STORM DRAIN SYSTEM FROM JB-4 TO FES 0-1 ARE PUBLIC (CITY OF WILMINGTON) AND ARE WITHIN A 30' EASEMENT.

EROSION CONTROL NOTES:

1. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE. **LIMITS OF CONSTRUCTION = 14.20 ACRES.**
2. GRADING MORE THAN ONE ACRE WITHOUT ANY APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE. ANY BUILDER THAT ANTICIPATES THE DISTURBANCE OF MORE THAN 1 CUMULATIVE ACRE WILL BE REQUIRED TO GET ADDITIONAL EROSION CONTROL PERMITTING FROM NEW HANOVER COUNTY. PLEASE CONTACT BETH WEHTERILL, NHC ENGINEERING SPECIALIST, AT 910-798-7139 EXT 7432.
3. A GROUND COVER MUST BE PROVIDED ON EXPOSED SLOPES WITHIN 15 WORKING DAYS OR 21 CALENDAR DAYS (WHICHEVER IS SHORTER), FOLLOWING COMPLETION OF ANY PHASE OF GRADING; AND, A PERMANENT GROUND COVER FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
4. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE COUNTY ENGINEERING DEPARTMENT.
5. SLOPES SHALL BE GRADED NO STEEPER THAT 3:1
6. ADDITIONAL DEVICES MAY BE REQUIRED AS AGREED UPON BY FIELD INSPECTOR, ENGINEER, AND OWNER.
7. IF ACTIVE CONSTRUCTION CEASES IN ANY AREA FOR MORE THAN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, AND TACKED UNLESS WRITTEN APPROVAL IS GRANTED BY THE EROSION CONTROL OFFICER.

EROSION CONTROL MAINTENANCE PLAN:

1. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AND REPAIR, AS NECESSARY EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH.
2. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCT IS COMPLETE AND THE SITE IS STABILIZED.
3. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
4. ALL AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
5. STONE CONSTRUCTION ENTRANCE TO BE CLEANED WHEN SEDIMENT ACCUMULATIONS ARE VISIBLE OR SEDIMENT IS TRACKED ON TO THE PAVEMENT. STONE WILL BE PERIODICALLY TOP DRESSED WITH 2 INCHES OF #4 STONE TO MAINTAIN 6 INCH DEPTH. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
6. STORMWATER DETENTION POND WILL ACT AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE SEDIMENT FROM POND WHEN SEDIMENT IS 1.5 FEET ABOVE BOTTOM OF POND. POND SHALL BE FREE OF SEDIMENT AT CONSTRUCTION COMPLETION. DEWATERING SYSTEM IN THE OVERFLOW STRUCTURES SHALL BE REMOVED AND PATCHED AT CONSTRUCTION COMPLETION.

CONSTRUCTION SEQUENCE:

STAGE 1 CONSTRUCTION SEQUENCE

1. ESTABLISH LIMITS OF DISTURBANCE AS SHOWN.
2. A PRECONSTRUCTION CONFERENCE MUST BE HELD 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE EROSION CONTROL INSPECTOR, ENGINEER, AND CONTRACTOR SHALL BE PRESENT. A DETAILED EROSION CONTROL PHASING PLAN WILL BE FINALIZED PRIOR TO COMMENCEMENT OF WORK.
3. INSTALL TREE PROTECTION FENCING. INSTALL INLET PROTECTION TO EXISTING STORM DRAINAGE SYSTEM. INSTALL SILT FENCE AS NOTED ON PLANS BEFORE COMMENCING ANY LAND DISTURBANCE ACTIVITY. ADDITIONAL SILT FENCE MAY BE REQUIRED.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCES AS SHOWN. CONTRACTOR SHALL MAINTAIN A SUFFICIENT GRAVEL ENTRANCE UNTIL FINAL SUBGRADE IS ESTABLISHED. IF DIRT/MUD GETS ON THE STREET THEN A WASH RACK WILL NEED TO BE INSTALLED.
5. SEDIMENT BASIN IS CURRENTLY BEING CONSTRUCTED BY OTHERS. INSTALL SKIMMER TO OVERFLOW SYSTEM INSTALLED BY OTHERS. INSTALL PORTION OF STORM DRAIN SYSTEM (CB-26 TO FES 0-1) TO ACT AS CARRIER TO THE BASIN. INCLUDE PLUGGED STUB OUTS FOR FUTURE STORM DRAIN PIPES.
6. BEGIN CLEARING AND GRUBBING WITHIN CONSTRUCTION LIMITS.
7. PROVIDE TEMPORARY SEEDING AS NECESSARY TO PREVENT SEDIMENTATION RUNOFF

STAGE 2 CONSTRUCTION SEQUENCE:

1. REMOVE EXISTING STORM DRAINAGE SYSTEM AS NOTED. INSTALL PROPOSED STORM DRAINAGE THROUGHOUT PROJECT SITE. ALL STORM DRAINAGE PIPING TO BE CLASS III RCP
2. INSTALL INLET PROTECTION AROUND STORM INLETS.
3. COMPACT ALL FILL AREAS TO 95% STD PROCTOR MAXIMUM DRY DENSITY
4. INSTALL UTILITIES AND STORM DRAIN SYSTEM, POUR CONCRETE FOR BUILDING PADS. PLACE ASPHALT FOR PARKING AND ROADWAYS.
5. INSTALL PERMANENT SEEDING.
6. REMOVE ALL SEDIMENT FROM ALL STORM DRAIN PIPES. REMOVE SKIMMER FROM PERMANENT OVERFLOW SYSTEM.
7. SILT FENCE MUST REMAIN INSTALLED AND FUNCTIONING PROPERLY UNTIL THE LIMITS OF CONSTRUCTION HAVE BEEN PERMANENTLY STABILIZED.

NOTE:

THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN AN EVENT, SLOPES LEFT EXPOSED WILL WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVISES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

NOT FOR CONSTRUCTION

ISSUED FOR PERMITTING

Approved Construction Plan

	Name	Date
Planning	DWD	12/4/14
Public Utilities		
Traffic	[signature]	12/4/14
Fire	S. Flavers	12/4/14

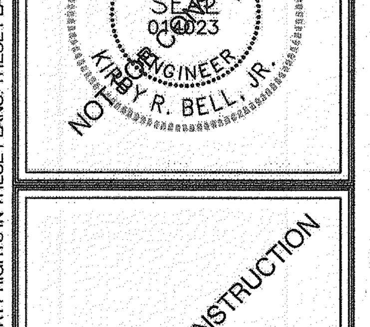
STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~2003035R1~~ 2014035
SIGNED [signature]

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

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TEL: (919) 851-4422 or (800) 354-1879
FAX: (919) 851-8968
CERT NUMBERS: NCBELS (C-0110)
NCBOLA (C-0267)

Meridian at Fairfield Park, LLC.
Fairfield Park
4625 & 4544 Fairview Drive
Wilmington, North Carolina

Preliminary
TRC Review



NOT FOR CONSTRUCTION

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013

DRAWN BY: RAB
CHECKED BY: KRB
Detail Title

G1.00

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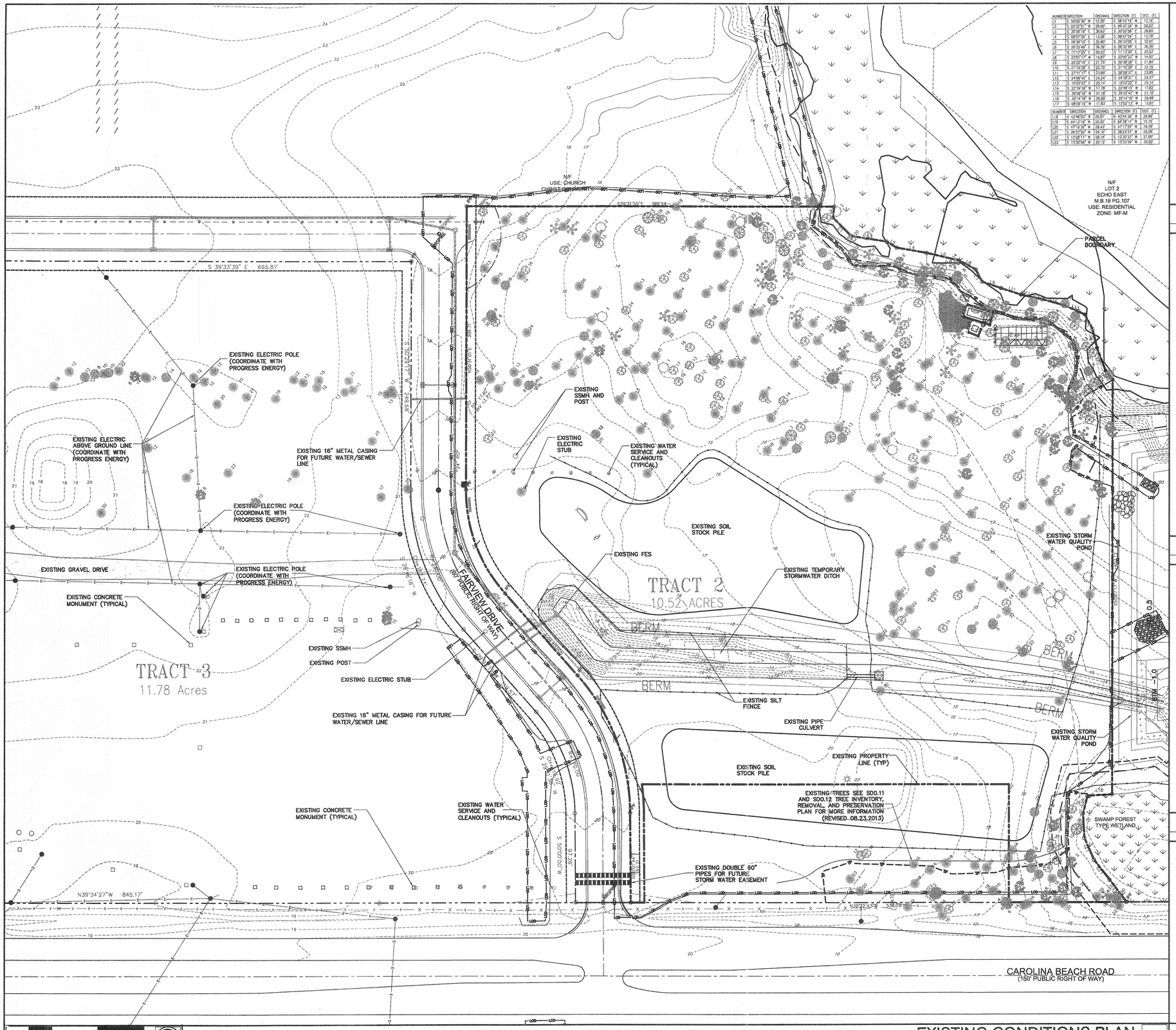
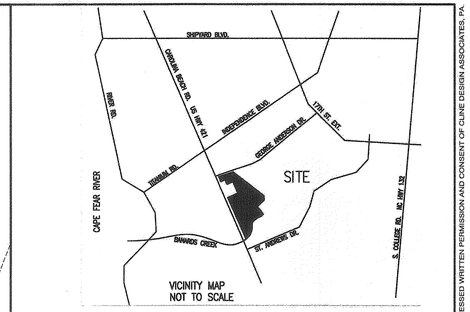


NUMBER	DIRECTION	DISTANCE	DIRECTION (F)	DIST. (F)
L1	S 50°00'38" W	12.35'	S 56°10'18" W	12.10'
L2	S 22°07'51" W	29.00'	S 55°37'39" W	28.05'
L3	S 30°28'18" E	38.63'	S 30°20'56" E	38.90'
L4	S 08°57'55" E	13.08'	S 08°47'04" E	12.75'
L5	S 29°36'10" E	32.90'	S 29°33'05" E	32.91'
L6	S 28°33'49" E	36.30'	S 26°35'49" E	36.30'
L7	S 11°17'23" E	20.53'	S 11°12'00" E	20.53'
L8	S 23°01'17" W	14.87'	S 23°02'23" W	14.87'
L9	S 20°20'19" E	23.75'	S 20°30'28" E	21.84'
L10	S 21°10'28" E	23.25'	S 21°10'28" E	23.25'
L11	S 27°11'17" E	23.89'	S 26°59'37" E	23.85'
L12	S 24°00'45" E	24.24'	S 24°18'31" E	24.27'
L13	S 15°03'23" E	25.14'	S 15°03'23" E	25.14'
L14	S 22°16'18" W	17.78'	S 22°49'15" W	17.80'
L15	S 36°56'18" W	21.18'	S 35°32'43" W	21.10'
L16	S 30°14'18" W	28.69'	S 30°14'18" W	28.69'
L17	S 08°29'16" W	11.83'	S 13°53'13" W	12.81'

NUMBER	DIRECTION	DISTANCE	DIRECTION (F)	DIST. (F)
L18	N 42°46'03" W	26.91'	N 43°44'36" W	26.80'
L19	S 64°13'18" W	20.22'	S 64°39'14" W	19.76'
L20	S 47°12'32" W	26.43'	S 47°17'29" W	26.40'
L21	S 20°27'50" W	26.10'	S 28°24'21" W	26.06'
L22	S 12°28'11" W	18.16'	S 12°30'22" W	27.80'
L23	S 13°30'56" W	30.13'	S 13°33'59" W	30.50'



VICINITY MAP 04

Scale: NTS

LEGEND

- PROPERTY LINE
- CENTERLINE
- EASEMENT
- WATER LINE
- GAS LINE
- SANITARY SEWER
- OVERHEAD ELECTRIC
- FLOOD LINE
- STORM SEWER WITH STRUCTURE
- EASEMENT AS NOTED
- EASEMENT AS NOTED
- GRAVEL
- GUY WIRE (GW)
- POWER POLE (PP)
- OLD IRON PIPE (OIP)
- NEW IRON PIPE (NIP)
- OLD CONCRETE MONUMENT (OCM)
- OLD CENTERLINE SPIKE (OCS)
- FIRE HYDRANT
- WATER VALVE

LEGEND 03

LEGEND	
10	PINE TREE – 10" CAL (PRESERVED)
10	MAPLE TREE/GUM TREE – 10" CAL (PRESERVED)
10	OAK TREE – 10" CAL (PRESERVED)
10	POPLAR TREE – 10" CAL (PRESERVED)
10	MAGNOLIA TREE – 10" CAL (PRESERVED)
10	MIMOSA TREE – 10" CAL (PRESERVED)
10	CHERRY TREE – 10" CAL (PRESERVED)
10	HOLLY TREE – 10" CAL (PRESERVED)
10	DOGWOOD – 10" CAL (PRESERVED)

TREE LEGEND 02

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~[illegible]~~ 20140035
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		12/4/14
Public Utilities		
Traffic		12/4/14
Fire	S. Flowers	12/4/14

EXISTING CONDITIONS PLAN 05

Scale: 1" = 50'

CITY OF WILMINGTON APPROVALS 01

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

Meridian at Fairfield Park, LLC.
Fairfield Park
4625 & 4544 Fairview Drive
Wilmington, North Carolina

Preliminary
TRC Review

~~NOT FOR CONSTRUCTION~~

~~NOT FOR CONSTRUCTION~~

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	02.20.2014

DRAWN BY: CT
CHECKED BY: MWL

EXISTING CONDITIONS PLAN

EC1.00

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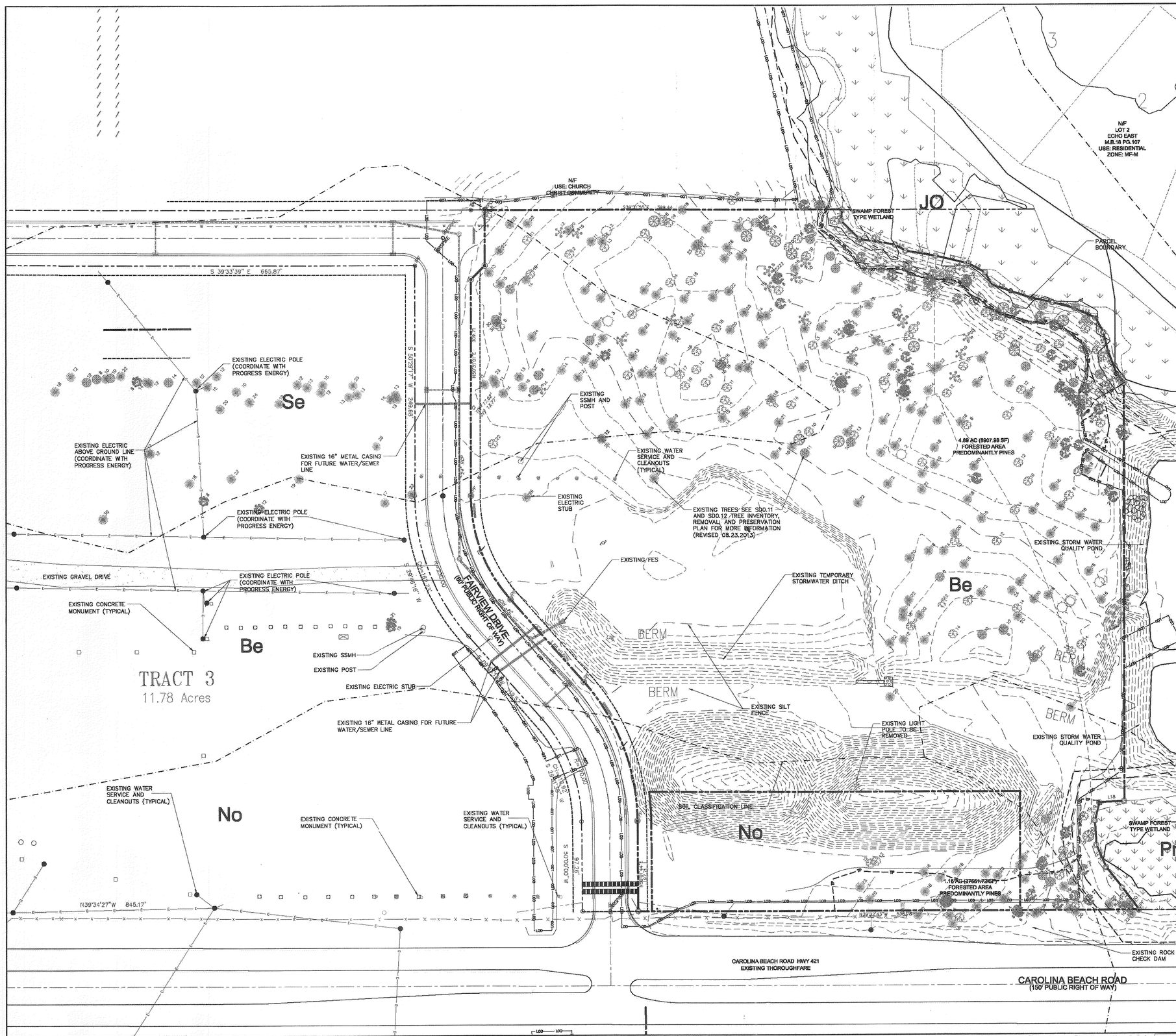
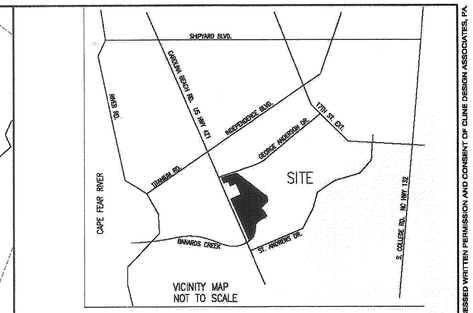


SITE INVENTORY PLAN 05

Scale: 1" = 50'



VICINTY MAP 04

Scale: NTS

	LEGEND
	PINE TREE – 10" CAL (PRESERVED)
	MAPLE TREE/GUM TREE – 10" CAL (PRESERVED)
	OAK TREE – 10" CAL (PRESERVED)
	POPLAR TREE – 10" CAL (PRESERVED)
	MAGNOLIA TREE – 10" CAL (PRESERVED)
	MIMOSA TREE – 10" CAL (PRESERVED)
	CHERRY TREE – 10" CAL (PRESERVED)
	HOLLY TREE – 10" CAL (PRESERVED)
	DOGWOOD – 10" CAL (PRESERVED)

TREE LEGEND 03

1. PREPARER OF THE PLAN:	CLINE DESIGN ASSOCIATES, PA
2. PREPARER OF SURVEY:	SHERWIN D. CRIBB
3. APPLICANT NAME:	MARK BARKER
4. SITE ADDRESS:	8131 FALLS OF NEUSE RD. RALEIGH, NC 27609
5. PROPERTY OWNER:	MERIDIAN AT FAIRFIELD PARK, LLC.
6. DEVELOPER:	MERIDIAN AT FAIRFIELD PARK, LLC.
7. PROPERTY BOUNDRY:	SEE PLAN
8. ZONING:	MX
9. ADJACENT PROPERTY INFO:	SEE PLAN
10. VICINITY MAP:	04/SD0.10
11. TOPOGRAPHY:	SEE PLAN
12. 100 YEAR FLOOD PLAIN:	SEE PLAN
13. LOCATION OF EXISTING: DITCHES, CREEKS, AND STREAMS	SEE PLAN
14. TYPES OF SOIL:	BAYMEADE (Be), SEAGATE (Se), NORFOLK (No), AND PANTEGO SANDS (Pn)
15. CAMA SETBACKS:	N/A
16. CAMA LAND CLASSIFICATION:	URBAN & CONSERVATION
17. CONSERVATION RESOURCES: AND ASSOCIATED SETBACKS	SWAMP FOREST WETLAND 25' SETBACK
18. SITE RECOGNIZATION AS: A LOCAL, STATE, OR FEDERALLY HISTORICAL ARCHEOLOGICAL SITE.	N/A
19. CEMETERIES, BURIAL SITE,: OR BURIAL GROUNDS.	N/A
20. SQUARE FEET OF FORESTED:	SEE PLAN
21. WETLANDS:	N/A
22. PROTECTED SPECIES OR HABITAT:	N/A
23. BIKE ROUTES AND SIDEWALKS:	SEE PLAN

SITE INVENTORY DATA 02

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~[illegible]~~ 2014035
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	JWB	12/4/14
Public Utilities		
Traffic	Wilt Spencer	12/4/14
Fire	S. Haver	12/4/14

CITY OF WILMINGTON APPROVALS 01

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

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Meridian at Fairfield Park, LLC.

Fairfield Park

4625 & 4544 Fairview Drive
Wilmington, North Carolina

Full Building Set

CLINE DESIGN ASSOCIATES, PA
LANDSCAPE ARCHITECTURE
ENGINEERING
C-143
RALEIGH, NC

REGISTERED ARCHITECT
No. 395
MICHAEL LATTNER
4-22-14

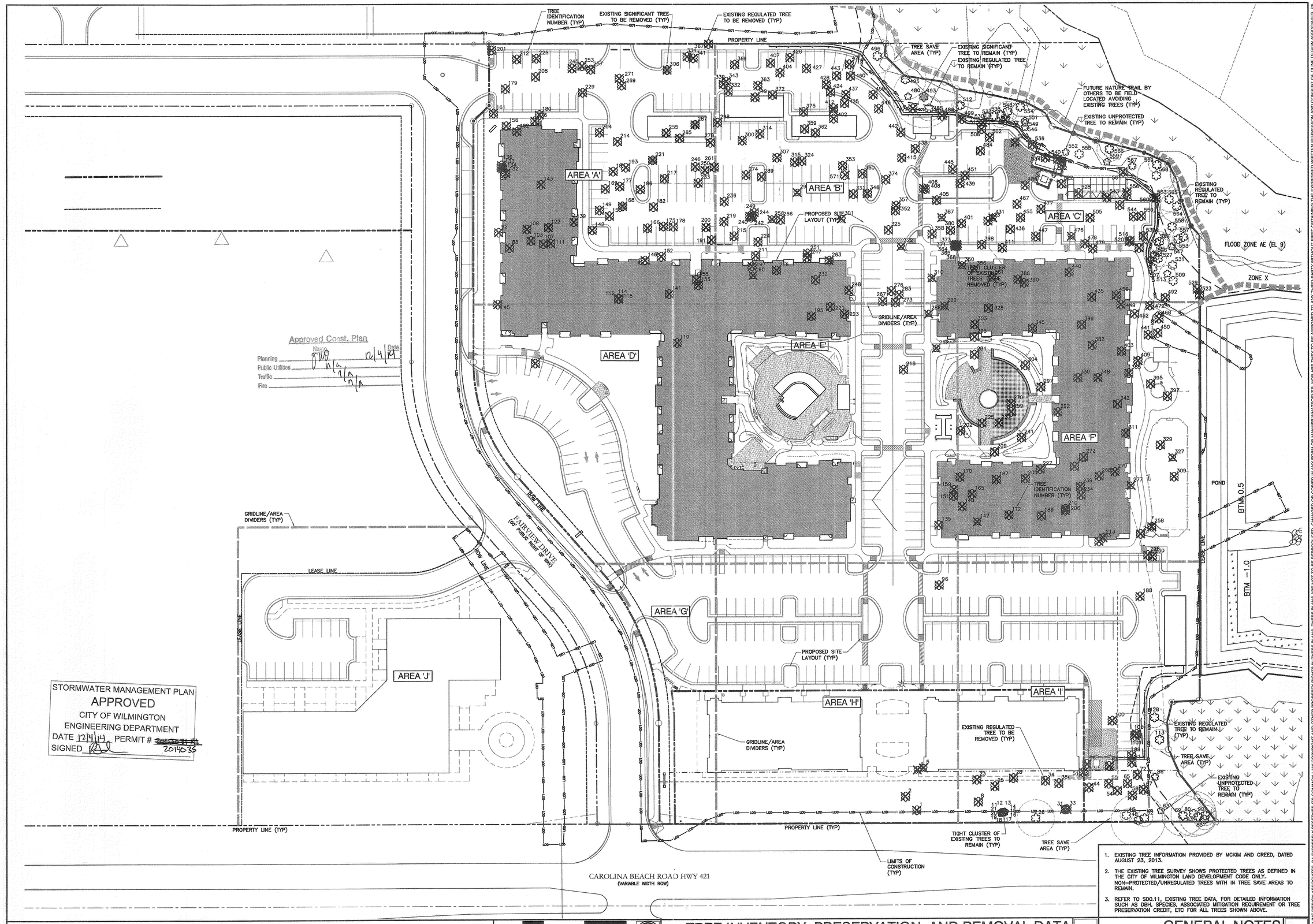
PROJECT: 013060
DATE: 03.19.2014

REVISIONS:	DATE
Comments	04-23-2014

DRAWN BY: CT
CHECKED BY: MWL

SITE INVENTORY PLAN

SD0.10



Approved Const. Plan

	Name	Date
Planning	[signature]	12/4/14
Public Utilities	n/a	
Traffic	n/a	
Fire	n/a	

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~2014031 A1~~ 2014035
SIGNED [signature]

1. EXISTING TREE INFORMATION PROVIDED BY MCKIM AND CREED, DATED AUGUST 23, 2013.
2. THE EXISTING TREE SURVEY SHOWS PROTECTED TREES AS DEFINED IN THE CITY OF WILMINGTON LAND DEVELOPMENT CODE ONLY. NON-PROTECTED/UNREGULATED TREES WITH IN TREE SAVE AREAS TO REMAIN.
3. REFER TO SD0.11, EXISTING TREE DATA, FOR DETAILED INFORMATION SUCH AS DBH, SPECIES, ASSOCIATED MITIGATION REQUIREMENT OR TREE PRESERVATION CREDIT, ETC FOR ALL TREES SHOWN ABOVE.

TREE INVENTORY, PRESERVATION, AND REMOVAL DATA 02
Scale: 1" = 40'

GENERAL NOTES 01

CLINE DESIGN
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919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com

Meridian at Fairfield Park, LLC.
Fairfield Park
4625 & 4544 Fairview Drive
Wilmington, North Carolina

Full Building Set

CLINE DESIGN ASSOCIATES, PA
C-143
REGISTERED LANDSCAPE ARCHITECTURAL COMPANY
RALEIGH, NC

REGISTERED LANDSCAPE ARCHITECT
No. 395
MICHAEL LATTNER
5-20-14

PROJECT: 013060
DATE: 03.19.2014

REVISIONS:	DATE
Comments	04-23-2014
Comments	05.20.2014

DRAWN BY: CT
CHECKED BY: MWL

TREE INVENTORY, PRESERVATION AND REMOVAL PLAN

SD0.11

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1) Existing Tree Inventory

Tree ID#	Caliper In.	Tree Type	Location	Status
1	20	Pine	Area H	Regulated To Removed
2	23	Pine	Area H	Regulated To Removed
4	12	Gum	Area H	Regulated To Be Removed
5	12	Gum	Area H	Regulated To Be Removed
8	18	Pine	Area I	Regulated To Remain
11	2	Dog	Area I	Unprotected To Remain
12	2	Dog	Area I	Unprotected To Remain
13	2	Dog	Area I	Unprotected To Remain
14	2	Dog	Area I	Unprotected To Remain
15	2	Dog	Area I	Unprotected To Remain
16	2	Dog	Area I	Unprotected To Remain
17	2	Dog	Area I	Unprotected To Remain
18	2	Dog	Area I	Unprotected To Remain
19	2	Dog	Area I	Unprotected To Remain
20	2	Dog	Area I	Unprotected To Remain
21	2	Dog	Area I	Unprotected To Remain
23	16	Pine	Area I	Regulated To Be Removed
25	14	Pine	Area I	Regulated To Be Removed
26	18	Pine	Area I	Regulated To Remain
28	18	Pine	Area I	Regulated To Be Removed
31	18	Pine	Area I	Regulated To Remove
33	18	Pine	Area I	Regulated To Remove
34	14	Pine	Area I	Regulated To Be Removed
36	28	Pine	Area D	Regulated To Be Removed
38	20	Pine	Area I	Regulated To Be Removed
44	18	Pine	Area I	Regulated To Be Removed
45	22	Gum	Area D	Regulated To Be Removed
46	8	Dog	Area I	Regulated To Remain
49	26	Pine	Area I	Regulated To Be Removed
51	20	Pine	Area I	Regulated To Be Removed
52	8	Gum	Area I	Regulated To Remain
54	10	Oak	Area I	Regulated To Be Removed
55	12	Oak	Area I	Regulated To Be Removed
56	14	Pine	Area I	Regulated To Be Removed
57	2	Dog	Area I	Unprotected To Be Removed
58	16	Pine	Area I	Regulated To Removed
59	2	Dog	Area I	Unprotected To Remain
64	8	Dog	Area I	Regulated To Be Removed
65	8	Gum	Area I	Regulated To Be Removed
67	12	Oak	Area I	Regulated To Removed
69	20	Pine	Area I	Regulated To Remain
72	18	Gum	Area I	Regulated To Be Removed
80	22	Gum	Area I	Regulated To Remain
81	28	Gum	Area I	Significant To Be Removed
83	18	Pine	Area I	Regulated To Remain
85	10	Oak	Area I	Regulated To Remain
86	2	Dog	Area I	Unprotected To Remain
88	14	Pine	Area A	Regulated To Be Removed
89	16	Gum	Area I	Regulated To Be Removed
90	10	Oak	Area I	Regulated To Remain
92	23	Pine	Area A	Regulated To Be Removed
96	20	Pine	Area H	Regulated To Be Removed
100	10	Oak	Area I	Regulated To Be Removed
101	4	Dog	Area I	Regulated To Be Removed
103	16	Pine	Area A	Regulated To Be Removed
105	18	Gum	Area I	Regulated To Be Removed
107	8	Oak	Area A	Regulated To Be Removed
108	13	Pine	Area A	Regulated To Be Removed
111	24	Poplar	Area A	Regulated To Be Removed
112	12	Pine	Area A	Regulated To Be Removed
113	10	Gum	Area I	Regulated To Remain
114	12	Pine	Area A	Regulated To Be Removed
115	20	Pine	Area A	Regulated To Be Removed
119	22	Pine	Area D	Regulated To Be Removed
122	8	Oak	Area A	Regulated To Be Removed
128	10	Gum	Area I	Regulated To Remain
132	8	Gum	Area A	Regulated To Be Removed
133	30	Pine	Area A	Significant To Be Removed
134	30	Pine	Area A	Significant To Be Removed
135	20	Pine	Area E	Regulated To Be Removed
138	9	Oak	Area A	Regulated To Be Removed
139	14	Pine	Area A	Regulated To Be Removed
141	28	Pine	Area A	Regulated To Be Removed
142	12	Pine	Area A	Regulated To Be Removed
143	24	Pine	Area A	Significant To Be Removed
146	24	Pine	Area A	Significant To Be Removed
147	12	Pine	Area F	Regulated To Be Removed
148	12	Gum	Area F	Regulated To Be Removed
149	18	Pine	Area A	Regulated To Be Removed
150	12	Pine	Area A	Regulated To Be Removed
151	16	Pine	Area E	Regulated To Be Removed
152	13	Pine	Area A	Regulated To Be Removed
155	22	Pine	Area A	Regulated To Be Removed
156	15	Pine	Area A	Regulated To Be Removed
158	19	Pine	Area A	Regulated To Be Removed
159	14	Pine	Area E	Regulated To Be Removed
161	13	Pine	Area A	Regulated To Be Removed
162	10	Oak	Area A	Regulated To Be Removed
165	20	Pine	Area F	Regulated To Be Removed
166	8	Gum	Area A	Regulated To Be Removed
168	8	Cherry	Area A	Significant To Be Removed
169	10	Oak	Area A	Regulated To Be Removed
170	22	Pine	Area F	Regulated To Be Removed
172	14	Gum	Area F	Regulated To Be Removed
175	21	Pine	Area A	Regulated To Be Removed
176	14	Pine	Area A	Regulated To Be Removed
177	24	Pine	Area A	Regulated To Be Removed
178	13	Pine	Area A	Regulated To Be Removed
179	22	Pine	Area A	Regulated To Be Removed
180	16	Gum	Area A	Regulated To Be Removed
182	13	Pine	Area A	Regulated To Be Removed
184	12	Pine	Area A	Regulated To Be Removed
186	12	Poplar	Area A	Regulated To Be Removed
187	12	Mimosa	Area F	Regulated To Be Removed
188	12	Pine	Area I	Regulated To Be Removed
189	10	Oak	Area F	Regulated To Be Removed
190	14	Pine	Area B	Regulated To Be Removed
191	19	Gum	Area A	Regulated To Be Removed
193	3	Holly	Area A	Regulated To Be Removed
195	16	Pine	Area E	Regulated To Be Removed
197	15	Gum	Area B	Regulated To Be Removed
200	17	Gum	Area A	Regulated To Be Removed
201	9	Gum	Area A	Regulated To Be Removed
202	20	Pine	Area F	Regulated To Be Removed
203	20	Oak	Area F	Regulated To Be Removed
204	28	Pine	Area A	Significant To Be Removed
205	8	Gum	Area F	Regulated To Be Removed
206	8	Oak	Area F	Regulated To Be Removed
208	11	Gum	Area A	Regulated To Be Removed
209	8	Oak	Area F	Regulated To Be Removed
210	10	Gum	Area F	Regulated To Be Removed
211	14	Gum	Area B	Regulated To Be Removed
212	20	Pine	Area A	Regulated To Be Removed
213	22	Gum	Area F	Regulated To Be Removed
214	20	Pine	Area A	Regulated To Be Removed
215	12	Gum	Area B	Regulated To Be Removed
216	22	Pine	Area B	Regulated To Be Removed
217	23	Pine	Area A	Regulated To Be Removed
218	22	Pine	Area E	Regulated To Be Removed
219	13	Gum	Area B	Regulated To Be Removed
220	16	Pine	Area E	Regulated To Be Removed
221	24	Gum	Area A	Significant To Be Removed
223	11	Oak	Area E	Regulated To Be Removed
224	11	Gum	Area B	Regulated To Be Removed
225	18	Pine	Area F	Regulated To Be Removed
226	22	Pine	Area A	Regulated To Be Removed
227	12	Pine	Area F	Regulated To Be Removed
228	14	Pine	Area F	Regulated To Be Removed
229	12	Gum	Area A	Regulated To Be Removed
230	8	Dog	Area F	Regulated To Be Removed
232	12	Pine	Area B	Regulated To Be Removed
233	28	Pine	Area A	Significant To Be Removed
234	20	Pine	Area F	Regulated To Be Removed
236	16	Gum	Area B	Regulated To Be Removed
237	14	Pine	Area F	Regulated To Be Removed
239	14	Gum	Area F	Regulated To Be Removed
240	12	Gum	Area B	Regulated To Be Removed
241	16	Pine	Area F	Regulated To Be Removed
242	10	Gum	Area B	Regulated To Be Removed
243	14	Gum	Area F	Regulated To Be Removed
244	19	Gum	Area B	Regulated To Be Removed
245	12	Poplar	Area A	Regulated To Be Removed
246	8	Poplar	Area A	Regulated To Be Removed
247	12	Gum	Area B	Regulated To Be Removed
248	10	Gum	Area B	Regulated To Be Removed
249	16	Gum	Area B	Regulated To Be Removed
250	8	Gum	Area A	Regulated To Be Removed
251	16	Pine	Area B	Regulated To Be Removed
253	20	Pine	Area A	Regulated To Be Removed
254	24	Pine	Area F	Significant To Be Removed
255	13	Pine	Area A	Regulated To Be Removed
256	16	Pine	Area B	Regulated To Be Removed
257	16	Poplar	Area A	Regulated To Be Removed
258	14	Gum	Area F	Regulated To Be Removed
259	10	Gum	Area F	Regulated To Be Removed
261	12	Pine	Area A	Regulated To Be Removed
262	12	Pine	Area E	Regulated To Be Removed
263	14	Gum	Area B	Regulated To Be Removed
265	16	Pine	Area A	Regulated To Be Removed
266	15	Pine	Area B	Regulated To Be Removed
267	8	Magnolia	Area B	Regulated To Be Removed
268	20	Pine	Area F	Regulated To Be Removed
269	13	Gum	Area A	Regulated To Be Removed
270	20	Pine	Area F	Regulated To Be Removed
271	26	Pine	Area A	Significant To Be Removed
272	20	Pine	Area F	Regulated To Be Removed
273	10	Oak	Area B	Regulated To Be Removed
274	16	Gum	Area B	Regulated To Be Removed
276	24	Pine	Area B	Significant To Be Removed
277	4	Holly	Area F	Regulated To Be Removed
278	24	Pine	Area A	Significant To Be Removed
279	16	Pine	Area F	Regulated To Be Removed
283	13	Gum	Area B	Regulated To Be Removed
284	21	Pine	Area F	Regulated To Be Removed
287	24	Gum	Area A	Significant To Be Removed
288	12	Pine	Area E	Regulated To Be Removed
289	20	Pine	Area B	Regulated To Be Removed
292	12	Gum	Area F	Regulated To Be Removed
294	12	Pine	Area B	Regulated To Be Removed
296	16	Pine	Area F	Regulated To Be Removed
297	16	Pine	Area F	Regulated To Be Removed
298	18	Gum	Area B	Regulated To Be Removed
299	12	Pine	Area E	Regulated To Be Removed
300	10	Pine	Area B	Regulated To Be Removed
301	13	Pine	Area B	Regulated To Be Removed
303	8	Gum	Area F	Regulated To Be Removed
304	18	Pine	Area F	Regulated To Be Removed
306	26	Gum	Area A	Significant To Be Removed
307	20	Pine	Area B	Regulated To Be Removed
309	16	Pine	Area F	Regulated To Be Removed
310	12	Pine	Area B	Regulated To Be Removed
311	14	Pine	Area F	Regulated To Be Removed
314	22	Pine	Area B	Regulated To Be Removed
315	14	Pine	Area B	Regulated To Be Removed
322	12	Pine	Area B	Regulated To Be Removed
324	12	Pine	Area B	Regulated To Be Removed
325	14	Poplar	Area B	Regulated To Be Removed
327	1	Holly	Area F	Regulated To Be Removed
328	18	Pine	Area F	Regulated To Be Removed
329	16	Pine	Area F	Regulated To Be Removed
330	14	Gum	Area F	Regulated To Be Removed
331	13	Gum	Area B	Regulated To Be Removed
332	17	Gum	Area B	Regulated To Be Removed
334	16	Gum	Area A	Regulated To Be Removed
339	26	Pine	Area B	Significant To Be Removed
341	19	Gum	Area A	Regulated To Be Removed
342	22	Pine	Area F	Regulated To Be Removed
343	11	Oak	Area B	Regulated To Be Removed
345	20	Pine	Area F	Regulated To Be Removed
346	16	Pine	Area B	Regulated To Be Removed
348	16	Pine	Area F	Regulated To Be Removed
349	18	Pine	Area B	Regulated To Be Removed
360	12	Pine	Area C	Regulated To Be Removed
362	16	Pine	Area B	Regulated To Be Removed
363	13	Poplar	Area B	Regulated To Be Removed
368	12	Pine	Area C	Regulated To Be Removed
387	12	Poplar	Area B	Regulated To Be Removed
358	10	Gum	Area B	Regulated To Be Removed
359	10	Poplar	Area B	Regulated To Be Removed
360	14	Pine	Area B	Regulated To Be Removed
361	12	Pine	Area C	Regulated To Be Removed
362	8	Gum	Area B	Regulated To Be Removed
363	18	Pine	Area B	Regulated To Be Removed
364	4	Dog	Area B	Regulated To Be Removed
365	4	Dog	Area B	Regulated To Be Removed
367	18	Pine	Area A	Regulated To Be Removed
368	4	Dog	Area B	Regulated To Be Removed
369	20	Pine	Area B	Regulated To Be Removed
371	4	Dog	Area B	Regulated To Be Removed
372	18	Pine	Area B	Regulated To Be Removed
373	4	Dog	Area B	Regulated To Be Removed
374	12	Poplar	Area B	Regulated To Be Removed
378	8	Poplar	Area B	Regulated To Be Removed
380	14	Pine	Area B	Regulated To Be Removed
382	10	Gum	Area F	Regulated To Be Removed
385	20	Pine	Area F	Regulated To Be Removed
387	14	Pine	Area B	Regulated To Be Removed
388	16	Pine	Area C	Regulated To Be Removed
390	8	Gum	Area C	Regulated To Be Removed
395	18	Pine	Area F	Regulated To Be Removed
397	16	Pine	Area F	Regulated To Be Removed
398	14	Pine	Area C	Regulated To Be Removed
399	12	Gum	Area F	Regulated To Be Removed
401	4	Dog	Area C	Regulated To Be Removed
402	10	Poplar	Area B	Regulated To Be Removed
403	16	Pine	Area F	Regulated To Be Removed
404	4	Magnolia	Area B	Regulated To Be Removed
405	18	Pine	Area B	Regulated To Be Removed
406	14	Pine	Area B	Regulated To Be Removed
407	22	Pine	Area B	Regulated To Be Removed
408	10	Poplar	Area B	Regulated To Be Removed
409	8	Gum	Area F	Regulated To Be Removed
411	12	Gum	Area C	Regulated To Be Removed
412	16	Pine	Area B	Regulated To Be Removed
415	16	Pine	Area B	Regulated To Be Removed
423	15	Pine	Area C	Regulated To Be Removed
424	4	Magnolia	Area B	Regulated To Be Removed
425	10	Poplar	Area B	Regulated To Be Removed
426	8	Oak	Area B	Regulated To Be Removed
427	9	Gum	Area B	Regulated To Be Removed
428	10	Gum	Area B	Regulated To Be Removed
431	12	Pine	Area C	Regulated To Be Removed
435	22	Pine	Area C	Regulated To Be Removed
436	12	Poplar	Area C	Regulated To Be Removed
437	10	Gum	Area B	Regulated To Be Removed
438	19	Pine	Area B	Regulated To Be Removed
439	8	Gum	Area C	Regulated To Be Removed
440	10	Gum	Area C	Regulated To Be Removed
441	8	Gum	Area F	Regulated To Be Removed
442	20	Pine	Area B	Regulated To Be Removed
443	8	Gum	Area B	Regulated To Be Removed
445	8	Poplar	Area B	Regulated To Be Removed
446	12	Oak	Area B	Regulated To Be Removed
447	24	Pine	Area C	Significant To Be Removed
449	22	Pine	Area F	Regulated To Be Removed
450	18	Pine	Area F	Regulated To Be Removed
451	10	Gum	Area C	Regulated To Be Removed
452	4	Dog	Area F	Regulated To Be Removed
455	10	Gum	Area C	Regulated To Be Removed
456	10	Gum	Area C	Regulated To Be Removed
459	8	Oak	Area B	Regulated To Be Removed
460	10	Oak	Area B	Regulated To Be Removed
467	10	Poplar	Area C	Regulated To Be Removed
468	20	Pine	Area F	Regulated To Be Removed
471	13	Cherry	Area B	Regulated To Be Removed
472	4	Dog	Area F	Regulated To Be Removed
474	20	Gum	Area B	Regulated To Be Removed
476	12	Pine	Area C	Regulated To Be Removed
477	18	Pine	Area C	Regulated To Be Removed
478	12	Gum	Area C	Regulated To Be Removed
479	24	Pine	Area C	Significant To Be Removed
480	2	Dog	Area B	Unprotected To Remain
482	11	Oak	Area B	Regulated To Be Removed
484	10	Gum	Area C	Regulated To Be Removed
485	12	Oak	Area B	Regulated To Remain
488	10	Poplar	Area C	Regulated To Be Removed
492	8	Poplar	Area C	Regulated To Be Removed
493	30	Poplar	Area B	Significant To Remain
495	20	Gum	Area B	Regulated To Remain
496	17	Gum	Area B	Regulated To Remain
499	19	Gum	Area C	Regulated To Be Removed
502	10	Gum	Area C	Regulated To Be Removed
504	2	Holly	Off Site	Regulated To Be Removed
505	8	Oak	Area C	Regulated To Be Removed
506	10	Gum	Area C	Regulated To Be Removed
507	4	Dog	Area C	Regulated To Remain
509	2	Gum	Area C	Unprotected To Remain
512	8	Dog	Area C	Regulated To Remain
513	8	Gum	Area C	Regulated To Remain
514	2	Dog	Area C	Regulated To Remain
515	2	Dog	Area C	Regulated To Be Removed
516	4	Dog	Area C	Regulated To Be Removed
520	4	Dog	Area C	Regulated To Be Removed
521	4	Dog	Area C	Regulated To Be Removed
522	12	Gum	Area C	Regulated To Be Removed
523	4	Dog	Area C	Regulated To Be Removed
524	4	Dog	Area C	Regulated To Be Removed
525	2	Gum	Area C	Unprotected To Remain
526	8	Dog	Area C	Significant To Remain
527	8	Gum	Area C	Regulated To Remain
528	10	Gum	Area C	Regulated To Be Removed
529	4	Dog	Area C	Regulated To Be Removed
530	2	Dog	Area C	Unprotected To Remain
531	4	Dog	Area C	Regulated To Remain
533	8	Gum	Area C	Regulated To Remain
534	12	Gum	Area C	Regulated To Be Removed
536	8	Oak	Area C	Regulated To Be Removed
538	10	Gum	Area C	Regulated To Be Removed
537	18	Oak	Area C	Regulated To Be Removed
538	12	Gum	Area C	Regulated To Remain
539	2	Dog	Area C	Unprotected To Remain
540	4	Magnolia	Area C	Regulated To Be Removed
541	10	Gum	Area C	Regulated To Remain
542	22	Gum	Area C	Regulated To Be Removed
543	12	Gum	Area C	Regulated To Be Removed
544	8	Dog	Area C	Regulated To Be Removed
545	4	Dog	Area C	Regulated To Be Removed
546	2	Dog	Area C	Unprotected To Remain
547	2	Gum	Area C	Unprotected To Remain
548	10	Gum	Area C	Regulated To Remain
549	2	Dog	Area C	Unprotected To Remain
550	18	Oak	Area C	Regulated To Be Removed
551	2	Dog	Area C	Unprotected To Remain
552	2	Magnolia	Area C	Unprotected To Remain
553	10	Gum	Area C	Regulated To Remain
554	14	Poplar	Area C	Regulated To Remain
555	4	Dog	Area C	Regulated To Remain
556	14	Oak	Area C	Regulated To Remain
557	2	Dog	Area C	Unprotected To Remain
558	14	Oak	Area C	Regulated To Remain
559	2	Dog	Area C	Unprotected To Remain
560	18	Gum	Area C	Regulated To Be Removed
561	4	Dog	Area C	Regulated To Be Removed
563	10	Gum	Area C	Regulated To Be Removed
564	18	Gum	Area C	Regulated To Remain
566	12	Gum	Area C	Regulated To Remain
568	12	Oak	Area C	Regulated To Remain
567	4	Magnolia	Area C	Regulated To Remain
565	18	Gum	Area C	Regulated To Remain
569	8	Oak	Area C	Regulated To Remain
571	12	Pine	Area B	Regulated To Be Removed

Total Trees On-site (Includes Protected and Unprotected): 364

Total Protected Trees On-site (Includes Regulated and Significant Trees): 340

Total Unprotected Trees to Remain (Includes trees not classified as regulated or significant but listed for tree credit purposes): 24

Total Regulated Trees To Remain: 38

Total Regulated Trees To Be Removed: 288

Total Significant Trees To Remain: 2

Total Significant Trees To Be Removed: 18

2) Significant Existing Trees To Be Removed

Tree ID #	Caliper In.	Tree Type	Status	Mitigation %	Multiplier	Mitigation Credit
61	28	Gum	Significant	75%	x 2	39
133	30	Pine	Significant	100%	x 2	60
134	30	Pine	Significant	100%	x 2	60
143	24	Pine	Significant	100%	x 2	48
146	24	Pine	Significant	100%	x 2	48
188	8	Cherry	Significant	75%	x 2	12
221	24	Gum	Significant	75%	x 2	36
233	28	Pine	Significant	100%	x 2	56
254	24	Pine	Significant	100%	x 2	48
271	28	Pine	Significant	100%	x 2	56
276	24	Pine	Significant	100%	x 2	48
278	24	Pine	Significant	100%	x 2	48
287	24	Gum	Significant	75%	x 2	36
306	26	Gum	Significant	75%	x 2	37.5
339	26	Pine	Significant	100%	x 2	52
447	24	Pine	Significant	100%	x 2	48
479	24	Pine	Significant	100%	x 2	48
493	30	Poplar	Significant	100%	x 2	60
526	8	Dog	Significant	100%	x 2	16

Total Significant Trees to be Removed: 18

Total Significant Tree Caliper inches to be Removed: 454
[Total of the "Caliper In." column]

Total Significant Tree Caliper inches to be Mitigated: 884.5
[Total of the "Mitigation Credit" column.]

Total Replacement Trees Required: 295
[Total of the "Mitigation Credit" column divided by 3]

Note: Existing regulated (non-significant) trees to be removed are only to be removed within the limits of the area of disturbance for essential site improvements therefore all regulated trees listed in the existing tree inventory as "...To Be Removed" are

3) Credit for Existing Tree Preservation

Tree ID #	Caliper	Tree Type	Area	Status	Caliper Range	Tree Credit	Credit Toward
1	20	Pine	Area H	Regulated	18 - 24	4	Carolina Beach Street Yard
2	23	Pine	Area H	Regulated	18 - 24	4	Carolina Beach Street Yard
8	18	Pine	Area I	Regulated	18 - 24	4	Carolina Beach Street Yard
11	2	Dog	Area I	Unprotected	2 - 5	1	Mitigation
12	2	Dog	Area I	Unprotected	2 - 5	1	Mitigation
13	2	Dog	Area I	Unprotected	2 - 5	1	Mitigation
14	2	Dog	Area I	Unprotected	2 - 5	1	Mitigation
16	2	Dog	Area I	Unprotected	2 - 5	1	Mitigation
17	2	Dog	Area I	Unprotected	2 - 5	1	Mitigation
18	2	Dog	Area I	Unprotected	2 - 5	1	Mitigation
19	2	Dog	Area I	Unprotected	2 - 5	1	Mitigation
20	2	Dog	Area I	Unprotected	2 - 5	1	Mitigation
21	2	Dog	Area I	Unprotected	2 - 5	1	Mitigation
26	18	Pine	Area I	Regulated	18 - 24	4	Mitigation
31	18	Pine	Area I	Regulated	18 - 24	4	Mitigation
33	18	Pine	Area I	Regulated	18 - 24	4	Mitigation
46	8	Dog	Area I	Regulated	6 - 11	2	Mitigation
52	8	Gum	Area I	Regulated	6 - 11	2	Mitigation
57	2	Dog	Area I	Unprotected	2 - 5	1	Mitigation
58	16	Pine	Area I	Regulated	12 - 17	3	Mitigation
59	2	Dog	Area I	Unprotected	2 - 5	1	Mitigation
67	12	Oak	Area I	Regulated	12 - 17	3	Mitigation
69	20	Pine	Area I	Regulated	18 - 24	4	Mitigation
80	22	Gum	Area I	Regulated	18 - 24	4	Mitigation
83	18	Pine	Area I	Regulated	18 - 24	4	Mitigation
85	10	Oak	Area I	Regulated	6 - 11	2	Mitigation
86	2	Dog	Area I	Unprotected	2 - 5	1	Mitigation
90	10	Oak	Area I	Regulated	6 - 11	2	Mitigation
113	10	Gum	Area I	Regulated	6 - 11	2	Mitigation
128	10	Gum	Area I	Regulated	6 - 11	2	Mitigation
480	2	Dog	Area B	Unprotected	2 - 5	1	Mitigation
485	12	Oak	Area B	Regulated	12 - 17	3	Mitigation
493	30	Poplar	Area B	Significant To Remain	>24	8	Mitigation
495	20	Gum	Area B	Regulated	18 - 24	4	Mitigation
496	17	Gum	Area B	Regulated	12 - 17	3	Mitigation
509	2	Gum	Area C	Unprotected	2 - 5	1	Mitigation
512	6	Dog	Area C	Regulated	6 - 11	2	Mitigation
530	2	Dog	Area C	Unprotected	2 - 5	1	Mitigation
533	8	Gum	Area C	Regulated	6 - 11	2	Mitigation
538	12	Gum	Area C	Regulated	12 - 17	3	Mitigation
539	2	Dog	Area C	Unprotected	2 - 5	1	Mitigation
541	10	Gum	Area C	Regulated	6 - 11	2	Mitigation
548	2	Dog	Area C	Unprotected	2 - 5	1	Mitigation
547	2	Gum	Area C	Unprotected	2 - 5	1	Mitigation
548	10	Gum	Area C	Regulated	6 - 11	2	Mitigation
549	2	Dog	Area C	Unprotected	2 - 5	1	Mitigation
551	2	Dog	Area C	Unprotected	2 - 5	1	Mitigation
552	2	Magnolia	Area C	Unprotected	2 - 5	1	Mitigation
553	10	Gum	Area C	Regulated	6 - 11	2	Mitigation
554	14	Poplar	Area C	Regulated	12 - 17	3	Mitigation
555	4	Dog	Area C	Regulated	2 - 5	1	Mitigation
557	10	Gum	Area C	Regulated	6 - 11	2	Mitigation
558	14	Oak	Area C	Regulated	12 - 17	3	Mitigation
559	2	Dog	Area C	Unprotected	2 - 5	1	Mitigation
560	18	Gum	Area C	Regulated	12 - 17	3	Mitigation
563	12	Gum	Area C	Regulated	12 - 17	3	Mitigation
564	18	Gum	Area C	Regulated	12 - 17	3	Mitigation
565	12	Gum	Area C	Regulated	12 - 17	3	Mitigation
566	12	Oak	Area C	Regulated	12 - 17	3	Mitigation
567	4	Magnolia	Area C	Regulated	2 - 5	1	Mitigation
568	18	Gum	Area C	Regulated	18 - 24	4	Mitigation
569	8	Oak	Area C	Regulated	6 - 11	2	Mitigation

Total Trees Preserved: 91
[Total number of tree to remain on-site, including unprotected trees (2" caliper min), regulated trees and significant trees]

Total Credit For Trees Preserved: 131
(Total of the "Tree Credit" column)

Total Credits Used Toward Carolina Beach Street Yard Requirements: 4
(Total tree credits designated to fulfill Carolina Beach Street Yard Requirements.)

Total Credits Used Toward Mitigation Requirements: 285
(Total tree credits designated to fulfill Mitigation Replacement Tree Requirements)

Note: All existing tree credits gented above are determined per City of Wilmington Land Development Code standards.

Approved Const. Plan

	Name	Date
Planning	[illegible]	12-4-14
Public Utilities	n/a	
Traffic	n/a	
Fire	n/a	

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~[illegible]~~ 2014035
SIGNED [illegible]

TREE INVENTORY, PRESERVATION, AND REMOVAL DATA 01

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

Meridian at Fairfield Park, LLC.
Fairfield Park
4625 & 4544 Fairview Drive
Wilmington, North Carolina

Preliminary
TRC Review

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	02.20.2014

DRAWN BY: CT
CHECKED BY: MWL

TREE INVENTORY, PRESERVATION AND REMOVAL DATA

SD0.12

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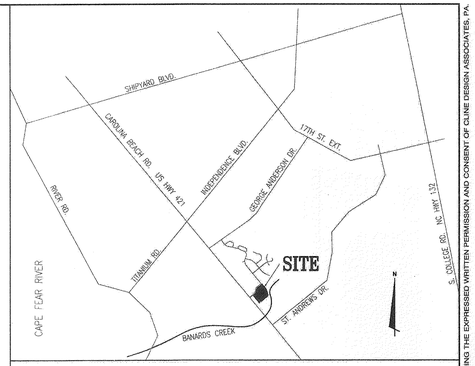

VICINITY MAP
NOT TO SCALE

Approved Construction Plan

	Name	Date
Planning	[illegible]	12-4-14
Public Utilities		
Traffic	[illegible]	12/4/14
Fire	S. Flower	12/4/14

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/9/14 PERMIT # ~~[illegible]~~ 2014035
SIGNED [illegible]

LEGEND	
	PINE TREE – 10" CAL (PRESERVED)
	MAPLE TREE/GUM TREE – 10" CAL (PRESERVED)
	OAK TREE – 10" CAL (PRESERVED)
	POPLAR TREE – 10" CAL (PRESERVED)
	MAGNOLIA TREE – 10" CAL (PRESERVED)
	MIMOSA TREE – 10" CAL (PRESERVED)
	CHERRY TREE – 10" CAL (PRESERVED)
	HOLLY TREE – 10" CAL (PRESERVED)
	DOGWOOD – 10" CAL (PRESERVED)

NOT FOR CONSTRUCTION

ISSUED FOR PERMITTING

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

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TEL: (919) 851-4422 or (800) 354-1879
FAX: (919) 851-8968
CERT NUMBERS: NCBELS (C-0110) NCBOLA (C-0267)

Meridian at Fairfield Park, LLC.
Fairfield Park
4625 & 4544 Fairview Drive
Wilmington, North Carolina

NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER KIRBY R. BELL, JR. 11/5/14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	03.19.2014
4th Round Comments	05.20.2014
5th Round Comments Revisions - Driveway, Storm Addition and Grading	11.07.2014
Wheel stops added to road stub to church	12.03.2014

DRAWN BY: RAB
CHECKED BY: KRB

DEMOLITION PLAN

CD2.00

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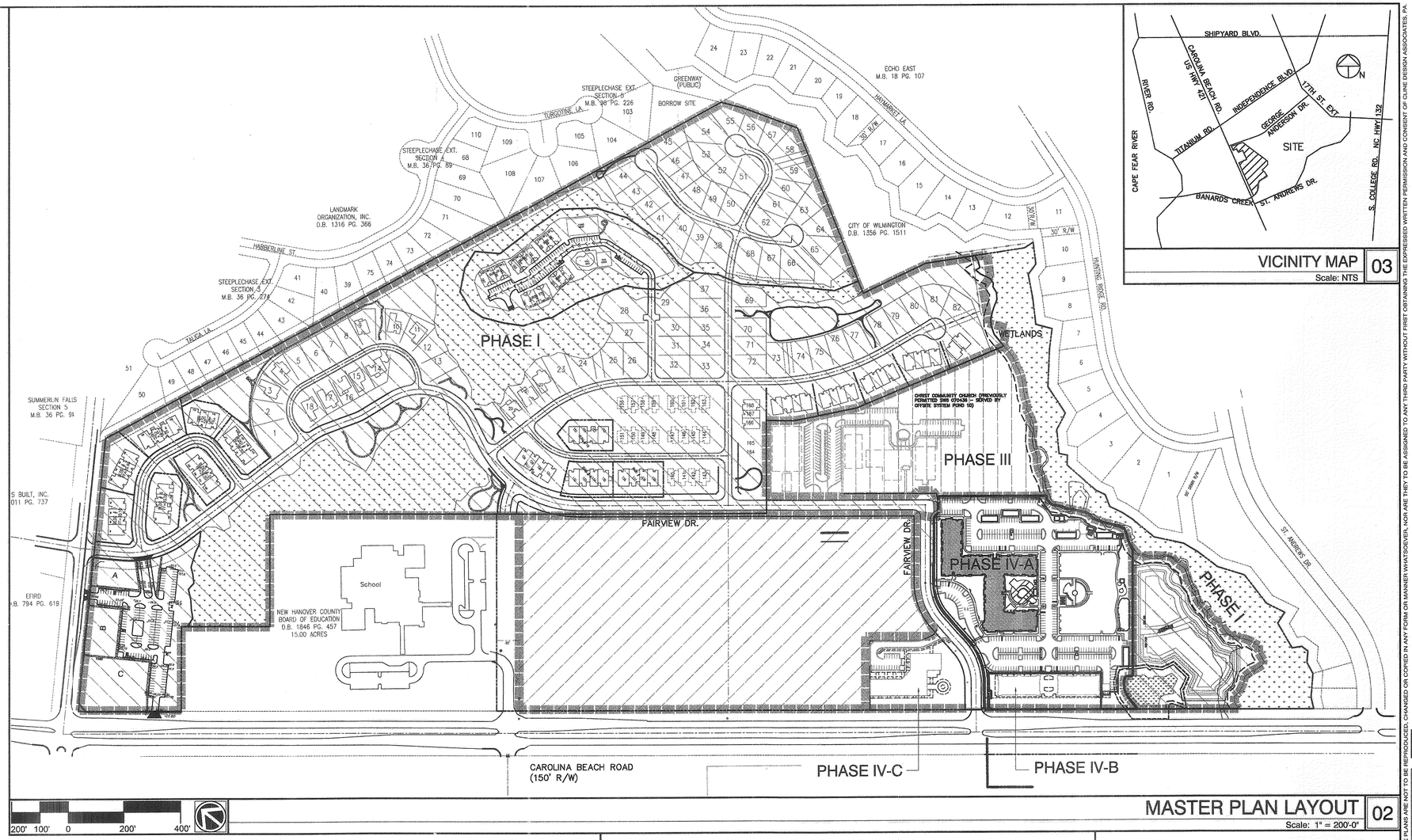
R:\2013\13146 - Fairfield Park-Wilmington\CIVIL\Construction\13146_BASE (CLINE).dwg, CD2.00, 12/3/2014 9:21:29 AM, kris



MASTER PLAN LAYOUT 02

Scale: 1" = 200'-0"

VICINITY MAP 03

Scale: NTS

SITE DATA - PHASE II

Fairfield Park - Phase II
PHASE II WAS ORIGINALLY INCLUDED MX APPROVED PLANS DATED 07.15.2003. PHASE II AREA IS WHAT IS BEING PROPOSED FOR PHASE IV. PHASE II IS NO LONGER APPLICABLE.

NOTE: DATA SHOWN IN PHASES I AND III WERE TAKEN FROM A MASTER PLAN PREPARED BY OTHERS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED AT THIS TIME.

SITE DATA - Phase IV Sections A, B and C

Fairfield Park - PHASE IV Sections A, B AND C	
Current Zoning	MX
Tract Size (Phase IV)	539,164 Sq. Ft. (12.37 Acres)
Existing Building Square Feet	N/A
Proposed Building Square Feet	
Phase 4A Apartments	271,299 Sq. Ft.
Phase 4A Club - Public	4,889 Sq. Ft.
Phase 4B Commercial	20,000 Sq. Ft.
Phase 4C Office	41,700 Sq. Ft.
Phase 4C Commercial	20,850 Sq. Ft.
SF to be Developed	358,739 Sq. Ft.
SF Occupied by Structures	
All Buildings	358,739 Sq. Ft.
*R.O.W.	N/A
Parking Areas	11,955 Sq. Ft.
Total Acres within 100 Year Flood	0.06 Acres
Total Acres within Wetlands	0.00 Acres
Parking (Maximum)	1,126 Spaces (907 Minimum)
Parking Provided	± 457 Spaces
Handicap Spaces Required	9 Spaces
Handicap Spaces Provided	± 12 Spaces
Loading Bays Provided	1
Required Internal Landscaping	TBD
Provided Internal Landscaping	TBD

*Includes Street R/W. Sewer &: Storm drainage Easements.

SITE DATA - OVERALL SUMMARY - PHASES I-IV

Fairfield Park - SUMMARY	
Current Zoning	MX
Tract Size	4,171,196 Sq. Ft. (95.75 Acres)
Existing Building Square Feet	N/A
Proposed Building Square Feet	
Church	64,990 Sq. Ft. 7.61%
Commercial	49,250 Sq. Ft. 5.77%
Office	99,900 Sq. Ft. 11.71%
Residential	634,340 Sq. Ft. 74.33%
Club - Public	4,889 Sq. Ft. 0.57%
SF to be Developed	853,369 Sq. Ft.
SF occupied by Structures	
All Buildings	853,369 Sq. Ft.
*R.O.W.	± 599,910 Sq. Ft.
Parking Areas	± 122,707 Sq. Ft.
Total Acres within 100 Year Flood	0.33 Acres
Total Acres within Wetlands	20.14 Acres
Parking (Maximum)	1845 Spaces (1418 Minimum)
Parking Provided	± 1,397 Spaces
Handicap Spaces Required	23 Spaces
Handicap Spaces Provided	± 24 Spaces
Loading Bays Provided	1
Required Internal Landscaping	
Provided Internal Landscaping	

*Includes Street R/W, Sewer and Storm drainage Easements.

MASTER PLAN SITE DATA 05

BASE DENSITY (FAR)

Phases One, Thrse & Four Land Area:				
Land Area Type	Land Area		Base Far	Allowed Building Area
Conservation:	N/A Acres	N/A Sq. Ft.	N/A	N/A
Urban Transition:	96.18 Acres	4,189,753 Sq. Ft.	N/A	837,920 (20%)

PROPOSED DENSITY (FAR)

Phases One, Thrse & Four Land Area:			FAR	Proposed Building Area
Conservation:	N/A Acres	N/A Sq. Ft.	N/A	N/A
Urban Transition:	94.52 Acres	4,117,137 Sq. Ft.	19.8%	853,370

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13. REFER TO LANDSCAPING PLAN FOR LOCATION OF STREET TREES AND ADDITIONAL NOTES.
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18. ALL PHASE 1 AND 2 INFORMATION APPROVED BY CITY OF WILMINGTON; SUBMITTED 03.06.2003 AND APPROVED 07.15.2003.
19. ALL PHASE 3 INFORMATION APPROVED BY CITY OF WILMINGTON; SUBMITTED 12.08.2006 AND TRC REVIEW 01.04.2007. PHASE 3 NOT APPROVED. INFORMATION PROVIDED BY TRIPP ENGINEERING DATED 11.08.2007.
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22. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
23. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
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25. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
26. CONTACT TRAFFIC ENGINEERING AT 910.341.7888 FORTY EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
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29. DAMAGED FACILITIES SHALL BE REPLACED, BY AN APPROVED CONTRACTOR, ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGH STANDARDS.
30. ALL REPAIR/REPLACEMENT OF TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE COORDINATED WITH THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION.

GENERAL NOTES 04

Approved Construction Plan

	Name	Date
Planning	[illegible]	12/4/14
Public Utilities		
Traffic	[illegible]	12/4/14
Fire	[illegible]	12/4/14

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~SW0313115~~ 20 H035
SIGNED [illegible]

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

CLINE DESIGN

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

Meridian at Fairfield Park, LLC.

Fairfield Park

4625 & 4544 Fairview Drive
Wilmington, North Carolina

Preliminary
TRC Review

CLINE DESIGN ASSOCIATES, PA
LANDSCAPE ARCHITECTURE CORPORATION
C-143
RALEIGH, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
No. 395
MICHAEL LATTNER
10.30.14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	02.20.2014
4th Round Comments	05.20.2014
5th Round Comments	10.31.2014

DRAWN BY: CT
CHECKED BY: MWL

MASTER PLAN

SD1.00

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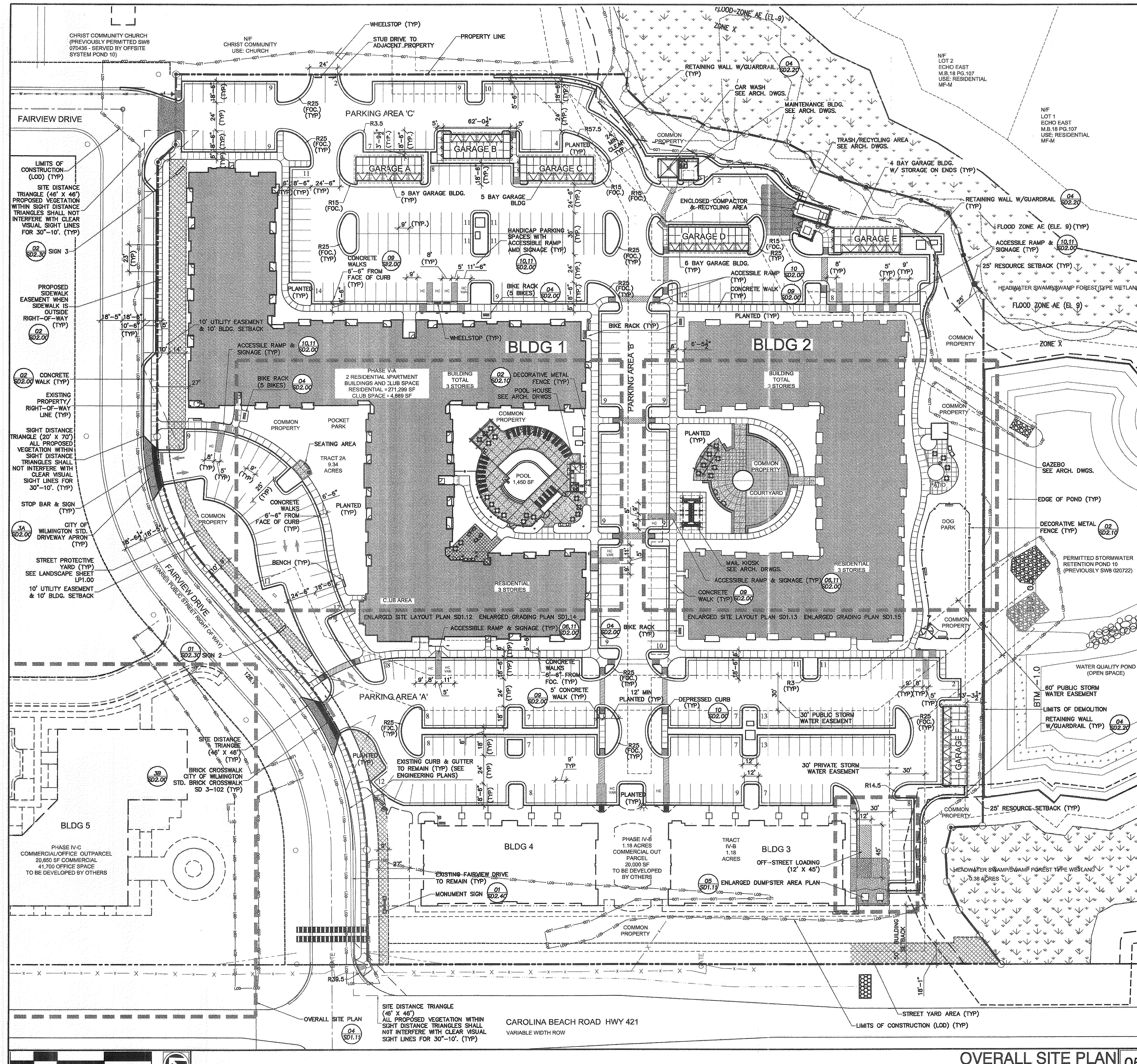

OVERALL SITE PLAN 05

Scale: 1" = 40'

OWNER/DEVELOPER	MERIDIAN AT FAIRFIELD PARK, LLC
CONTACT	MARK BARKER
ADDRESS	6131 FALLS OF NEUSE ROAD RALEIGH, NC 27609
PIN NUMBER	TRACT 2 - R07000-003-203-000 TRACT 3 - R07000-003-204-000
CURRENT ZONING	MX
TRACT SIZE TOTAL	12.37 AC. (539,164 SF.)
TRACT IV-A&B	10.49 AC. (457,092 SF.)
TRACT IV-C (PORTION OF)	1.89 AC. (82,072 SF.)
EXISTING BUILDING SF.	0
PROPOSED BUILDING SF.	276,188 SF. (APARTMENT & CLUB)
ACRES TO BE DEVELOPED	12.37 ACRES (539,164)
BUILDING LOT COVERAGE	22% (102,792/457,092)
ACRES OCCUPIED BY STRUCTURES	2.35 AC.
ACRES WITHIN 100 YEAR FLOOD	2,722 SF.
ACRES WITHIN WETLANDS	0
REQUIRED OPEN SPACE	145,930 SF/ 3.35 AC
PROPOSED OPEN SPACE	0.66 AC (28,749 SF.)
REQUIRED COMMON PROPERTY	1.04 AC (10% OF 10.49 AC)
PROPOSED COMMON PROPERTY	2.88 AC (125,453 SF.)
PROPOSED OVERALL OPEN SPACE	24.60 AC (1,071,719 SF.)
CAMA CLASSIFICATION	URBAN TRANSITION & CONSERVATION

PARKING ALLOWED	MINIMUM	MAXIMUM
RESIDENTIAL-ONE BEDROOM	(1.5 SPACES/UNITx136) = 204	(2.5 SPACES/UNITx136) = 340
RESIDENTIAL-TWO BEDROOM	(2.0 SPACES/UNITx 97) = 194	(2.5 SPACES/UNITx 97) = 243
RESIDENTIAL-THREE BEDROOM	(2.25 SPACES/UNITx 8) = 18	(2.5 SPACES/UNITx 8) = 20
COMMERCIAL	(40,850 SF @ 1/400 SF) = 103	(40,850 SF @ 1/200 SF) = 205
OFFICE	(41,700 SF @ 1/300 SF) = 139	(41,700 SF @ 1/200 SF) = 209
CLUB AREA	(4,889 SF @ 1/400 SF) = 13	(4,889 SF @ 1/250 SF) = 20
POOL	(1,400 SF @ 1/400 SF) = 4	(1,400 SF @ 1/200 SF) = 7
	TOTAL 675	TOTAL 1,044

PROPOSED PARKING TOTAL	457 SPACES
TRACT IV-A&B	440 SPACES
TRACT IV-C	17 SPACES
REQUIRED ACCESSIBLE PARKING SPACES	9
PROPOSED ACCESSIBLE PARKING SPACES	12
REQUIRED BICYCLE PARKING	26 SPACES
PROVIDED BICYCLE PARKING	26 SPACES
REQUIRED INTERNAL LANDSCAPING	13,030 SF
PROPOSED INTERNAL LANDSCAPING	17,275 SF

TREE SURVEY
SEE SHEET SD0.12 FOR DETAILED INFORMATION.

RESIDENTIAL UNITS	241
ONE BEDROOM	136
TWO BEDROOM	97
THREE BEDROOM	8

IMPERVIOUS SURFACE	
PRE-CONSTRUCTION	0 SF (0 %)
POST-CONSTRUCTION	296,174 sf
BASE DENSITY ALLOWED (FAR) (PHASE I,III,IV)	
CONSERVATION	N/A
URBAN	837,920 SF (20%)
PROPOSED DENSITY (FAR) (PHASE I,III,IV)	
CONSERVATION	N/A
URBAN	853,370 SF
PROPOSED DENSITY (FAR) (PHASE I,III,IV)	
OFFICE/COMMERCIAL AREA	149,150 SF
TOWNHOUSE RESIDENTIAL	189,828 SF
SINGLE FAMILY RESIDENTIAL	173,213 SF
APARTMENTS RESIDENTIAL	271,299 SF
COLLECTOR STREETS	393,782 SF
CHURCH	64,990 SF
CLUB	4,889 SF
TOTAL	853,369 SF

RESIDENTIAL SF	271,299 SF
COMMERCIAL	20,000 SF
OFFICE (TRACT IV-C)	20,850 SF
MIXED USE BLDG (TRACT IV-C)	20,850 SF
CLUB AREA	4,889 SF
NUMBER OF BUILDINGS	2
NUMBER OF GARAGE BUILDINGS	6
MAINTENANCE/CAR CARE BLDG.	1
POOL BUILDING	1
AVERAGE BUILDING HEIGHT	39' AVERAGE
NUMBER OF STORIES	
FRONT TWO COMMERCIAL BLDGS.	1 STORY
RESIDENTAIL BLDGS	3 STORIES

BUILDING	TOTAL SF	SF/FLOOR	USE
BUILDING 1	168,758	FIRST= 56,036 SECOND = 56,361 THIRD = 56,361	RESIDENTIAL RESIDENTIAL RESIDENTIAL
BUILDING 2	107,430	FIRST= 35,810 SECOND= 35,810 THIRD= 35,810	RESIDENTIAL RESIDENTIAL RESIDENTIAL
BUILDING 3	10,000	10,000	COMMERCIAL
BULDING 4	10,000	10,000	COMMERCIAL
BULDING 5	41,700	FIRST= 20,850 SECOND= 20,850	COMMERCIAL OFFICE

PHASE IV SITE DATA 03

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31. A PORTION OF THE SITE IS LOCCATED IN THE CONSERVATION RESOURCE AREA AND MUST MEET ARTICLE 10, EXCEPTIONALLY DESIGNED CRITERIA.

GENERAL NOTES 02

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STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # 2014035
SIGNED [signature]

Approved Construction Plan

	Name	Date
Planning	[signature]	12/4/14
Public Utilities		
Traffic	[signature]	12/4/14
Fire	S. Flowers	12/4/14

CITY OF WILMINGTON APPROVALS 01

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Preliminary
TRC Review

CLINE DESIGN ASSOCIATES, PA — LANDSCAPE ARCHITECTURAL CORPORATION — C-143 — RALEIGH, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 395 MICHAEL LATTNER 10.30.14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	02.20.2014
4th Round Comments	05.20.2014
5th Round Comments	10.31.2014

DRAWN BY: CT
CHECKED BY: MWL

OVERALL SITE PLAN

SD1.10

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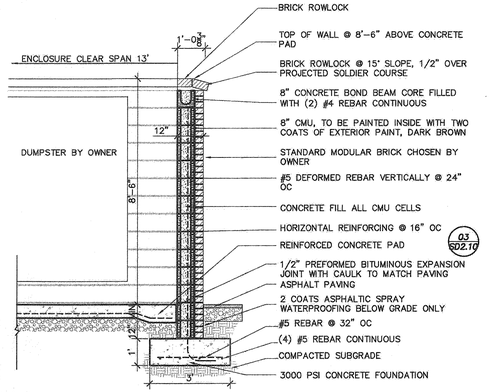
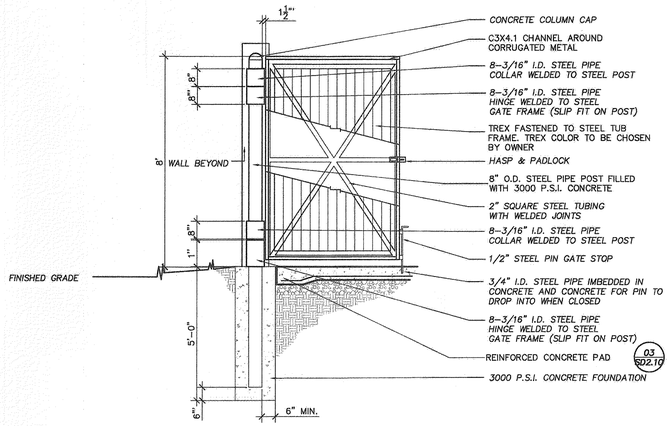


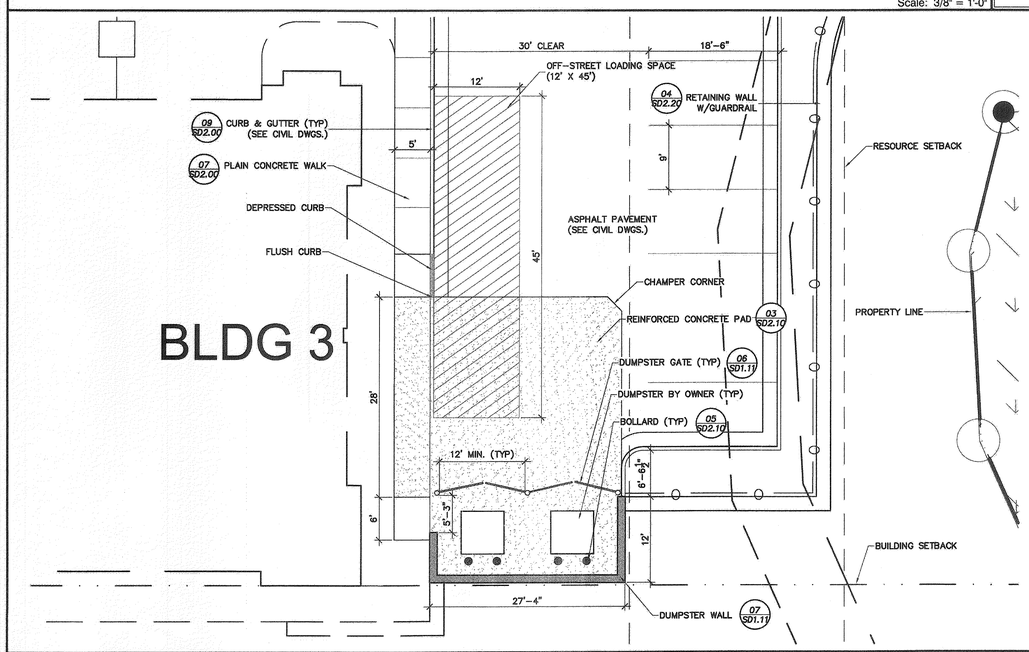
DUMPSTER WALL 07

Scale: 3/8" = 1'-0"



DUMPSTER GATE 06

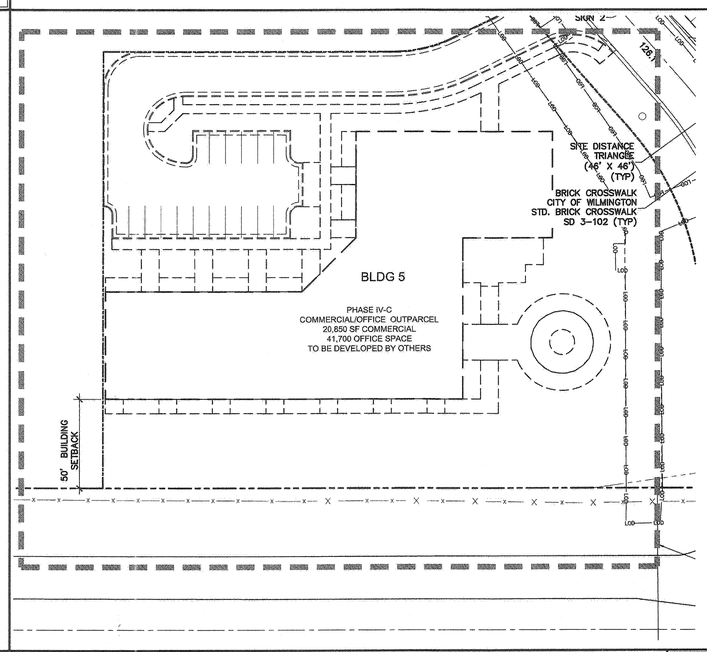
Scale: 3/8" = 1'-0"



ENLARGED DUMPSTER AREA PLAN 05

Scale: 1" = 10'

40' 20' 0 40' 80'



OVERALL SITE PLAN 04

Scale: 1" = 40'

40' 20' 0 40' 80'

OWNER/DEVELOPER	MERIDIAN AT FAIRFIELD PARK, LLC
CONTACT	MARK BARKER
ADDRESS	8131 FALLS OF NEUSE ROAD RALEIGH, NC 27609
PIN NUMBER	TRACT 2 - R07000-003-203-000 TRACT 3 - R07000-003-204-000
CURRENT ZONING	MX
TRACT SIZE TOTAL	12.37 AC. (539,164 SF.)
TRACT IV-A&B	10.49 AC. (457,092 SF.)
TRACT IV-C (PORTION OF)	1.89 AC. (82,072 SF.)
EXISTING BUILDING SF.	0
PROPOSED BUILDING SF.	276,188 SF. (APARTMENT & CLUB)
ACRES TO BE DEVELOPED	12.37 ACRES (539,164)
BUILDING LOT COVERAGE	22% (102,792/457,092)
ACRES OCCUPIED BY STRUCTURES	2.35 AC.
ACRES WITHIN 100 YEAR FLOOD	2,722 SF.
ACRES WITHIN WETLANDS	0
REQUIRED OPEN SPACE	145,930 SF/ 3.35 AC
PROPOSED OPEN SPACE	0.66 AC (28,749 SF.)
REQUIRED COMMON PROPERTY	1.04 AC (10% OF 10.49 AC)
PROPOSED COMMON PROPERTY	2.88 AC (125,453 SF.)
PROPOSED OVERALL OPEN SPACE	24.60 AC (1,071,719 SF.)
CAMA CLASSIFICATION	URBAN TRANSITION & CONSERVATION

PARKING ALLOWED	MINIMUM	MAXIMUM
RESIDENTIAL-ONE BEDROOM	(1.5 SPACES/UNITx136) = 204	(2.5 SPACES/UNITx136) = 340
RESIDENTIAL-TWO BEDROOM	(2.0 SPACES/UNITx 97) = 194	(2.5 SPACES/UNITx 97) = 243
RESIDENTIAL-THREE BEDROOM	(2.25 SPACES/UNITx 8) = 18	(2.5 SPACES/UNITx 8) = 20
COMMERCIAL	(40,850 SF @ 1/400 SF) = 103	(40,850 SF @ 1/200 SF) = 205
OFFICE	(41,700 SF @ 1/300 SF) = 139	(41,700 SF @ 1/200 SF) = 209
CLUB AREA	(4,888 SF @ 1/400 SF) = 13	(4,889 SF @ 1/250 SF) = 20
POOL	(1,400 SF @ 1/400 SF) = 4	(1,400 SF @ 1/200 SF) = 7
	TOTAL 675	TOTAL 1,044

PROPOSED PARKING TOTAL	457 SPACES
TRACT IV-A&B	440 SPACES
TRACT IV-C	17 SPACES
REQUIRED ACCESSIBLE PARKING SPACES	9
PROPOSED ACCESSIBLE PARKING SPACES	12
REQUIRED BICYCLE PARKING	26 SPACES
PROVIDED BICYCLE PARKING	26 SPACES

REQUIRED INTERNAL LANDSCAPING	13,030 SF
PROPOSED INTERNAL LANDSCAPING	17,275 SF

TREE SURVEY
SEE SHEET SD0.12 FOR DETAILED INFORMATION.

RESIDENTIAL UNITS	241
ONE BEDROOM	136
TWO BEDROOM	97
THREE BEDROOM	8

RESIDENTIAL SF	271,299 SF
COMMERCIAL	20,000 SF
OFFICE (TRACT IV-C)	20,850 SF
MIXED USE BLDG (TRACT IV-C)	20,850 SF
CLUB AREA	4,889 SF
NUMBER OF BUILDINGS	2
NUMBER OF GARAGE BUILDINGS	6
MAINTENANCE/CAR CARE BLDG.	1
POOL BUILDING	1
AVERAGE BUILDING HEIGHT	39' AVERAGE
NUMBER OF STORIES	
FRONT TWO COMMERCIAL BLDGS	1 STORY
RESIDENTAIL BLDGS	3 STORIES

IMPERVIOUS SURFACE	
PRE-CONSTRUCTION	0 SF (0 %)
POST-CONSTRUCTION	296,174 SF

BASE DENSITY ALLOWED (FAR) (PHASE I,III,IV)	
CONSERVATION	N/A
URBAN	837,920 SF (20%)
PROPOSED DENSITY (FAR) (PHASE I,III,IV)	
CONSERVATION	N/A
URBAN	853,370 SF
PROPOSED DENSITY (FAR) (PHASE I,III,IV)	
OFFICE/COMMERCIAL AREA	149,150 SF
TOWNHOUSE RESIDENTIAL	169,828 SF
SINGLE FAMILY RESIDENTIAL	173,213 SF
APARTMENTS RESIDENTIAL	271,299 SF
COLLECTOR STREETS	393,782 SF
CHURCH	64,990 SF
CLUB	4,889 SF
TOTAL	853,369 SF

BUILDING	TOTAL SF	SF/FLOOR	USE
BUILDING 1	168,758	FIRST= 56,036 SECOND = 56,361 THIRD = 56,361	RESIDENTIAL RESIDENTIAL RESIDENTIAL
BUILDING 2	107,430	FIRST= 35,810 SECOND= 35,810 THIRD= 35,810	RESIDENTIAL RESIDENTIAL RESIDENTIAL
BUILDING 3	10,000	10,000	COMMERCIAL
BULDING 4	10,000	10,000	COMMERCIAL
BULDING 5	41,700	FIRST= 20,850 SECOND= 20,850	COMMERCIAL OFFICE

PHASE IV SITE DATA 03

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CFPUA, 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 SEPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICAL 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 MET 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 CURBING WILL BE REPLACED.
8. CONTACT KAREN DIXON 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 USCFCCHR 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. 1-800-632-4949.
15. THE BELLSOUTH CONTACT IS STEVE DAYVAULT HE IS THE BUILDING INDUSTRY CONSULTANT (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:
    - FINAL GRADE WILL NEED TO BE ESTABLISHED.
    - 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, WETLAN DISTURBANCE PERMITS, CITY STORM WATER, TREE PROTECTION PERMITS, ETC.
18. ALL PHASE 1 AND 2 INFORMATION APPROVED BY CITY OF WILMINGTON; SUBMITTED 03.06.2003 AND APPROVED 07.15.2003.
19. ALL PHASE 3 INFORMATION APPROVED BY CITY OF WILMINGTON; SUBMITTED 12.08.2006 AND TRC REVIEW 01.04.2007. PHASE 3 NOT APPROVED. INFORMATION PROVIDED BY TRIPP ENGINEERING DATED 11.08.2007.
20. ADMINISTRATIVE VARIANCE REQUEST FOR 31 PARKING SPACES IN EXCESS OF 500' FROM PUBLIC RIGHT OF WAY. REQUEST DOCUMENTATION ON FILE WITH CITY OF WILMINGTON IN CONJUNCTION WITH THIS SUBMITTAL.
21. DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
22. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
23. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
24. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910.341.5888 FOR MORE DETAILS.
25. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
26. CONTACT TRAFFIC ENGINEERING AT 910.341.7886 FORTY EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
27. 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.
28. IMMEDIATELY NOTIFY CITY OF WILMINGTON TRAFFIC ENGINEERING AT 910.341.7888 IF ANY TRAFFIC SIGNAL FACILITIES OR CITY OWNED STREETLIGHT FACILITIES ARE DAMAGED.
29. DAMAGED FACILITIES SHALL BE REPLACED, BY AN APPROVED CONTRACTOR, ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGH STANDARDS.
30. ALL REPAIR/REPLACEMENT OF TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE COORDINATED WITH THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION.
31. A PORTION OF THE SITE IS LOCCATED IN THE CONSERVATION RESOURCE AREA AND MUST MEET ARTICLE 10, EXCEPTIONALLY DESIGNED CRITERIA.

GENERAL NOTES 02

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

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/9/14 PERMIT # ~~[illegible]~~ #
SIGNED [illegible] 204035

Approved Construction Plan

	Name	Date
Planning	[illegible]	12/4/14
Public Utilities		
Traffic	[illegible]	12/4/14
Fire	S. [illegible]	12/4/14

CITY OF WILMINGTON APPROVALS 01

CLINE DESIGN

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

Meridian at Fairfield Park, LLC.

Fairfield Park

4625 & 4544 Fairview Drive
Wilmington, North Carolina

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LANDSCAPE ARCHITECTURE
ENGINEERING
CONSTRUCTION MANAGEMENT
C-143
RALEIGH, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
No. 395
MICHAEL LATTNER
10.30.14

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DRAWN BY: CT
CHECKED BY: MWL

OVERALL SITE PLAN

SD1.11

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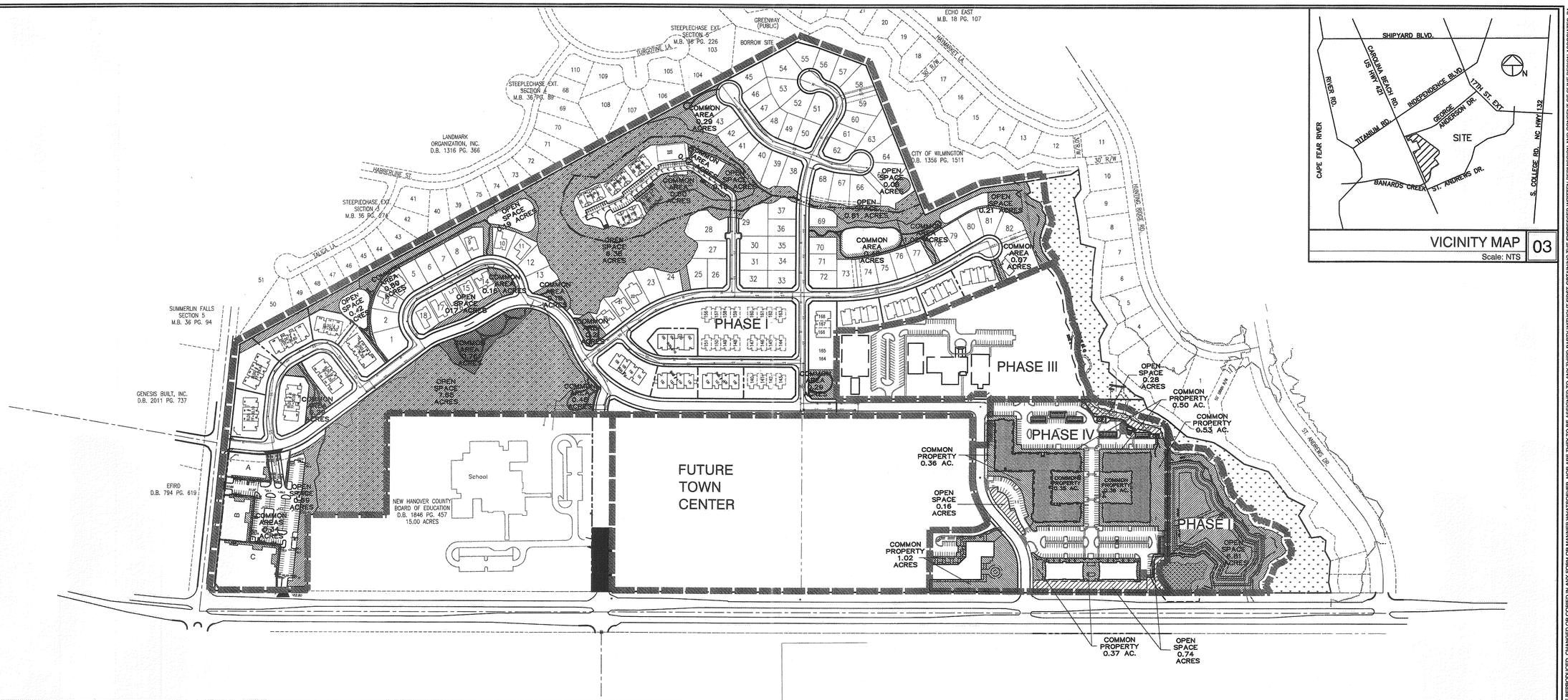

COMMON SPACE AND OPEN SPACE PLAN '2013' 02

Scale: 1" = 200'-0"

VICINITY MAP 03

Scale: NTS

PHASE I OPEN SPACE/COMMON SPACE

TOTAL AREA = 3,273,969 SF/75.16 AC

REQUIRED OPEN SPACE (25%)	818,492 SF/18.79 AC	
PROVIDED OPEN SPACE	838,441 SF/19.24 AC	
EXCESS OPEN SPACE	19,949 SF/0.45 AC	
REQUIRED COMMON SPACE (10%)	327,397 SF/7.52 AC	
PROVIDED COMMON SPACE	242,304 SF/5.56 AC	
EXCESS COMMON SPACE	-85,093 SF/1.96 AC	

PHASE III OPEN SPACE/COMMON SPACE

TOTAL AREA = 358,063 SF/8.22 AC

REQUIRED OPEN SPACE (25%)	89,516 SF/2.06 AC	
PROVIDED OPEN SPACE	204,529 SF/4.69 AC	
EXCESS OPEN SPACE	115,013 SF/2.63 AC	
REQUIRED COMMON SPACE (10%)	35,806 SF/0.82 AC	
PROVIDED COMMON SPACE	36,906 SF/0.85 AC	
EXCESS COMMON SPACE	1,100 SF/.03 AC	

PHASE IV OPEN SPACE/COMMON SPACE

TOTAL AREA = 539,164 SF/12.37 AC

REQUIRED OPEN SPACE (25%)	135,081 SF/3.10 AC	
PROVIDED OPEN SPACE	51,373 SF/1.18 AC	
EXCESS OPEN SPACE	-83,708 SF/-1.92 AC	
REQUIRED COMMON SPACE (10%)	54,032 SF/1.24 AC	
PROVIDED COMMON SPACE	153,253 SF/3.52 AC	
EXCESS COMMON SPACE	99,221 SF/2.28 AC	

* UNDER MX ZONING SECTION 18-185(D)(13)(f)
-OVERLAP BETWEEN SPACES CONSIDERED COMMON SPACE AND OPEN SPACE IS POSSIBLE. THE DEFINITIONS ARE NOT MUTUALLY EXCLUSIVE.
-COMMON SPACE SHALL BE PRIMARILY AREA FOR SOCIAL INTERACTION AND HAVE MORE IMPERVIOUS SURFACE.
-OPEN SPACE SHALL BE ESSENTIALLY PERVIOUS AREA WITH LIMITED MODIFICATIONS.

PHASE I, III, IV OPEN SPACE/COMMON SPACE

TOTAL AREA = 4,171,196 SF/95.75 AC

REQUIRED OPEN SPACE (25%)	1,043,089 SF/23.95 AC	
PROVIDED OPEN SPACE	1,094,343 SF/25.12 AC	
EXCESS OPEN SPACE	51,254 SF/ 1.18 AC	
REQUIRED COMMON SPACE (10%)	417,235 SF/9.58 AC	
PROVIDED COMMON SPACE	432,463 SF/9.93 AC	
EXCESS COMMON SPACE	15,228 SF/0.35 AC	

COMMON SPACE AMENITIES

1. Sidewalks with substantial ornamental treatments (e.g. brick pavers, variety of materials, color texture, use of impervious Materials consistant with the Americans with Disabilities Act.)
2. Sidewalk Planters, and Planters with potential seating around the perimeter.
3. Public Art. (e.g. Sculpture, Fountains, Clock, Kiosk, etc.)

SITE DATA 04

Approved Construction Plan

	Name	Date
Planning	DRO	12/4/14
Public Utilities		
Traffic	W.W. Hudson	12/4/14
Fire	S. Flower	12/4/14

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 12/4/14 PERMIT # ~~2014036~~ 2014035
SIGNED

PHASE LINES
CENTERLINE
PROPERTY LINE
WETLANDS
OPEN SPACE
COMMON PROPERTY

LEGEND 01

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

Meridian at Fairfield Park, LLC.
Fairfield Park
4625 & 4544 Fairview Drive
Wilmington, North Carolina

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DRAWN BY: CT
CHECKED BY: MWL

COMMON SPACE AND OPEN SPACE PLAN '2013'

SD1.20

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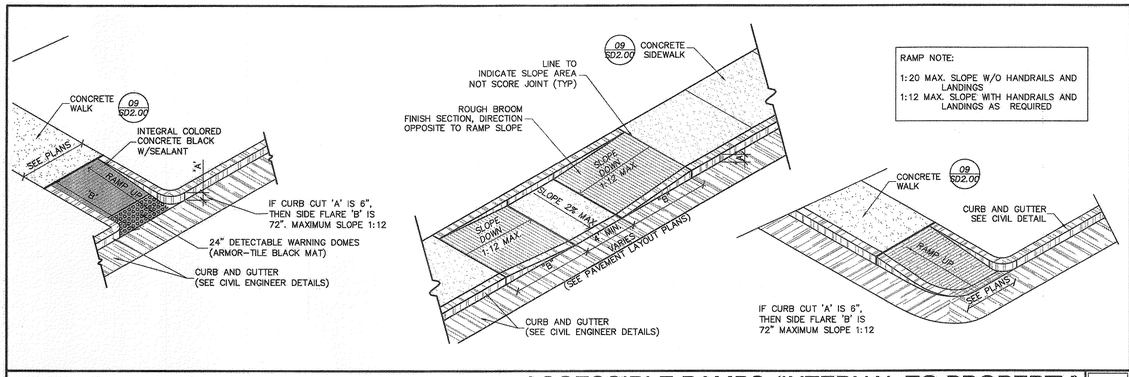
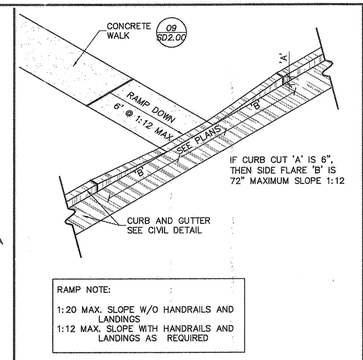


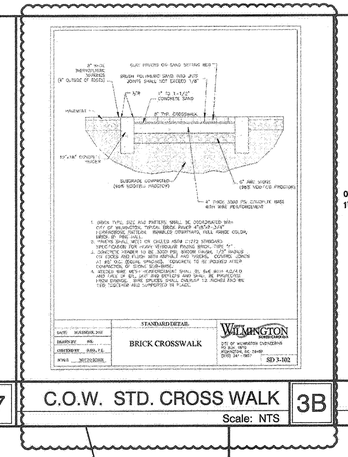
ACCESSIBLE RAMPS (INTERNAL TO PROPERTY) 10

Scale: 3/16" = 1'-0"



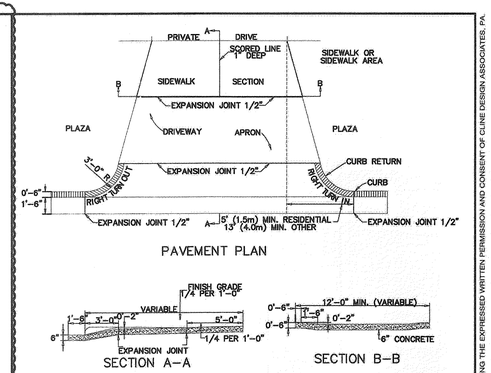
DEPRESSED CURB 07

Scale: 3/16" = 1'-0"



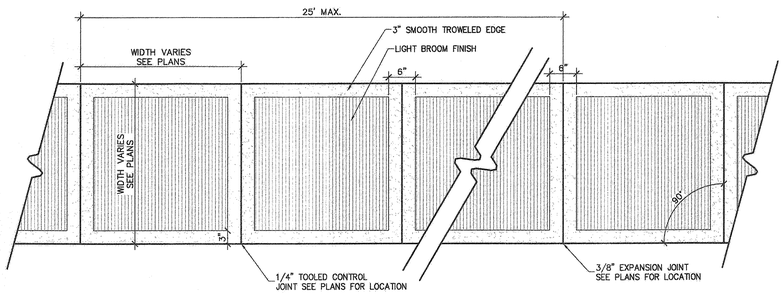
C.O.W. STD. CROSS WALK 3B

Scale: NTS



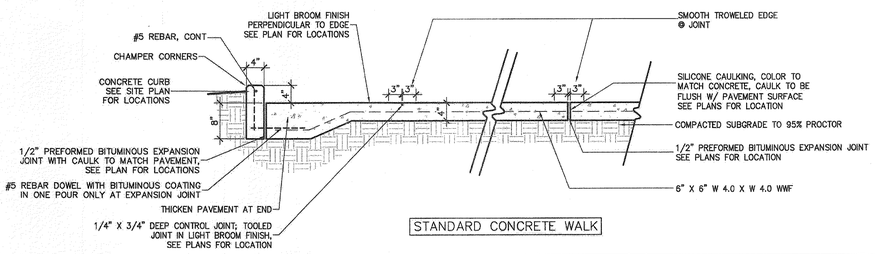
C.O.W. STD. DRIVE APRON 3A

Scale: NTS



LIGHT BROOM FINISH PLAN

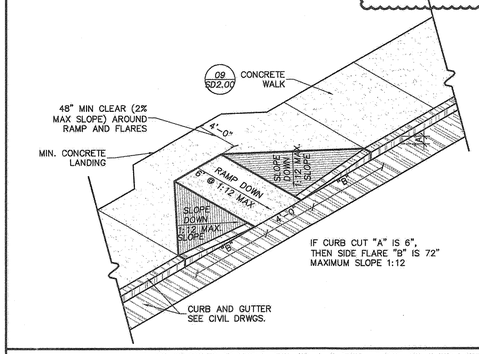
NOTES:
1) WALKS SHALL BE PLACED ON 95% STANDARD PROCTOR COMPACTED SUBGRADE.
2) CROSS SLOPE OF ALL WALKS SHALL NOT EXCEED 1/4" PER FOOT.
3) THICKNESS OF CONCRETE SHALL BE 4" , EXCEPT AT DRIVEWAYS AND PARKING SPACES WHERE IT SHALL BE THICKENED TO 6", UNLESS NOTED OTHERWISE.
4) FINISHED GRADE ADJACENT TO WALK SHALL BE 1" BELOW WALK SURFACE.
5) CONCRETE TO BE 4000 PSI @ 28 DAYS, AIR-ENTRAINED
6) ALL SIDEWALKS SHALL MEET OR EXCEED REQUIREMENTS OF MUNICIPALITY STANDARD DETAILS AND SPECIFICATIONS.
7) SUBGRADE SHALL NOT CONTAIN ORGANIC MATTER OR PLASTIC CLAYS.
8) EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALKS ABUT DRIVEWAYS, FOUNDATIONS OR OTHER CONCRETE.
9) WHERE SIDEWALK IS GREATER THAN 8' IN WIDTH, CENTERLINE JOINT TO BE CUT, NOT SCORED.
10) DISTANCE BETWEEN CONTROL JOINTS TO BE EQUALLY SPACED BETWEEN EXPANSION JOINTS; SPACING TO BE ROUGHLY EQUAL TO WIDTH OF WALK; TYP UNLESS OTHERWISE NOTED ON LAYOU



STANDARD CONCRETE WALK

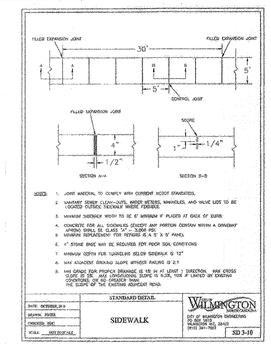
CONCRETE WALK (INTERNAL TO PROPERTY) 09

Scale: 3/4" = 1'-0"



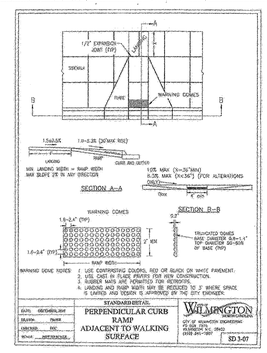
ACCESSIBLE RAMP AT PARKING 06

Scale: 3/16" = 1'-0"



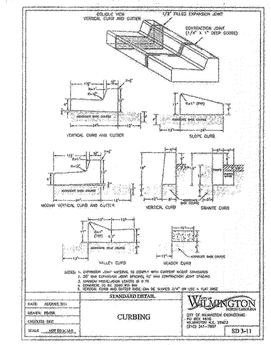
CITY OF WILMINGTON STD. CONC. WALK 02

Scale: NTS



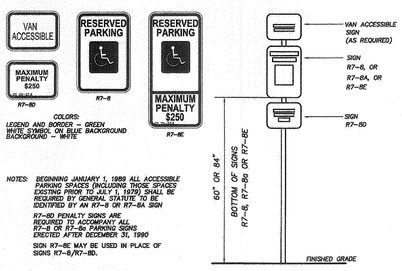
CITY OF WILMINGTON ACCESSIBLE RAMP 05

Scale: 3/16" = 1'-0"



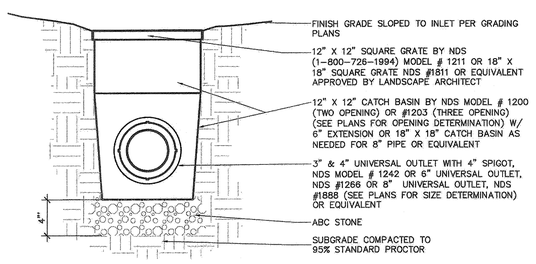
CITY OF WILMINGTON CURB TYPE "A" 01

Scale: NTS



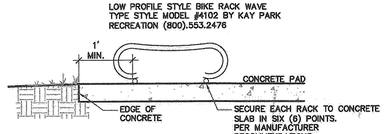
ACCESSIBLE SIGN 11

Scale: NTS



YARD INLET 08

Scale: 1-1/2" = 1'-0"



BICYCLE RACK 04

Scale: 3/4" = 1'-0"

Approved Construction Plan

	Name	Date
Planning	JWD	12/4/14
Public Utilities		
Traffic	W.H. Gheslen	12/4/14
Fire	S. Flower	12/4/14

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 12/4/14 PERMIT # ~~2013-315-01~~ 2014035
SIGNED

CITY OF WILMINGTON 00

APPROVAL STAMPS

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Meridian at Fairfield Park, LLC.

Fairfield Park

4625 & 4544 Fairview Drive
Wilmington, North Carolina

Preliminary TRC Review

CLINE DESIGN ASSOCIATES, PA
LANDSCAPE ARCHITECTURAL CORPORATION
C-143
RALEIGH, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
No. 395
MICHAEL LATTIMER
10.30.14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	02.20.2014
4th Round Comments	05.20.2014
5th Round Comments	10.31.2014

DRAWN BY: CT
CHECKED BY: MWL

SITE DETAILS

SD2.00

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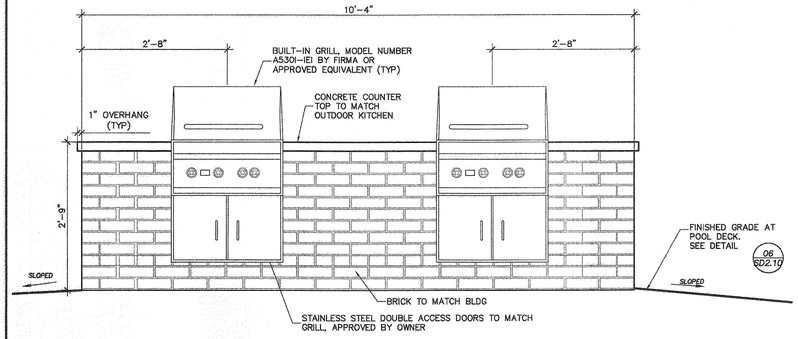
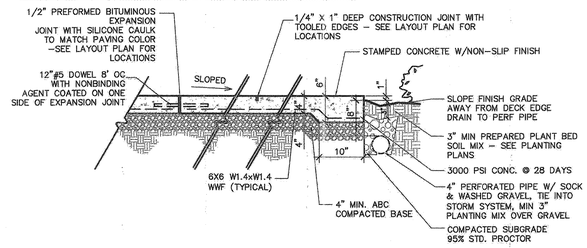


GRILL SECTION - SIDE 09

Scale: 3/4" = 1'-0"

NOTES:
- PAVEMENTS TO BE NON-SLIP STAMPED FINISH CONCRETE. CONCRETE TO BE SLOPED AWAY FROM INSIDE POOL EDGE AT 2% MIN. SLOPE.
- EXPANSION JOINTS TO BE 1/2" (AS SHOWN ON PLANS.) ALL EXPANSION JOINTS TO BE TRIMMED 1/4"-1/2" FROM FLUSH AND CAULKED (COLOR TO MATCH CONCRETE DECK.)



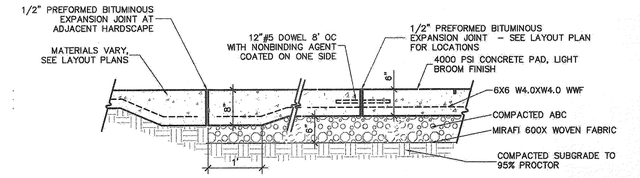
CONCRETE POOL DECK WITH DRAINAGE 06

Scale: 3/4" = 1'-0"

Approved Construction Plan

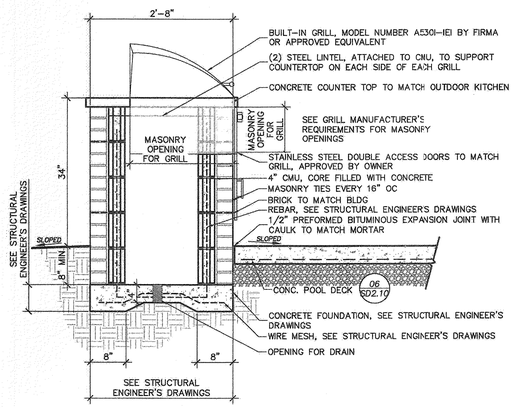
	Name	Date
Planning	JAO	12/4/14
Public Utilities		
Traffic	W.V. Faulkner	12/4/14
Fire	S. Flowers	12/4/14

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/9/14 PERMIT # ~~[illegible]~~ 2014033
SIGNED



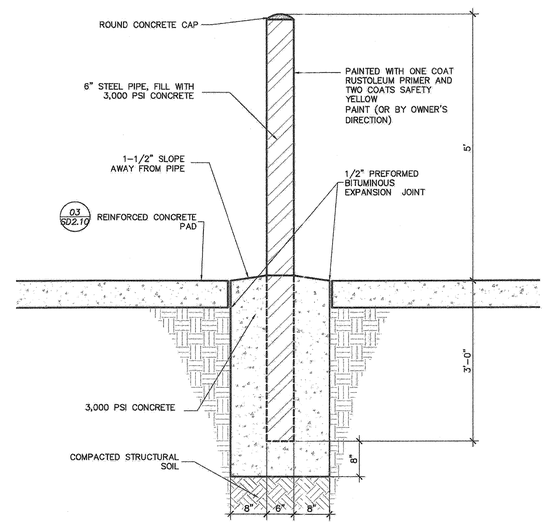
REINFORCED CONCRETE PAD 03

Scale: 3/4" = 1'-0"



GRILL SECTION - SIDE 08

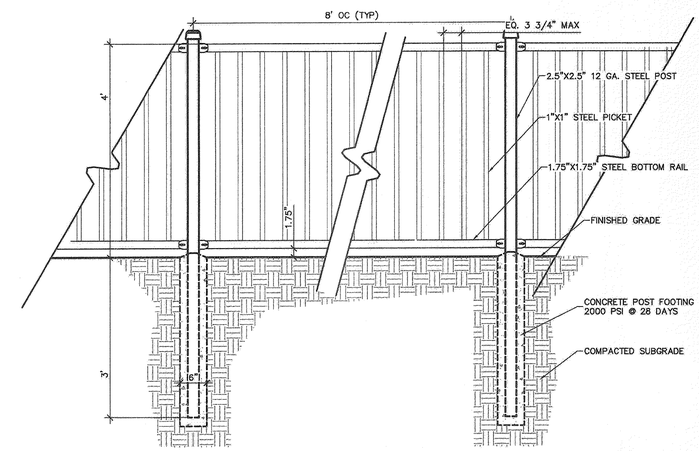
Scale: 3/4" = 1'-0"



BOLLARD 05

Scale: 3/4" = 1'-0"

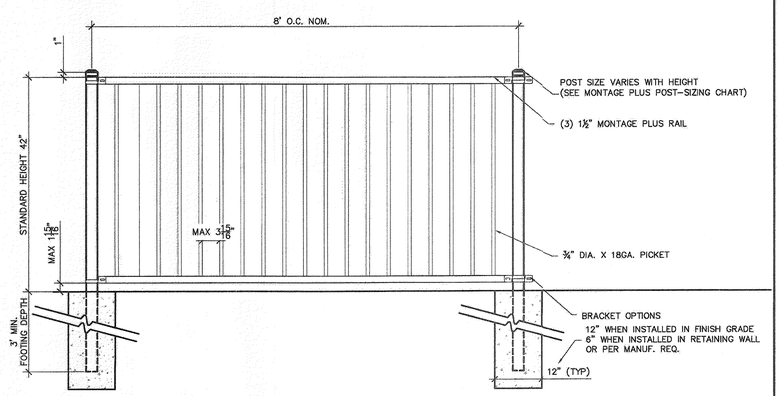
NOTES:
1. FENCE TO BE MONTAGE MAJESTIC 3-RAIL BY AMERISTAR FENCING PRODUCTS 1-888-333-3422, OR EQUIVALENT APPROVED BY LANDSCAPE ARCHITECT
2. SHOP DRAWINGS REQUIRED FOR ALL MATERIALS, CONNECTIONS HARDWARE, LAYOUT, ETC.
3. FENCE FINISH TO BE SMOOTH & PAINTED FLAT BLACK.
4. OPENING UNDER THE BOTTOM OF PICKETS SHALL NOT EXCEED 1.75".
5. ALL POOL FENCING TO BE 4' IN HEIGHT UNLESS OTHERWISE SPECIFIED ON PLAN
6. ALL FENCE COMPONENTS AND HARDWARE TO MEET REQUIREMENTS OF NC AND DURHAM POOL REGULATIONS



DECORATIVE METAL FENCE 02

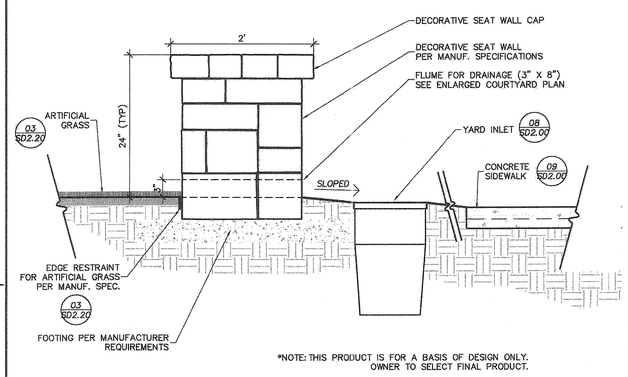
Scale: 3/4" = 1'-0"

NOTES:
1. GUARDRAIL TO BE MONTAGE MAJESTIC 3-RAIL BY AMERISTAR FENCING PRODUCTS 1-888-333-3422, OR EQUIVALENT APPROVED BY LANDSCAPE ARCHITECT
2. SHOP DRAWINGS REQUIRED FOR ALL MATERIALS, CONNECTIONS HARDWARE, LAYOUT, ETC.
3. GUARDRAIL FINISH TO BE SMOOTH & PAINTED FLAT BLACK.
4. OPENING UNDER THE BOTTOM OF PICKETS SHALL NOT EXCEED 1.75".
5. AT WALL MOUNT LOCATIONS, POSTS TO BE CORE DRILLED AND SET INTO WALL PER MANUFACTURER'S SPECS.
6. AT NON-WALL MOUNT LOCATIONS, PICKETS TO EXTEND BEYOND BOTTOM RAIL
7. BOTTOM OPENING SHALL NOT ALLOW PASSAGE OF 2" DIA. SPHERE
8. NO OPENING SHALL ALLOW PASSAGE OF 4" DIA. SPHERE TO 42" ABOVE FINISH GRADE



GUARDRAIL 07

Scale: 3/4" = 1'-0"

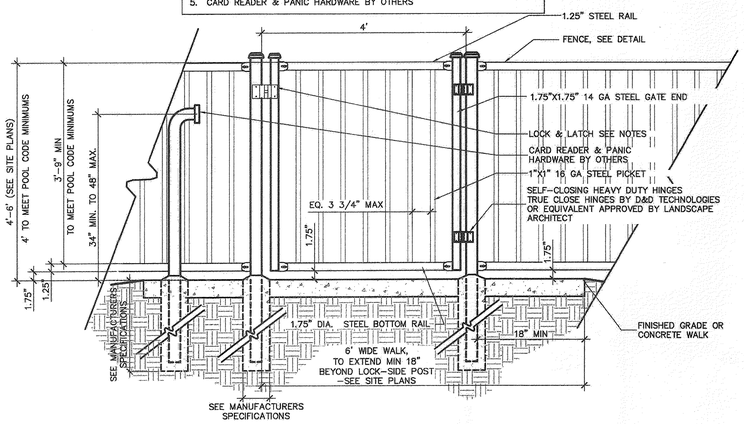


*NOTE: THIS PRODUCT IS FOR A BASIS OF DESIGN ONLY. OWNER TO SELECT FINAL PRODUCT.

DECORATIVE SEAT WALL 04

Scale: 3/4" = 1'-0"

NOTES:
1. GATE TO BE MONTAGE MAJESTIC BY AMERISTAR FENCING PRODUCTS 1-888-333-3422, OR EQUIVALENT APPROVED BY LANDSCAPE ARCHITECT.
2. ALL FENCE COMPONENTS & HARDWARE TO MEET REQUIREMENTS OF NC AND WILMINTON POOL REGULATION, INCLUDING IC SECTION 3109
3. SEE POOL FENCE NOTES.
4. LOCK & LATCH BY D & D TECHNOLOGIES.
5. CARD READER & PANIC HARDWARE BY OTHERS



DECORATIVE METAL GATE 01

Scale: 3/4" = 1'-0"

Dec 02, 2014 - 4:06pm P:\13Proj\013060Lands CD\LCD01 Drawings\1.01 Sheets\013060-SD200 (details).dwg

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ClineDesignAssoc.com

Meridian at Fairfield Park, LLC.

Fairfield Park

4625 & 4544 Fairview Drive
Wilmington, North Carolina

Preliminary
TRC Review

CLINE DESIGN ASSOCIATES, P.A. LANDSCAPE ARCHITECTURAL CORPORATION REGISTERED C-143 RALEIGH, NC

REGISTERED LANDSCAPE ARCHITECT No. 395 MICHAEL LATTNER 10.30.14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	02.20.2014
4th Round Comments	05.20.2014
5th Round Comments	10.31.2014

DRAWN BY: CT
CHECKED BY: MWL

SITE DETAILS

SD2.10

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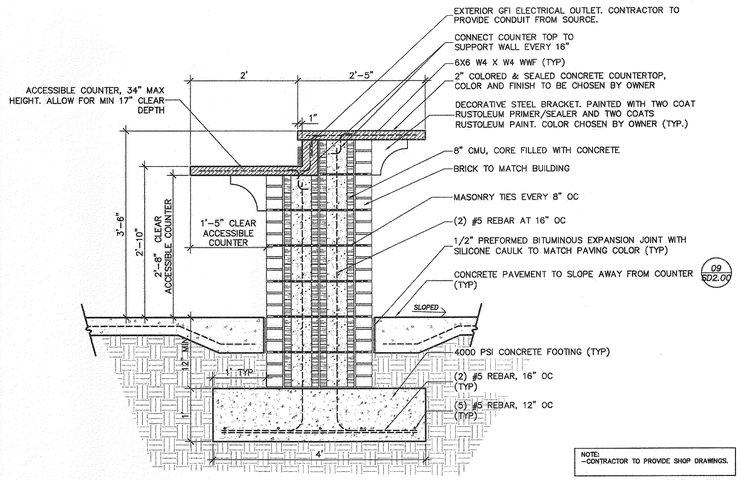
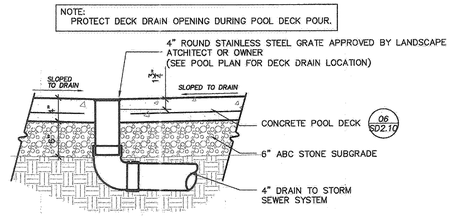


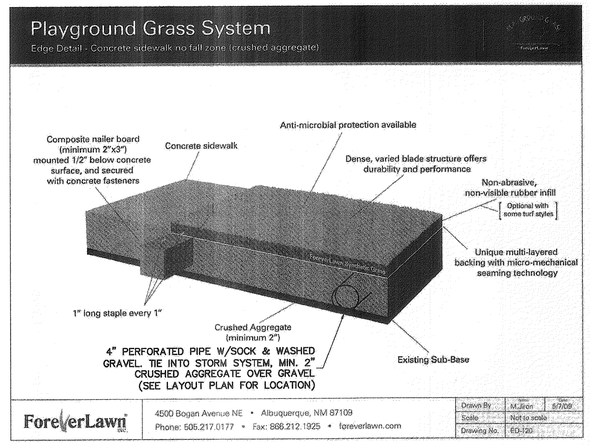
OUTDOOR BAR SECTION 08

Scale: 3/4" = 1'-0"

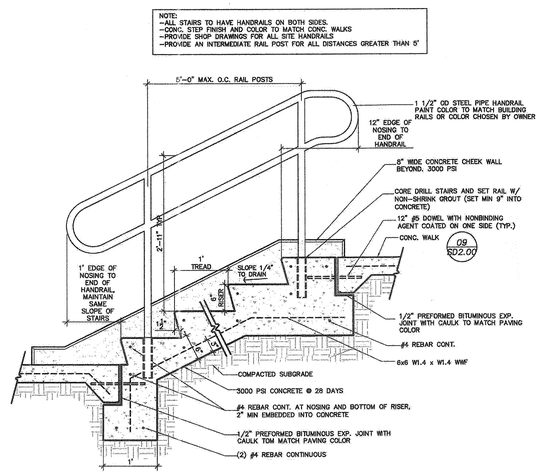


DECK DRAIN 06

Scale: 1/2" = 1'-0"

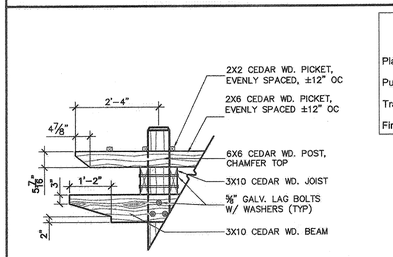


ARTIFICAL GRASS 03



CONCRETE STAIR 05

Scale: 3/4" = 1'-0"



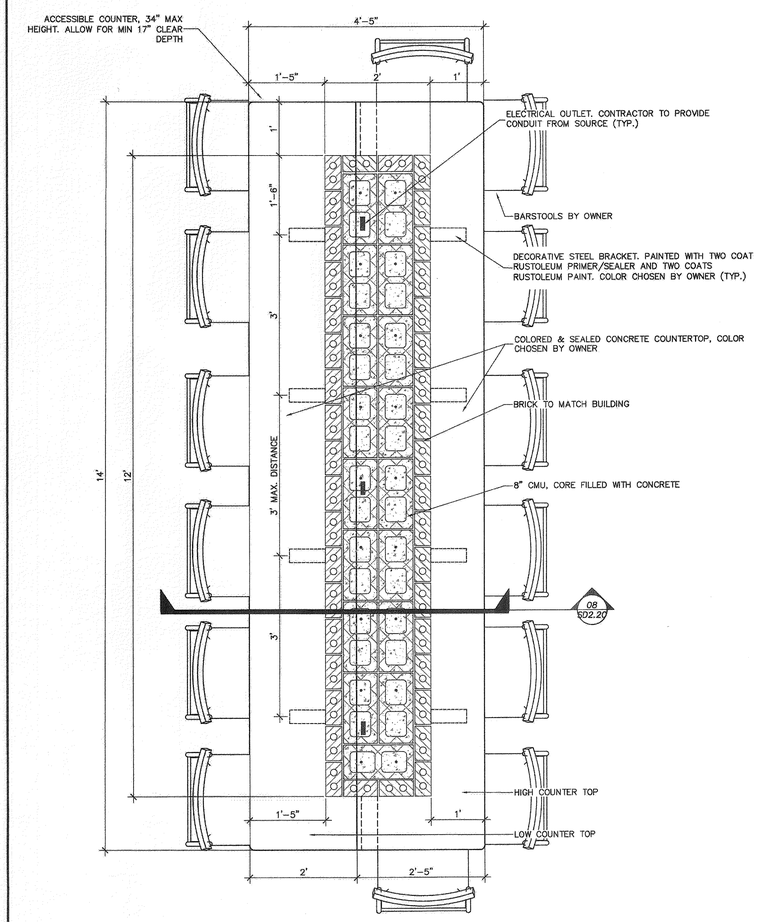
Approved Construction Plan

	Name	Date
Planning		12/4/14
Public Utilities		
Traffic		12/4/14
Fire	n/a	

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/9/14 PERMIT # ~~20030310~~ 20140035
SIGNED

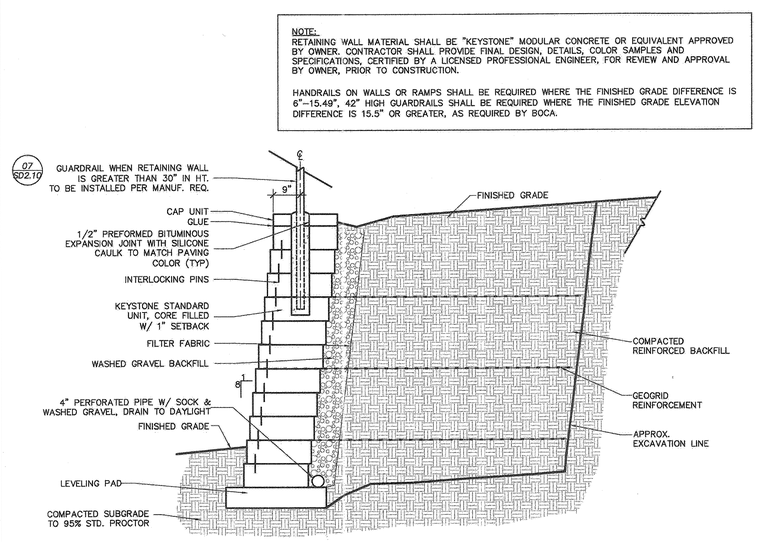
TRELLIS SIDE ELEVATION 02

Scale: 1/2" = 1'-0"



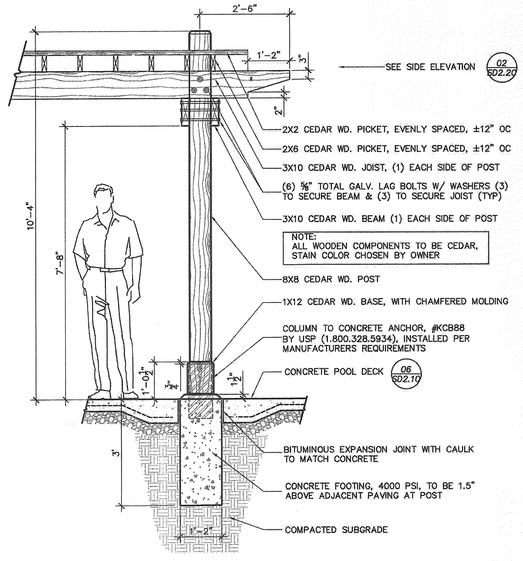
OUTDOOR BAR PLAN 07

Scale: 3/4" = 1'-0"



RETAINING WALL W/GUARDRAIL 04

Scale: 1/2" = 1'-0"



TRELLIS ELEVATION - FRONT 01

Scale: 1/2" = 1'-0"

Doc 09, 2014 - 4:08pm, P:\13Proj\013060\Land\5_CD\LD01_Drawings\1.01_Sheets\013060-SD200_(26688).dwg

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Preliminary
TRC Review

CLINE DESIGN ASSOCIATES, PA
LANDSCAPE ARCHITECTURE
C-143
CORPORATION REGISTERED
RALEIGH, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
No. 395
MICHAEL LATTNER
10.30.14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	02.20.2014
4th Round Comments	05.20.2014
5th Round Comments	10.31.2014

DRAWN BY: CT
CHECKED BY: MWL

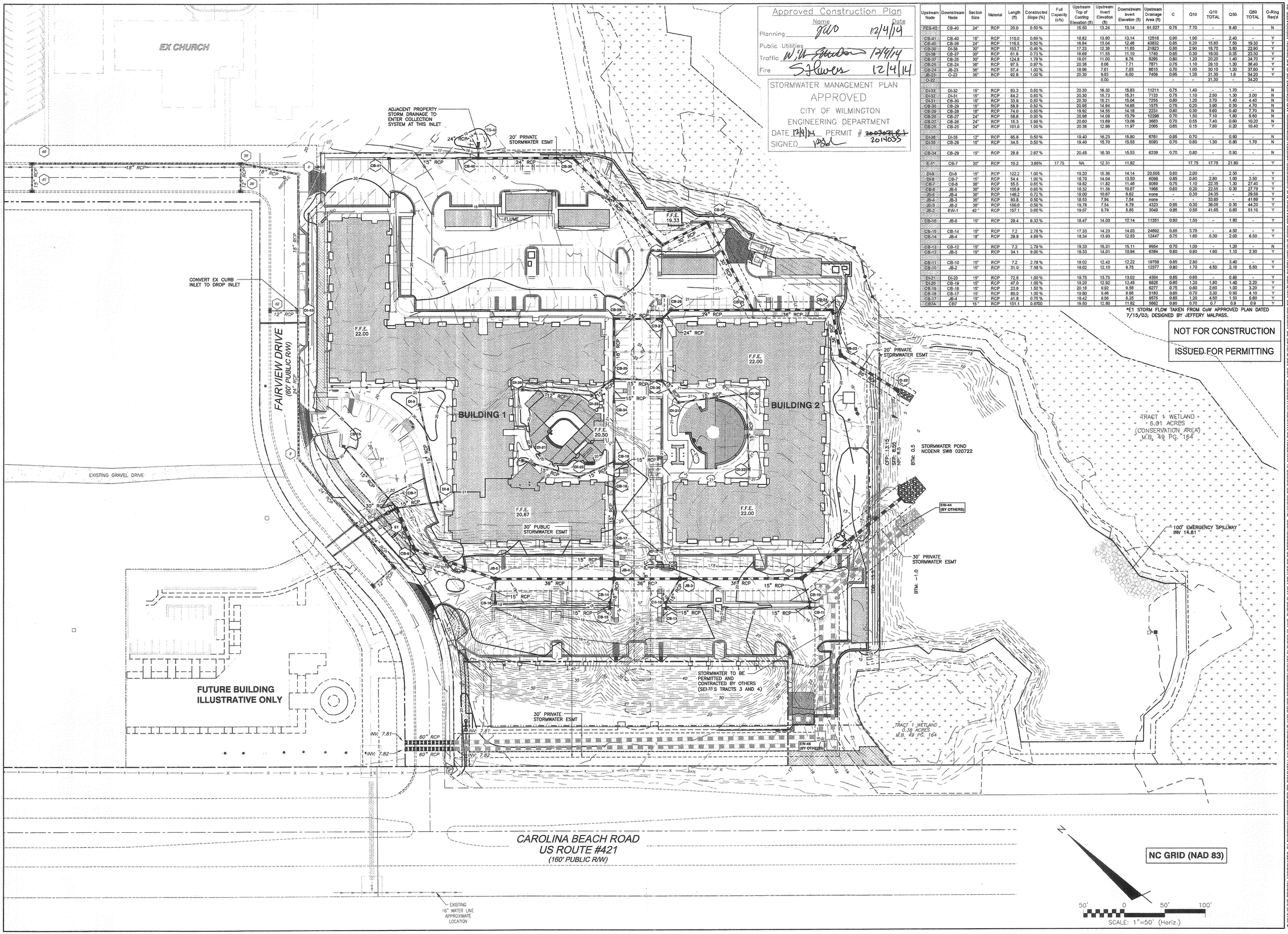
SITE DETAILS

SD2.20

Approved Construction Plan

	Name	Date
Planning	JDO	12/4/14
Public Utilities		
Traffic	Will Gheddon	12/4/14
Fire	S Flowers	12/4/14

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~20030281~~ 2014035
SIGNED



Upstream Node	Downstream Node	Section Size	Material	Length (ft)	Constructed Slope (%)	Full Capacity (cfs)	Upstream Top of Casting Elevation (ft)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Drainage Area (ft)	C	Q10	Q10 TOTAL	Q50	Q50 TOTAL	O-Ring Req'd
FES-42	CB-40	24"	RCP	20.0	0.50 %		15.50	13.24	13.14	61,527	0.75	7.70	-	9.40	-	N
CB-41	CB-40	15"	RCP	110.0	0.65 %		18.82	13.90	13.14	12518	0.90	1.90	-	2.40	-	Y
CB-40	CB-39	24"	RCP	110.5	0.50 %		16.94	13.04	12.46	43832	0.85	6.20	15.80	7.50	19.30	Y
CB-38	DI-38	30"	RCP	153.7	0.46 %		17.23	12.36	11.65	21823	0.80	2.60	18.70	3.60	22.90	Y
DI-38	CB-37	30"	RCP	61.9	0.73 %		19.66	11.55	11.10	1740	0.95	0.30	19.00	0.35	23.30	Y
CB-37	CB-25	30"	RCP	124.8	1.78 %		19.01	11.00	8.76	8295	0.80	1.20	20.20	1.40	24.70	Y
CB-25	CB-24	36"	RCP	97.5	0.97 %		20.38	8.66	7.71	7871	0.75	1.10	29.10	1.30	38.40	Y
CB-24	JB-23	36"	RCP	57.4	1.00 %		19.98	7.61	7.03	8615	0.70	1.00	30.10	1.20	37.60	Y
JB-23	O-22	36"	RCP	92.8	1.00 %		20.30	8.63	6.00	7408	0.95	1.20	31.30	1.6	34.20	Y
O-22								6.00			-	-	31.30	-	34.20	
DI-33	DI-32	15"	RCP	93.3	0.50 %		20.30	16.30	15.83	11211	0.75	1.40	-	1.70	-	N
DI-32	DI-31	15"	RCP	84.2	0.50 %		20.30	15.73	15.31	7133	0.75	1.10	2.50	1.30	3.00	N
DI-31	CB-30	15"	RCP	33.8	0.50 %		20.30	15.21	15.04	7255	0.80	1.20	3.70	1.40	4.40	N
CB-30	CB-29	15"	RCP	58.9	0.50 %		20.95	14.94	14.65	1575	0.75	0.20	3.90	0.30	4.70	N
CB-29	CB-28	18"	RCP	74.0	0.50 %		19.92	14.55	14.18	2231	0.80	0.30	5.60	0.40	7.70	N
CB-28	CB-27	24"	RCP	58.8	0.50 %		20.98	14.08	13.79	12296	0.70	1.50	7.10	1.60	9.60	N
CB-27	CB-26	24"	RCP	15.3	3.99 %		20.60	13.69	13.08	3683	0.70	0.55	7.40	0.60	10.20	N
CB-26	CB-25	24"	RCP	101.0	1.00 %		20.38	12.98	11.97	2065	0.65	0.15	7.80	0.20	10.40	Y
DI-36	DI-35	12"	RCP	85.8	0.50 %		19.40	16.23	15.80	8761	0.85	0.70	-	0.90	-	N
DI-35	CB-29	15"	RCP	34.5	0.50 %		19.40	15.70	15.53	5093	0.70	0.60	1.30	0.80	1.70	N
CB-34	CB-29	15"	RCP	28.8	2.87 %		20.48	16.30	15.53	6339	0.70	0.80	-	0.90	-	N
E-1*	CB-7	30"	RCP	10.2	3.85%	17.75	NA	12.31	11.92				17.75	17.75	21.80	-	Y
DI-9	DI-8	15"	RCP	122.2	1.00 %		19.20	15.36	14.14	20,595	0.60	2.00	-	2.50	-	Y
DI-8	CB-7	15"	RCP	54.4	1.00 %		19.70	14.04	13.50	6098	0.85	0.80	2.80	1.00	3.50	Y
CB-7	CB-6	36"	RCP	55.5	0.65 %		19.82	11.82	11.46	8069	0.75	1.10	22.35	1.30	27.40	Y
CB-6	JB-5	36"	RCP	105.8	0.65 %		19.32	11.36	10.67	1966	0.60	0.20	22.55	0.30	27.79	Y
JB-5	JB-4	36"	RCP	146.2	0.72 %		19.00	10.67	8.62	none	-	0.30	24.35	-	29.59	Y
JB-4	JB-3	36"	RCP	80.8	0.50 %		18.53	7.94	7.54	none		-	33.85		41.69	Y
JB-3	JB-2	36"	RCP	150.0	0.50 %		19.78	7.54	6.79	4323	0.95	0.30	36.05	0.30	44.20	Y
JB-2	EW-1	42"	RCP	157.1	0.65 %		19.57	5.79	5.85	3049	0.95	0.50	41.65	0.60	51.10	Y
CB-16	JB-5	15"	RCP	29.4	6.33 %		18.47	14.00	12.14	11351	0.80	1.50		1.80		Y
CB-15	CB-14	15"	RCP	7.2	2.78 %		17.33	14.23	14.03	24892	0.85	3.70	-	4.50	-	Y
CB-14	JB-4	18"	RCP	29.9	4.68 %		18.34	13.93	12.53	12447	0.75	1.60	5.30	2.00	6.50	Y
CB-13	CB-12	15"	RCP	7.2	2.78 %		19.33	15.31	15.11	9954	0.70	1.00	-	1.20	-	N
CB-12	JB-3	15"	RCP	34.1	9.00 %		19.33	14.01	10.94	6384	0.80	0.80	1.90	1.10	2.30	Y
CB-11	CB-10	15"	RCP	7.2	2.78 %		19.02	12.42	12.22	19756	0.85	2.80	-	3.40	-	Y
CB-10	JB-2	15"	RCP	31.9	7.58 %		19.02	12.10	9.75	12377	0.80	1.70	4.50	2.10	6.50	Y
DI-21	DI-20	15"	RCP	72.6	1.00 %		19.75	13.75	13.02	4304	0.85	0.60	-	0.80	-	Y
DI-20	CB-19	15"	RCP	47.0	1.00 %		19.20	12.92	12.45	6826	0.80	1.20	1.80	1.40	2.20	Y
CB-19	CB-18	15"	RCP	23.8	1.50 %		20.16	9.92	9.56	6277	0.75	0.80	3.60	1.00	3.20	Y
CB-18	CB-17	15"	RCP	80.0	1.00 %		19.80	9.46	8.66	5183	0.85	0.70	3.30	0.90	4.10	Y
CB-17	JB-4	15"	RCP	41.8	0.75 %		19.42	8.56	8.25	9575	0.85	1.20	4.50	1.50	5.60	Y
CB7A	CB7	15"	RCP	101.1	0.9700		19.50	12.80	11.82	5662	0.85	0.70	0.7	0.9	0.9	Y

*E1 STORM FLOW TAKEN FROM CoW APPROVED PLAN DATED 7/15/03; DESIGNED BY JEFFERY MALPASS.

NOT FOR CONSTRUCTION

ISSUED FOR PERMITTING

CLINE DESIGN

125 N. Harrington St.
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FAX: (919) 851-8966
CERT NUMBERS: NCBELS (C-0110)
NCBOLA (C-0267)

Meridian at Fairfield Park, LLC.

Fairfield Park

4625 & 4544 Fairview Drive
Wilmington, North Carolina

NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER KIRBY R. BELL, JR. 11/5/14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	03.19.2014
4th Round Comments	05.20.2014
5th Round Comments Revisions - Driveway, Storm Addition and Grading	11.07.2014
Wheel stops added to road stub to church	12.03.2014

DRAWN BY: RAB
CHECKED BY: KRB

GRADING AND STORM DRAINAGE PLAN

CG3.00

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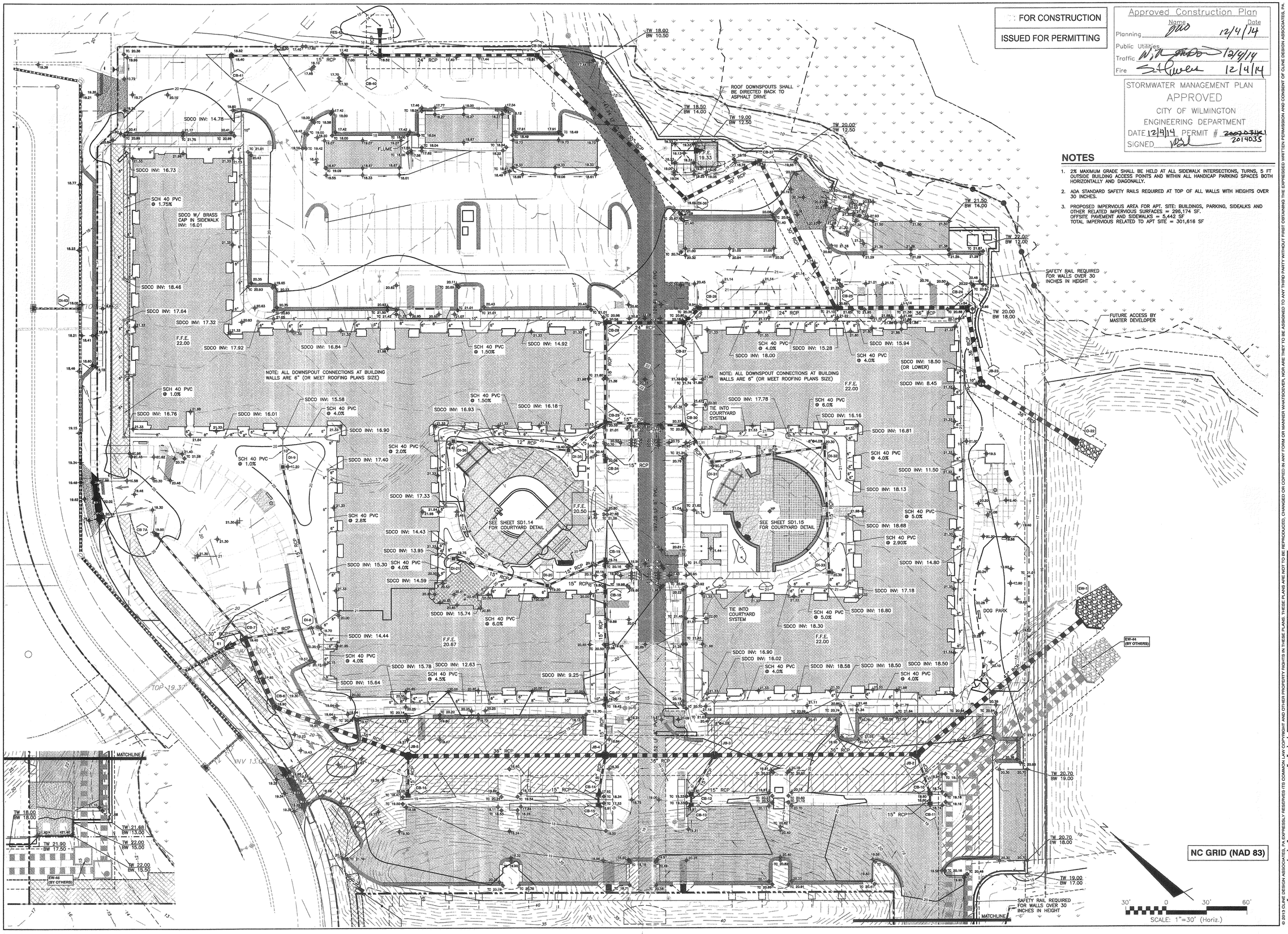
FOR CONSTRUCTION

ISSUED FOR PERMITTING

Approved Construction Plan

	Name	Date
Planning	[signature]	12/4/14
Public Utilities		
Traffic	[signature]	12/4/14
Fire	[signature]	12/4/14

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~2007-03HK1~~ 2014035
SIGNED [signature]



NOTES

1. 2% MAXIMUM GRADE SHALL BE HELD AT ALL SIDEWALK INTERSECTIONS, TURNS, 5 FT OUTSIDE BUILDING ACCESS POINTS AND WITHIN ALL HANDICAP PARKING SPACES BOTH HORIZONTALLY AND DIAGONALLY.
2. ADA STANDARD SAFETY RAILS REQUIRED AT TOP OF ALL WALLS WITH HEIGHTS OVER 30 INCHES.
3. PROPOSED IMPERVIOUS AREA FOR APT. SITE: BUILDINGS, PARKING, SIDEALKS AND OTHER RELATED IMPERVIOUS SURFACES = 296,174 SF.
   OFFSITE PAVEMENT AND SIDEWALKS = 5,442 SF
   TOTAL IMPERVIOUS RELATED TO APT SITE = 301,616 SF

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NCBOLA (C-0267)

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Fairfield Park

4625 & 4544 Fairview Drive
Wilmington, North Carolina

NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER KIRBY R. BELL, JR. 11/5/14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
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3rd Round Comments	03.19.2014
4th Round Comments	05.20.2014
5th Round Comments Revisions - Driveway, Storm Addition and Grading	11.07.2014
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DRAWN BY: RAB
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ENLARGED GRADING AND STORM DRAINAGE PLAN

CG3.10

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EX CHURCH

LIGHT-DUTY PAVING

HEAVY-DUTY PAVING

CONCRETE

CONCRETE PAD

CONCRETE

FAIRVIEW DRIVE
(60' PUBLIC R/W)

BUILDING 1

BUILDING 2

EXISTING GRAVEL DRIVE

CONCRETE

FUTURE BUILDING
ILLUSTRATIVE ONLY

LIGHT-DUTY PAVING

HEAVY-DUTY PAVING

CONCRETE PAD

CAROLINA BEACH ROAD
US ROUTE #421
(160' PUBLIC R/W)

NOTE:
FOR ALL USES (BOTH LIGHT-DUTY AND HEAVY-DUTY) WHERE BITUMINOUS MIX IS USED FOR PAVEMENT, THE MINUMUM THICKNESS SHALL BE FOUR (4) INCHES COMPACTED STONE WITH ~~2" ASPHALTIC SURFACE~~ TWO(2) INCH I-2 ASPHALTIC CONCRETE SURFACE. (Per City of Wilmington Technical Standards & Specifications Manual, pg 7-17)

LEGEND

- HEAVY-DUTY PAVING
- LIGHT-DUTY PAVING
- CONCRETE PAD (DUMPSTER)

FOR CONSTRUCTION

ISSUED FOR PERMITTING

Approved Construction Plan

	Name	Date
Planning	JCW	12/4/14
Public Utilities		
Traffic		12/4/14
Fire	S Howes	12/4/14

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~20030171~~ 2014035
SIGNED

N

50' 0 50' 100'
SCALE: 1"=50' (Horiz.)

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125 N. Harrington St.
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FAX: (919) 851-8968
CERT NUMBERS: NCBELS (C-0110)
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Meridian at Fairfield Park, LLC.

Fairfield Park

4625 & 4544 Fairview Drive
Wilmington, North Carolina

NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER TROY R. BELL, JR. 11/3/14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
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4th Round Comments	05.20.2014
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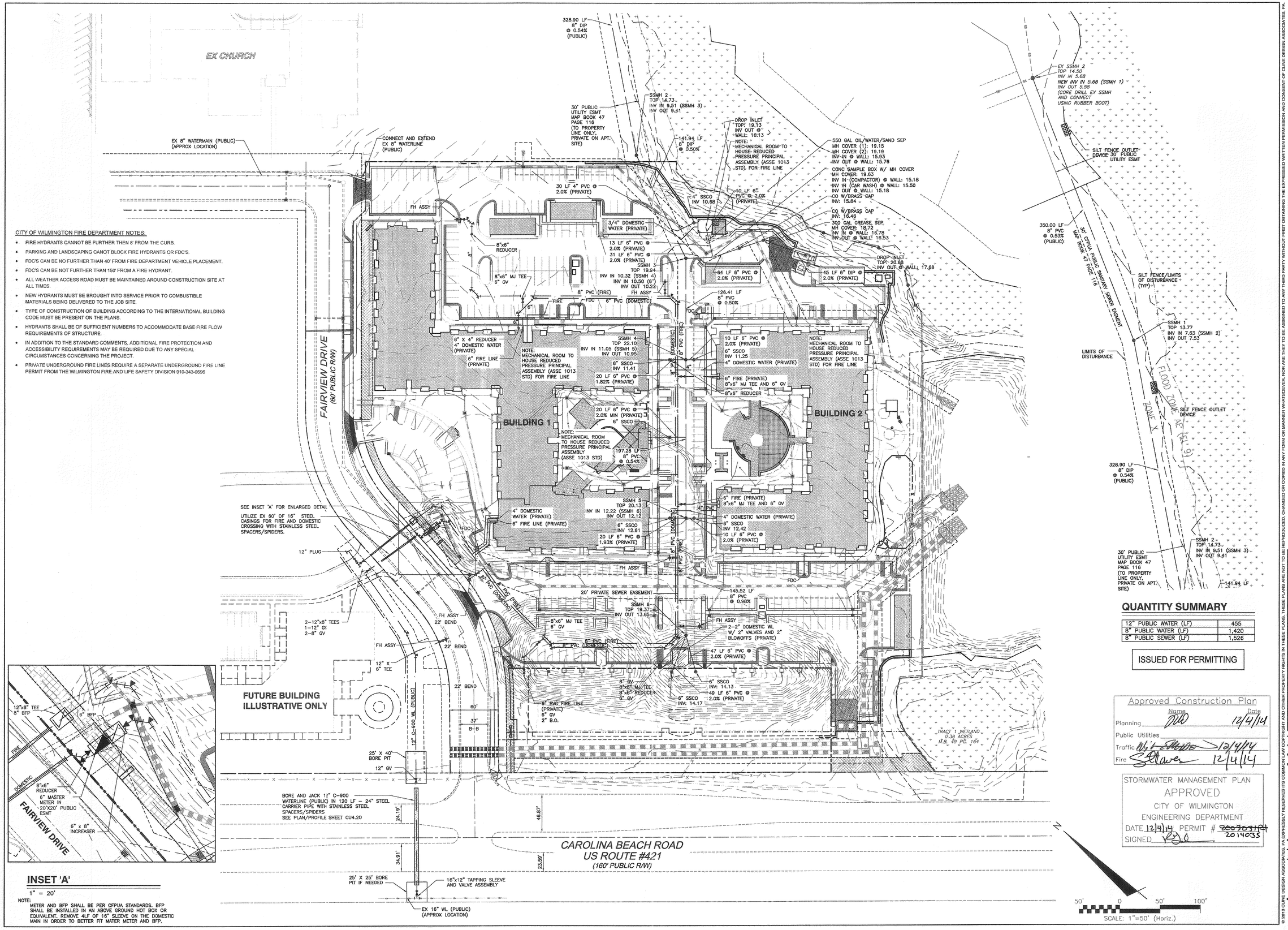
PAVEMENT PLAN

CG3.20



CITY OF WILMINGTON FIRE DEPARTMENT NOTES:

- FIRE HYDRANTS CANNOT BE FURTHER THEN 8' FROM THE CURB.
- PARKING AND LANDSCAPING CANOT BLOCK FIRE HYDRANTS OR FDC'S.
- FDC'S CAN BE NO FURTHER THAN 40' FROM FIRE DEPARTMENT VEHICLE PLACEMENT.
- FDC'S CAN BE NOT FURTHER THAN 150' FROM A FIRE HYDRANT.
- ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE JOB SITE.
- TYPE OF CONSTRUCTION OF BUILDING ACCORDING TO THE INTERNATIONAL BUILDING CODE MUST BE PRESENT ON THE PLANS.
- HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
- IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696

INSET 'A'

1" = 20'

NOTE:
METER AND BFP SHALL BE PER CFPUA STANDARDS. BFP SHALL BE INSTALLED IN AN ABOVE GROUND HOT BOX OR EQUIVALENT. REMOVE 4LF OF 16" SLEEVE ON THE DOMESTIC MAIN IN ORDER TO BETTER FIT MATER METER AND BFP.

QUANTITY SUMMARY

12" PUBLIC WATER (LF)	455
8" PUBLIC WATER (LF)	1,420
8" PUBLIC SEWER (LF)	1,526

ISSUED FOR PERMITTING

Approved Construction Plan

	Name	Date
Planning	DWD	12/4/14
Public Utilities		
Traffic		12/4/14
Fire		12/4/14

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~2013031~~ 2014035
SIGNED

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
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BASS, NIXON & KENNEDY, INC.
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Meridian at Fairfield Park, LLC.

Fairfield Park

4625 & 4544 Fairview Drive
Wilmington, North Carolina

NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER KERRY R. BELL, JR. 11/9/14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
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DRAWN BY: RAB
CHECKED BY: KRB

UTILITY PLAN

CU4.00

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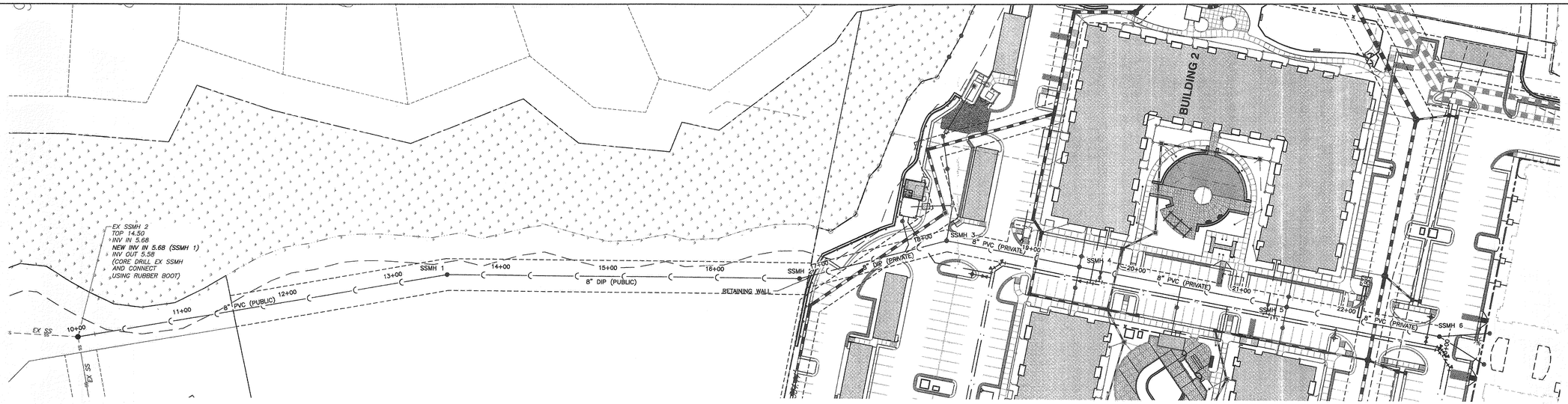
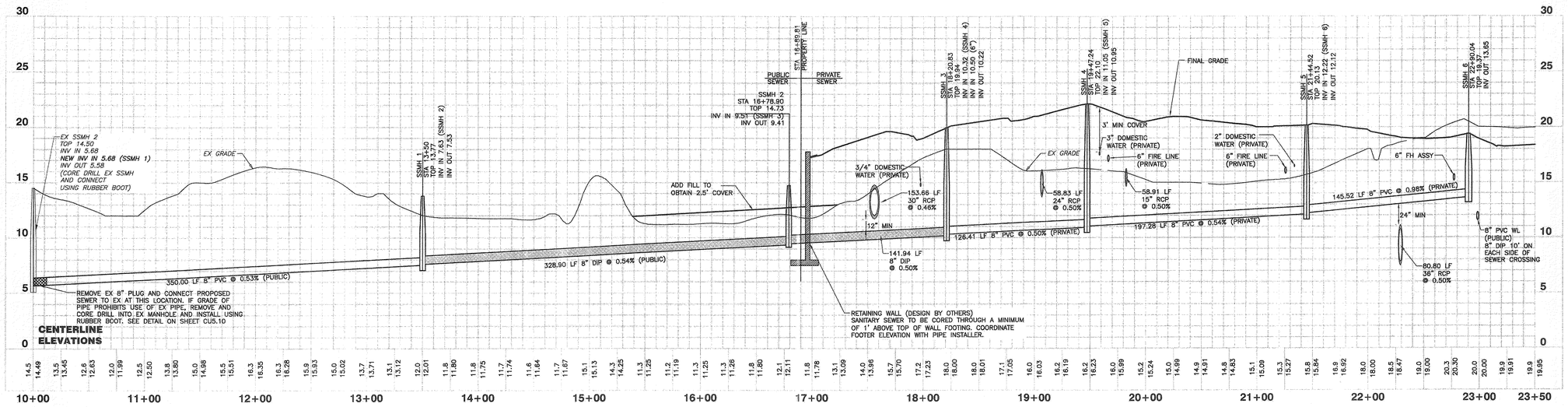


NOTES:

BASE FLOOD ELEVATION = 9 MSL
CID: 370171
PANEL: 3125
MAP#: 3720312500J

SANITARY SEWER OUTFALL



CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD SEWER NOTES:

1. SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
2. SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT RIGHT-OF-WAY LINE. SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
3. ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50, DIP, WITH PROTECTO 401 CERAMIC EPOXY LINING.
4. MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
5. NO FLEXIBLE COUPLINGS SHALL BE USED.
6. ALL STAINLESS STEEL FASTENERS SHALL BE 316.

STANDARD SEWER NOTES

(REQUIRED ON ALL SEWER PLAN AND PROFILE SHEETS)

Approved Construction Plan

	Name	Date
Planning	DWD	12/4/14
Public Utilities		
Traffic		12/4/14
Fire		12/4/14

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~20030341~~ 2014035
SIGNED

N
50' 0 50' 100'
SCALE: 1"=50' (Horiz.)

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Meridian at Fairfield Park, LLC.
Fairfield Park
4625 & 4544 Fairview Drive
Wilmington, North Carolina

NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER TERRY R. BELL, JR. 11/5/14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	03.19.2014
4th Round Comments	05.20.2014
5th Round Comments Revisions - Driveway, Storm Addition and Grading	11.07.2014

DRAWN BY: RAB
CHECKED BY: KRB
UTILITY PROFILE

CU4.10

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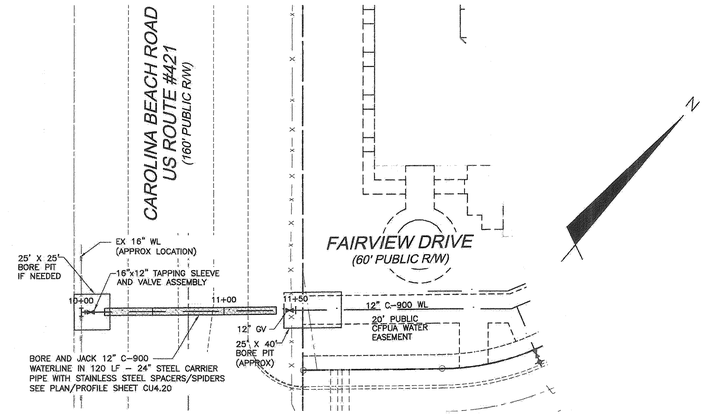
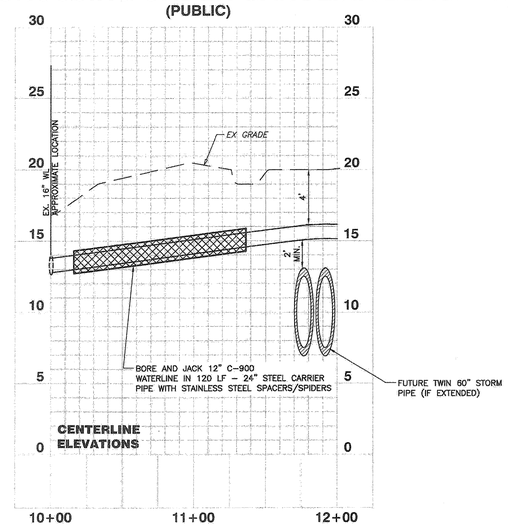


WATERMAIN CROSSING UNDER CAROLINA BEACH ROAD

(PUBLIC)



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(REQUIRED ON ALL SEWER PLAN AND PROFILE SHEETS)

ISSUED FOR PERMITTING

Approved Construction Plan

	Name	Date
Planning	JWD	12/4/14
Public Utilities		
Traffic	N. E. [illegible]	12/4/14
Fire	S. Lowe	12/4/14

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~2003031R1~~ 2014035
SIGNED [illegible]

50' 0 50' 100'
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UTILITY PROFILE

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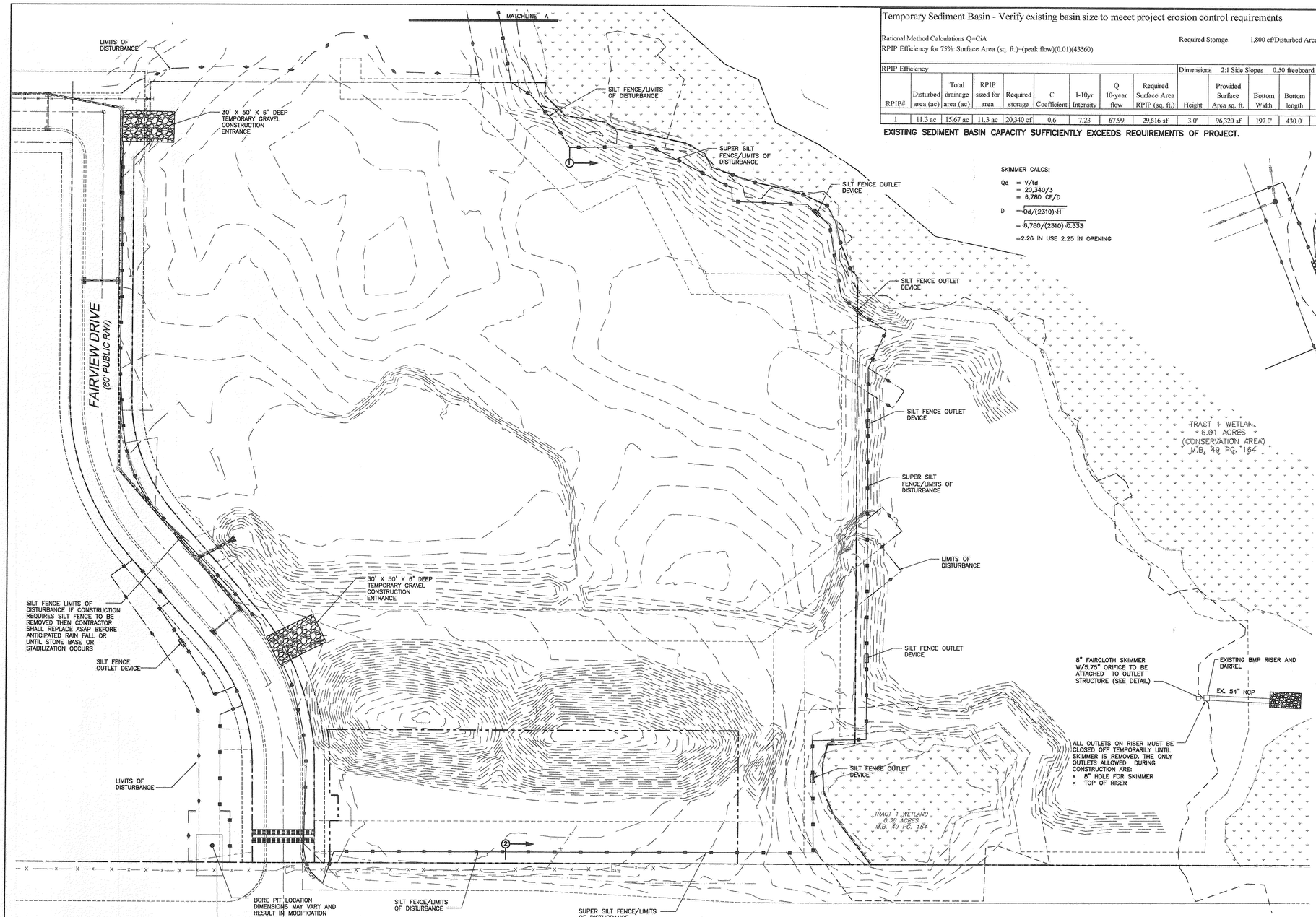

Temporary Sediment Basin - Verify existing basin size to meeet project erosion control requirements

Rational Method Calculations Q=CiA — Required Storage 1,800 cf/Disturbed Area

RPIP Efficiency for 75% Surface Area (sq. ft.)=(peak flow)(0.01)(43560)

RPIP Efficiency									Dimensions 2:1 Side Slopes 0.50 freeboard						
RPIP#	Disturbed area (ac)	Total drainage area (ac)	RPIP sized for area	Required storage	C Coefficient	1-10yr Intensity	Q 10-year flow	Required Surface Area RPIP (sq. ft.)	Height	Provided Surface Area sq. ft.	Bottom Width	Bottom length	Top width	Top length	Provided Storage
1	11.3 ac	15.67 ac	11.3 ac	20,340 cf	0.6	7.23	67.99	29,616 sf	3.0'	96,320 sf	197.0'	430.0'	215	448	271,545 cf

EXISTING SEDIMENT BASIN CAPACITY SUFFICIENTLY EXCEEDS REQUIREMENTS OF PROJECT.

SKIMMER CALCS:

Qd = V/td
= 20,340/3
= 6,780 CF/D

D = $\sqrt{Qd/(2310)\sqrt{H}}$

= $\sqrt{6,780/(2310)\sqrt{0.333}}$

=2.26 IN USE 2.25 IN OPENING

LEGEND

- SILT FENCE OUTLET DEVICE
- TEMP ROCK CHECK DAM
- TEMP SILT SOCK
- TEMP INLET PROTECTION
- TEMP CONSTRUCTION ENTRANCE
- TEMP DIVERSION DITCH (LINED–SEE DETAIL)
- TEMP SILT FENCE
- TEMP TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- (1) TO (2) SUPER SILT FENCE

NOTE TO CONTRACTOR:
THE SUPER SILTFENCE COULD ACT AS A SECURITY FENCE DURING CONSTRUCTION.

TOTAL DENUDED AREA: 492,228 SF OR 11.3 AC

N

SEEDING SCHEDULE

MINIMUM REQUIREMENTS FOR SLOPE STABILIZATION

STABILIZED WITH GRASS	3:1 AND FLATTER
STABILIZED WITH SHRUBS OR VINES	3:1 TO 2:1
STABILIZED WITH RIPRAP	2:1 TO 1.5:1
STABILIZED WITH RETAINING WALL	STEEPER THAN 1.5:1

DATE	TYPE	PLANTING RATE
AUG. 15 - NOV. 1	TALL FESCUE	300 LBS./ACRE
NOV. 1 - MAR. 1	TALL FESCUE & ABRUZZI RYE	300 LBS./ACRE 25 LBS./ACRE
MAR. 1 - APR. 15	TALL FESCUE	300 LBS./ACRE
APR. 15 - JUN. 30	HULLED COMMON BERMUDAGRASS	25 LBS./ACRE
JUL. 1 - AUG. 15	TALL FESCUE AND ***BROWNTOP MILLET ***OR SORGHUM- SUDAN HYBRIDS	125 LBS./ACRE 35 LBS./ACRE 30 LBS./ACRE

SLOPES (3:1 TO 2:1)

MAR. 1 - JUN. 1 AND MAR. 1 - APR. 15	SERICEA LESPEDEZA (SCARIFIED) ADD TALL FESCUE	50 LBS./ACRE 120 LBS./ACRE
MAR. 1 - JUN. 30	OR ADD WEEPING LOVEGRASS	10 LBS./ACRE
MAR. 1 - JUN. 30	OR ADD HULLED COMMON BERMUDAGRASS	25 LBS./ACRE
JUN. 1 - SEP. 1	***TALL FESCUE AND ***BROWN MILLET ***OR SORGHUM- SUDAN HYBRIDS	120 LBS./ACRE 35 LBS./ACRE 30 LBS./ACRE
SEP. 1 - MAR. 1 AND TALL FESCUE	SERICEA LESPEDEZA (HULLED-UNSCARIFIED)	70 LBS./ACRE 120 LBS./ACRE
NOV. 1 - MAR. 1	ADD ABRUZZI RYE	25 LBS./ACRE

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 RATE COMBINATIONS ARE POSSIBLE.

***TEMPORARY - RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12" IN HEIGHT BEFORE MOWING, OTHERWISE FESCUE MAY BE SHADED OUT.

SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTIRE AREA TO 6 INCHES DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW*).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

* APPLY: AGRICULTURAL LIMESTONE - 3 TONS/ACRE
FERTILIZER - 10 - 10 - 10 ANALYSIS AT800 - 1,000 LBS./ACRE
SUPERPHOSPHATE - 500 LBS./ACRE OF 20% ANALYSIS SUPERPHOSPHATE
MULCH - 2 TONS (APPROX. 80 BALES) SMALL GRAIN STRAWIACRE
ANCHOR - TACK WITH LIQUID ASPHALT AT 400 GALLONS/ACRE OR EMULSIFIED ASPHALT AT 300 GALLONS/ACRE.

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~20030318~~ 20140035
SIGNED

Approved Construction Plan	Name	Date
Planning		12/4/14
Public Utilities		
Traffic		12/4/14
Fire		12/4/14

NOT FOR CONSTRUCTION

ISSUED FOR PERMITTING

SCALE: 1"=50' (Horiz.)

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

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TEL: (919) 851-4422 or (800) 354-1879
FAX: (919) 851-8968
CERT NUMBERS: NCBELS (C-0110) NCBOLA (C-0267)

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Meridian at Fairfield Park, LLC.

Fairfield Park

4625 & 4544 Fairview Drive
Wilmington, North Carolina

NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER KRIS R. BELL, JR. 11/5/14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	03.19.2014
4th Round Comments	05.20.2014
5th Round Comments Revisions - Driveway, Storm Addition and Grading	11.07.2014

DRAWN BY: RAB
CHECKED BY: KRB

EROSION AND SEDIMENT CONTROL PLAN - STAGE 1

CE5.00

R:\2013\13140 - Fairfield Park\Wilmington\CIVIL\Construction\13140_BASE (CLINE).dwg, CE5.00, 11/21/2014 11:24:39 AM, kris

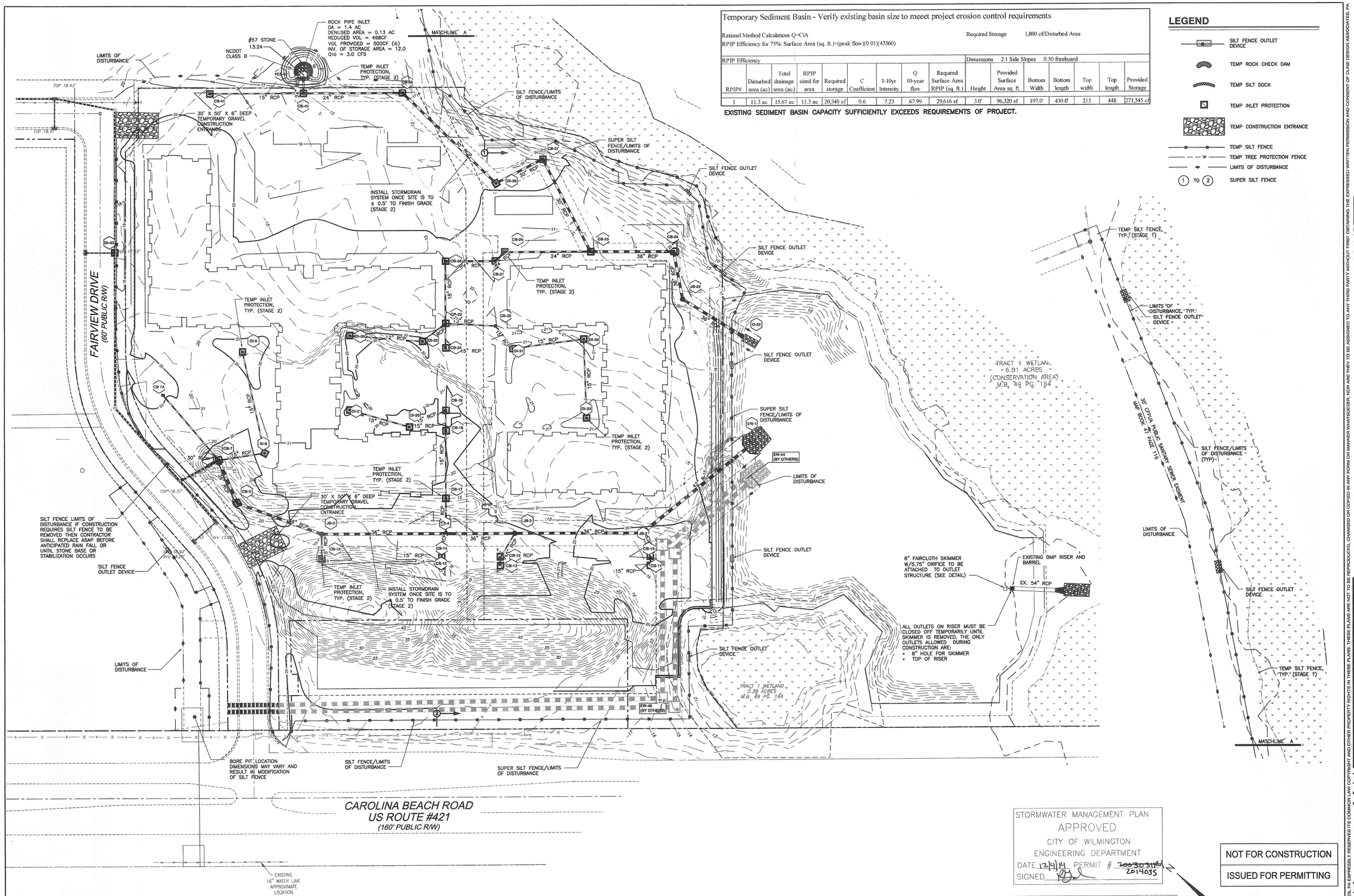
Temporary Sediment Basin - Verify existing basin size to meeet project erosion control requirements

Rational Method Calculations Q=CiA — Required Storage 1,800 cf/Disturbed Area

RPIP Efficiency for 75%: Surface Area (sq. ft.)=(peak flow)(0.01)(43560)

RPIP Efficiency									Dimensions	2:1 Side Slopes		0.50 freeboard			
RPIP#	Disturbed area (ac)	Total drainage area (ac)	RPIP sized for area	Required storage	C Coefficient	1-10yr Intensity	Q 10-year flow	Required Surface Area RPIP (sq. ft.)	Height	Provided Surface Area sq. ft.	Bottom Width	Bottom length	Top width	Top length	Provided Storage
1	11.3 ac	15.67 ac	11.3 ac	20,340 cf	0.6	7.23	67.99	29,616 sf	3.0'	96,320 sf	197.0'	430.0'	215	448	271,545 cf

EXISTING SEDIMENT BASIN CAPACITY SUFFICIENTLY EXCEEDS REQUIREMENTS OF PROJECT.



LEGEND

- SILT FENCE OUTLET DEVICE
- TEMP ROCK CHECK DAM
- TEMP SILT SOCK
- TEMP INLET PROTECTION
- TEMP CONSTRUCTION ENTRANCE
- TEMP SILT FENCE
- TEMP TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- 1 TO 2 SUPER SILT FENCE

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~20130314~~ 20140035
SIGNED

Approved Construction Plan

	Name	Date
Planning		12/4/14
Public Utilities		
Traffic		12/4/14
Fire		12/4/14

NOT FOR CONSTRUCTION

ISSUED FOR PERMITTING

50' 0 50' 100'
SCALE: 1"=50' (Horiz.)

CLINE DESIGN
125 N. Harrington St.
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Meridian at Fairfield Park, LLC.
Fairfield Park
4625 & 4544 Fairview Drive
Wilmington, North Carolina

NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER KIRBY R. BELL, JR. 11/5/14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	03.19.2014
4th Round Comments	05.20.2014
5th Round Comments Revisions : Driveway, Storm Addition and Grading	11.07.2014

DRAWN BY: RAB
CHECKED BY: KRB

EROSION AND SEDIMENT CONTROL PLAN - STAGE 2

CE5.10

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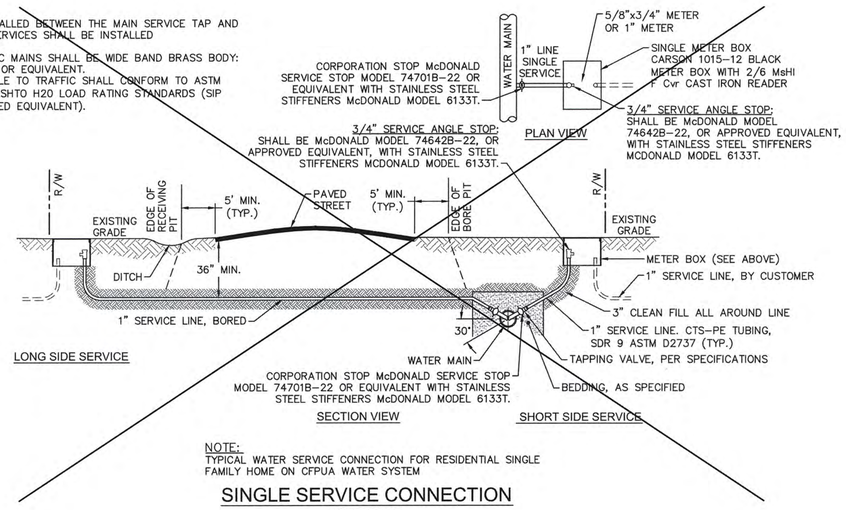
R:\2013\13146 - Fairfield Park\Wilmington\CIVIL\Construction\13146_BASE (C3NE).dwg, CE5-10, 11/21/2014 11:26:03 AM, kris

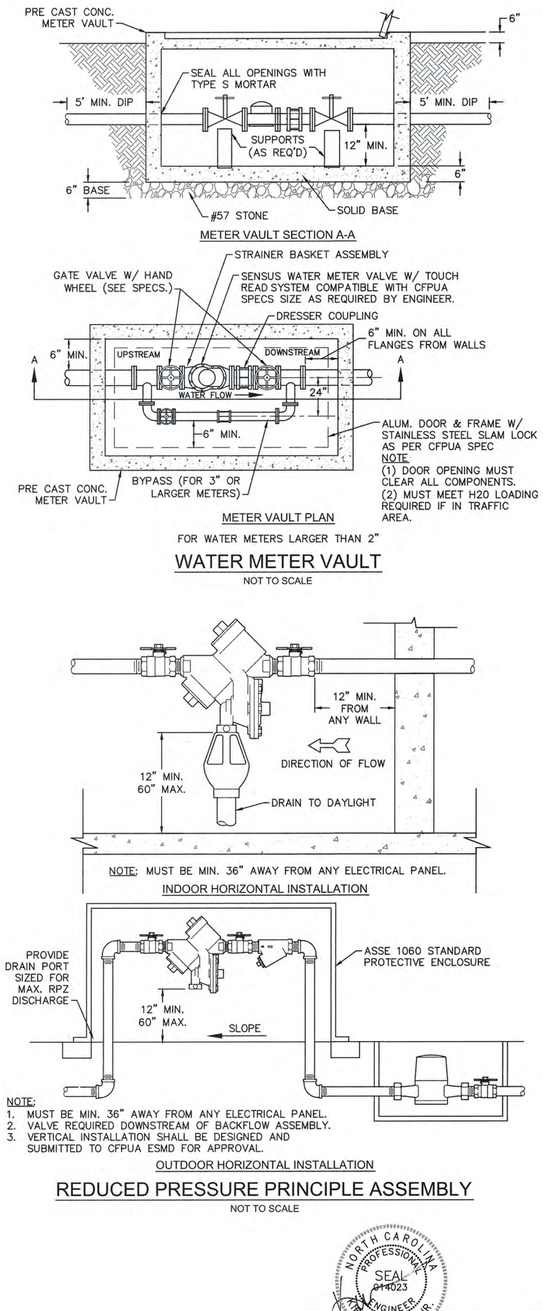
NOTES:
1. NO JOINT SHALL BE INSTALLED BETWEEN THE MAIN SERVICE TAP AND THE METER STOP. ALL SERVICES SHALL BE INSTALLED PERPENDICULAR TO MAIN.
2. SERVICE SADDLES ON PVC MAINS SHALL BE WIDE BAND BRASS BODY: SADDLE McDONALD 3801 OR EQUIVALENT.
3. METER BOXES SUSCEPTIBLE TO TRAFFIC SHALL CONFORM TO ASTM A48, CLASS 30B AND AASHTO H20 LOAD RATING STANDARDS (SIP MODEL 4240 OR APPROVED EQUIVALENT).



NOTE:
TYPICAL WATER SERVICE CONNECTION FOR RESIDENTIAL SINGLE FAMILY HOME ON CFPUA WATER SYSTEM

SINGLE SERVICE CONNECTION

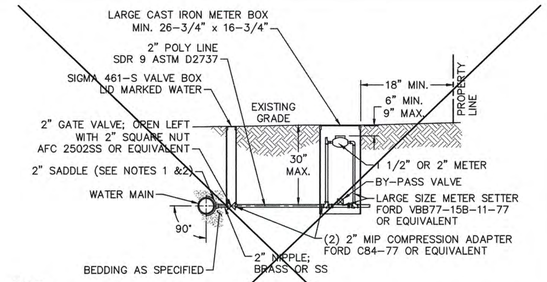
NOT TO SCALE



FOR WATER METERS LARGER THAN 2"

WATER METER VAULT

NOT TO SCALE

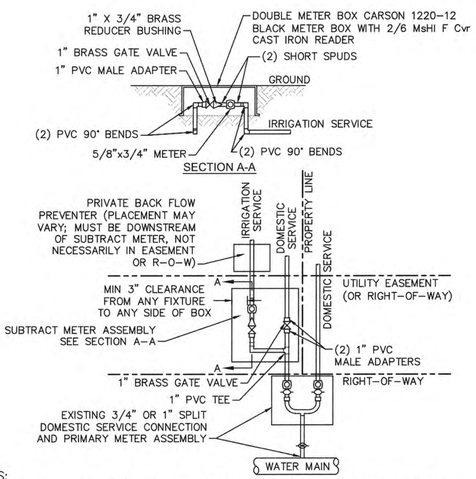


NOTES:
1. ALL SERVICES SHALL BE INSTALLED PERPENDICULAR TO MAIN.
2. SERVICE SADDLES ON PVC MAINS SHALL BE WIDE BAND BRASS BODY: McDONALD 3800, FORD S90 (DOUBLE STRAP) OR EQUIVALENT.
3. METER BOXES SUSCEPTIBLE TO TRAFFIC SHALL CONFORM TO ASTM A48, CLASS 30B AND AASHTO H20 LOAD RATING STANDARDS (OLDCASTLE PRECAST MODEL B1730 OR APPROVED EQUIVALENT).
4. METER BOXES SUSCEPTIBLE TO INCIDENTAL, NON-DELIBERATE TRAFFIC SHALL CONFORM TO ANSI/SCTE 77 TIER 15 LOAD RATING STANDARDS (SYNERTECH MODEL DUO 17x30 OR APPROVED EQUIVALENT).
5. NON-TRAFFIC METER BOXES SHALL BE SIGMA MB2203 OR APPROVED EQUIVALENT.
6. 3" CLEAN FILL REQUIRED ALL AROUND 2" POLY SERVICE LINE.

FOR 1-1/2" OR 2" WATER SERVICES

LARGE METER

NOT TO SCALE



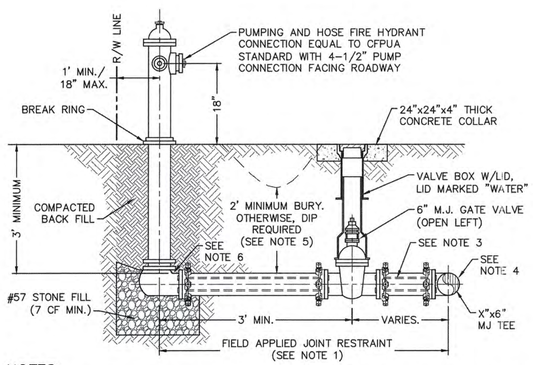
NOTES:
1. BEYOND THE PRIMARY DOMESTIC METER ASSEMBLY, CFPUA IS ONLY RESPONSIBLE FOR METER AND WASHERS OF SUBTRACT METER ASSEMBLY.
2. ALL PIPE AND FITTINGS UP TO FINAL SERVICE LINE TO BE 1" EXCLUDING METERS.

PLAN VIEW

(MULTIPLE DOMESTIC SERVICES PER TAP)

DOUBLE SERVICE CONNECTION USING SUBTRACT METER

NOT TO SCALE



NOTES:
1. JOINT RESTRAINT SYSTEMS SHALL BE WEDGE ACTION STYLE FOR DI OR C-900 PVC PIPE AS MANUFACTURED BY EBAA IRON, SIGMA, STAR PIPE PRODUCTS OR APPROVED EQUAL.
2. WHEN HYDRANT LEGS REQUIRE FULL LENGTH PIPE SECTIONS, OVER BELL RESTRAINT SYSTEM SHALL HAVE 316 STAINLESS STEEL HARNESS AND FASTENERS.
3. CONTINUOUS 316 STAINLESS STEEL RODS (TEE TO VALVE AND VALVE TO HYDRANT) MAY BE USED WITH COR-BLUE MJ T-BOLT AND GASKET KITS, AS AN ALTERNATIVE.
4. HYDRANT TEE SHALL BE RESTRAINED ON EACH SIDE OF MAIN PLUS ANY VALVE, FITTING, OR JOINT IN MAIN WITHIN 10-FEET OF HYDRANT TEE.
5. HYDRANT AND VALVE SHALL BE PLACED OUTSIDE DITCH LIMITS.
6. WEEP HOLES OPEN AND UNBLOCKED TO DRAIN.

FIRE HYDRANT ASSEMBLY

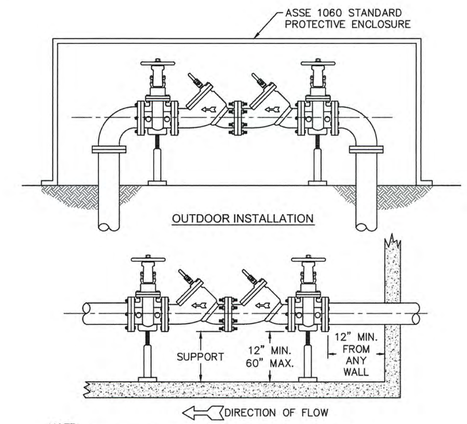
NOT TO SCALE

NOTE:
1. MUST BE MIN. 36" AWAY FROM ANY ELECTRICAL PANEL.
2. VALVE REQUIRED DOWNSTREAM OF BACKFLOW ASSEMBLY.
3. VERTICAL INSTALLATION SHALL BE DESIGNED AND SUBMITTED TO CFPUA ESMD FOR APPROVAL.

OUTDOOR HORIZONTAL INSTALLATION

REDUCED PRESSURE PRINCIPLE ASSEMBLY

NOT TO SCALE



NOTE:
1. MUST BE MIN. 36" AWAY FROM ANY ELECTRICAL PANEL.
2. VALVE REQUIRED DOWNSTREAM OF BACKFLOW ASSEMBLY.
3. VERTICAL INSTALLATION SHALL BE DESIGNED AND SUBMITTED TO CFPUA ESMD FOR APPROVAL.

INDOOR INSTALLATION

DOUBLE CHECK VALVE ASSEMBLY

NOT TO SCALE

GENERAL NOTES:
1. NO EXCAVATED MATERIAL SHALL BE PLACED IN ANY STREAM, DITCH OR DRAINAGE-WAY.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION BEGINS.
3. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES WHILE CONSTRUCTION IS IN PROGRESS.
4. THE CONTRACTOR IS RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS.
5. THE CONTRACTOR IS RESPONSIBLE FOR LAY DOWN AND STOCKPILE AREAS (TO ARRANGE AND ENSURE COMPLIANCE WITH ALL LOCAL AND STATE REGULATIONS).

THE DETAILS SHOWN HEREON SUPERCEDE CFPUA WRITTEN TECHNICAL SPECIFICATIONS VERSIONS 1.00 - 1.04

NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER KIRBY R. BELL, JR.
10/31/14

REV:	DESCRIPTION:	DATE:
1	Single Service Connection, Double Service Connection, and Large Meter Revised	10/26/12
2	Single Service Connection and Fire Hydrant Details Revised	7/23/13
3	Fire Hydrant Detail Revised	01/03/14

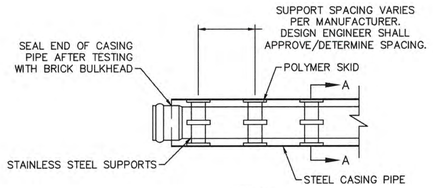
CFPUA WATER DISTRIBUTION SYSTEM

STANDARD DETAILS

CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6560
Stewardship. Sustainability. Service.

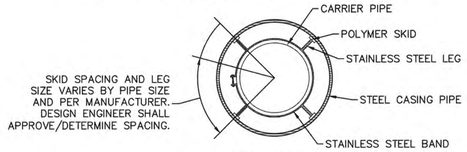
DATE: 1/9/12
SCALE: N/A
DRAWN BY: CFPUA
CHECKED BY: CFPUA
PROJECT NO. :

SHEET NO: WSD-1



PLAN

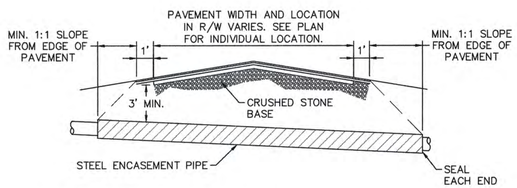
NOTE: PIPE SUPPORT TO BE PLACED TO PROVIDE PROPER SUPPORT, ALIGNMENT, AND GRADE AS SPECIFIED. CONTINUOUS SUPPORTS MAY BE USED AS ALTERNATIVE. OIL, GREASE, OR PETROLEUM PRODUCT MAY NOT BE USED AS LUBRICANT.



SECTION A-A

PIPE CASING SUPPORT DETAIL

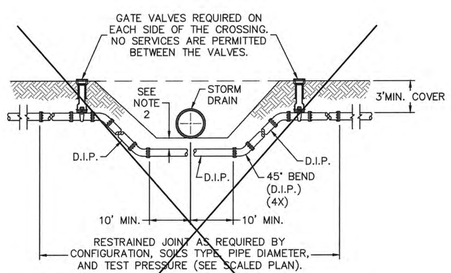
NOT TO SCALE



NOTES:
1. CASING WILL BE INSTALLED AT LINE AND GRADE SHOWN ON INDIVIDUAL PROFILE FOR EACH CROSSING. BORING/JACKING TO LINE AND GRADE IS REQUIRED.
2. TRACER WIRE SHALL BE CONTINUED THROUGH CASING.

TYPICAL BORING/ JACKING DETAIL

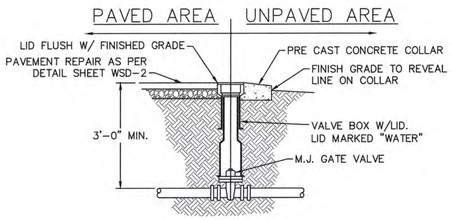
NOT TO SCALE



NOTES:
1. USE PRESSURE CLASS 350 DIP, UNLESS SPECIFIED OTHERWISE.
2. MINIMUM DEPTH REQUIRED, UNLESS SPECIFIED OTHERWISE BY CFPUA:
   a. IN DOT R/W, 36" MIN. TYPICAL, OR 24" MIN. WHEN CROSSING A DITCH LINE.
   b. ALL OTHER LOCATIONS, 30" MIN.
   c. WHEN STORM DRAIN INVERT IS BURIED AT OR BELOW ABOVE DEPTHS, 18" MIN. CLEARANCE IS REQUIRED.

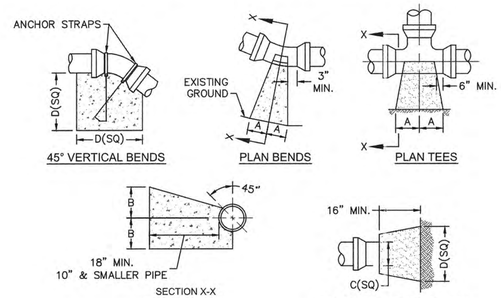
WATER MAIN DITCH AND STORM DRAIN CROSSING

NOT TO SCALE



VALVE DETAIL

NOT TO SCALE

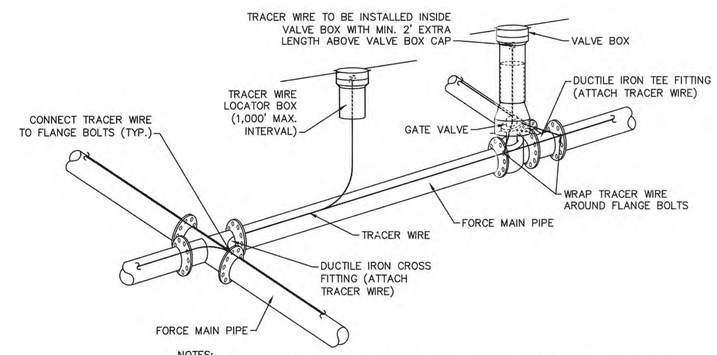


SIZE	90 BENDS		45 BENDS		22 1/2 BENDS		TEES/PLUGS		45 VERT. BENDS
	A	B	A	B	A	B	A	B	
3"	8"	6"	5"	6"	3"	7"	6"	8"	27"
4"	8"	9"	5"	8"	3"	11"	6"	9"	28"
6"	14"	11"	9"	9"	8"	8"	12"	9"	36"
8"	16"	16"	12"	12"	10"	13"	14"	13"	42"
10"	18"	22"	15"	14"	14"	16"	18"	15"	50"
12"	20"	28"	18"	17"	16"	16"	22"	18"	62"
14"	26"	29"	21"	19"	18"	18"	26"	20"	72"
16"	33"	29"	25"	21"	20"	21"	32"	21"	83"
18"	40"	30"	28"	24"	22"	23"	36"	24"	88"

NOTES:
1. BASED ON 160 PSI TEST PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
2. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED GROUND.
3. USE MEG-A-LUG (PREFERRED) IN LIEU OF BLOCKING AND RODDING.

THRUST BLOCK DETAIL

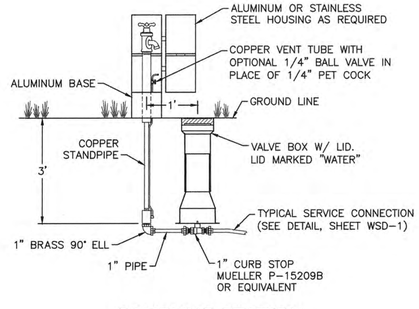
NOT TO SCALE



NOTES:
1. TRACER WIRE SHALL BE #10 COPPER SOLID CORE COPPER WIRE WITH GAS AND OIL RESISTANT INSULATION
2. WIRE SHALL BE STRAPPED TO ALL PVC FORCE MAIN PIPING WITH DUCT TAPE AT 12-FT. INTERVALS.
3. SECURE WIRE TO ALL TEE AND CROSS FITTINGS.
4. ALL WIRE SPLICES SHALL HAVE WATER PROOF WIRE CONNECTIONS.

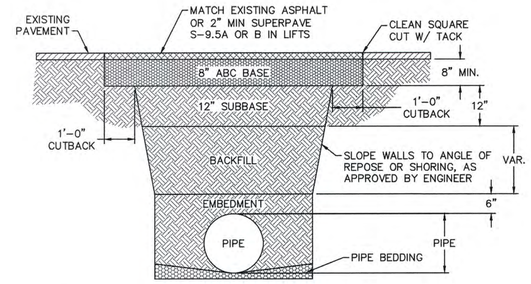
TRACER WIRE DETAIL

NOT TO SCALE



SAMPLING STATION

NOT TO SCALE

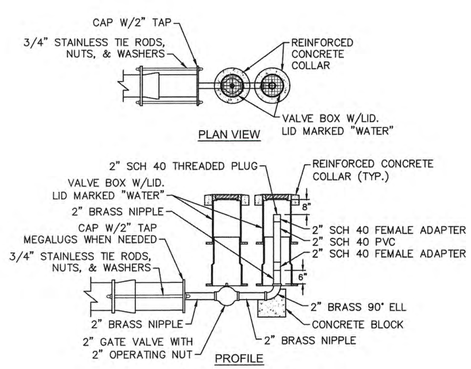


NOTES:
1. BACKFILL SHALL BE SUITABLE MATERIAL THAT IS FREE FROM HEAVY CLAY, GUMBOS, DEBRIS, ORGANICS AND LITTLE TO NO EXCESSIVE MOISTURE.
2. SELECT BACKFILL MAY BE SUBSTITUTED OR REQUIRED BY CITY TO ACHIEVE COMPACTION, (I.E. #57, ABC, CRUSHED LIMESTONE, CLEAN SAND, FLOWABLE FILL, ETC).
3. 8-INCH OF ABC BASE MATERIAL SHALL BE USED ON CITY STREETS.
4. BACKFILL AND BASE MATERIALS SHALL BE COMPACTED 12" MINIMUM LIFTS
5. SOIL SHALL BE COMPACTED BY A MECHANIZED TAMPER (I.E JUMPING JACK), HOWEVER, VIBRATORY ROLLERS > 18" WIDTH MAY BE USED FOR LARGER EXCAVATIONS. THE PLATE TAMP METHOD SHALL NOT BE USED.
6. ALL APPROVED CASTINGS SHALL BE SET FLUSH TO GRADE AND SUPPORTED IF APPLICABLE.
7. ABC BASE AND SUBBASE COMPACTED TO 98% AND BACKFILL AND EMBEDMENT COMPACTED TO 90% AS DETERMINED BY THE MODIFIED PROCTOR AASHTO METHOD T-99.
8. 1-FOOT CUTBACKS OF ASPHALT SHALL BE PREPARED ON UNDISTURBED SOIL. MINIMUM ASPHALT DENSITY IS 90%.

(FOR PRIVATE ROADS AND PAVED AREAS; CONTRACTOR TO MEET MIN. REQUIREMENTS AS DEFINED BY RIGHT-OF-WAY OWNER FOR PUBLIC ROAD REPAIRS)

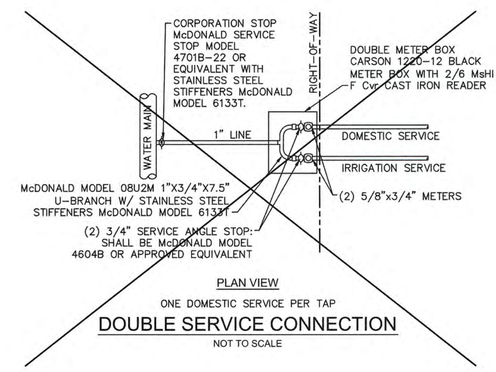
PAVEMENT REPAIR WHERE PIPE INSTALLED

NOT TO SCALE



2" BLOW-OFF

NOT TO SCALE



ONE DOMESTIC SERVICE PER TAP

DOUBLE SERVICE CONNECTION

NOT TO SCALE

GENERAL NOTES:
1. NO EXCAVATED MATERIAL SHALL BE PLACED IN ANY STREAM, DITCH OR DRAINAGE-WAY.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION BEGINS.
3. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES WHILE CONSTRUCTION IS IN PROGRESS.
4. THE CONTRACTOR IS RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS.
5. THE CONTRACTOR IS RESPONSIBLE FOR LAY DOWN AND STOCKPILE AREAS (TO ARRANGE AND ENSURE COMPLIANCE WITH ALL LOCAL AND STATE REGULATIONS).

THE DETAILS SHOWN HEREON SUPERCEDE CFPUA WRITTEN TECHNICAL SPECIFICATIONS VERSIONS 1.00 - 1.04

NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER TOBY R. BELL, JR. 10/31/14

REV:	DESCRIPTION:	DATE:
1	Revised Water Main Ditch and Storm Crossing Detail	11/12/13
2	Revised Water Main Ditch and Storm Crossing Detail	05/05/14

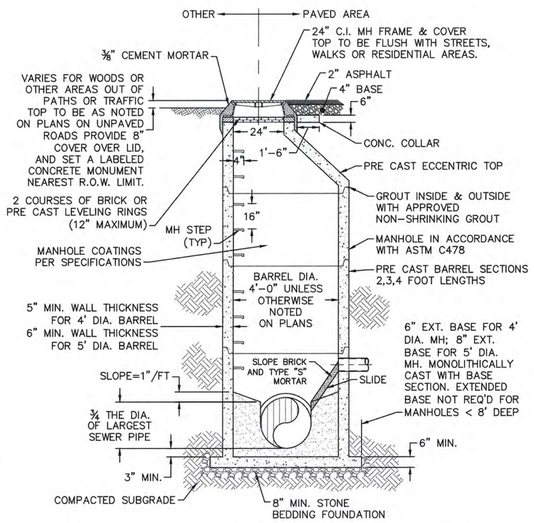
CFPUA WATER DISTRIBUTION SYSTEM

STANDARD DETAILS

CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6560
Stewardship. Sustainability. Service.

DATE: 1/9/12
SCALE: N/A
DRAWN BY: CFPUA
CHECKED BY: CFPUA
PROJECT NO. :

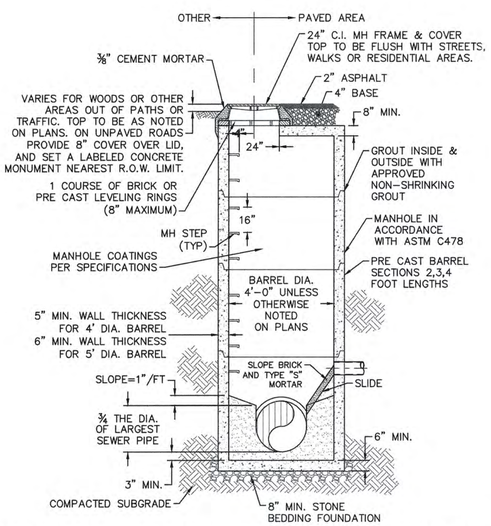
SHEET NO: WSD-2



PRECAST CONCRETE OFFSET MANHOLE TYPICAL

(LESS THAN 30" DROP)

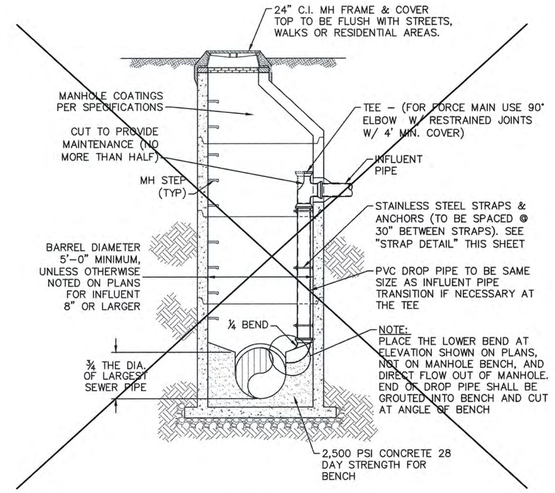
NOT TO SCALE



PRECAST CONCRETE FLAT TOP MANHOLE TYPICAL

(LESS THAN 30" DROP)

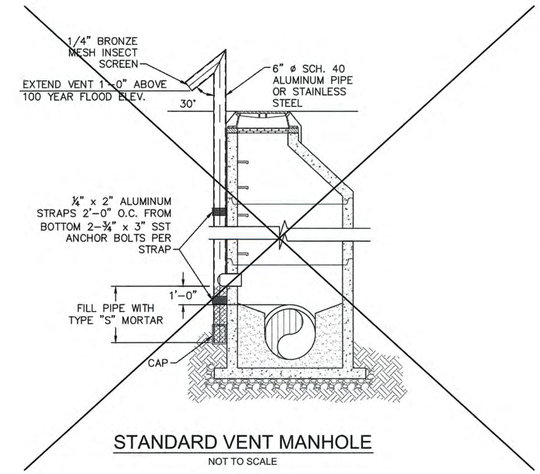
NOT TO SCALE



DROP MANHOLE

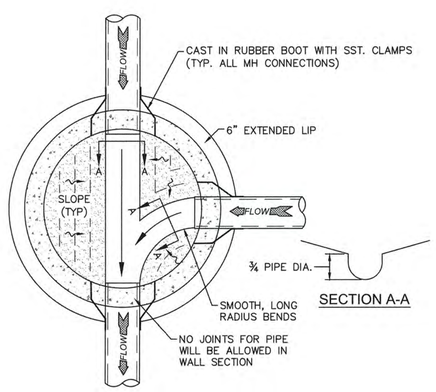
(MORE THAN 30" DROP)

NOT TO SCALE



STANDARD VENT MANHOLE

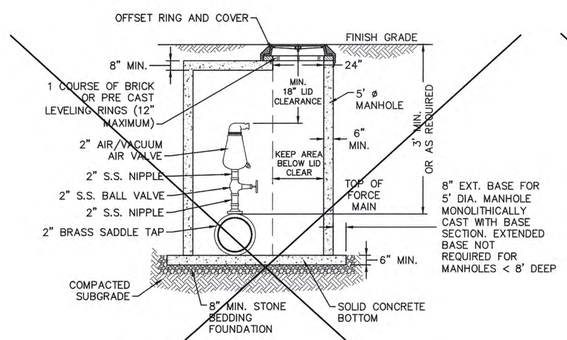
NOT TO SCALE



SECTION A-A

MANHOLE FLOOR PLAN

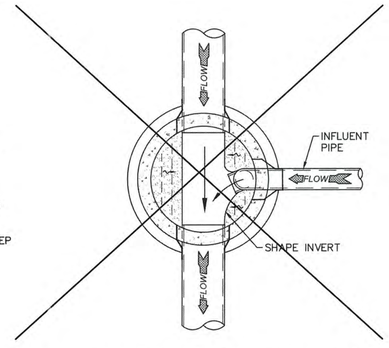
NOT TO SCALE



NOTES:
1. CONTRACTOR TO INSTALL VALVE AND MANHOLE AT SUFFICIENT DEPTH TO ALLOW FOR ACCESS.
2. FORCE MAIN TO BE OFFSET IN MANHOLE TO KEEP AREA BELOW LID CLEAR.
3. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILS.
4. USE CAST IN RUBBER BOOT WITH SST. CLAMPS FOR ALL MH CONNECTIONS, INCLUDING FORCE MAIN.

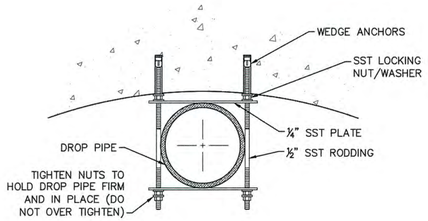
AIR/ VACUUM AND AIR RELEASE COMBINATION VALVE

NOT TO SCALE



DROP MANHOLE FLOOR PLAN

NOT TO SCALE



NOTE: ALL PARTS TO BE SST.

STRAP DETAIL

NOT TO SCALE

CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD SEWER NOTES:

1. SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
2. SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT RIGHT-OF-WAY LINE. SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
3. ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50, DIP, WITH PROTECTO 401 CERAMIC EPOXY LINING.
4. MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
5. NO FLEXIBLE COUPLINGS SHALL BE USED.
6. ALL STAINLESS STEEL FASTENERS SHALL BE 316.

STANDARD SEWER NOTES

(REQUIRED ON ALL SEWER PLAN AND PROFILE SHEETS)

GENERAL NOTES:
1. NO EXCAVATED MATERIAL SHALL BE PLACED IN ANY STREAM, DITCH OR DRAINAGE-WAY.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION BEGINS.
3. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES WHILE CONSTRUCTION IS IN PROGRESS.
4. THE CONTRACTOR IS RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS.
5. THE CONTRACTOR IS RESPONSIBLE FOR LAY DOWN AND STOCKPILE AREAS (TO ARRANGE AND ENSURE COMPLIANCE WITH ALL LOCAL AND STATE REGULATIONS).

THE DETAILS SHOWN HEREON SUPERCEDE CFPUA WRITTEN TECHNICAL SPECIFICATIONS VERSIONS 1.00 - 1.04

NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER JEFFREY R. BELL, JR.

10/31/14

REV:	DESCRIPTION:	DATE:
1	AIR / VACUUM AND AIR RELEASE COMBINATION VALVE REVISED	10/26/12
2	STANDARD SEWER NOTE #6 REVISED	12/10/12

CFPUA SANITARY SEWER

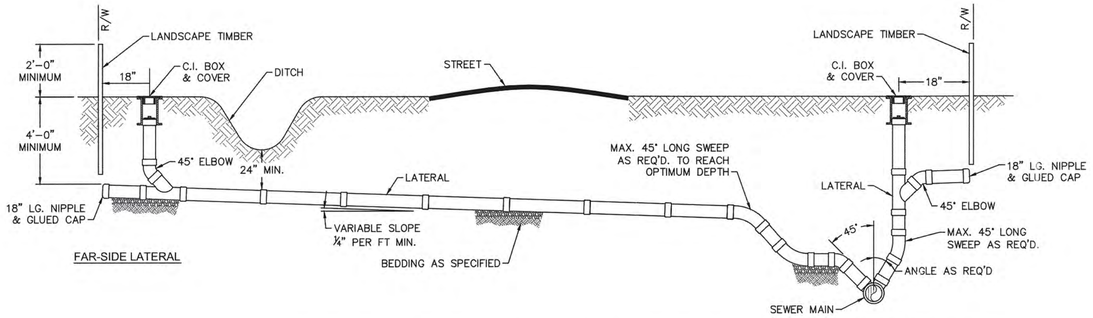
STANDARD DETAILS

DATE: 1/9/12
SCALE: N/A
DRAWN BY: CFPUA
CHECKED BY: CFPUA
PROJECT NO.:

CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6560

Stewardship. Sustainability. Service.

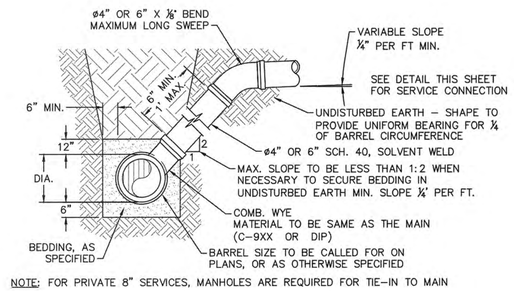
SHEET NO: SSD-1



NOTE: FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR TIE-IN TO MAIN

STANDARD SERVICE CONNECTION TO SANITARY SEWER

NOT TO SCALE

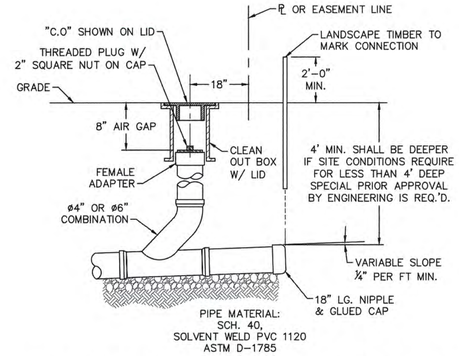


NOTE: FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR TIE-IN TO MAIN

MAIN DEPTH LESS THAN 8 FT

STANDARD SERVICE LATERAL

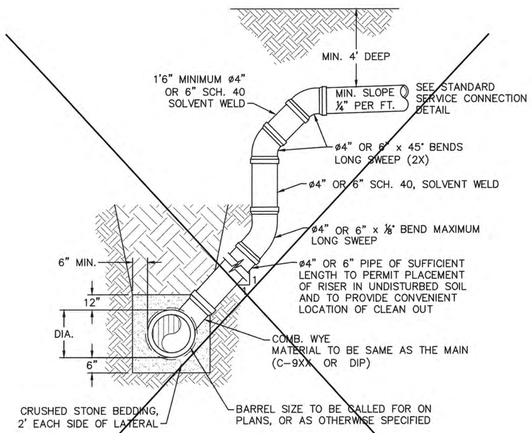
NOT TO SCALE



NOTE: FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR TIE-IN TO MAIN

SERVICE CONNECTION & CLEAN-OUT

NOT TO SCALE

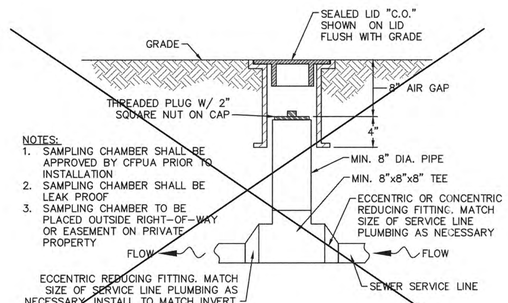


NOTES:
1. SPECIAL CARE SHALL BE TAKEN DURING BACKFILL OPERATIONS. THE RISER SHALL BE PLUMB AND TRUE AT ALL TIMES, AND REST ON FIRM, STABLE FOUNDATION.
2. FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR TIE-IN TO MAIN.

MAIN DEPTH GREATER THAN 8 FT

DEEP SERVICE LATERAL

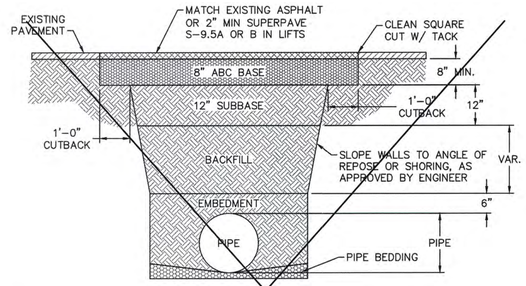
NOT TO SCALE



NOTES:
1. SAMPLING CHAMBER SHALL BE APPROVED BY CFPUA PRIOR TO INSTALLATION
2. SAMPLING CHAMBER SHALL BE LEAK PROOF
3. SAMPLING CHAMBER TO BE PLACED OUTSIDE RIGHT-OF-WAY OR EASEMENT ON PRIVATE PROPERTY

SAMPLING CHAMBER

NOT TO SCALE

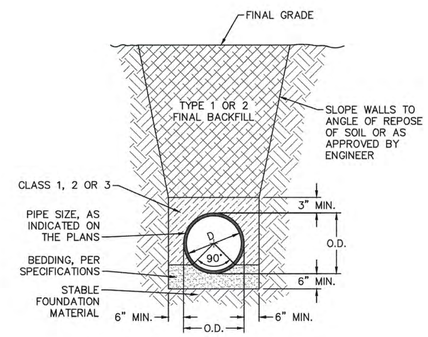


NOTES:
1. BACKFILL SHALL BE SUITABLE MATERIAL THAT IS FREE FROM HEAVY CLAY, GUMBOS, DEBRIS, ORGANICS AND LITTLE TO NO EXCESSIVE MOISTURE.
2. SELECT BACKFILL MAY BE SUBSTITUTED OR REQUIRED BY CITY TO ACHIEVE COMPACTION, (I.E. #57, ABC, CRUSHED LIMESTONE, CLEAN SAND, FLOWABLE FILL, ETC).
3. 8-INCH OF ABC BASE MATERIAL SHALL BE USED ON CITY STREETS.
4. BACKFILL AND BASE MATERIALS SHALL BE COMPACTED 12" MINIMUM LIFTS
5. SOIL SHALL BE COMPACTED BY A MECHANIZED TAMPER (I.E. JUMPING JACK), HOWEVER, VIBRATORY ROLLERS ≥ 18" WIDTH MAY BE USED FOR LARGER EXCAVATIONS. THE PLATE TAMP METHOD SHALL NOT BE USED.
6. ALL APPROVED CASTINGS SHALL BE SET FLUSH TO GRADE AND SUPPORTED IF APPLICABLE.
7. ABC BASE AND SUBBASE COMPACTED TO 98% AND BACKFILL AND EMBEDMENT COMPACTED TO 90% AS DETERMINED BY THE MODIFIED PROCTOR AASHTO METHOD T-99.
8. 1-FOOT CUTBACKS OF ASPHALT SHALL BE PREPARED ON UNDISTURBED SOIL. MINIMUM ASPHALT DENSITY IS 90%.

(FOR PRIVATE ROADS AND PAVED AREAS; CONTRACTOR TO MEET MIN. REQUIREMENTS AS DEFINED BY RIGHT-OF-WAY OWNER FOR PUBLIC ROAD REPAIRS)

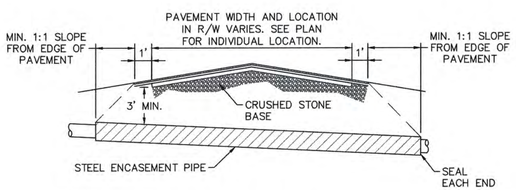
PAVEMENT REPAIR WHERE PIPE INSTALLED

NOT TO SCALE



TYPICAL TRENCH DETAIL

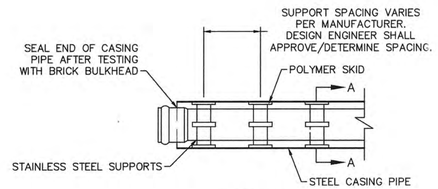
NOT TO SCALE



NOTES:
1. CASING WILL BE INSTALLED AT LINE AND GRADE SHOWN ON INDIVIDUAL PROFILE FOR EACH CROSSING. BORING/JACKING TO LINE AND GRADE IS REQUIRED.
2. TRACER WIRE SHALL BE CONTINUED THROUGH CASING.

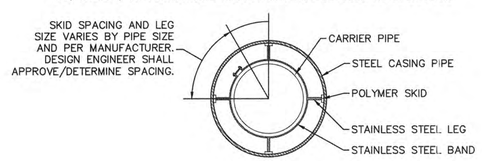
TYPICAL BORING/ JACKING DETAIL

NOT TO SCALE



PLAN

NOTE: PIPE SUPPORT TO BE PLACED TO PROVIDE PROPER SUPPORT, ALIGNMENT, AND GRADE AS SPECIFIED. CONTINUOUS SUPPORTS MAY BE USED AS ALTERNATIVE. OIL, GREASE, OR PETROLEUM PRODUCT MAY NOT BE USED AS LUBRICANT.



SECTION A-A

PIPE CASING SUPPORT DETAIL

NOT TO SCALE

GENERAL NOTES:
1. NO EXCAVATED MATERIAL SHALL BE PLACED IN ANY STREAM, DITCH OR DRAINAGE-WAY.
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NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER KIRBY R. BELL, JR.
10/31/14

REV:	DESCRIPTION:	DATE:
1	SAMPLING CHAMBER REVISED	10/26/12

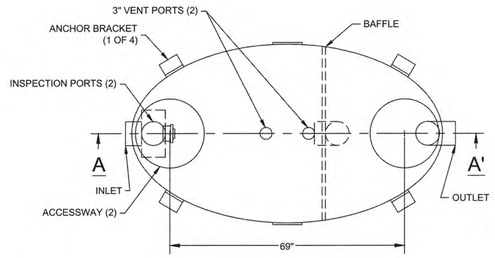
CFPUA SANITARY SEWER

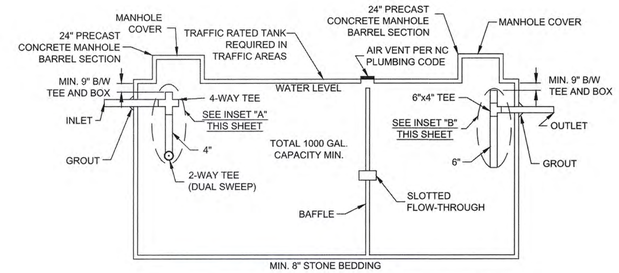
STANDARD DETAILS

CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6560
Stewardship. Sustainability. Service.

DATE: 1/9/12
SCALE: N/A
DRAWN BY: CFPUA
CHECKED BY: CFPUA
PROJECT NO. :

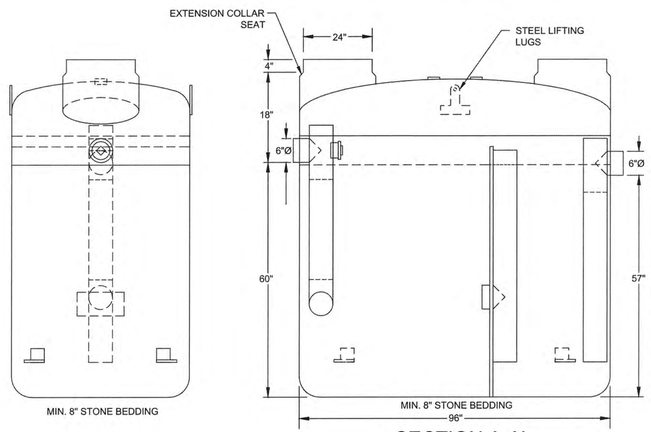
SHEET NO: SSD-2





CONCRETE GREASE INTERCEPTOR

NOT TO SCALE

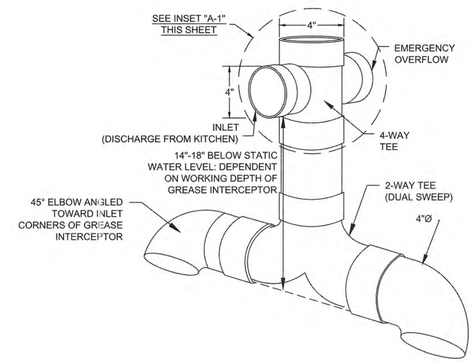


SECTION A-A'

NOTES:
1. FOR GRAVITY APPLICATIONS ONLY
2. MIN. THICKNESS: 1/4" WALL AND 3/8" TOP AND BOTTOM BOWLS
3. STANDARD PIPE STUBS ARE SOCKET SDR 35 PVC
4. EXTENSION COLLARS SHALL BE CAULKED WITH SIKAFLEX OR EQUIVALENT FOR WATERTIGHT SEAL
5. FOLLOW MANUFACTURE'S SPECS FOR TRAFFIC OR PEDESTRIAN LOADING

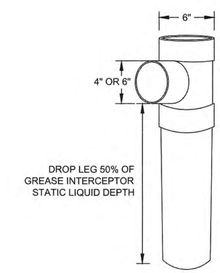
FIBERGLASS GREASE INTERCEPTOR

NOT TO SCALE



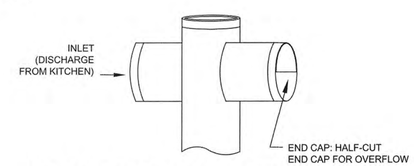
GREASE INTERCEPTOR INSET "A" 4" SANITARY TEE

NOT TO SCALE



GREASE INTERCEPTOR INSET "B" 6" X 6" X 4" OUTLET SANITARY TEE

NOT TO SCALE



GREASE INTERCEPTOR INSET "A-1" EMERGENCY OVERFLOW CLOSE-UP

NOT TO SCALE

GENERAL NOTES:

1. NO EXCAVATED MATERIAL SHALL BE PLACED IN ANY STREAM, DITCH OR DRAINAGE-WAY.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION BEGINS.
3. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES WHILE CONSTRUCTION IS IN PROGRESS.
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NORTH CAROLINA PROFESSIONAL SEAL 011023 ENGINEER TROY R. BELL, JR. 10/31/14

REV:	DESCRIPTION:	DATE:

CFPUA SANITARY SEWER

STANDARD DETAILS

CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6560
Stewardship. Sustainability. Service.

DATE: 1/9/12
SCALE: N/A
DRAWN BY: CFPUA
CHECKED BY: CFPUA
PROJECT NO. :

SHEET NO: SSD-4

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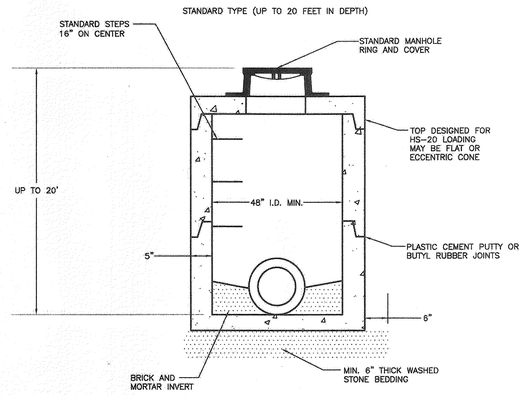
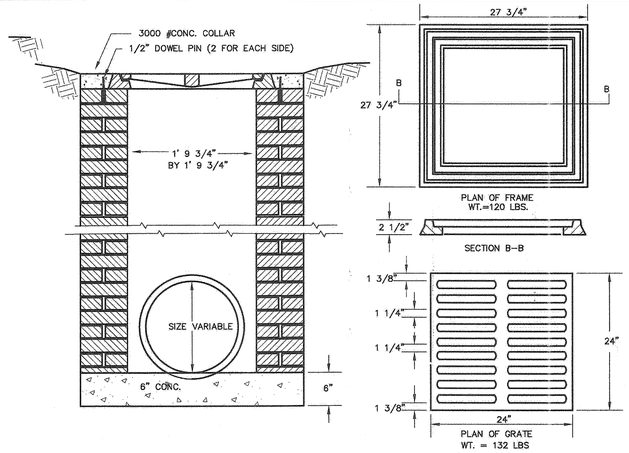


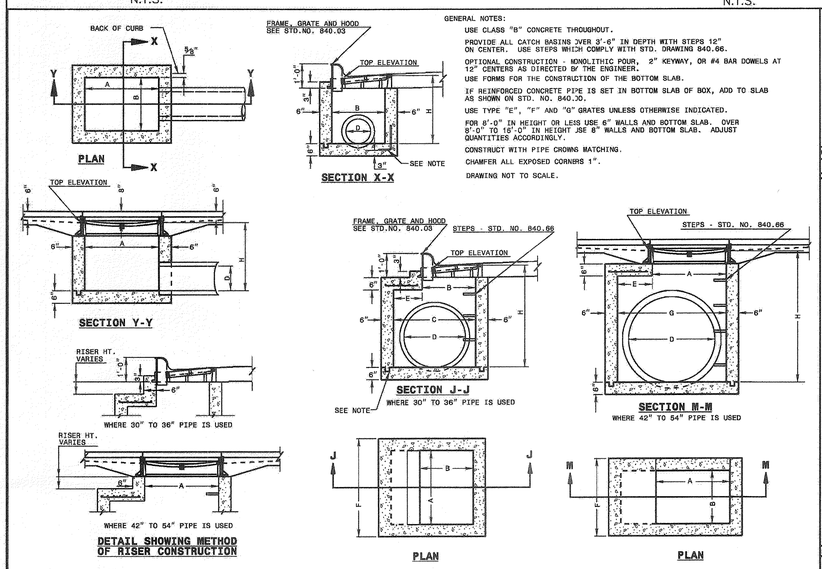
STANDARD STORM DRAINAGE JUNCTION BOX

N.T.S.



STANDARD STORM DRAINAGE DROP INLET

N.T.S.



GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.30.

USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.

FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.

CONSTRUCT WITH PIPE CROWN MATCHING.

CHAMFER ALL EXPOSED CORNERS 1".

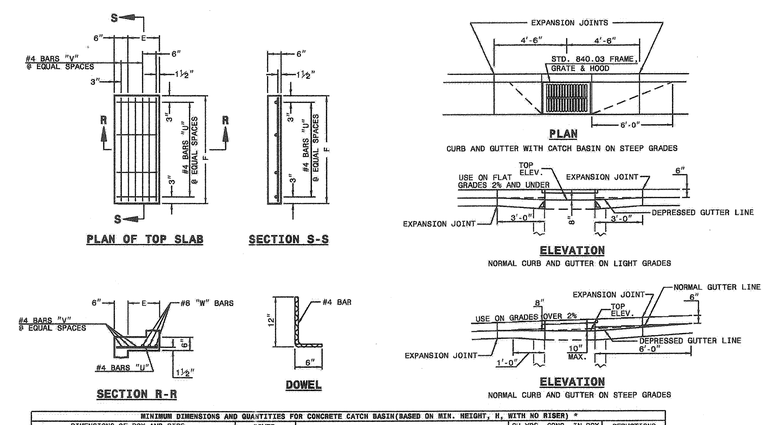
DRAWING NOT TO SCALE.

1-12 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

SHEET 1 OF 2

840.02



MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN(BASED ON MIN. HEIGHT, H, WITH NO RISER) *

DIMENSIONS OF BOX AND PIPE						COVER DIMENSION		BARS-U		BARS-V		BARS-W			CU.YDS. CONC. IN BOX		DEDUCTIONS ONE PIPE	
PIPE	SPAN	WIDTH	WIDTH	SPAN	MIN. HEIGHT			NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	TOTAL LBS.	TOP SLAB	BOTTOM SLAB	BOT. CONC. FOR MINIMUM HEIGHT	
D	A	B	C	G	H	E	F										C.M.	R.C.
12"	3'-0"	2'-2"	--	--	2'-8"	--	--	--	--	--	--	--	--	--	--	0.235	0.772	0.015	0.026
15"	3'-0"	2'-2"			3'-0"											0.235	0.829	0.023	0.036
18"	3'-0"	2'-2"			3'-3"											0.235	0.887	0.033	0.049
24"	3'-0"	2'-2"			3'-9"											0.235	1.001	0.059	0.085
30"	3'-0"	2'-2"	3'-4"		4'-3"	1'-2"	4'-0"	4	1'-5"	2	3'-9"	3	3'-9"	39	0.123	0.321	1.433	0.092	0.127
36"	3'-0"	2'-2"	3'-10"		4'-9"	1'-8"	4'-0"	4	1'-11"	3	3'-9"	3	3'-9"	43	0.161	0.358	1.714	0.132	0.178
42"	3'-0"	2'-2"		4'-5"	5'-3"	1'-5"	3'-2"	4	1'-8"	2	2'-11"	3	2'-11"	32	0.112	0.318	1.738	0.180	0.243
48"	3'-0"	2'-2"		5'-0"	5'-9"	2'-0"	3'-2"	4	2'-3"	3	2'-11"	3	2'-11"	35	0.145	0.352	2.052	0.235	0.317
54"	3'-0"	2'-2"		5'-7"	6'-3"	2'-7"	3'-2"	4	2'-10"	5	2'-11"	3	2'-11"	41	0.180	0.386	2.387	0.297	0.401

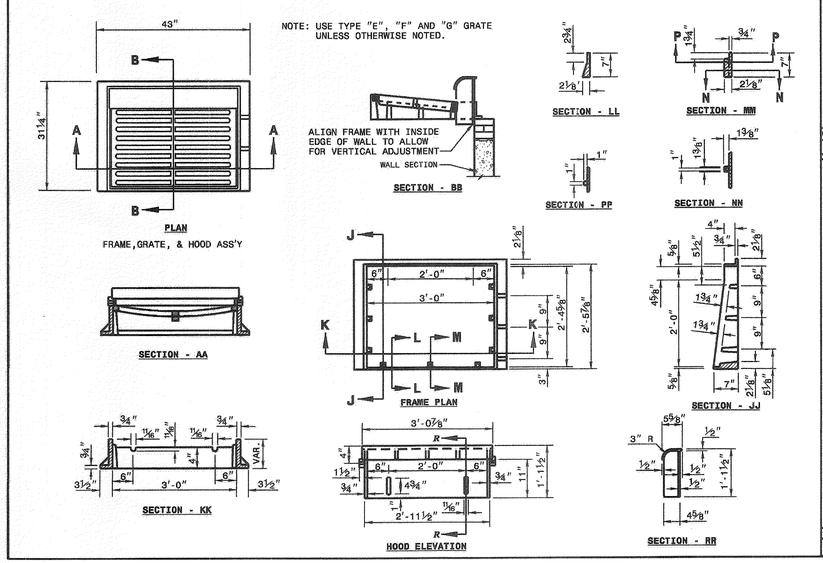
* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

1-12 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

SHEET 2 OF 2

840.02

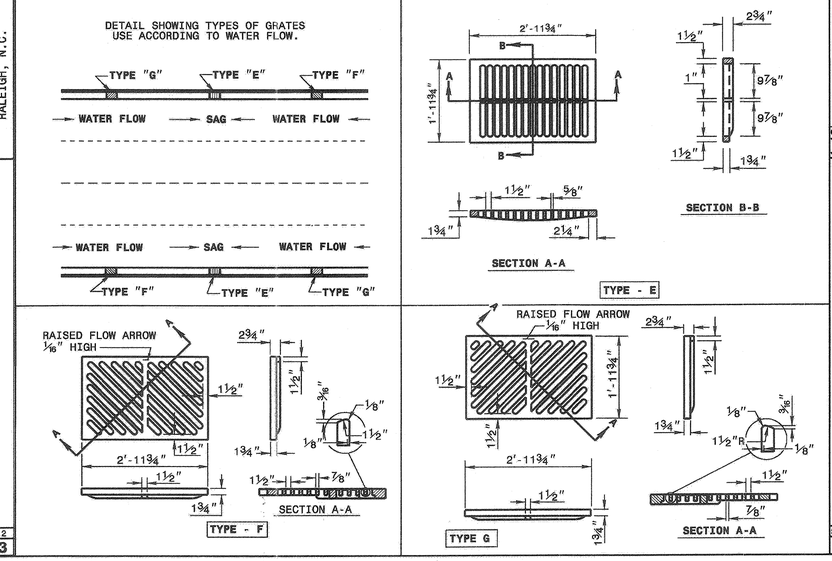


1-12 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR FRAME, GRATES, AND HOOD FOR USE ON STANDARD CATCH BASIN

SHEET 1 OF 2

840.03



1-12 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR FRAME, GRATES, AND HOOD FOR USE ON STANDARD CATCH BASIN

SHEET 2 OF 2

840.03

Approved Construction Plan

	Name	Date
Planning		12/4/14
Public Utilities		
Traffic		12/4/14
Fire		12/14/14

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~20030391~~ 2014035
SIGNED

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

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TEL: (919) 851-4422 or (800) 354-1879
FAX: (919) 851-8968
CERT NUMBERS: NCBELS (C-0110) NCBOLA (C-0267)

Meridian at Fairfield Park, LLC.

Fairfield Park

4625 & 4544 Fairview Drive
Wilmington, North Carolina

NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER JERRY R. BELL, JR. 11/5/14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	03.19.2014
4th Round Comments	05.20.2014
5th Round Comments Revisions - Driveway, Storm Addition and Grading	11.07.2014
Wheel stops added to road stub to church	12.03.2014

DRAWN BY: RAB
CHECKED BY: KRB

STORM DRAINAGE DETAILS

CG6.00

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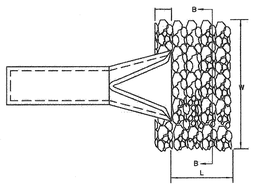
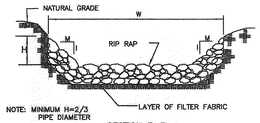




SECTION B–B

RIP RAP APRON OUTLETS

NTS

NOTES:

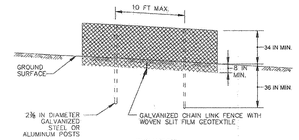
1. 5' W X 10' L, 9" THICK CLASS A RIP RAP.
2. RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
3. THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.
4. THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1
5. ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.
6. THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
7. NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.

RIP RAP APRON OUTLET DESIGN

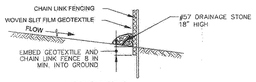
FES 1 & 2 OUTLET PAD	
RIPRAP	
Dso (IN)	6
CLASS	B
Dmax (IN)	9
APRON	
THICKNESS (IN)	22
LENGTH (FT)	18
WIDTH (FT)	9

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL —SSF—



ELEVATION

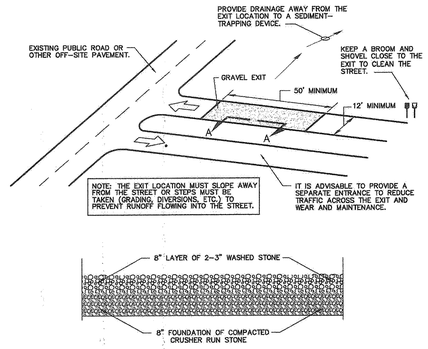


CROSS SECTION

CONSTRUCTION SPECIFICATIONS

1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2⅜ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTIONENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

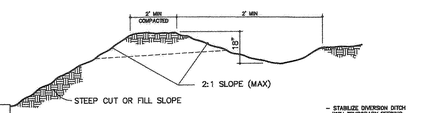
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



SECTION "A–A"

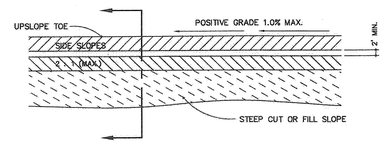
CONSTRUCTION ENTRANCE

NTS



CROSS SECTION

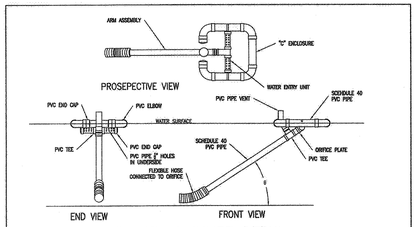
- STABILIZE DIVERSION DITCH WITH TEMPORARY SEEDING AND EROSION CONTROL NETTING
- MAINTAIN DITCH BY REMOVING ANY BUILT-UP SEDIMENT



PLAN VIEW

DIVERSION DITCH

SCALE: NTS



FAIRCLOTH SKIMMER DETAIL

(REQUIRED PER CALCS SHOWN ON THIS PLAN)

SKIMMER MAINTENANCE

Inspect skimmer sediment basins at least weekly and after each significant (one-half inch or greater) rainfall event and repair immediately. Remove sediment and restore the basin to its original dimensions when sediment accumulates to one-half the height of the first baffle. Pull the skimmer to one side so that the sediment underneath it can be excavated. Excavate the sediment from the entire basin, not just around the skimmer or the first cell. Make sure vegetation growing in the bottom of the basin does not hold down the skimmer.

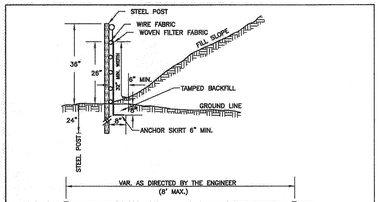
Repair the baffles if they are damaged. Re-anchor the baffles if water is flowing underneath or around them.

If skimmer is clogged with trash and there is water in the basin, usually jerking on the rope will make the skimmer bob up and down and dislodge the debris and restore flow. If this does not work, pull the skimmer over to the side of the basin and remove the debris. Also check the orifice inside the skimmer to see if it is clogged; if so remove the debris.

If the skimmer arm or barrel pipe is clogged, the orifice can be removed and the obstruction cleared with a plumber's snake or by flushing with water. Be sure and replace the orifice before repositioning the skimmer.

Check the fabric lined spillway for damage and make any required repairs with fabric that spans the full width of the spillway. Check the embankment, spillways, and outlet for erosion damage, and inspect the embankment for piping and settlement. Make all necessary repairs immediately. Remove all trash and other debris form the skimmer and pool areas.

Freezing weather result in ice forming in the basin. Some special precautions should be taken in the winter to prevent the skimmer from plugging with ice.



(1) FENCE FABRIC SHALL BE A MINIMUM OF 32 INCHES IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
(2) BOTTOM WIRE FABRIC SHALL BE AND A MINIMUM OF 32" IN WIDTH, AND SHALL BE FASTENED ADEQUATELY TO THE WIRE FABRIC AS DIRECTED BY THE ENGINEER.
(3) STEEL POSTS SHALL BE 5'0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.

TEMPORARY SILT FENCE

NTS

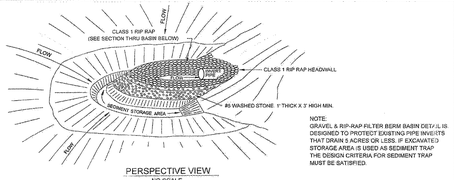
SILT FENCE MAINTENANCE

Inspect sediment fences at least weekly and after each rainfall. Make any required repairs immediately.

Should the fabric of a sediment fence collapse, tear, decompose or become ineffective, replace it promptly.

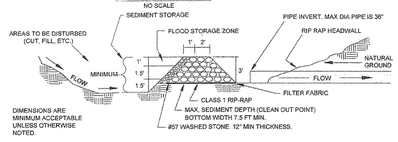
Remove sediment deposits as necessary to provide adequate storage volume for the next rain and to reduce pressure on the fence. Take care to avoid undermining the fence during cleanout.

Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize it after the contributing drainage area has been properly stabilized.



PERSPECTIVE VIEW

NO SCALE



SECTION THRU BASIN, FILTER AND CULVERT PIPE

ROCK PIPE INLET PROTECTION

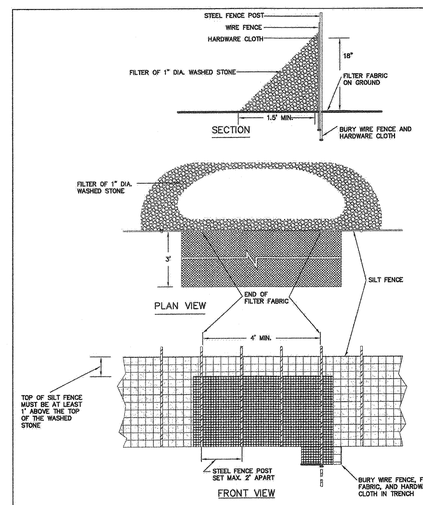
NO SCALE

INLET PROTECTION MAINTENANCE

Inspect rock pipe inlet protection at least weekly and after each significant (½ inch or greater) rainfall event and repair immediately. Remove sediment and restore the sediment storage area to its original dimensions when the sediment has accumulated to one-half the design depth of trap. Place the sediment that is removed in the designated disposal area and replace the contaminated part of the gravel facing.

Check the structure for damage. Any displaced from the stone horseshoe must be replaced immediately.

After the sediment-producing areas have been permanently stabilized, remove the structure and all the unstable sediment. Smooth the area to blend with the adjoining areas and provide permanent ground cover (Surface Stabilization).



SILT FENCE GRAVEL OUTLET

NTS

SILT FENCE OUTLET MAINTENANCE

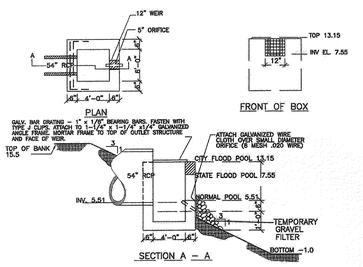
Inspect sediment fences at least weekly and after each rainfall. Make any required repairs immediately.

Should the fabric of a sediment fence collapse, tear, decompose or become ineffective, replace it promptly.

Remove sediment deposits as necessary to provide adequate storage volume for the next rain and to reduce pressure on the fence. Take care to avoid undermining the fence during cleanout.

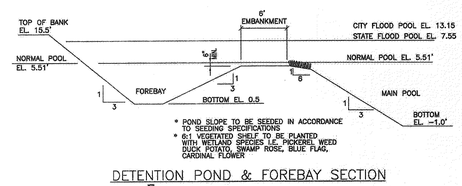
Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize it after the contributing drainage area has been properly stabilized.

Should wash stone show signs of clogging then stone must be removed and replaced.



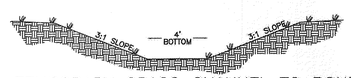
DETENTION POND OUTLET STRUCTURE

NTS



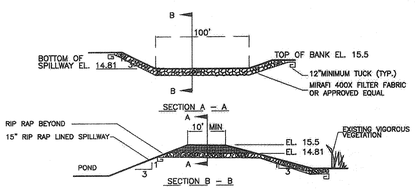
DETENTION POND & FOREBAY SECTION

NTS



TEMPORARY GRASS CHANNEL TO POND

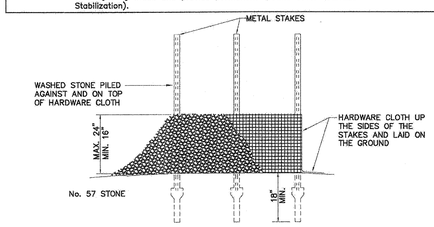
NTS



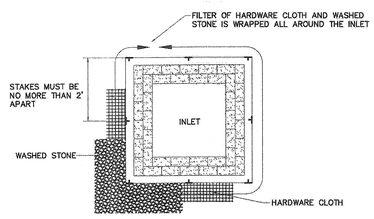
EMERGENCY SPILLWAY DETAIL

NTS

PREVIOUSLY APPROVED DETAILS (PERMIT #GP 35-07 REVISION 2)



SECTION



PLAN

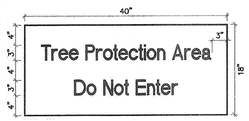
NOTE: ALL PARTIALLY COMPLETED STORM DRAINS SHALL BE PROTECTED AT THE END OF EACH DAY IN ACCORDANCE WITH THESE DETAILS.

STORM DRAIN INLET PROTECTION

NTS

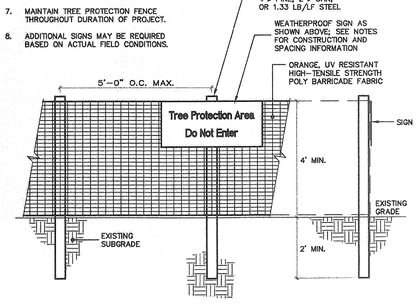
NOTES:

1. WARNING SIGNS SHALL BE MADE OF DURABLE WEATHERPROOF MATERIAL.
2. LETTERS SHALL BE 3" HIGH MINIMUM, CLEARLY LEGIBLE, AND SPACED AS SHOWN.
3. SIGNS ARE TO BE PLACED NO GREATER THAN 200 FT. ON CENTER.
4. PLACE SIGN AT EACH END OF LINEAR TREE PROTECTION AREAS AND 200 FT. ON-CENTER THEREAFTER.
5. FOR TREE PROTECTION AREAS LESS THAN 200 FT. IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
8. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.



SIGN DETAIL

NO SCALE



INSTALL TREE PROTECTION FENCE & SIGNAGE PRIOR TO CALLING FOR THE INITIAL ON-SITE INSPECTION BY THE CITY OF RALEIGH ZONING INSPECTOR.

TREE PROTECTION FENCE

NTS

Approved Construction Plan		
	Name	Date
Planning	MD	12/4/14
Public Utilities		
Traffic	Wit Shadow	12/4/14
Fire	S Flower	12/4/14

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 12/4/14 PERMIT # ~~20030376~~ 20140035
SIGNED

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

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TEL: (919) 851-4422 or (800) 354-1679
FAX: (919) 851-8968
CERT NUMBERS: NCBELS (C-0110) NCBOLA (C-0267)

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Meridian at Fairfield Park, LLC.

Fairfield Park

4625 & 4544 Fairview Drive
Wilmington, North Carolina

NORTH CAROLINA PROFESSIONAL SEAL 014023 ENGINEER RANDY R. BELL, JR. 11/5/14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
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4th Round Comments	05.20.2014
5th Round Comments Revisions - Driveway, Storm Addition and Grading	11.07.2014
Wheel stops added to road stub to church	12.03.2014

DRAWN BY: RAB
CHECKED BY: KRB

EROSION CONTROL DETAILS

CE7.00

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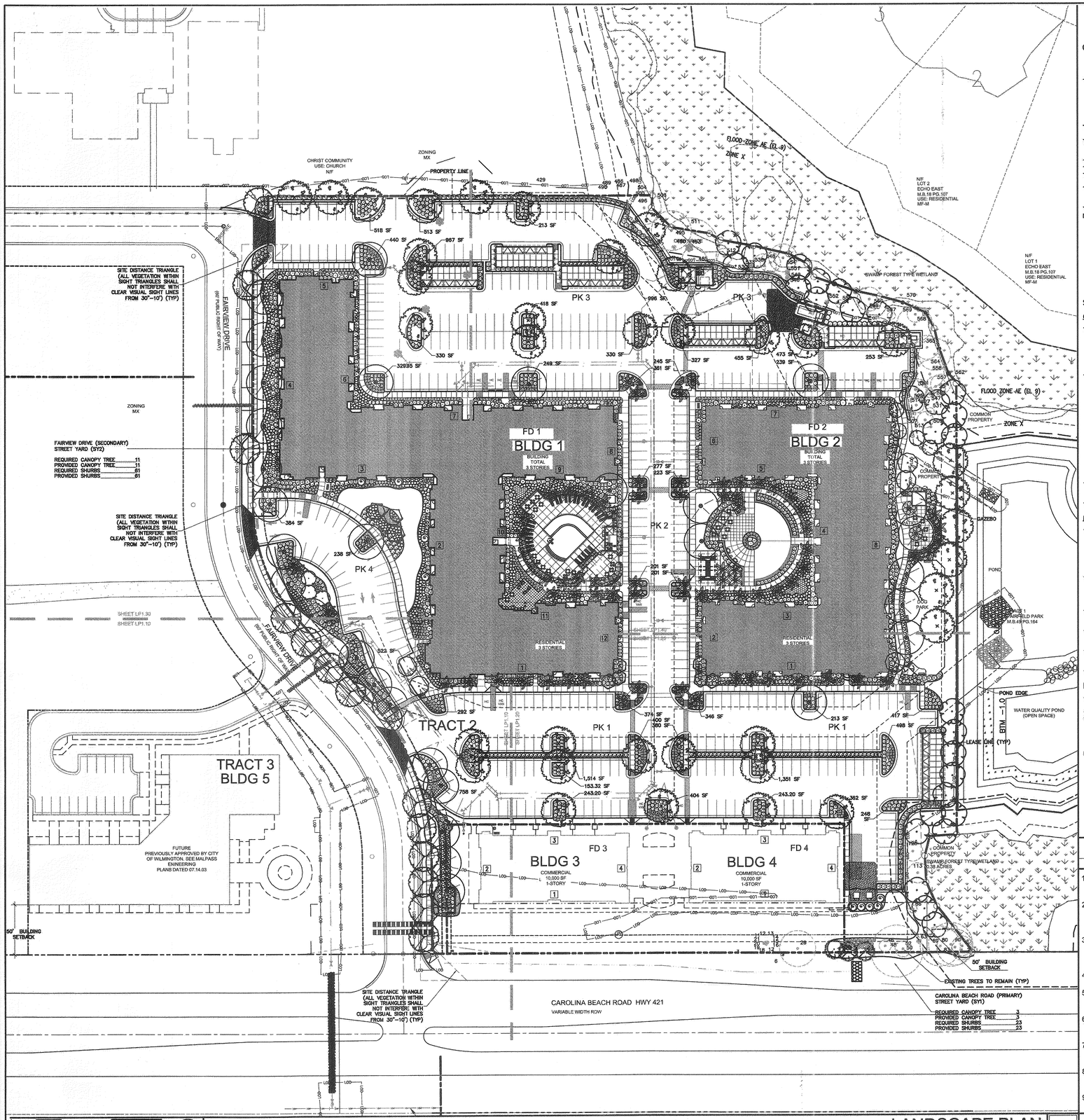

GENERAL:

- TOTAL EXISTING PROTECTED TREES ON SITE 340
- REGULATED TREES = 345
- SIGNIFICANT TREES = 1

TOTAL TREES REQUIRED ON SITE 151
- DISTURBED AREA ACREAGE = 9.29
- 9.29 X 15 = 139.35
- TOTAL TREES PROVIDED ON SITE 285
- EXISTING TREES TO REMAIN = 61
- PROPOSED TREES = 216

TREE REMOVAL AND PRESERVATION:

TOTAL PROTECTED TREES TO BE REMOVED 303
- REGULATED TREES = 285
- SIGNIFICANT TREES = 18

TOTAL SIGNIFICANT TREES CALIPER INCHES TO BE REMOVED 454
TOTAL CALIPER INCHES REQUIRED TO BE MITIGATED 854.5
TOTAL REPLACEMENT TREES REQUIRED 285
- SEE 01/LP0.12 FOR REQUIRED MITIGATION CALCULATIONS

TOTAL CREDIT TOWARD MITIGATION FOR PRESERVED TREES 285
- SEE 01/LP0.12 CHART 3 FOR DETAILS ON CREDIT TOWARD MITIGATION

TOTAL REMAINING TREES REQUIRED FOR MITIGATION 18

NOTES:
- EXISTING REGULATED (NON-SIGNIFICANT) TREES TO BE REMOVED ARE ONLY TO BE REMOVED WITHIN THE LIMITS OF THE AREA OF DISTURBANCE FOR ESSENTIAL SITE IMPROVEMENTS THEREFORE ALL REGULATED TREES LISTED IN THE EXISTING TREE INVENTORY AS "...TO BE REMOVED" ARE EXEMPT FROM MITIGATION.
- SIGNIFICANT TREES TO BE REMOVED ARE NOT EXEMPT AND WILL BE MITIGATED AS REQUIRED.
- SEE TREE REMOVAL PLAN LP0.10 FOR LOCATIONS OF ALL PROTECTED TREES.
- SEE TREE REMOVAL DATA LP0.12 FOR INFORMATION ON EACH INDIVIDUAL TREES.

STREET YARDS

CAROLINA BEACH ROAD (PRIMARY) (SY1)

TOTAL STREET YARD AREA REQUIRED 2,304 SF
- STREET YARD FACTOR X (FRONTAGE LF - DRIVEWAY LF) = MINIMUM STREET YARD AREA REQUIRED
- STREET YARD FACTOR = 18 (ZONED MX)
- TOTAL LOT FRONTAGE = 128
- TOTAL DRIVEWAY FRONTAGE = 0
- 18 X (128 - 0) = 2,304

TOTAL STREET YARD AREA PROVIDED 2,307 SF
- REFER TO X/LP1.00 FOR DELINEATION OF STREET YARD AREA.
- TOTAL CANOPY TREES REQUIRED 3
- CANOPY TREE PER 600 SF OF STREET YARD
- 2,307 / 600 = 3.85
- TOTAL CANOPY TREES PROVIDED 3
- CANOPY = 4
- TOTAL CANOPY TREES EXISTING 7
- TOTAL UNDERSTORY TREES EXISTING 2
- TREE CREDIT

#46- 6"	DOG	#80- 22"	GUM
#48- 26"	PINE	#83- 18"	PINE
#52- 8"	GUM	#85- 10"	OAK
#63- 2"	DOG	#90- 10"	OAK
#69- 20"	PINE		

TOTAL SHRUBS REQUIRED 23
- 6 SHRUBS PER 600 SF OF STREET YARD
- 2,307 / 600 X 6 = 23.07

TOTAL SHRUBS PROVIDED 23

FAIRVIEW DRIVE (SECONDARY) (SY2)

TOTAL STREET YARD AREA REQUIRED 6,579 SF
- STREET YARD FACTOR X (FRONTAGE LF - DRIVEWAY LF) / 2 = MINIMUM STREET YARD AREA REQUIRED
- STREET YARD FACTOR = 18 (MX)
- TOTAL LOT FRONTAGE = 808
- TOTAL DRIVEWAY FRONTAGE = 77
- 18 X (808 - 77) / 2 = 6,579

TOTAL STREET YARD AREA PROVIDED 6,924 SF
- 162 SF OF STREET YARD IS SIDEWALK
- 162 / 6,924 = 0.02 (2%)
- 15% OF STREETYARD PERMITTED TO BE PEDESTRIAN WALKWAYS
- REFER TO 05/SD1.10 FOR DELINEATION OF STREET YARD AREA.

TOTAL CANOPY TREES REQUIRED 11
- 1 CANOPY TREE PER 600 SF OF STREET YARD
- 6,579 / 600 = 10.96

TOTAL CANOPY TREES PROVIDED 16
- NO CREDIT FOR EXISTING VEGETATION USED. ALL CREDIT USED FOR MITIGATION REQUIREMENTS.

TOTAL SHRUBS REQUIRED 66
- 6 SHRUBS PER 600 SF OF STREET YARD
- 6,579 / 600 X 6 = 65.79

TOTAL SHRUBS PROVIDED 66

PARKING AREAS:

TOTAL INTERIOR AREA LANDSCAPING REQUIRED 13,030 SF
- TOTAL IMPERVIOUS SURFACE OF PARKING AREA = 162,866 SF

162,866 X 0.08 = 13,030

TOTAL INTERIOR AREA LANDSCAPING PROVIDED 17,275 SF
- 75% OF REQUIRED PARKING AREA TREES ARE CANOPY/SHADE SPECIES
- REFER TO LANDSCAPE PLAN 04/LP1.00 FOR INDIVIDUAL LANDSCAPE AREAS AND SQUARE FOOTAGES
- ONE TREE PER ISLAND.

NOTES:
- PROPOSED PARKING FACILITY DOES NOT ABUT ANY STREET RIGHT OF WAYS, SEPARATE PARKING LOTS OR RESIDENTIALLY ZONED PROPERTY THEREFOR NO PERIMETER LANDSCAPE STRIPS ARE REQUIRED.

FOUNDATION PLANTINGS:

TOTAL REQUIRED AREA 8,782 SF
TOTAL PROVIDED AREA 19,508 SF

BUILDING 1 FOUNDATION LANDSCAPE DATA				
SIDE	BLDG ELEV AREA	MULTIPLYING FACTOR	REQUIRED	PROVIDED
1	6,279	0.12	754	1,879
2	6,762	0.12	812	1,917
3	5.313	0.12	638	1,649
4	7.314	0.12	878	2,445
5	2,519	0.12	302	760
6	4,486	0.12	539	741
7	9,074	0.12	1,089	2,241
8	2,519	0.12	302	403
9	*NOT ADJACENT TO PARKING FACILITIES OR INTERNAL DRIVE ILSES			
10	4,348	0.12	522	1,152
11	*NOT ADJACENT TO PARKING FACILITIES OR INTERNAL DRIVE ILSES			
12	2,519	0.12	302	374

BUILDING 2 FOUNDATION LANDSCAPE DATA				
SIDE	BLDG ELEV AREA	MULTIPLYING FACTOR	REQUIRED	PROVIDED
1	6,279	0.12	753	1,843
2	2,519	0.12	302	525
3	*NOT ADJACENT TO PARKING FACILITIES OR INTERNAL DRIVE ILSES			
4	4,451	0.12	534	1,351
5	*NOT ADJACENT TO PARKING FACILITIES OR INTERNAL DRIVE ILSES			
6	2,519	0.12	302	578
7	6,279	0.12	753	1,651
8	*NOT ADJACENT TO PARKING FACILITIES OR INTERNAL DRIVE ILSES			

BUFFER YARDS:

NOTE: ALL ADJACENT PROPERTY BOUNDARIES EXCLUDING THOSE ALONG FAIRVIEW DRIVE AND CAROLINA BEACH ROAD ARE NOT ABUTTING RESIDENTIALLY ZONED PROPERTY. SAID PROPERTY BOUNDARIES ARE ABUTTING LAND CURRENTLY UNDER THE SAME OVERALL MX DISTRICT PLAN. THEREFORE NO BUFFER YARDS ARE REQUIRED.

MX DISTRICT MINIMUM LANDSCAPING:

CAROLINA BEACH ROAD

TOTAL STREET TREES REQUIRED 3
- ONE TREE PER 50 LF
- 126 LF FRONTAGE / 50 LF = 2.56 TREES

TOTAL STREET TREES PROVIDED 3

FAIRVIEW DRIVE

TOTAL STREET TREES REQUIRED 15
- ONE TREE PER 50 LF
- 731 LF FRONTAGE / 50 LF = 14.62 TREES

TOTAL STREET TREES PROVIDED 16

TOTAL REPLACEMENT TREES REQUIRED 285
(FROM SHEET SD0.12)

TOTAL REPLACEMENT TREES PROVIDED 285
- CANAPY
- UNDERSTORY

NOTES:
- SIGHT DISTANCE TRIANGLES – ALL VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30"-10'

LANDSCAPE DATA 03

1. ALL PHASE 1 AND 2 INFORMATION APPROVED BY CITY OF WILMINGTON; SUBMITTED 03.06.2003 AND APPROVED 07.15.2003.
2. ALL PHASE 3 INFORMATION APPROVED BY CITY OF WILMINGTON; SUBMITTED 12.08.2006 AND TRC REVIEW 01.04.2007. PHASE 3 NOT APPROVED. INFORMATION PROVIDED BY TRIPP ENGINEERING DATED 11.08.2007.
3. ADMINISTRATIVE VARIANCE REQUEST FOR 45 PARKING SPACES IN EXCESS OF 500' FROM PUBLIC RIGHT OF WAY. REQUEST DOCUMENTATION ON FILE WITH CITY OF WILMINGTON IN CONJUNCTION WITH INITIAL SUBMITTAL
4. DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
5. ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS.
6. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND OR NCDOT STANDARDS.
7. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
8. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
9. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE REPLACED.

GENERAL NOTES 02
Scale: NTS

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 12/11/14 PERMIT # ~~2002071~~ 2014035
SIGNED

Approved Construction Plan

	Name	Date
Planning	DWD	12/4/14
Public Utilities		
Traffic		12/4/14
Fire	S Flowers	12/4/14

CITY OF WILM. APPROVALS 01

LANDSCAPE PLAN 04
Scale: 1"=50'

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

Meridian at Fairfield Park, LLC.
Fairfield Park
4625 & 4544 Fairview Drive
Wilmington, North Carolina

Preliminary
TRC Review

CLINE DESIGN ASSOCIATES, P.A. C-143 RALEIGH, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 395 MICHAEL LATTNER 10.30.14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	02.20.2014
4th Round Comments	05.20.2014
5th Round Comments	10.31.2014

DRAWN BY: CT
CHECKED BY: MWL

OVERALL
LANDSCAPE PLAN

LP1.00

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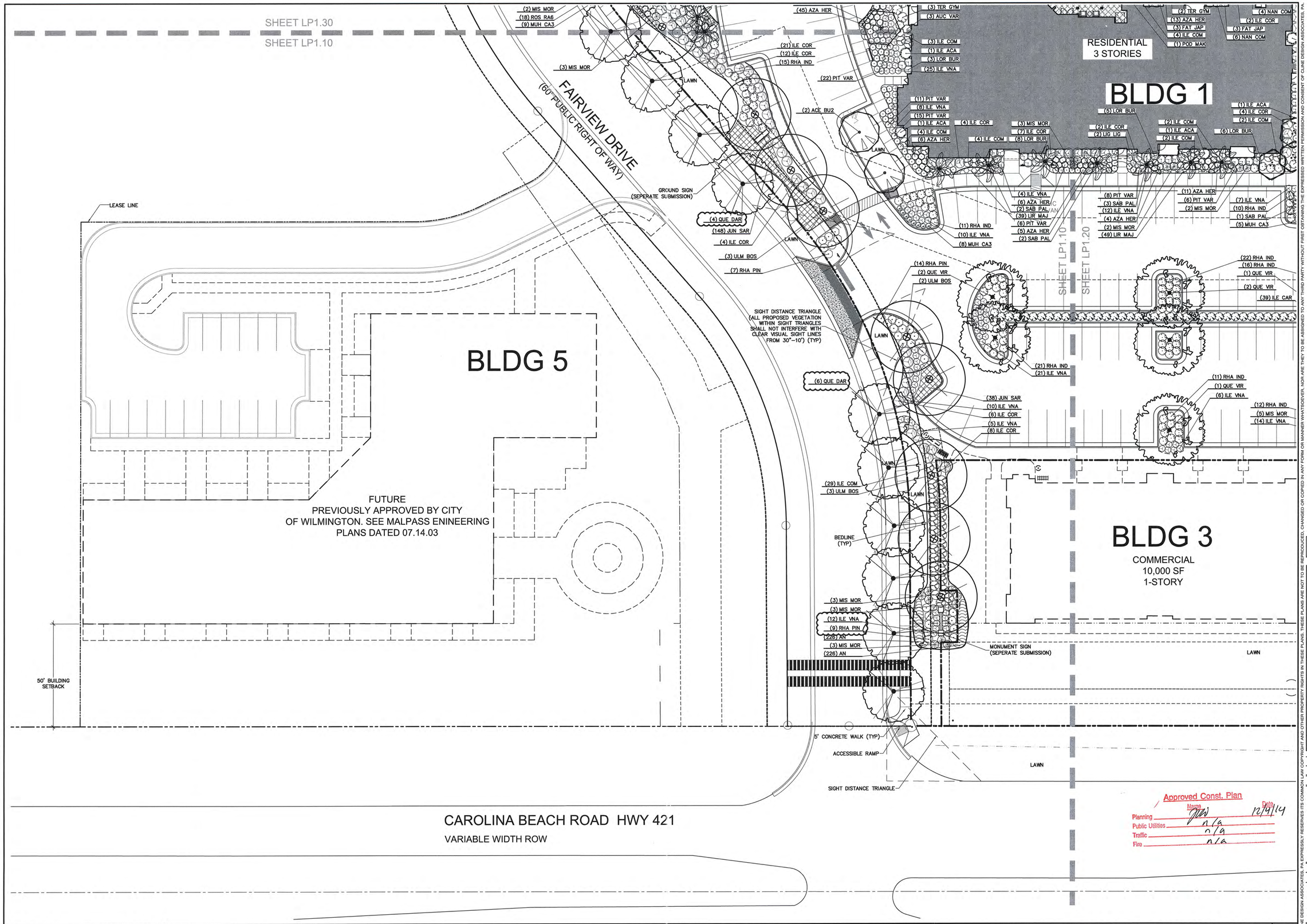

Approved Const. Plan

	Name	Date
Planning	JLW	12/9/14
Public Utilities	n/a	
Traffic	n/a	
Fire	n/a	

ENLARGED LANDSCAPE PLAN

Scale: 1" = 20'

01

CLINE DESIGN

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Fairfield Park

4625 & 4544 Fairview Drive
Wilmington, North Carolina

Preliminary
TRC Review

CLINE DESIGN ASSOCIATES, PA
LANDSCAPE ARCHITECTURE
C-143
RALEIGH, NC

REGISTERED LANDSCAPE ARCHITECT
No. 395
MICHAEL LATTNER
NORTH CAROLINA
10.30.14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	02.20.2014
4th Round Comments	05.20.2014
5th Round Comments	10.31.2014

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ENLARGED
LANDSCAPE PLAN

LP1.10

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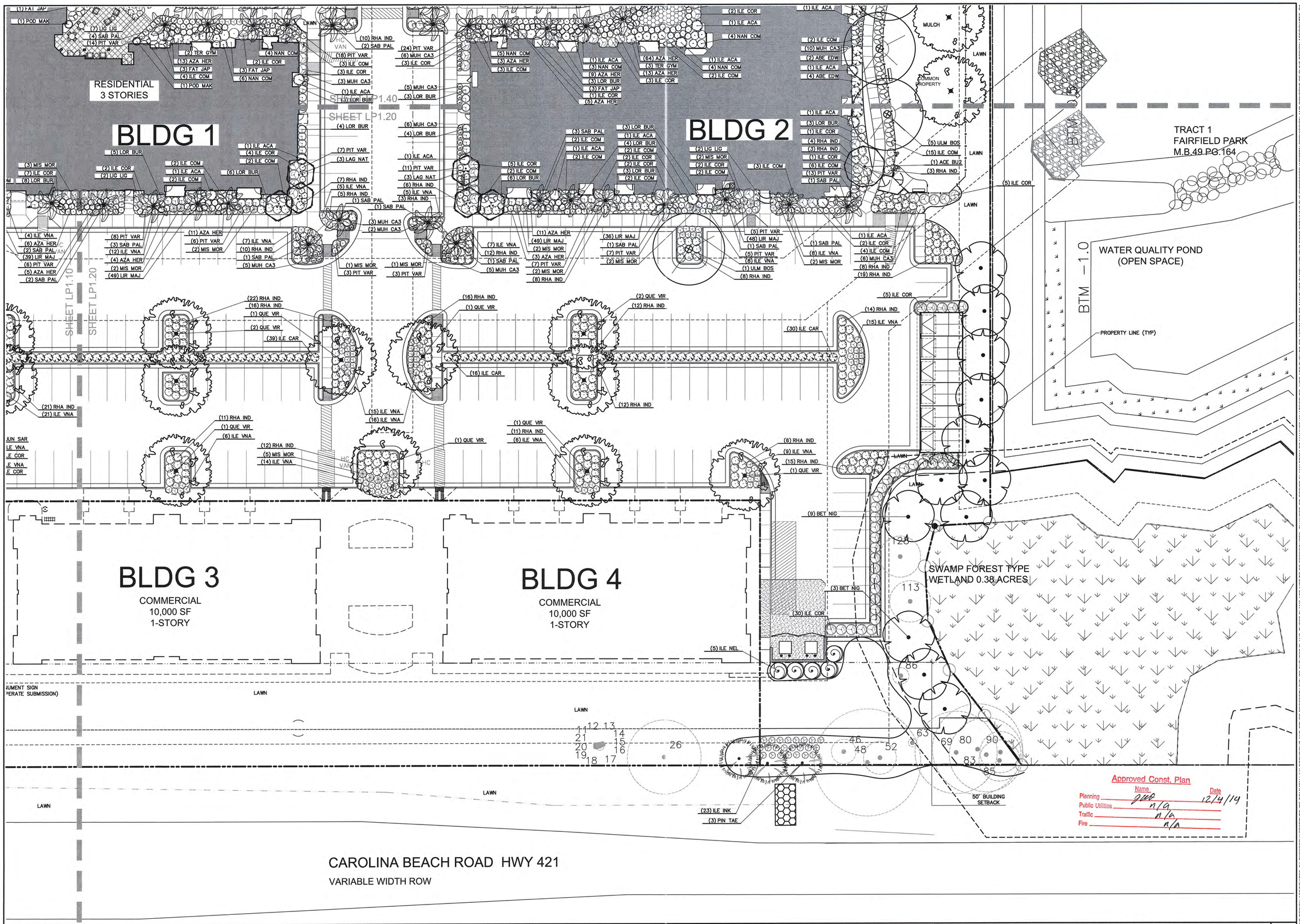

Approved Const. Plan

	Name	Date
Planning	gwb	12/4/14
Public Utilities	n/a	
Traffic	n/a	
Fire	n/a	

ENLARGED LANDSCAPE PLAN 01

Scale: 1" = 20'

LP1.20

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LANDSCAPE ARCHITECTURE
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RALEIGH, NC

REGISTERED LANDSCAPE ARCHITECT
MICHAEL LATTNER
No. 395
NORTH CAROLINA
10.30.14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
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ENLARGED
LANDSCAPE PLAN

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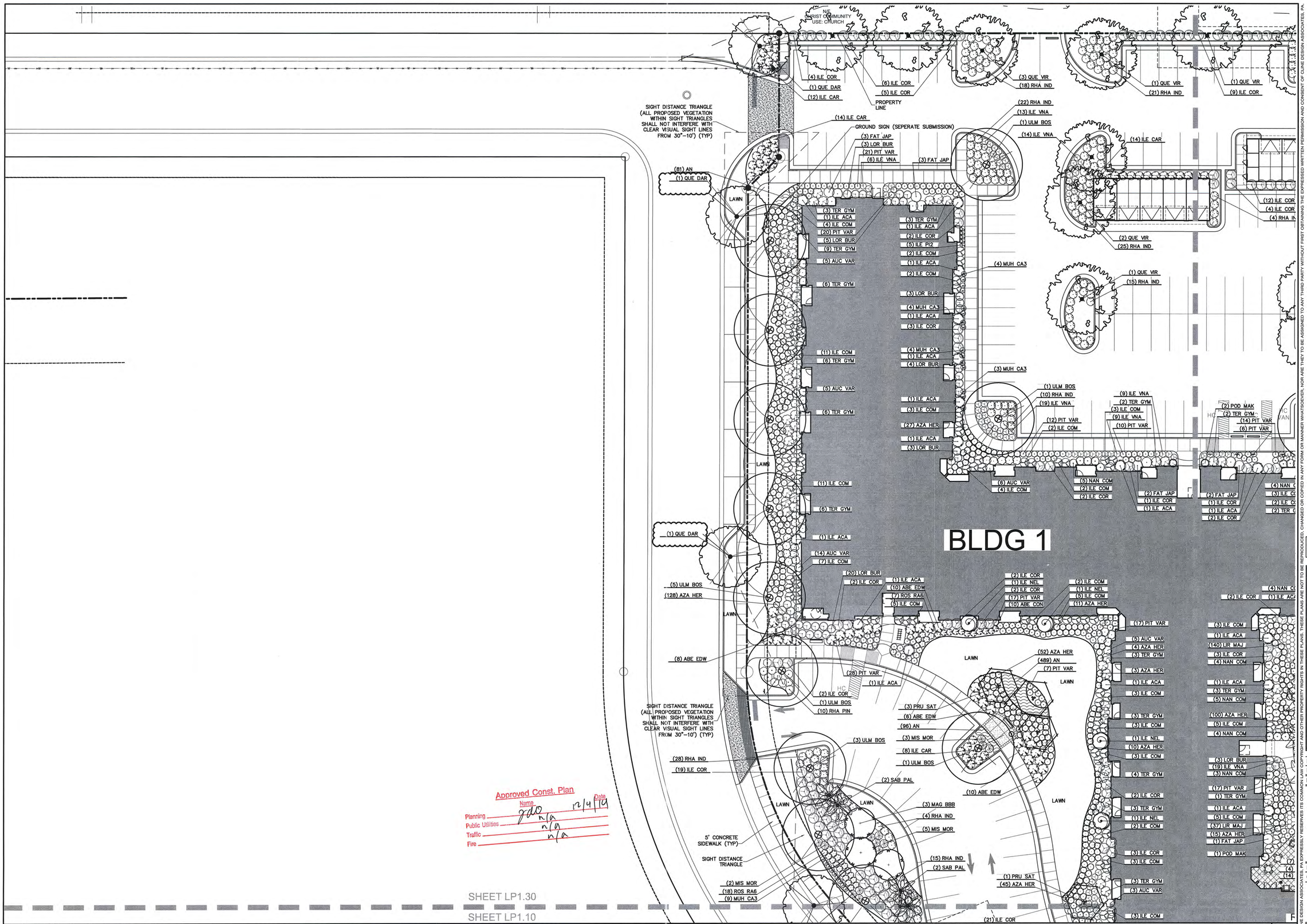

Approved Const. Plan

	Name	Date
Planning	JDO	12/4/14
Public Utilities	n/a	
Traffic	n/a	
Fire	n/a	

SHEET LP1.30

SHEET LP1.10

20' 10' 0 20' 40'

ENLARGED LANDSCAPE PLAN 01

Scale: 1" = 20'

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Preliminary
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CLINE DESIGN ASSOCIATES, PA
LANDSCAPE ARCHITECTURE ASSESSMENT
C-143
RALEIGH, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
No. 395
MICHAEL LATTNER
10.30.14

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
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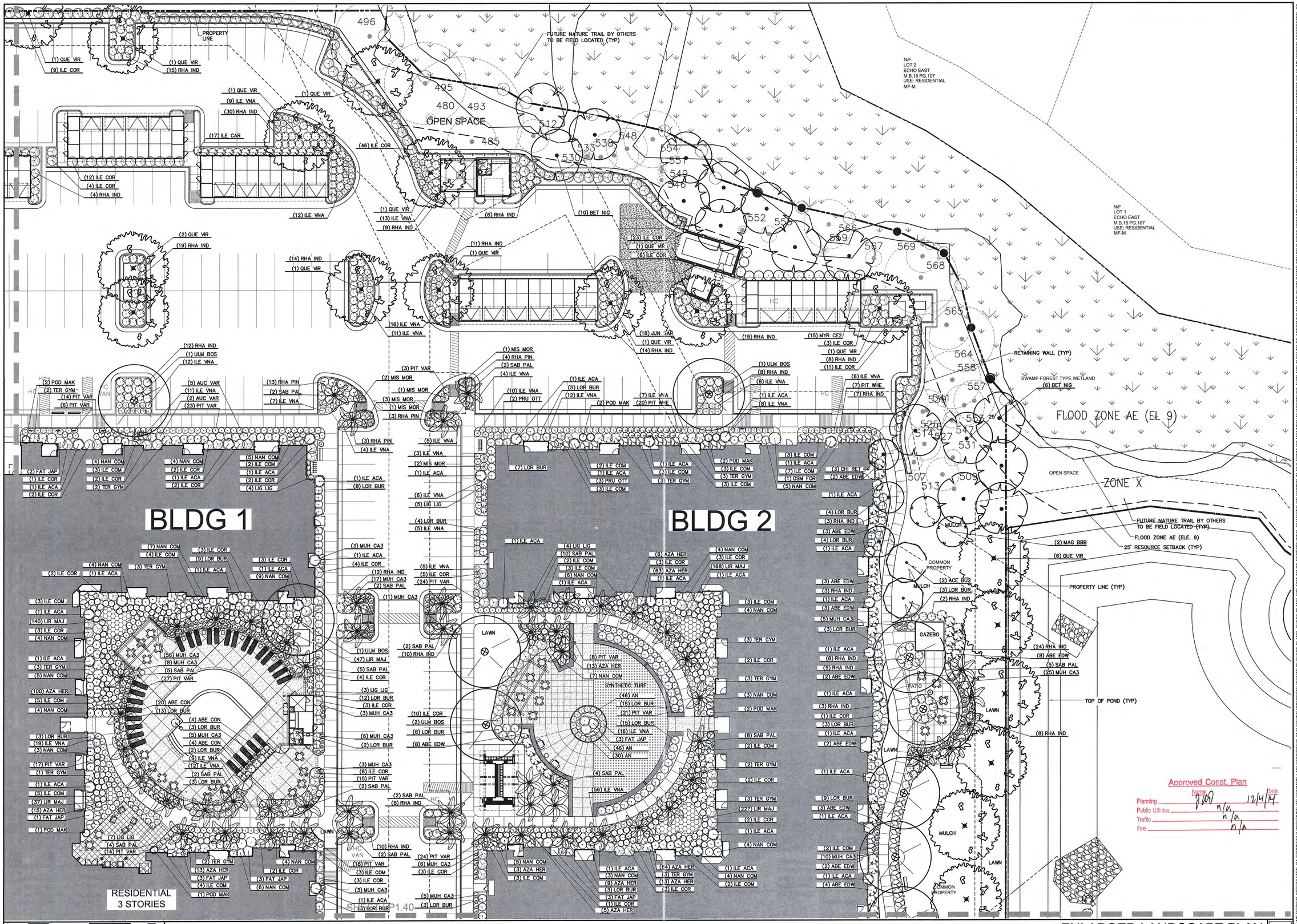
ENLARGED
LANDSCAPE PLAN

LP1.30



20' 10' 0 20' 40'

ENLARGED LANDSCAPE PLAN 01

Scale: 1" = 20'

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TRC Review

CLINE DESIGN ASSOCIATES, PA
C-143
RALEIGH, NC

REGISTERED LANDSCAPE ARCHITECT
No. 395
MICHAEL LATTNER
10.30.14

Approved Const. Plan

	Name	Date
Planning	[signature]	12/4/14
Public Utilities	n/a	
Traffic	n/a	
Fire	n/a	

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	02.20.2014
4th Round Comments	05.20.2014
5th Round Comments	10.31.2014

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ENLARGED LANDSCAPE PLAN

LP1.40

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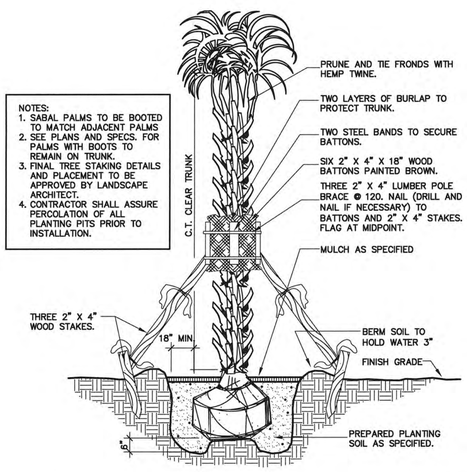
1. No plantings over thirty (30) inches in height allowed in vision clearance.
2. Protection from vehicular traffic provided around all landscaping with a minimum height of six (6) inches.
3. Owner is responsible for maintenance to ensure plant material lives and prospers.
4. Planting plans shall be approved by Landscape Designer prior to installation.
5. Landscaping shall be required at the ends of all parking rows.
6. A low buffer shall be required where parking is within fifty (50) feet of the Right-of-Way.
7. Landscaped islands shall be a minimun width of twelve (12) feet (back of curb to back of curb) and a minimum of two hundred and sixteen (216) square feet.
8. A minimum of fifteen (15) trees 2 inches or greater in diameter as measured 6 inches above ground per disturbed acre.
9. For recommended Plant List see "Landscape" T-10.4.

LANDSCAPE NOTES
SD 15-14

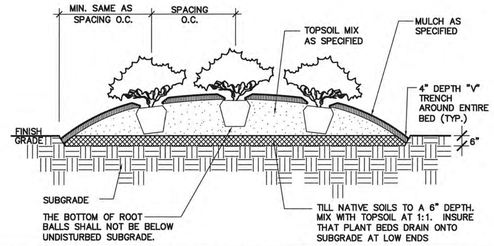
CITY OF WILMINGTON LANDSCAPE NOTES 09
NOT TO SCALE

NOTES:
1. SABAL PALMS TO BE BOOTED TO MATCH ADJACENT PALMS
2. SEE PLANS AND SPECS. FOR PALMS WITH BOOTS TO REMAIN ON TRUNK.
3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



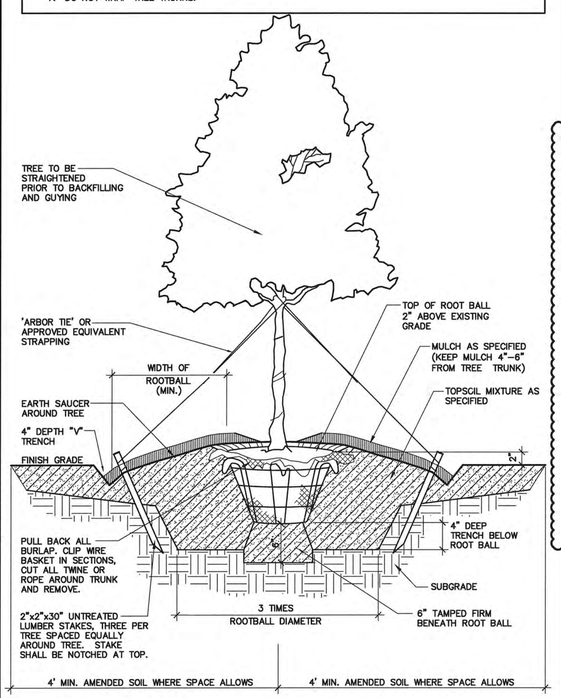
SABAL PALM PLANTING 08
NOT TO SCALE

GENERAL NOTES:
1. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
2. BACKFILL PLANTING PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 6" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
3. WHEN PLANTING PIT IS 2/3 BACKFILLED, WATER MATERIAL.
4. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.



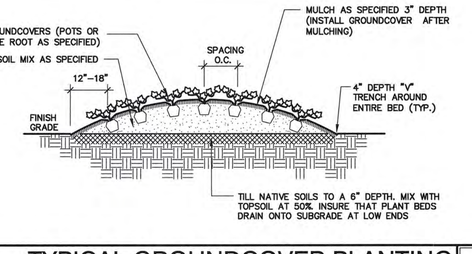
TYPICAL SHRUB PLANTING 06
NOT TO SCALE

GENERAL NOTES:
1. PLANT SO THAT 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 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. STAKE AND GUY TREES IF APPLICABLE. (TREES 3" CALIPER AND LARGER OR IN WINDY CONDITIONS AS DIRECTED BY LANDSCAPE ARCHITECT.)
7. DO NOT WRAP TREE TRUNKS.



TYPICAL TREE PLANTING 05
NOT TO SCALE

GENERAL NOTES:
1. THOROUGHLY TILL IN PLANTING MIXTURE AMENDMENTS TO A DEPTH OF 8" 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.



TYPICAL GROUNDCOVER PLANTING 03
NOT TO SCALE

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 ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. LANDSCAPE MATERIAL PLACED IN PREPARED HOLES SHALL BE PROPERLY BACKFILLED PRIOR TO THE END OF THE WORKING DAY.
4. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
5. ALL PREPARED GROUND COVER AND ANNUAL BED INSTALLATIONS SHALL BE PROPERLY SOAKED AND MULCHED PRIOR TO THE END OF THE DAY.
6. LANDSCAPE ARCHITECT SHALL APPROVE ANY ON-SITE PLANT STORAGE AREA FOR ACCESSIBILITY, SHADE CONDITIONS, HEALING-IN MULCH MATERIAL AND TEMPORARY WATERING METHODS.
7. 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.
8. ALL ROPE 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.
9. ALL PLANT BEDS OR RAISED SAUCER RINGS SHALL BE EDGED WITH SMOOTH, CONTINUOUS CURVES. PINE STRAW MULCH, IF SPECIFIED, SHALL BE ROLLED AND TUCKED ALONG PLANT BED EDGE.
10. ALL PLANT MATERIAL SHALL BE PLANTED AT HEIGHTS AS ILLUSTRATED IN PLANT DETAILS.
11. 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, WHICH EVER COMES FIRST.
12. CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO PLANTING. ANY EXPOSED OR UNCOVERED LINES SHALL BE SHOWN TO GENERAL CONTRACTOR PRIOR TO BACKFILLING.
13. ALL PLANT BEDS AND RAISED SAUCER RINGS SHALL BE GRADED TO PROVIDE ADEQUATE DRAINAGE AND SHALL BE MULCHED AS SPECIFIED.
14. ALL MATERIALS, PLANTING AND LANDSCAPE WORK SHALL CONFORM TO THE CURRENT MUNICIPAL AUTHORITY'S STANDARD SPECIFICATIONS AND DETAILS.
15. ALL LANDSCAPE AREAS THAT ARE NOT PLANTED AND MULCHED OR PAVED SHALL BE SEEDED OR SODDED.
16. TREE PROTECTION FENCE SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO THE ISSUANCE OF ANY GRADING OR OTHER PERMITS.
17. FIRST YEAR PRUNING OF TREE CROWN SHALL BE LIMITED TO REMOVAL OF DEAD & DAMAGED WOOD.
18. TREE PROTECTION FENCE SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO CLEARING, GRADING, AND CONSTRUCTION ACTIVITY OR THE ISSUANCE OF ANY RELATED PERMITS. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
19. MULCH LINE SMOOTH CONTINUOUS CURVES. CLEAR OUT FIRST 5' FROM DEBRIS AND UNDERBRUSH (TYP) AT AREAS OF EXISTING VEGETATION TO REMAIN.
20. ALL TREES NOT WITHIN A PLANT BED TO BE TREATED WITH A 6' DIAMETER MULCH RING (TYP).

GENERAL LANDSCAPE NOTES 02
NOT TO SCALE

PLANT SCHEDULE - BUFFERS & YARDS

PLANT SCHEDULE

TREES	QTY	FD1	FD2	FD3	FD4	OVERALL PLANT SCHEDULE	PK1	PK2	PK3	PK4	SY1	SY2	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPR.	REMARKS
ACE BU2	5		1			4							ACER BUERGERANUM	TRIDENT MAPLE	2.5"	14-16'	6-8'	
BET NIG	28					28							BETULA NIGRA	RIVER BIRCH	3"	14-16'	10-12'	
CHI RET	3		3										CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	2.5"	8'-10'	5'-6'	FULL, MATCHED
ILE ACA	55	28	27										ILEX X ADUIPERNYI 'CAROLINA SENTINEL'	CAROLINA SENTINEL HOLLY	–	8'	3'-5'	FULL TO GROUND
ILE NEL	9	4				5							ILEX X ATTENUATA 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	–	8-10'	4-6'	FULL HEAD, MATCHED
LAG HAT	6	3	3										LAGERSTROEMIA FAURIEI 'NATCHEZ'	NATCHEZ WHITE CRAPE MYRTLE	2-2.5" CAL	8-10' HT	6-8' SPD	FULL HEAD, MATCHED,
MAG BBB	5					5							MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	3.5"	14-16'	6-8'	FULL, MATCHED
PIN TAE	3					3							PINUS TAEDA	LOBLOLLY PINE	3"-3.5" CAL	14-16' HT	6-8' SPD	FULL HEAD, MATCHED
PRU SAT	4	1				3							PRUNUS X OKAME	OKAME CHERRY	1-1.5"	7'-8'	6'-8'	FULL HEAD, MATCHED
QUE DAR	13					13							QUERCUS HEMISPHAERICA 'DARLINGTON'	LAUREL-LEAVED OAK	2.5"	12'-14'	6-8'	FULL, MATCHED
QUE VIR	37		4			33							QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	3-3.5" CAL	14-16' HT	8-10' SPD	FULL HEAD, MATCHED
SAB PAL	79	25	33			21							SABAL PALMETTO	PALMETTO	–	16' HT	6' SPD	FULL HEAD, MATCHED
ULM BOS	31	1	6			24							ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE ELM	2.5"	12'-14'	8'-10'	FULL, MATCHED

SHRUBS	QTY	FD1	FD2	FD3	FD4	OVERALL PLANT SCHEDULE	PK1	PK2	PK3	PK4	SY1	SY2	BOTANICAL NAME	COMMON NAME	HT.	SPR.	REMARKS
ABE EDW	74	12	32			30							ABELIA GRANDIFLORA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	18"-24"	18"-24"	FULL
ABE CON	38	38											ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	12"-15"	18-28"	
AUC VAR	45	43				2							AUCUBA JAPONICA 'NANA VARIEGATA'	JAPANESE AUCUBA	24"-30"	18"-24"	
AZA HER	630	273	190			167							AZALEA KURUME HYBRID 'HERSHEY RED'	KURUME AZALEA	18"-24"	18"-24"	
FAT JAP	23	17	6										FATSIA JAPONICA	JAPANESE FATSIA	24-36"	24-36"	
ILE CAR	150					150							ILEX CORNUTA CARISSA	CARISSA HOLLY	24-36"	24-36"	
ILE COR	371	80	55			236							ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	24-36" HT	24-36" SPD	6' SPACING O.C.
ILE COM	233	122	81			30							ILEX CRENATA 'COMPACTA'	DWARF JAPANESE HOLLY	18"-24"	18"-24" SPD	4' SPACING O.C.
ILE PI2	5	5											ILEX CRENATA 'SKY PENCIL'	PICCOLO JAPANESE HOLLY	18-28"	8-12"	FULL, 2' OC.
ILE INK	23					23							ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18-24" HT	12-18" SPD	4' SPACING O.C.
ILE VNA	584	137	142			305							ILEX VOMITORIA 'NANA'	DWARF YAUPON	12"-18"	12-18"	3' SPACING O.C.
LIG LIG	27	16	11										LIGUSTRUM JAPONICUM ROTUNDIFOLIUM	CURLYLEAF LIGUSTRUM	24"-36" HT	24"-36" SPD	
LOR BUR	229	118	104			7							LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'	BURGUNDY LOROPETALUM	18-24" HT	18-24" SPD	FULL, MATCHED, 5' O.C.
MIS MOR	56	7	12			37							MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT SILVER GRASS	24"-36" HT	18"-24" SPD	3' SPACING O.C.
MUH CA3	225	102	60			63							MUHLENBERGIA CAPILLARIS	PINK MUHLY	15"-18"	15"-18"	2 GAL.
MYR CE2	15					15							MYRICA CERIFERA	WAX MYRTLE	24-36"	28-28"	FULL, MATCHED
NAN COM	189	64	45										NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	24"-36" HT	24"-36" SPD	
OSM FOR	1		1										OSMANTHUS X FORTUNEI	FORTUNE'S OSMANTHUS	38-36"	28-22"	
PIT VAR	475	326	125			24							PITTOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF'	DWARF PITTOSPORUM	12"-18"	12"-18"	
PIT WHE	27		27										PITTOSPORUM TOBIRA 'WHEELERS DWARF'	WHEELER'S DWARF MOCK ORANGE	12"-18"	12"-18"	3' SPACING O.C.
POD MAK	10	4	6										PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW	36"	24"-36" SPD	
PRU OTT	5		5										PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	18"-24"	24-38"	
RHA IND	714	9	75			630							RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	18"-24"	18"-24"	4' SPACING O.C.
RHA PIN	63					63							RHAPHIOLEPIS UMBELLATA 'PINKIE'	PINK INDIAN HAWHORNE	24"-38"	24"-38"	FULL
ROS RA6	25	7				18							ROSA PINK KNOCK OUT 'RADCON' PPAF	PINK KNOCK OUT ROSE	18"-24"	18"-24"	
TER GYM	98	63	28			7							TERNSTROEMIA GYMNANTHERA 'BRONZE BEAUTY' PP#11735	JAPANESE CLEYERA	18-24"	18"-24"	FULL TO GROUND

GROUND COVERS	QTY	FD1	FD2	FD3	FD4	OVERALL PLANT SCHEDULE	PK1	PK2	PK3	PK4	SY1	SY2	BOTANICAL NAME	COMMON NAME	CONT	HT.	SPR.	SPACING	REMARKS
AN	1,248		122			1,118							ANNUALS	ANNUALS	FLAT			6" o.c.	SEASONAL COLOR
JUN SAR	284					284							JUNIPERUS CHINENSIS SARGENTII	SARGENT JUNIPER	4" POT			24" o.c.	FULL, MATCHED, 3"-6" HT 12-15" SPD
LIR MAJ	848	312	528										LIROPE MUSCARI 'MAJESTIC'	MAJESTIC LIROPE	1 GAL			12" o.c.	

PLANT SCHEDULE OVERALL PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPR.	REMARKS
ACE BU2	5	ACER BUERGERANUM	TRIDENT MAPLE	2.5"	14-16'	6-8'	
BET NIG	28	BETULA NIGRA	RIVER BIRCH	3"	14-16'	10-12'	
CHI RET	3	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	2.5"	8'-10'	5'-6'	FULL, MATCHED
ILE ACA	55	ILEX X ADUIPERNYI 'CAROLINA SENTINEL'	CAROLINA SENTINEL HOLLY	–	8'	3'-5'	FULL TO GROUND
ILE NEL	9	ILEX X ATTENUATA 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	–	8-10'	4-6'	FULL HEAD, MATCHED
LAG NAT	6	LAGERSTROEMIA FAURIEI 'NATCHEZ'	NATCHEZ WHITE CRAPE MYRTLE	2-2.5" CAL	8-10' HT	6-8' SPD	FULL HEAD, MATCHED, 3 TRUNK MIN. LIMBED UP
MAG BBB	5	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	3.5"	14-16'	6-8'	FULL, MATCHED
PIN TAE	3	PINUS TAEDA	LOBLOLLY PINE	3"-3.5" CAL	14-16' HT	6-8' SPD	FULL HEAD, MATCHED
PRU SAT	4	PRUNUS X OKAME	OKAME CHERRY	1-1.5"	7'-8'	6'-8'	FULL HEAD, MATCHED
QUE DAR	13	QUERCUS HEMISPHAERICA 'DARLINGTON'	LAUREL-LEAVED OAK	2.5"	12'-14'	6-8'	FULL, MATCHED
QUE VIR	37	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	3-3.5" CAL	14-16' HT	8-10' SPD	FULL HEAD, MATCHED
SAB PAL	79	SABAL PALMETTO	PALMETTO	–	16' HT	6' SPD	FULL HEAD, MATCHED
ULM BOS	31	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE ELM	2.5"	12'-14'	8'-10'	FULL, MATCHED

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HT.	SPR.	REMARKS
ABE EDW	74	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	18"-24"	18"-24"	FULL
ABE CON	38	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	12"-15"	18-28"	
AUC VAR	45	AUCUBA JAPONICA 'NANA VARIEGATA'	JAPANESE AUCUBA	24"-30"	18"-24"	
AZA HER	630	AZALEA KURUME HYBRID 'HERSHEY RED'	KURUME AZALEA	18"-24"	18"-24"	
FAT JAP	23	FATSIA JAPONICA	JAPANESE FATSIA	24-36"	24-36"	
ILE CAR	150	ILEX CORNUTA CARISSA	CARISSA HOLLY	24-36"	24-36"	
ILE COR	371	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	24-36" HT	24-36" SPD	6' SPACING O.C.
ILE COM	233	ILEX CRENATA 'COMPACTA'	DWARF JAPANESE HOLLY	18"-24"	18"-24" SPD	4' SPACING O.C.
ILE PI2	5	ILEX CRENATA 'SKY PENCIL'	PICCOLO JAPANESE HOLLY	18-28"	8-12"	FULL, 2' OC.
ILE INK	23	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18-24" HT	12-18" SPD	4' SPACING O.C.
ILE VNA	584	ILEX VOMITORIA 'NANA'	DWARF YAUPON	12"-18"	12-18"	3' SPACING O.C.
LIG LIG	27	LIGUSTRUM JAPONICUM ROTUNDIFOLIUM	CURLYLEAF LIGUSTRUM	24"-36" HT	24"-36" SPD	
LOR BUR	229	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'	BURGUNDY LOROPETALUM	18-24" HT	18-24" SPD	FULL, MATCHED, 5' O.C.
MIS MOR	56	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT SILVER GRASS	24"-36" HT	18"-24" SPD	3' SPACING O.C.
MUH CA3	225	MUHLENBERGIA CAPILLARIS	PINK MUHLY	15"-18"	15"-18"	2 GAL.
MYR CE2	15	MYRICA CERIFERA	WAX MYRTLE	24-36"	28-28"	FULL, MATCHED
NAN COM	189	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	24"-36" HT	24"-36" SPD	
OSM FOR	1	OSMANTHUS X FORTUNEI	FORTUNE'S OSMANTHUS	38-36"	28-22"	
PIT VAR	475	PITTOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF'	DWARF PITTOSPORUM	12"-18"	12"-18"	
PIT WHE	27	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	WHEELER'S DWARF MOCK ORANGE	12"-18"	12"-18"	3' SPACING O.C.
POD MAK	10	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW	36"	24"-36" SPD	
PRU OTT	5	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	18"-24"	24-38"	
RHA IND	714	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	18"-24"	18"-24"	4' SPACING O.C.
RHA PIN	63	RHAPHIOLEPIS UMBELLATA 'PINKIE'	PINK INDIAN HAWHORNE	24"-38"	24"-38"	FULL
ROS RA6	25	ROSA PINK KNOCK OUT 'RADCON' PPAF	PINK KNOCK OUT ROSE	18"-24"	18"-24"	
TER GYM	98	TERNSTROEMIA GYMNANTHERA 'BRONZE BEAUTY' PP#11735	JAPANESE CLEYERA	18-24"	18"-24"	FULL TO GROUND

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT.	SPR.	SPACING	REMARKS
AN	1,248	ANNUALS	ANNUALS	FLAT			6" o.c.	SEASONAL COLOR
JUN SAR	284	JUNIPERUS CHINENSIS SARGENTII	SARGENT JUNIPER	4" POT			24" o.c.	FULL, MATCHED, 3"-6" HT 12-15" SPD
LIR MAJ	848	LIROPE MUSCARI 'MAJESTIC'	MAJESTIC LIROPE	1 GAL			12" o.c.	

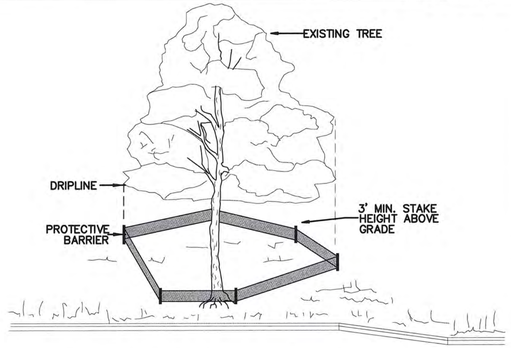
OTHER

LAWN – ZOYSIA SOD

MULCH (IN PLANT BEDS) – TRIPLE SHREADDED HARDWOOD

MULCH (IN DOG PARK) – TO BE SELECTED BY OWNER

PLANT SCHEDULE 01
NOT TO SCALE



NOTE:
TREES TO BE SAVED WILL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND A PROTECTIVE BARRIER IS TO BE INSTALLED AT THE DRIPLINE.
DRIP LINE – THE AREA OF SOIL DIRECTLY BENEATH THE TREE EXTENDING OUT TO THE TIPS OF THE OUTERMOST BRANCHES.

METHOD OF TREE PROTECTION DURING CONSTRUCTION
SD 15-08
NOT TO SCALE

TREE PROTECTION FENCING 07
NOT TO SCALE

THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:

A. FERTILIZATION – ALL FESCUE TURFGRASS IS FERTILIZED AT THE TIME OF RENOVATION, TYPICALLY DURING THE LAST WEEK OF SEPTEMBER OR THE FIRST WEEK OF OCTOBER WITH 3/4 LB. NITROGEN, 1 LB PHOSPHOROUS, 1/2 LB POTASH PER 1000 SQ. FT. ONE MONTH LATER WE FERTILIZE AGAIN WITH 1 LB. NITROGEN, A TRACE OF PHOSPHOROUS AND 1 LB. POTASH PER 1000 SQ. FT. THE SAME FERTILIZER AND RATES ARE APPLIED AGAIN IN FEBRUARY. TREES AND SHRUBBERY ARE FERTILIZED WITH AN ORGANIC FERTILIZER AT THE TIME OF PLANTING. ALL SHRUBS AND RECENTLY PLANTED TREES ARE FERTILIZED IN JANUARY WITH A COATED SLOW RELEASE FERTILIZER (12-14-14) AT THE APPROXIMATE RATE OF 1 LB. OF ACTUAL NUTRIENT PER 1000 SQ. FT.

B. PRUNING – TYPICALLY TREES ARE PRUNED ONLY TO REPAIR DAMAGE OR TO CORRECT FAULTS. HEDGES AND SHAPED SHRUBS ARE TYPICALLY PRUNED TWICE DURING THE GROWING SEASON. OVERGROWN SHRUBS ARE PRUNED IN THE SPRING AND JUST PRIOR TO THE FIRST GROWTH FLUSH.

C. PEST CONTROL – INSECTS ARE TREATED AS NECESSARY. LANDSCAPE CONTRACTOR FOR MAINTENANCE SHALL RECOMMEND PRODUCTS.

D. MULCHING – THE IMMEDIATE ROOT ZONES OF ALL TREES AND SHRUBS ARE MULCHED WITH SHREDDED HARDWOOD MULCH 3" THICK. SEASONAL COLOR BEDS ARE MULCHED WITH PINE BARK MULCH TO A DEPTH OF 1/4" TO 1/2".

E. MOWING – FESCUE LAWNS ARE MOWED ONCE WEEKLY, OCTOBER THRU FEBRUARY. MARCH THRU JUNE THEY ARE MOWED TWICE WEEKLY. JULY THRU SEPTEMBER MOWING IS DONE ONE EVERY FIVE TO SEVEN DAYS.

F. OTHER CONTINUING MAINTENANCE OPERATIONS WOULD INCLUDE SEASONAL COLOR PLANTINGS (FLOWERS). THESE PLANTINGS ARE DONE TWICE ANNUALLY, IN MAY AND AGAIN IN OCTOBER. THE PREVIOUS SEASONS FLOWERS ARE PULLED, THE BEDS ARE LIMED ACCORDING TO SOIL TEST RECOMMENDATIONS, FERTILIZED WITH ORGANIC FERTILIZER, PLANTED, MULCHED, WATERED, AND TREATED WITH A PRE-EMERGENT HERBICIDE.

LANDSCAPE MAINTENANCE NOTES 04
NOT TO SCALE

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Fairfield Park
4625 & 4544 Fairview Drive
Wilmington, North Carolina

Preliminary
TRC Review

CLINE DESIGN ASSOCIATES, PA
LANDSCAPE ARCHITECTURE
C-143
RALEIGH, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
No. 395
MICHAEL LATTNER
10-30-14

Approved Const. Plan

	Name	Date
Planning	gad	12-4-14
Public Utilities	n/a	
Traffic	n/a	
Fire	n/a	

PROJECT: 013060
DATE: 12.03.2007

REVISIONS:	DATE
Per C.O.W. Comments	04-25-08
2nd Round Comments	09.20.2013
3rd Round Comments	02.20.2014
4th Round Comments	05.20.2014
5th Round Comments	10.31.2014

DRAWN BY: CT
CHECKED BY: MWL

LANDSCAPE DETAILS & PLANT SCHEDULE

LP2.00

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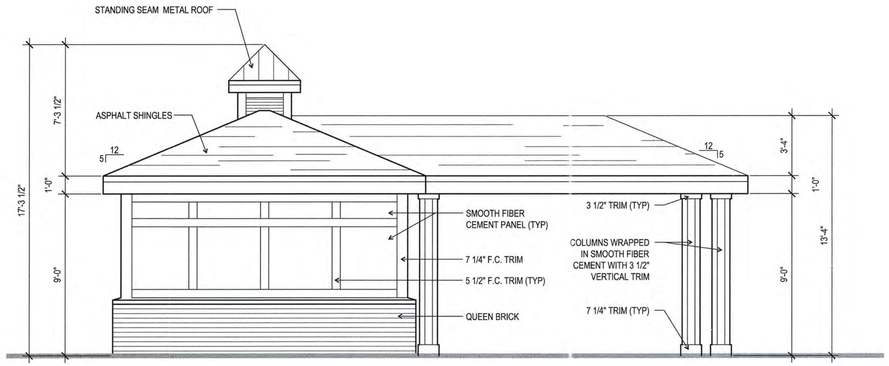
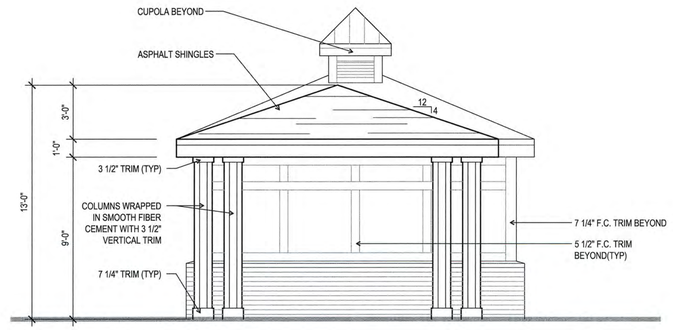
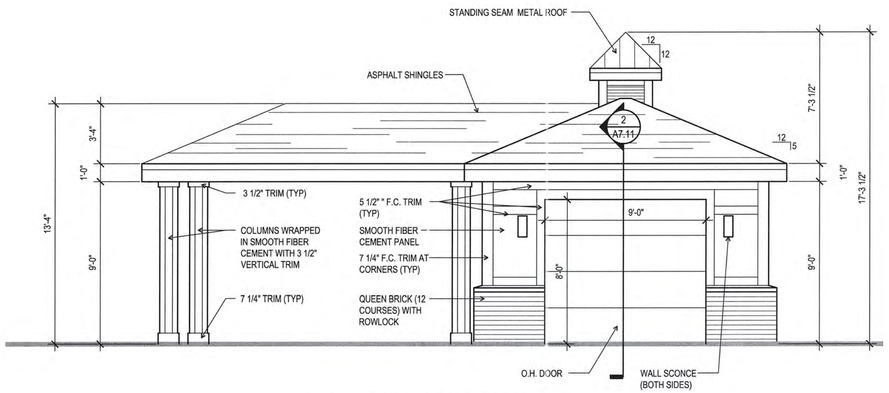
PRELIMINARY:
NOT FOR CONSTRUCTION



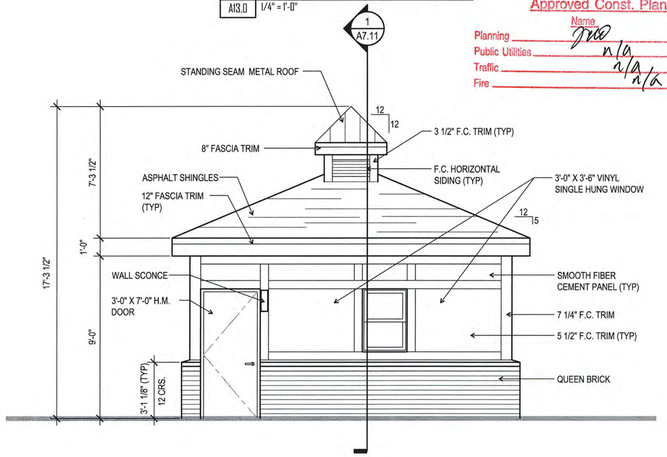
4 A13.0 **REAR ELEVATION**
1/4" = 1'-0"



5 A13.0 **RIGHT ELEVATION**
1/4" = 1'-0"



2 A13.0 **FRONT ELEVATION**
1/4" = 1'-0"



3 A13.0 **RIGHT ELEVATION**
1/4" = 1'-0"

Approved Const. Plan

	Name	Date
Planning	[illegible]	12-4-14
Public Utilities	n/a	
Traffic	n/a	
Fire	n/a	

BUILDING PLAN NOTES

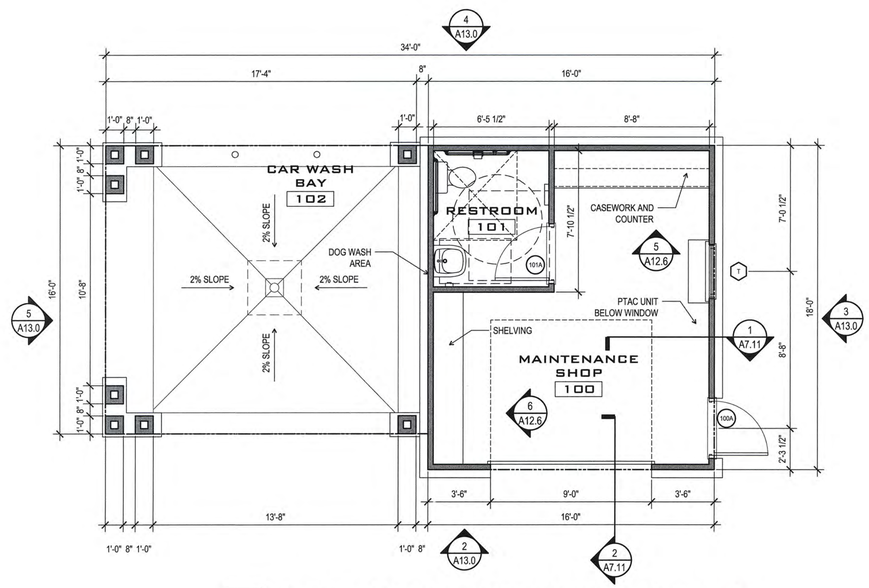
1. ALL UNDESIGNATED DIMENSIONED INTERIOR WALLS TO BE 3 1/2" WOOD STUD & & PLUMBING WALLS TO BE 5 1/2" WOOD STUD.
2. ALL UNDESIGNATED DOORS TO BE CENTERED OR TO BE LOCATED 4" OFF SIDE WALL.
3. SEE 1/4" UNIT PLANS FOR INTERIOR WALL LOCATIONS.
4. REFERENCE WALL TYPE SHEET (A0.4) FOR ALL INFORMATION ON CORRESPONDING WALL TAGS.
5. ALL INTERIOR WOOD BEARING WALLS TO BE 1 HOUR (UL #305) - REFERENCE STRUCTURAL DRAWINGS FOR ALL LOCATIONS.
6. ALL BALCONIES / TERRACES TO SLOPE MINIMUM 1/8" PER FOOT TO BALCONY EDGE, SCUPPER, OR DRAIN.
7. SEE ELECTRICAL PLANS FOR BUILDING ELECTRICAL LAYOUTS.
8. SEE GRADING PLAN (CIVIL SHEETS) FOR BUILDING ENTRY ELEVATION AND SITE WALL DIMENSIONS AND LOCATIONS.
9. WINDOW & DOOR LOCATIONS ARE TYPICAL PER UNIT UNLESS OTHERWISE NOTED.
10. ALL CORRIDOR / UNIT WALLS TO BE 1 HOUR - SEE WALL RATING DESIGNATIONS - ALSO REFERENCE STRUCTURAL DRAWINGS FOR LOCATIONS.

FLOOR PLAN NOTES:

1. ALL UNDESIGNATED DIMENSIONED WALLS TO BE 3 1/2" WOOD STUD.
2. ALL UNDIMENSIONED DOORS TO BE CENTERED OR TO BE LOCATED 4" OFF SIDE WALL.
3. SEE ELECTRICAL DRAWINGS & INTERIOR ELEVATIONS FOR UNIT ELECTRICAL LAYOUTS, IF A DISCREPANCY IS FOUND CONSULT W/ THE ARCHITECT.
4. SEE BUILDING PLANS FOR TYP. WINDOW & EXTERIOR DOOR LOCATIONS.
5. SHADED AREAS INDICATE FURR-DOWN CEILING LOCATIONS. SEE MECHANICAL DRAWINGS FOR DUCTWORK LOCATED IN THESE AREAS.
6. SEE A12.0 FOR TYPICAL GRAB BAR BLOCKING DETAILS (REQUIRED IN ALL UNIT BATHROOMS).
7. SEE A12.0 FOR TYPICAL ACCESSIBILTY DETAILS
8. DURAROCK TO BE INSTALLED AT ALL BATH / SHOWER TILE SURROUNDS.
9. WIRE SHELVING UNLESS OTHERWISE NOTED

FLOOR PLAN LEGEND:

1R 1S	SHELF AND ROD CONFIGURATION SIZE (DEFAULT = 12")
TB	TOWEL BAR AT 4'-6" A.F.F.
GB	GRAB BARS
M	MIRROR
SD	SOAP DISH
T	TOILET TISSUE DISPENSER
DISP	DISPOSAL
	SHADED AREA - 12" (FINISHED DIM.) FURR-DOWN
	ADA FLOOR AREAS
	VAULTED CEILING @12'-6" AFF IN SELECT THIRD FLOOR UNITS



1 A13.0 **CAR WASH/GOLF CART STORAGE BUILDING**
1/4" = 1'-0"

MERIDIAN AT FAIRFIELD PARK

WILMINGTON, NORTH CAROLINA

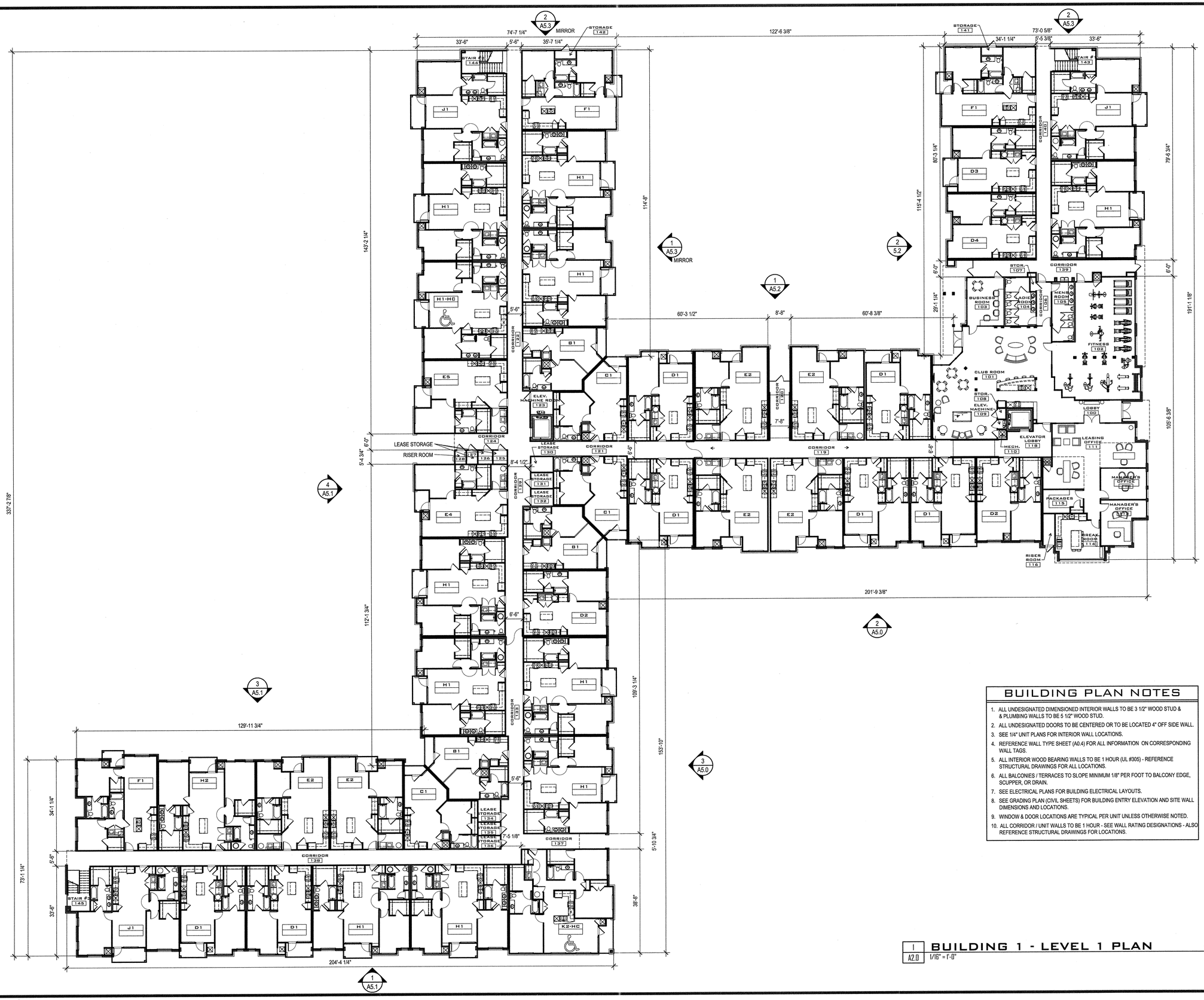
PROJECT A-1253

ACCESSORY STRUCTURE - CAR WASH

FEBRUARY 03, 2014

REVISION 1 -
REVISION 2 -
REVISION 3 -
REVISION 4 -

A13.0



BUILDING PLAN NOTES

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2. ALL UNDESIGNATED DOORS TO BE CENTERED OR TO BE LOCATED 4" OFF SIDE WALL.
3. SEE 1/4" UNIT PLANS FOR INTERIOR WALL LOCATIONS.
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9. WINDOW & DOOR LOCATIONS ARE TYPICAL PER UNIT UNLESS OTHERWISE NOTED.
10. ALL CORRIDOR / UNIT WALLS TO BE 1 HOUR - SEE WALL RATING DESIGNATIONS - ALSO REFERENCE STRUCTURAL DRAWINGS FOR LOCATIONS.

1 / A2.0 **BUILDING 1 - LEVEL 1 PLAN**
1/16" = 1'-0"

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PRELIMINARY:
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MERIDIAN AT FAIRFIELD PARK

WILMINGTON, NORTH CAROLINA

PROJECT A-1253

BUILDING 1 - LEVEL 1

FEBRUARY 03, 2014

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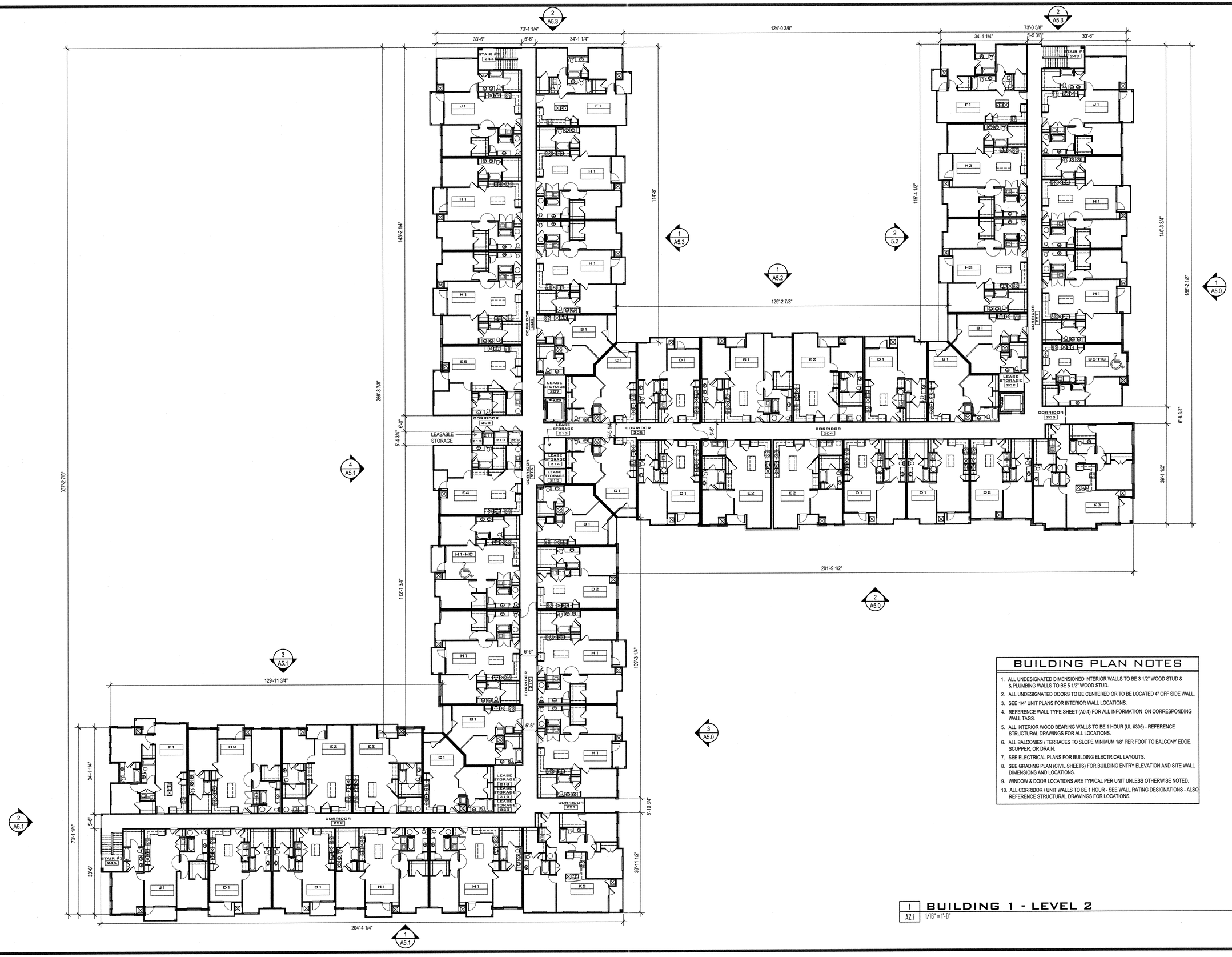
A2.0



BUILDING PLAN NOTES

1. ALL UNDESIGNATED DIMENSIONED INTERIOR WALLS TO BE 3 1/2" WOOD STUD & & PLUMBING WALLS TO BE 5 1/2" WOOD STUD.
2. ALL UNDESIGNATED DOORS TO BE CENTERED OR TO BE LOCATED 4" OFF SIDE WALL.
3. SEE 1/4" UNIT PLANS FOR INTERIOR WALL LOCATIONS.
4. REFERENCE WALL TYPE SHEET (A0.4) FOR ALL INFORMATION ON CORRESPONDING WALL TAGS.
5. ALL INTERIOR WOOD BEARING WALLS TO BE 1 HOUR (UL #305) - REFERENCE STRUCTURAL DRAWINGS FOR ALL LOCATIONS.
6. ALL BALCONIES / TERRACES TO SLOPE MINIMUM 1/8" PER FOOT TO BALCONY EDGE, SCUPPER, OR DRAIN.
7. SEE ELECTRICAL PLANS FOR BUILDING ELECTRICAL LAYOUTS.
8. SEE GRADING PLAN (CIVIL SHEETS) FOR BUILDING ENTRY ELEVATION AND SITE WALL DIMENSIONS AND LOCATIONS.
9. WINDOW & DOOR LOCATIONS ARE TYPICAL PER UNIT UNLESS OTHERWISE NOTED.
10. ALL CORRIDOR / UNIT WALLS TO BE 1 HOUR - SEE WALL RATING DESIGNATIONS - ALSO REFERENCE STRUCTURAL DRAWINGS FOR LOCATIONS.

1 | A2.1 **BUILDING 1 - LEVEL 2**
1/16" = 1'-0"

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BUILDING 1 - LEVEL 2

FEBRUARY 03, 2014

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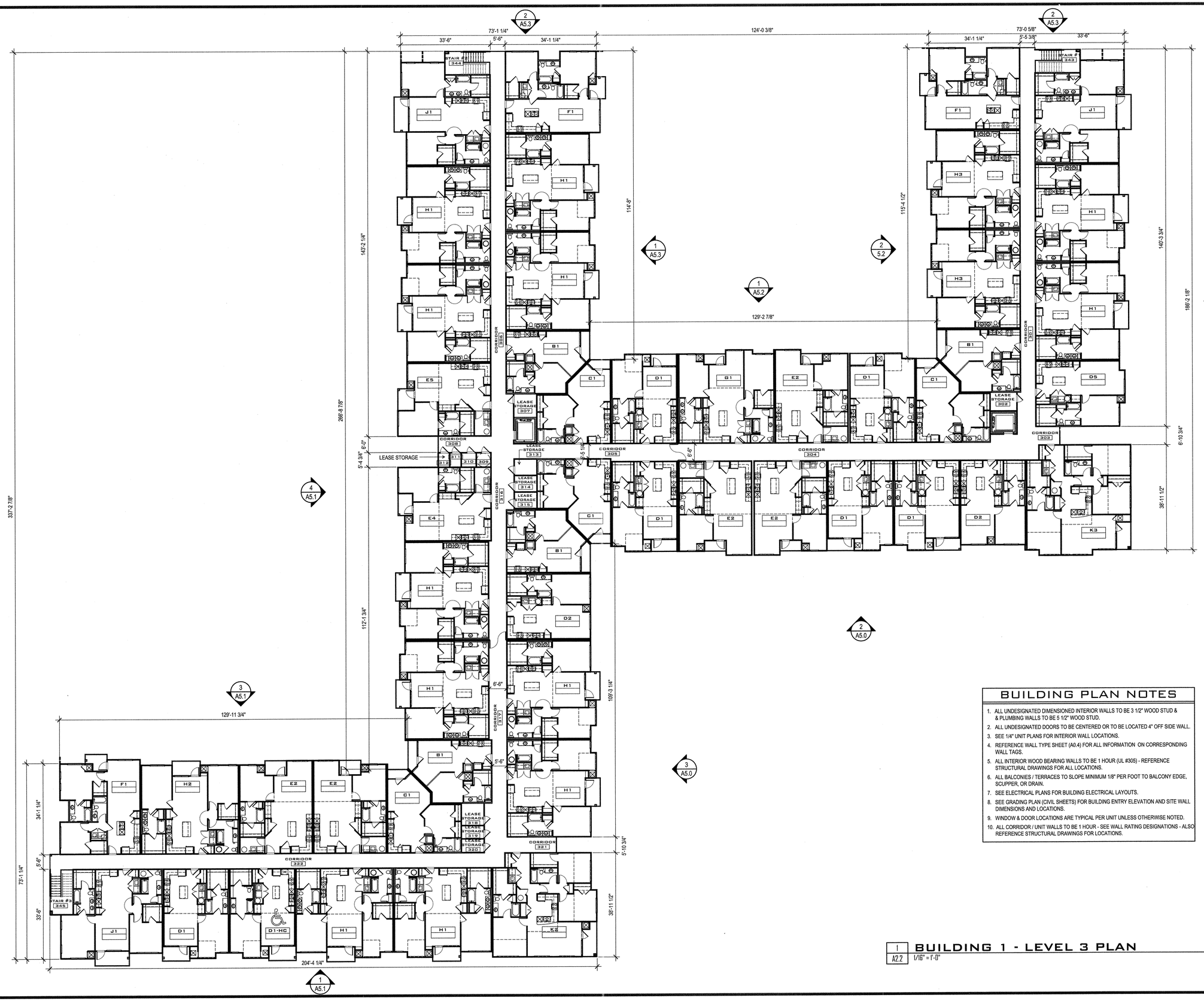
A2.1



BUILDING PLAN NOTES

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10. ALL CORRIDOR / UNIT WALLS TO BE 1 HOUR - SEE WALL RATING DESIGNATIONS - ALSO REFERENCE STRUCTURAL DRAWINGS FOR LOCATIONS.

1 / A2.2 **BUILDING 1 - LEVEL 3 PLAN**
1/16" = 1'-0"

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BUILDING 1 - LEVEL 3

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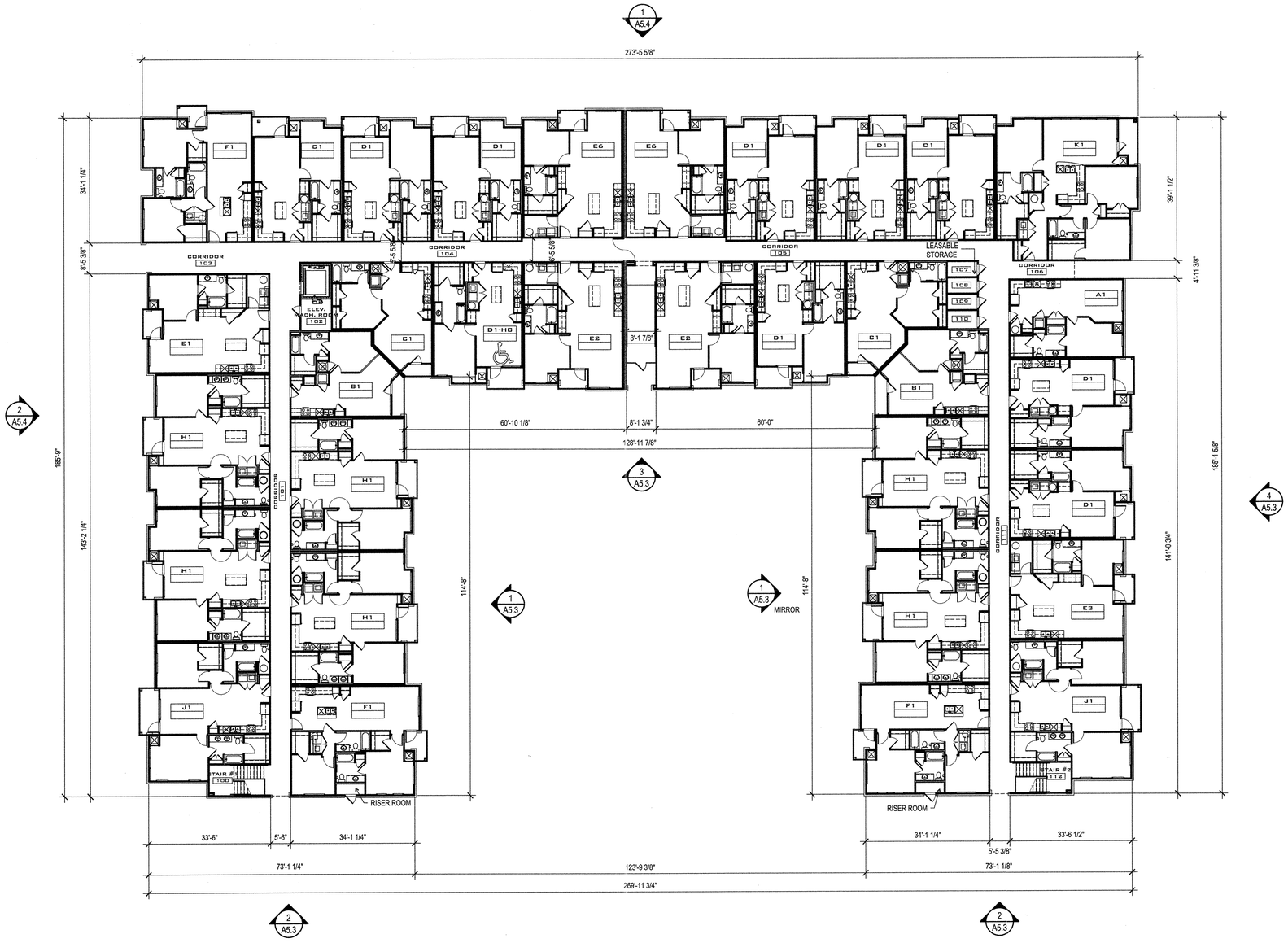
A2.2



BUILDING PLAN NOTES

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1 / A2.4 **BUILDING 2 - LEVEL 1 PLAN**
1/16" = 1'-0"

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PROJECT A-1253

BUILDING 2 - LEVEL 1

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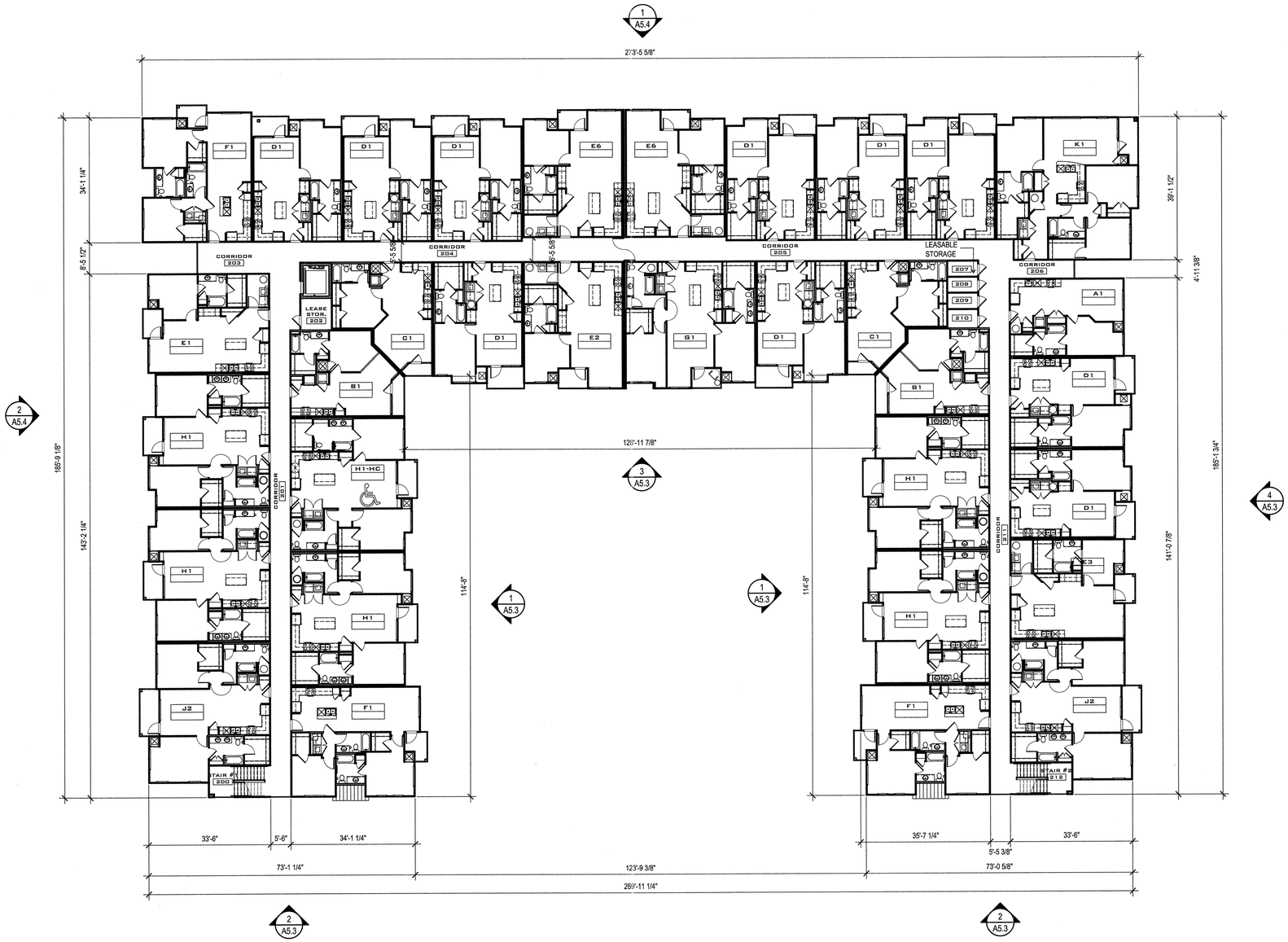

BUILDING PLAN NOTES

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1 / A2.5 **BUILDING 2 - LEVEL 2 PLAN**
1/16" = 1'-0"

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PROJECT A-1253
BUILDING 2 - LEVEL 2

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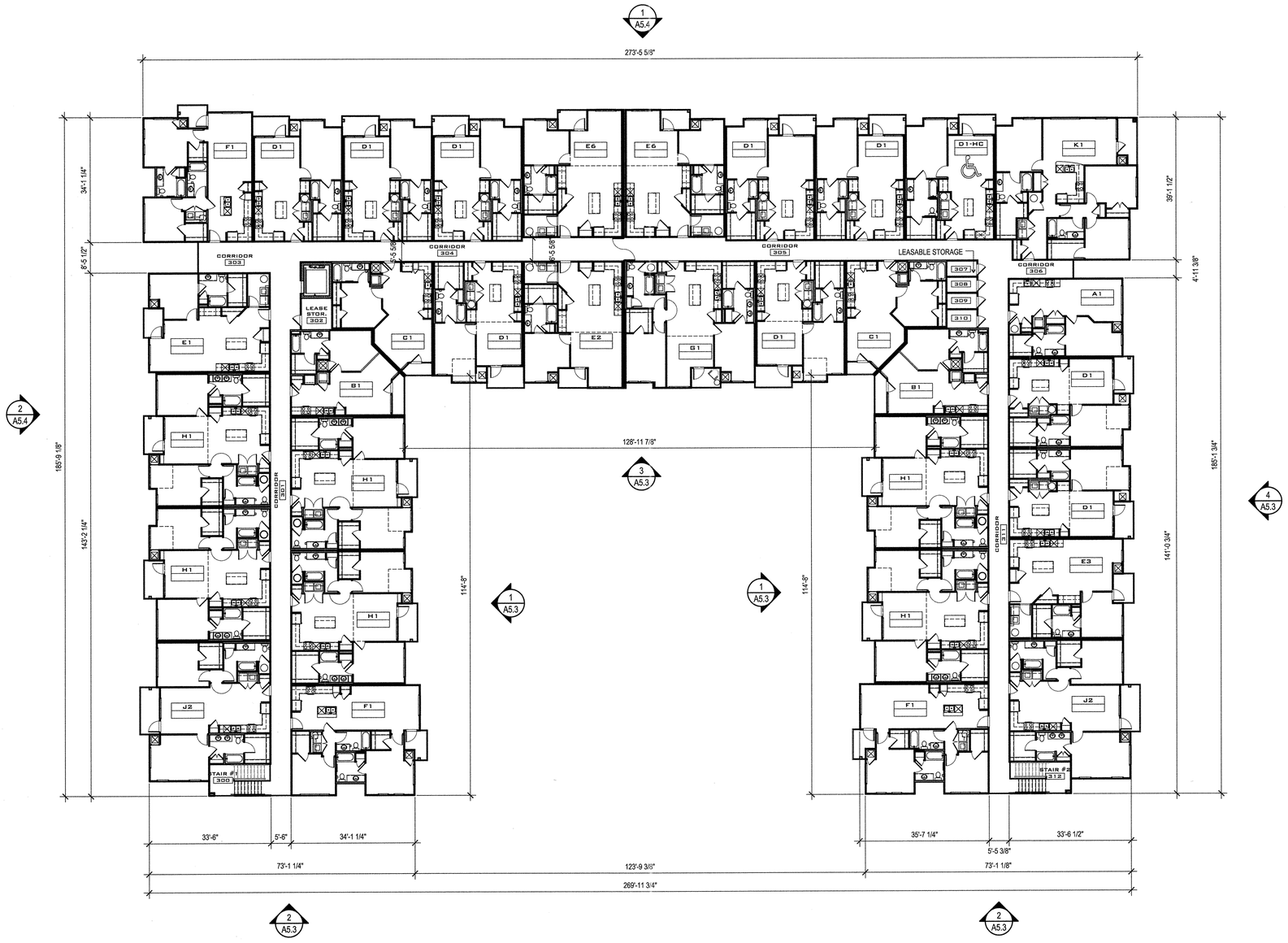
A2.5



BUILDING PLAN NOTES

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1 / A2.6 **BUILDING 2 - LEVEL 3 PLAN**
1/16" = 1'-0"

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BUILDING 2 - LEVEL 3

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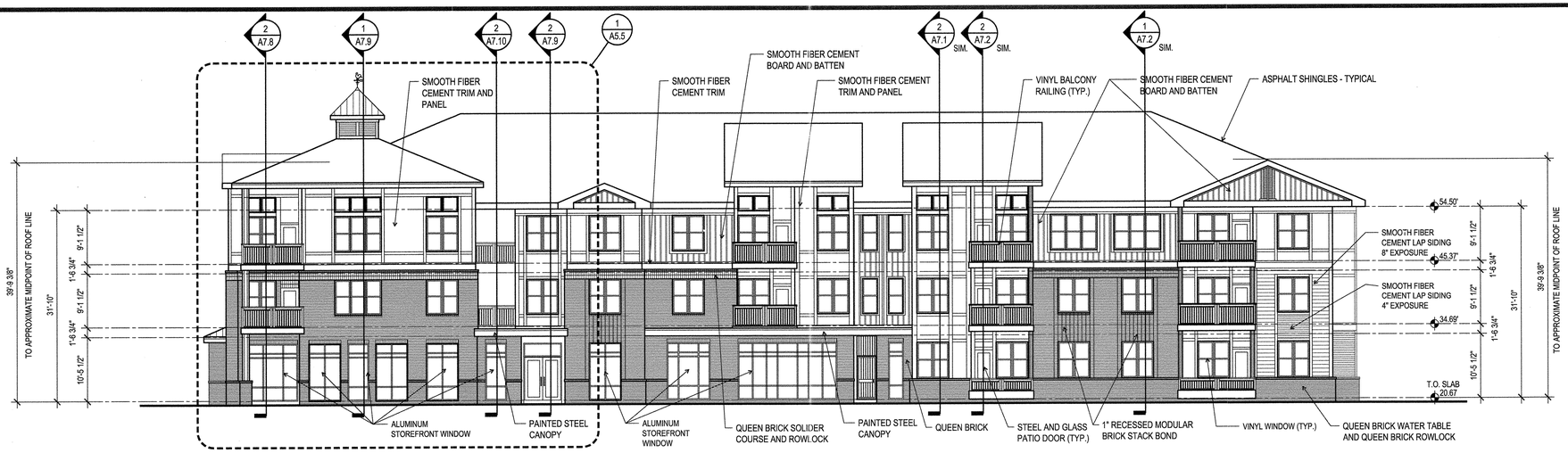
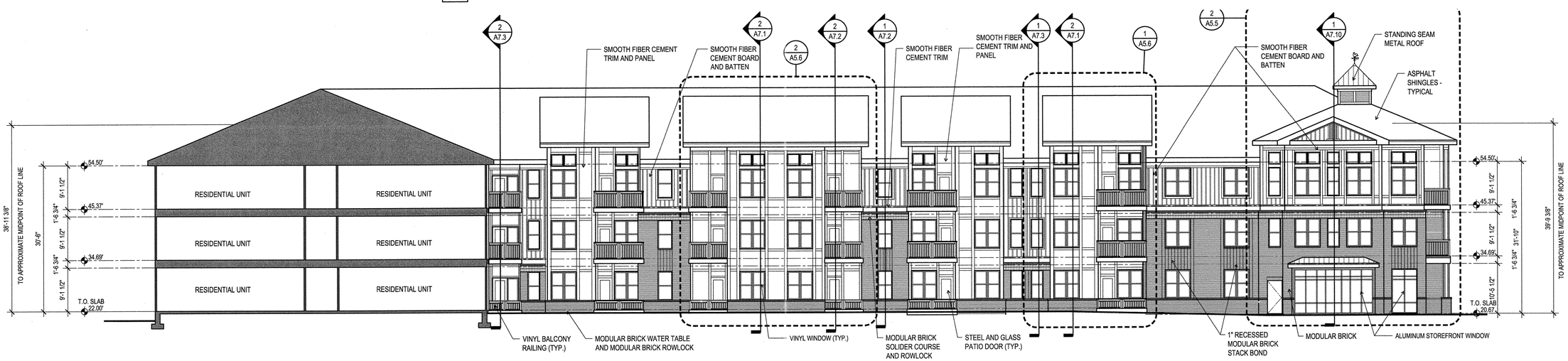
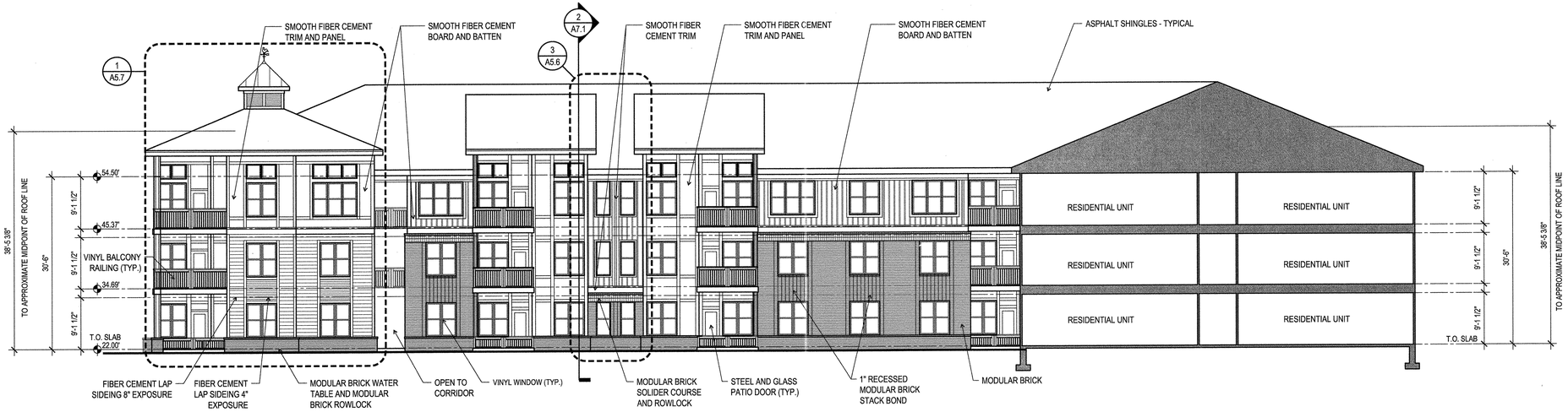
A2.6



1 / A5.0 **BUILDING 1 - AMENITIES ELEVATION**
3/32" = 1'-0"



2 / A5.0 **BUILDING 1 - FAIRVIEW DRIVE ELEVATION**
3/32" = 1'-0"



3 / A5.0 **BUILDING 1 - CAROLINA BEACH ROAD ELEVATION**
3/32" = 1'-0"

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BLDG 1 EXTERIOR ELEVATIONS

FEBRUARY 03, 2014

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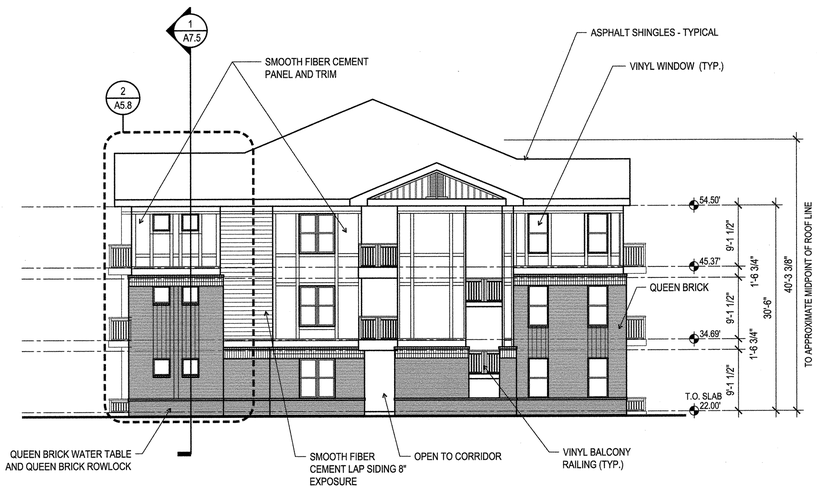
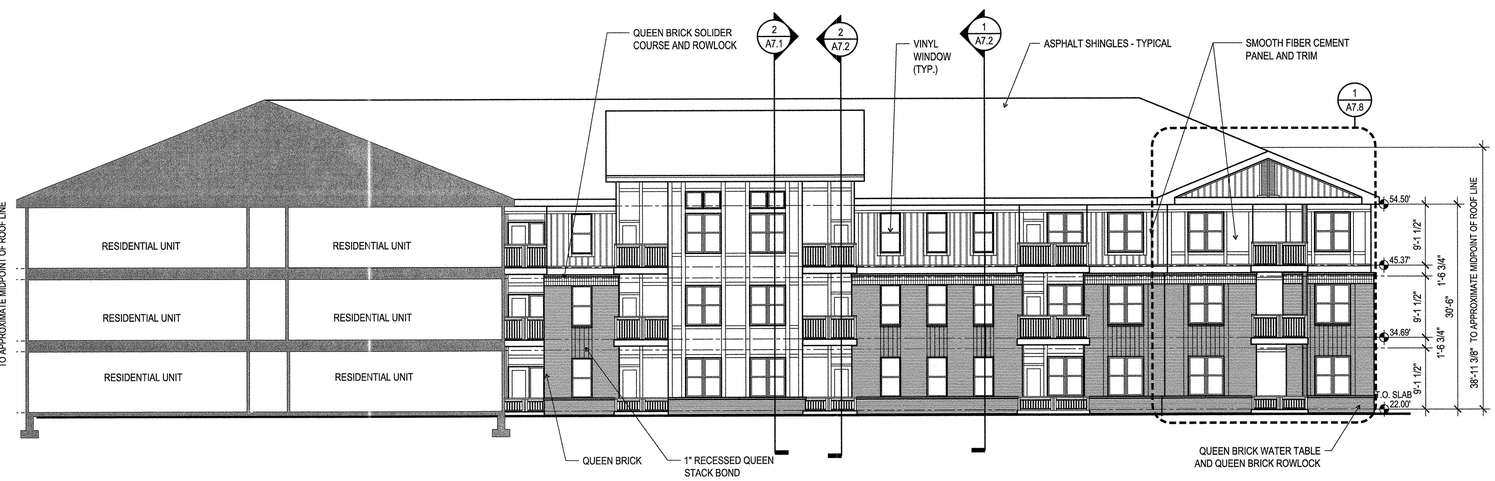
A5.0

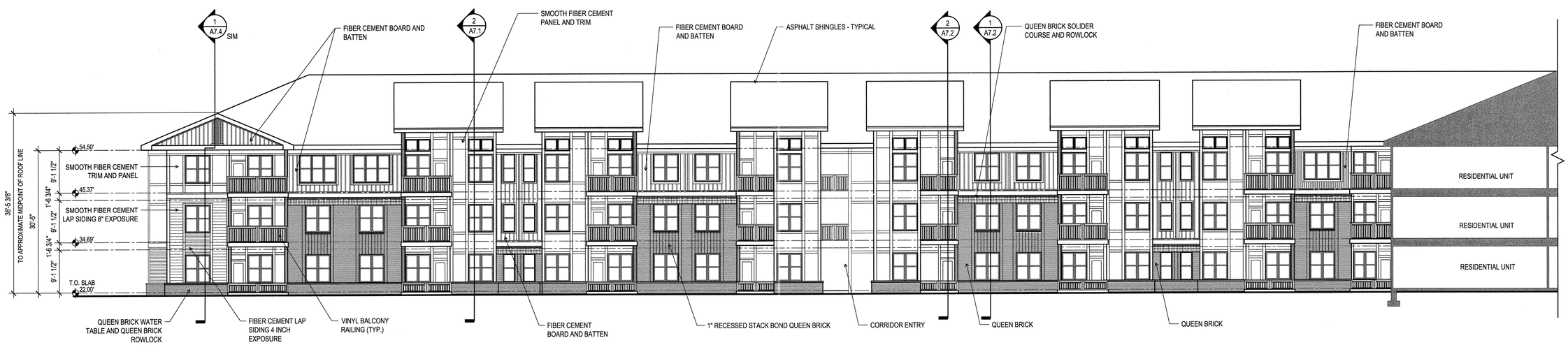
1 A5.1 **BUILDING 1 - FAIRVIEW DRIVE ELEVATION**
3/32" = 1'-0"



2 A5.1 **BUILDING 1 - PARKING END ELEVATION**
3/32" = 1'-0"



3 A5.1 **BUILDING 1 - SHORT PARKING ELEVATION**
3/32" = 1'-0"



4 A5.1 **BUILDING 1 - LONG PARKING ELEVATION**
3/32" = 1'-0"

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BLDG 1 EXTERIOR ELEVATIONS

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A5.1

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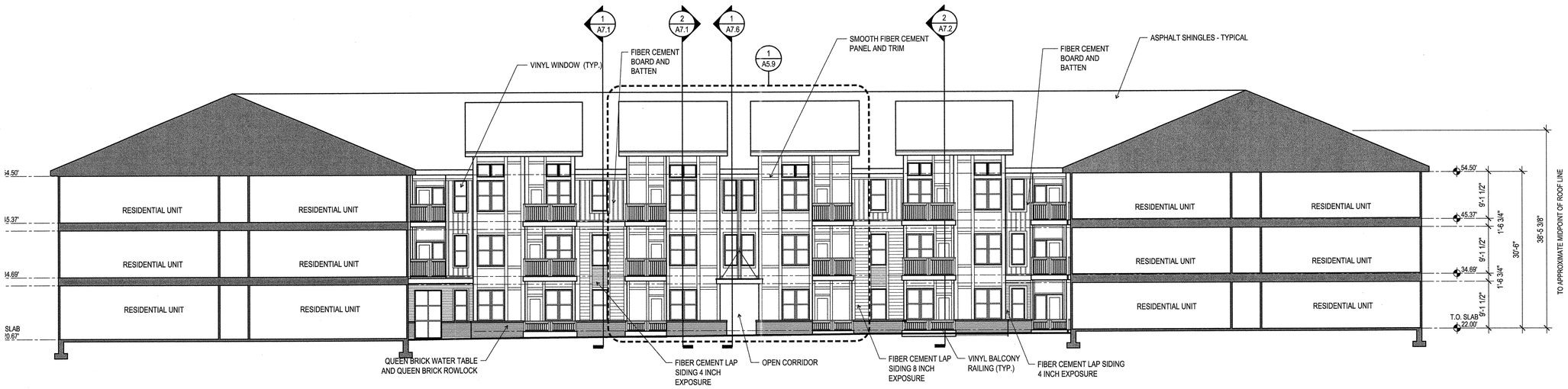
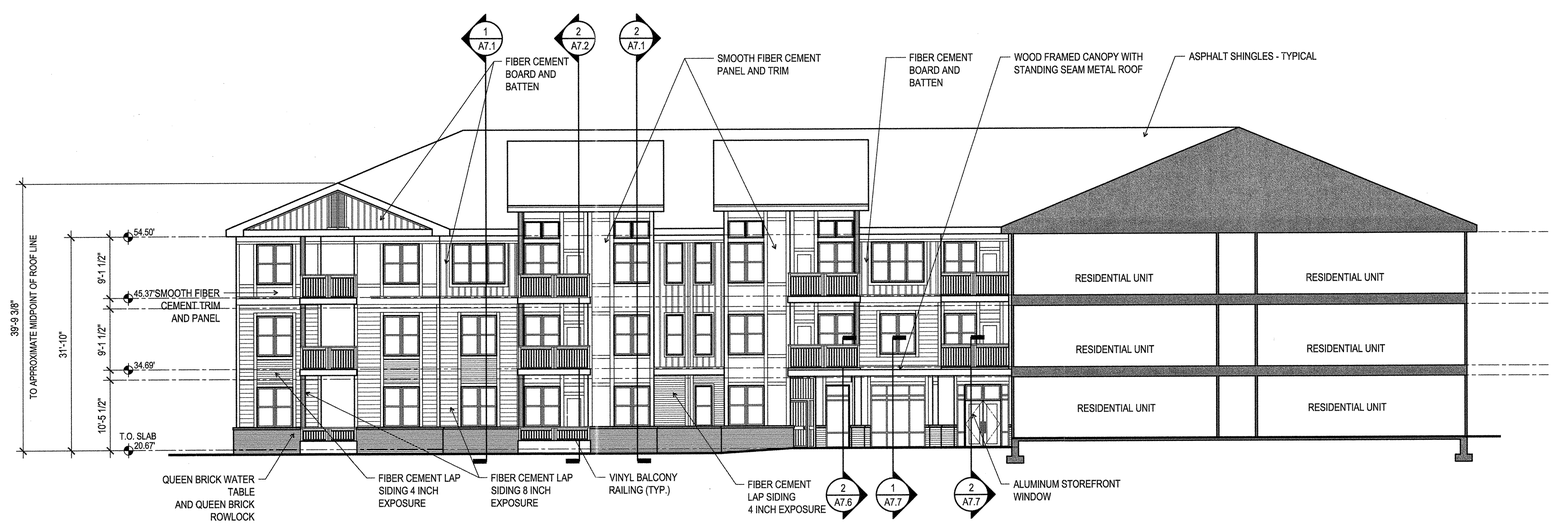


1 / A5.2 **BUILDING 1 - INTERIOR COURTYARD BACK ELEVATION**
3/32" = 1'-0"



2 / A5.2 **BUILDING 1 - SIDE COURTYARD ELEVATION - AMENITIES**
3/32" = 1'-0"

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PROJECT A-1253
BLDG 1 EXTERIOR ELEVATIONS

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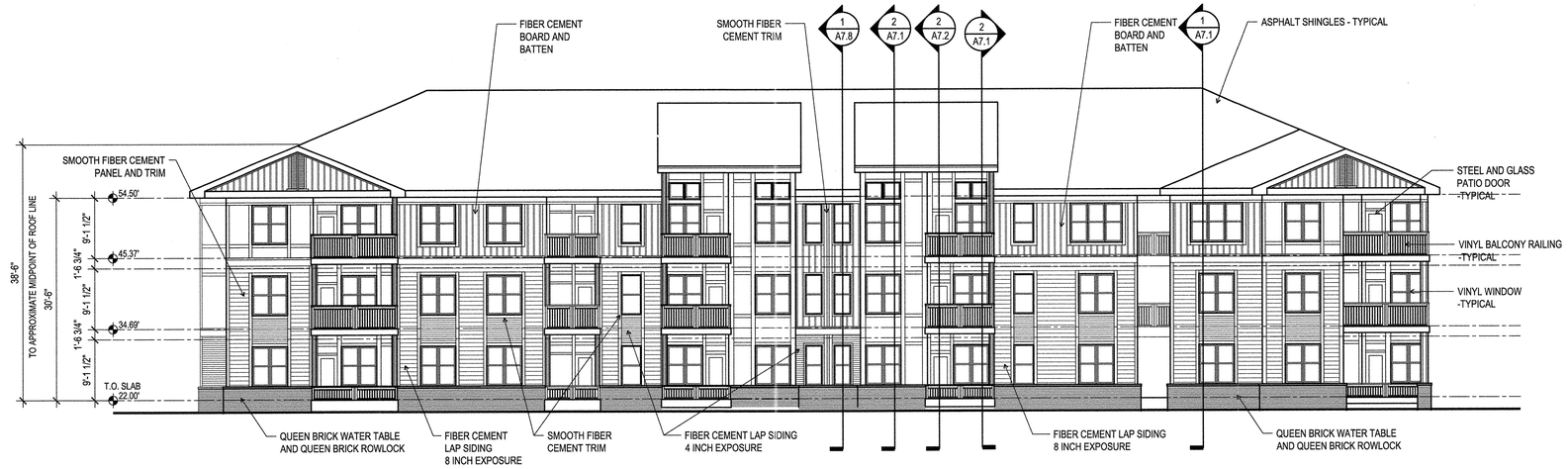
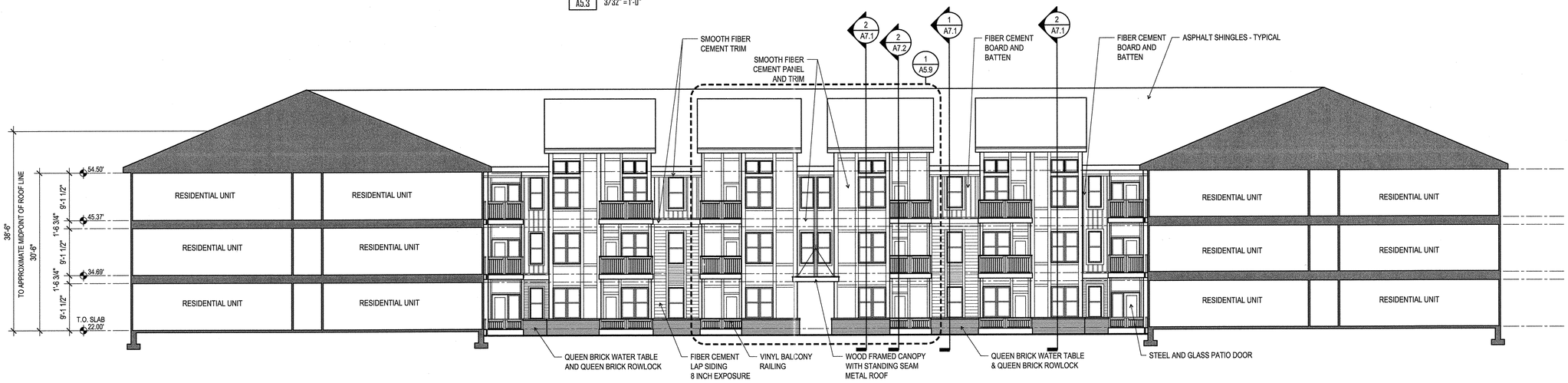
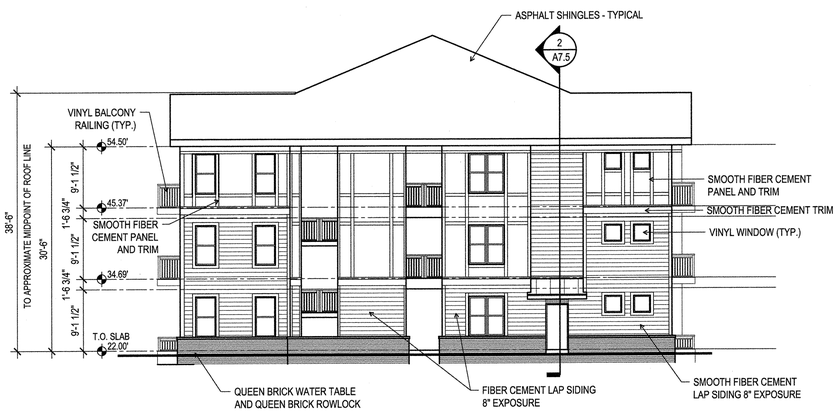


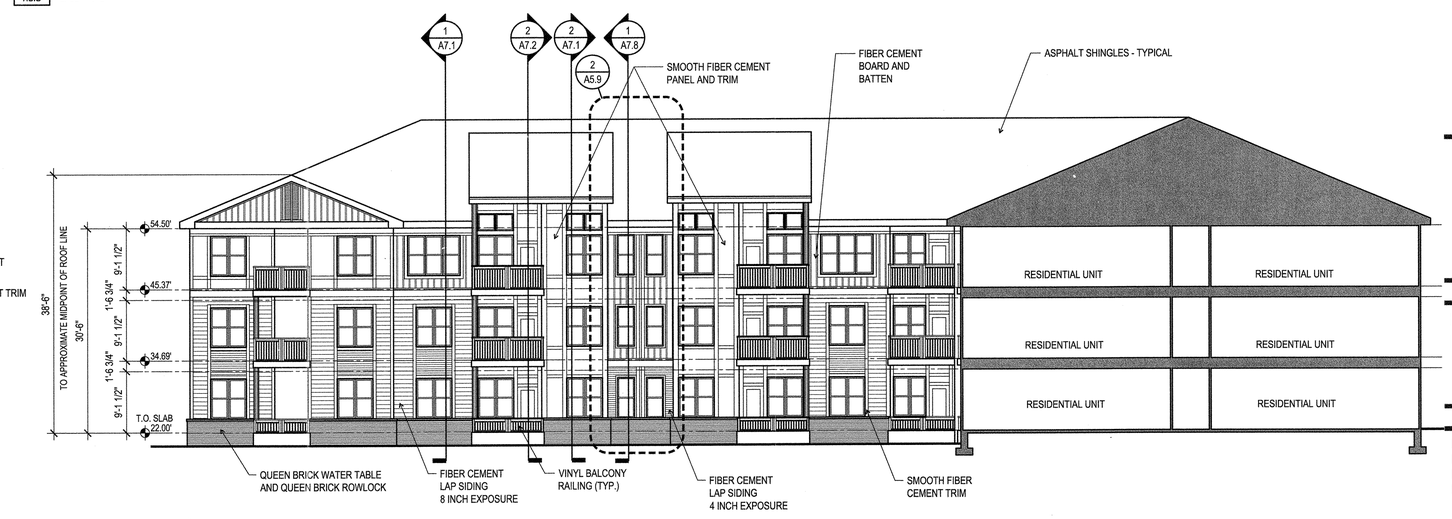
4 A5.3 **BUILDING 2 - CAROLINA BEACH ROAD ELEVATION**
3/32" = 1'-0"



3 A5.3 **BUILDING 2 - INTERIOR COURTYARD - BACK ELEVATION**
3/32" = 1'-0"



2 A5.3 **BUILDING 1 & 2 - END (TYPICAL)**
3/32" = 1'-0"



1 A5.3 **BUILDING 1(MIRROR) & 2 - INTERIOR COURTYARD - SIDE ELEVATION**
3/32" = 1'-0"

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A5.3

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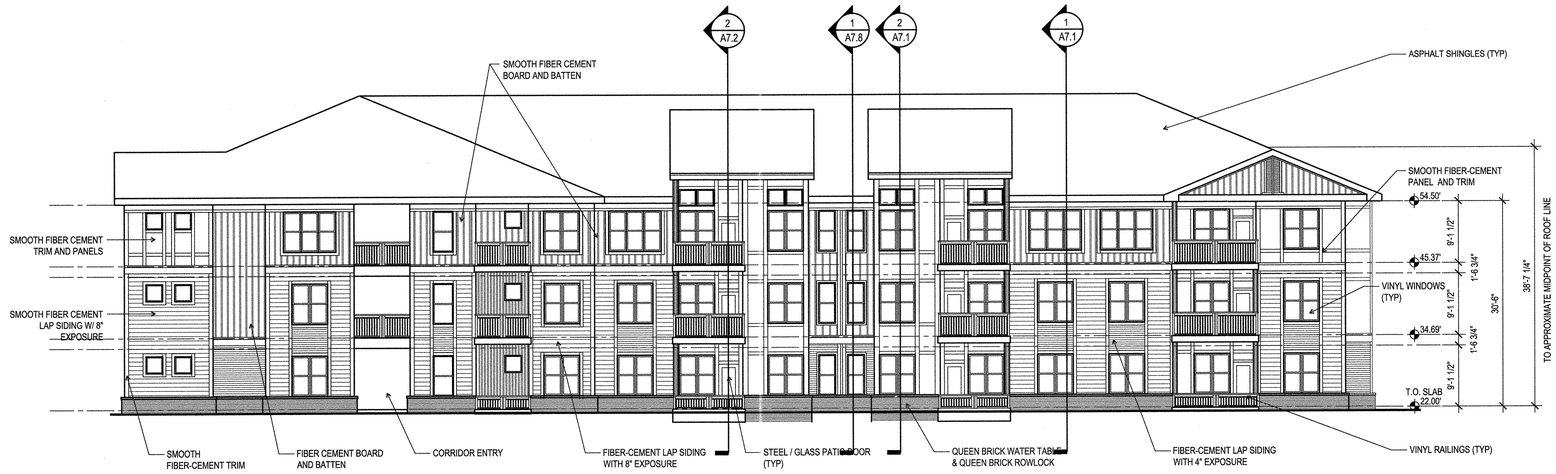

2 / A5.4 **BUILDING 2 - PARKING ELEVATION**
3/32" = 1'-0"

1 / A5.4 **BUILDING 2 - REAR ELEVATION**
3/32" = 1'-0"

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PROJECT A-1253

BLDG 2 EXTERIOR ELEVATIONS

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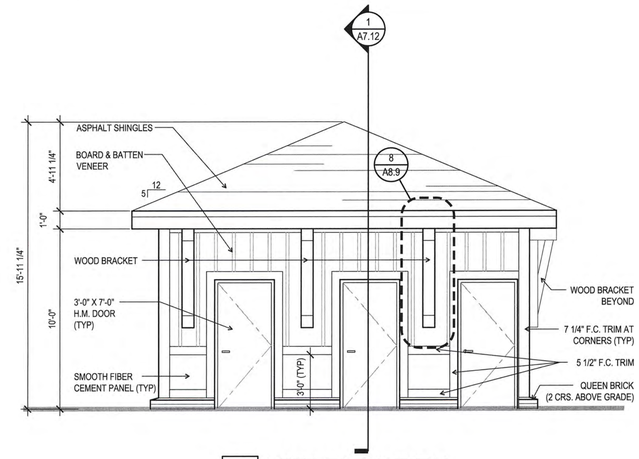
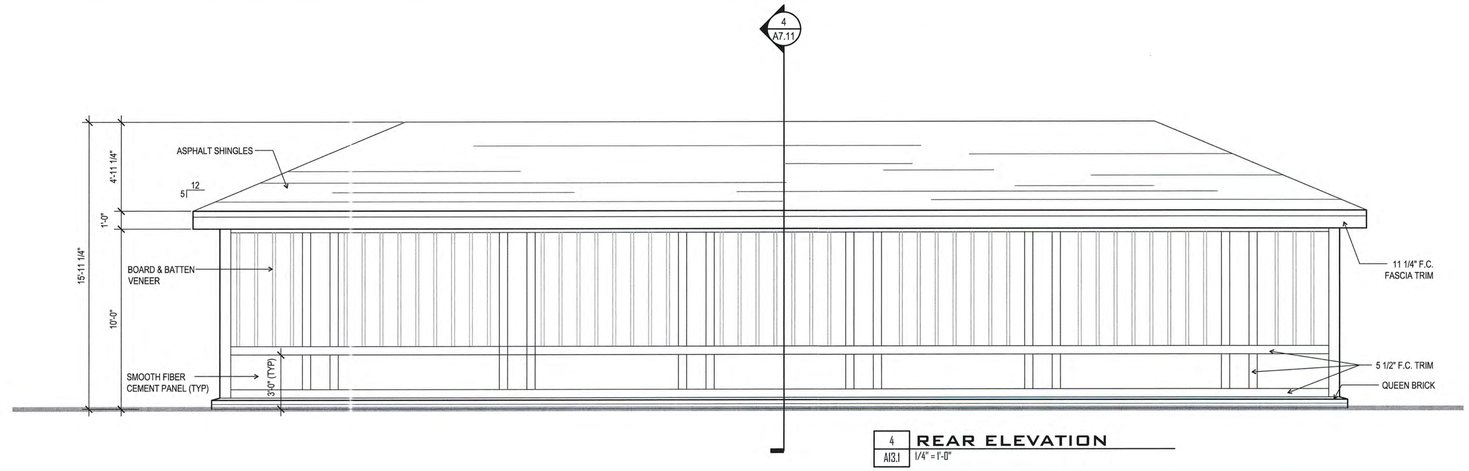
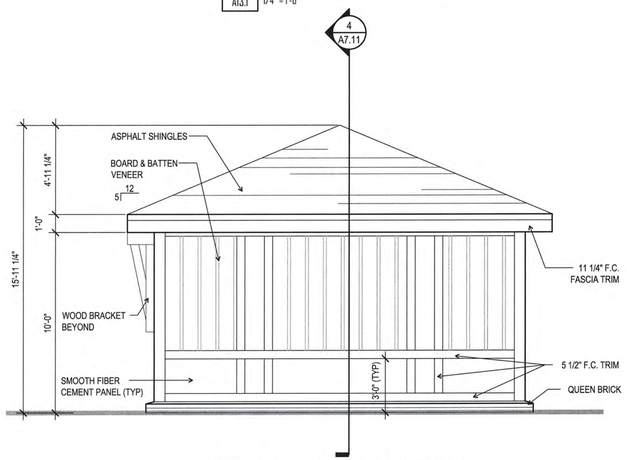


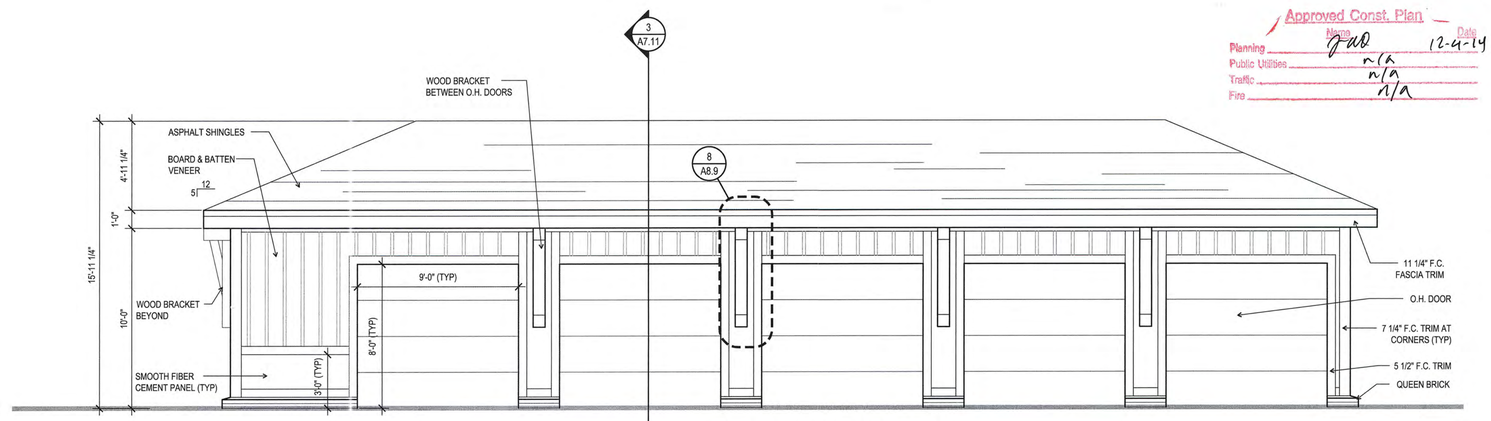
5 A13.1 **LEFT ELEVATION** 1/4" = 1'-0"



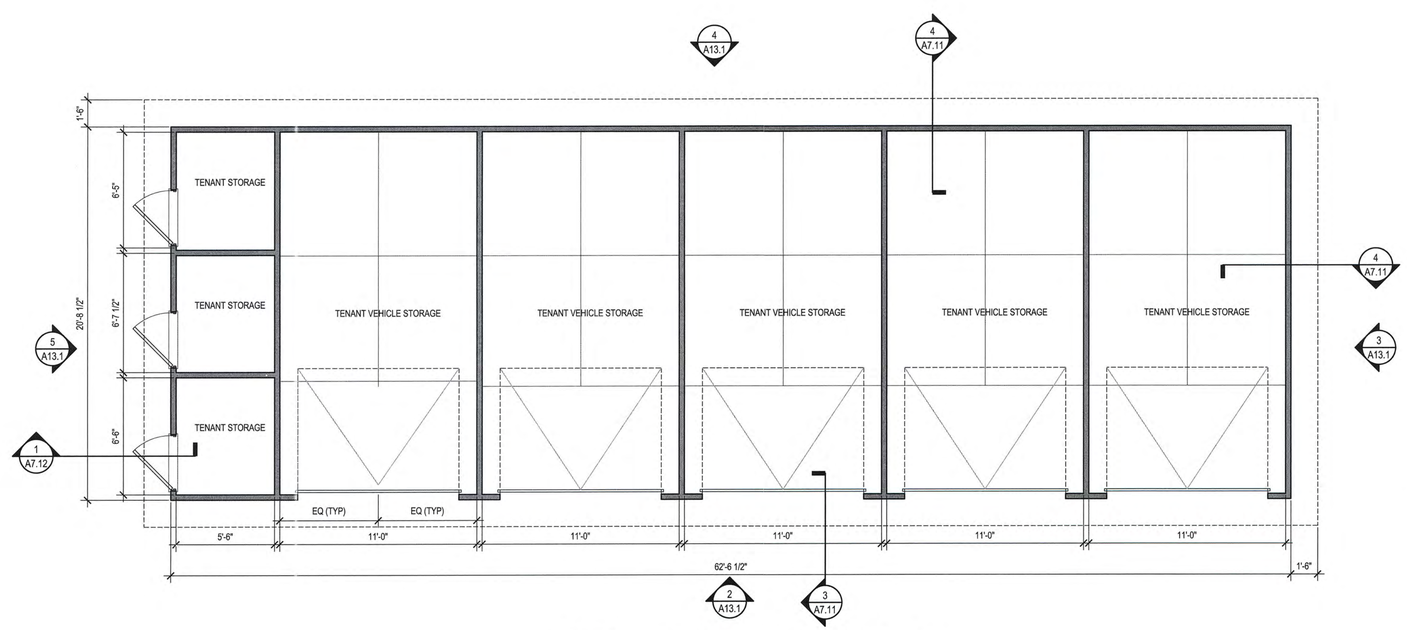
4 A13.1 **REAR ELEVATION** 1/4" = 1'-0"



3 A13.1 **RIGHT ELEVATION** 1/4" = 1'-0"



2 A13.1 **FRONT ELEVATION** 1/4" = 1'-0"



1 A13.1 **FIVE BAY GARAGE BUILDING** 1/4" = 1'-0"

BUILDING PLAN NOTES

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Approved Const. Plan

	Name	Date
Planning	JAB	12-4-14
Public Utilities	n/a	
Traffic	n/a	
Fire	n/a	

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ACCESSORY STRUCTURES - GARAGE BUILDINGS

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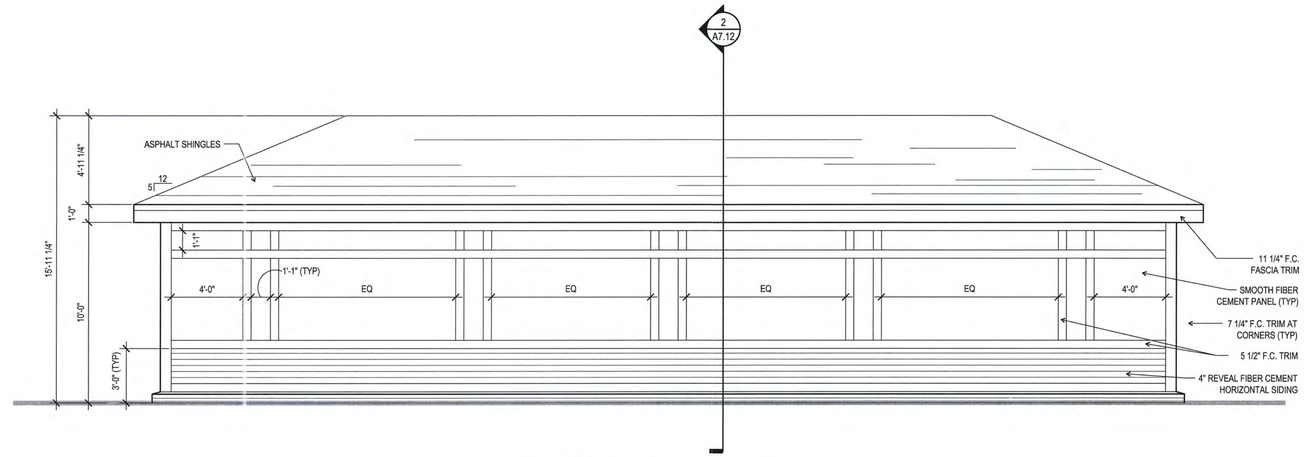
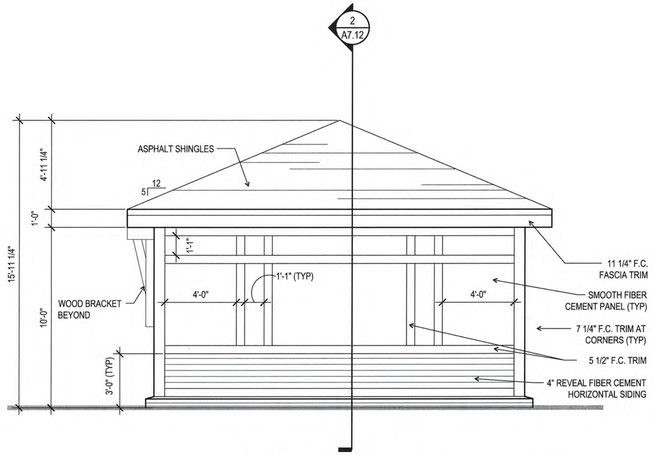
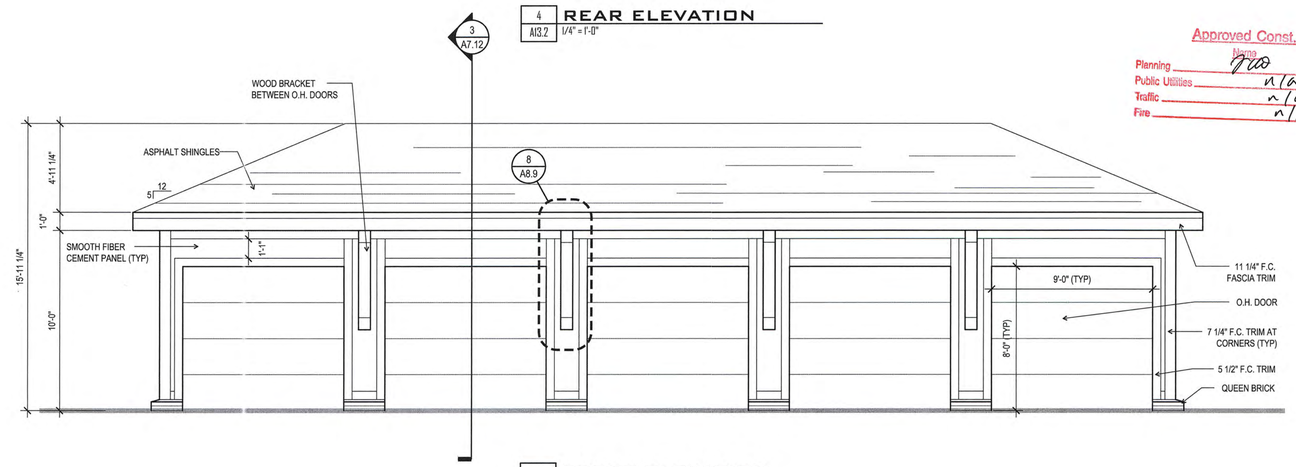


4 A13.2 **REAR ELEVATION**
1/4" = 1'-0"



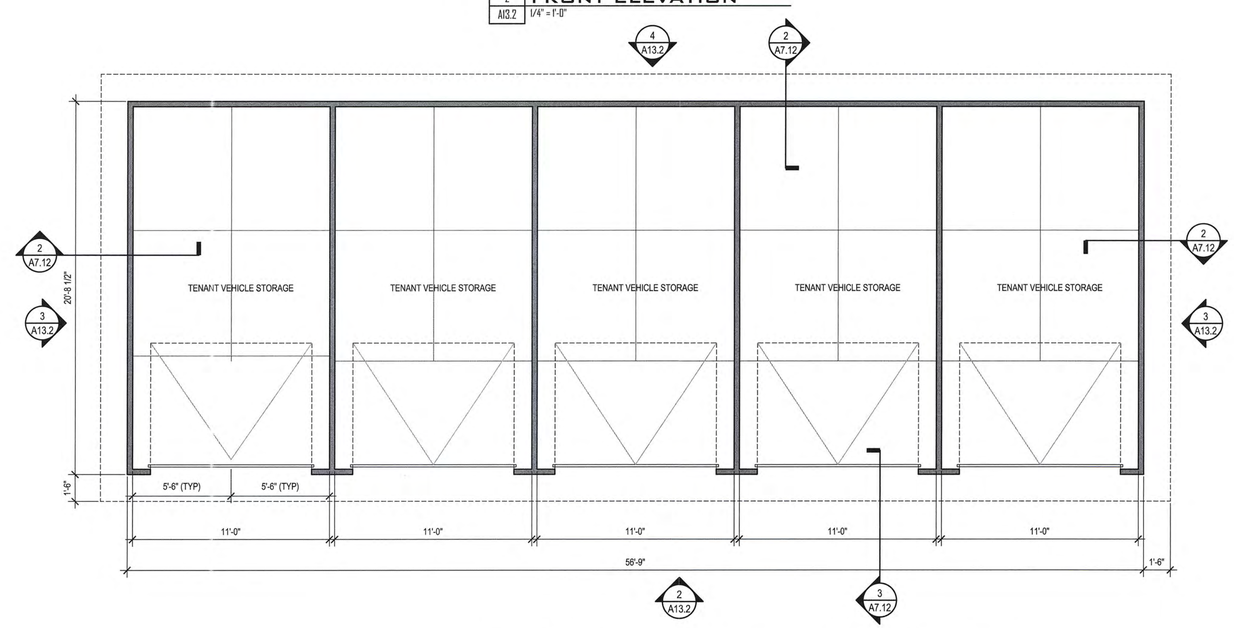
3 A13.2 **RIGHT & LEFT ELEVATION**
1/4" = 1'-0"



2 A13.2 **FRONT ELEVATION**
1/4" = 1'-0"

Approved Const. Plan

	Name	Date
Planning	[illegible]	12/4/14
Public Utilities	n/a	
Traffic	n/a	
Fire	n/a	



1 A13.2 **FIVE BAY GARAGE BUILDING (VEHICLE ONLY)**
1/4" = 1'-0"

BUILDING PLAN NOTES

1. ALL UNDESIGNATED DIMENSIONED INTERIOR WALLS TO BE 3 1/2" WOOD STUD & & PLUMBING WALLS TO BE 5 1/2" WOOD STUD.
2. ALL UNDESIGNATED DOORS TO BE CENTERED OR TO BE LOCATED 4" OFF SIDE WALL.
3. SEE 1/4" UNIT PLANS FOR INTERIOR WALL LOCATIONS.
4. REFERENCE WALL TYPE SHEET (A0.4) FOR ALL INFORMATION ON CORRESPONDING WALL TAGS.
5. ALL INTERIOR WOOD BEARING WALLS TO BE 1 HOUR (UL #305) - REFERENCE STRUCTURAL DRAWINGS FOR ALL LOCATIONS.
6. ALL BALCONIES / TERRACES TO SLOPE MINIMUM 1/8" PER FOOT TO BALCONY EDGE, SCUPPER, OR DRAIN.
7. SEE ELECTRICAL PLANS FOR BUILDING ELECTRICAL LAYOUTS.
8. SEE GRADING PLAN (CIVIL SHEETS) FOR BUILDING ENTRY ELEVATION AND SITE WALL DIMENSIONS AND LOCATIONS.
9. WINDOW & DOOR LOCATIONS ARE TYPICAL PER UNIT UNLESS OTHERWISE NOTED.
10. ALL CORRIDOR / UNIT WALLS TO BE 1 HOUR - SEE WALL RATING DESIGNATIONS - ALSO REFERENCE STRUCTURAL DRAWINGS FOR LOCATIONS.

MERIDIAN AT FAIRFIELD PARK
WILMINGTON, NORTH CAROLINA

PROJECT A-1253

ACCESSORY STRUCTURES - GARAGE BUILDINGS

FEBRUARY 03, 2014

REVISION 1 -
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REVISION 3 -
REVISION 4 -

A13.2

BUILDING PLAN NOTES

1. ALL UNDESIGNATED DIMENSIONED INTERIOR WALLS TO BE 3 1/2" WOOD STUD & & PLUMBING WALLS TO BE 5 1/2" WOOD STUD.
2. ALL UNDESIGNATED DOORS TO BE CENTERED OR TO BE LOCATED 4" OFF SIDE WALL.
3. SEE 1/4" UNIT PLANS FOR INTERIOR WALL LOCATIONS.
4. REFERENCE WALL TYPE SHEET (A0.4) FOR ALL INFORMATION ON CORRESPONDING WALL TAGS.
5. ALL INTERIOR WOOD BEARING WALLS TO BE 1 HOUR (UL #305) - REFERENCE STRUCTURAL DRAWINGS FOR ALL LOCATIONS.
6. ALL BALCONIES / TERRACES TO SLOPE MINIMUM 1/8" PER FOOT TO BALCONY EDGE, SCUPPER, OR DRAIN.
7. SEE ELECTRICAL PLANS FOR BUILDING ELECTRICAL LAYOUTS.
8. SEE GRADING PLAN (CIVIL SHEETS) FOR BUILDING ENTRY ELEVATION AND SITE WALL DIMENSIONS AND LOCATIONS.
9. WINDOW & DOOR LOCATIONS ARE TYPICAL PER UNIT UNLESS OTHERWISE NOTED.
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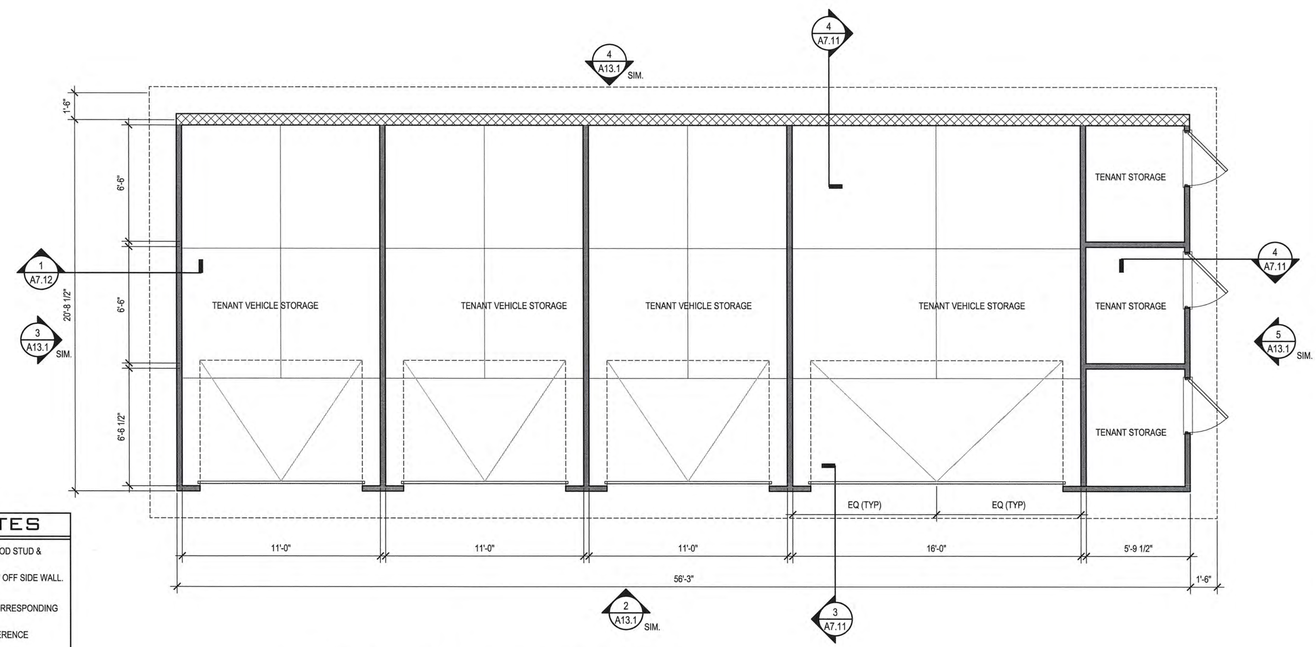
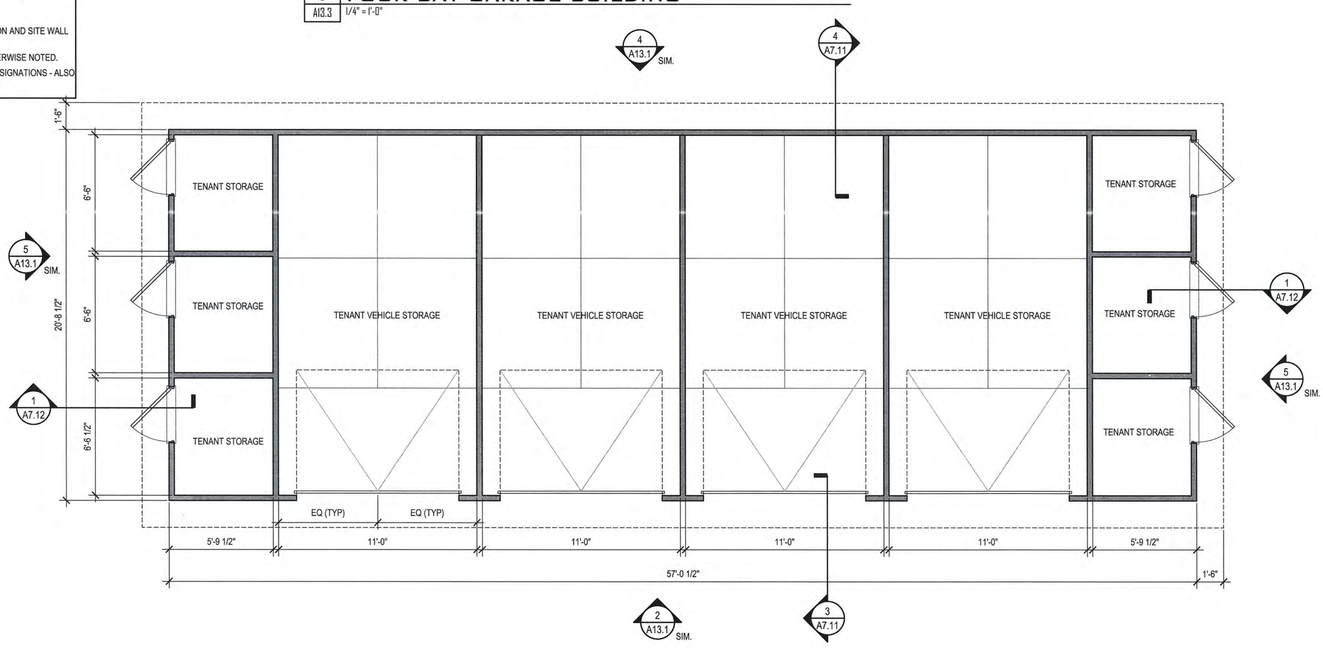
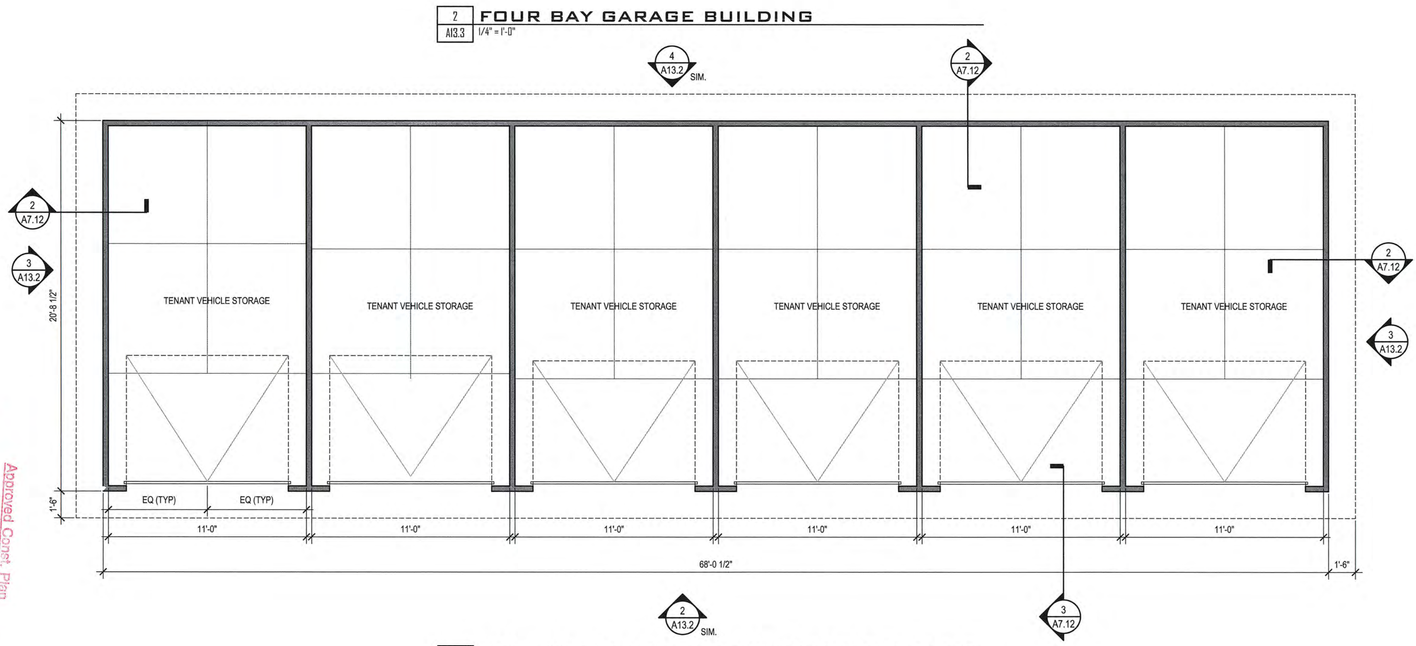


3 A13.3 FOUR BAY GARAGE BUILDING
1/4" = 1'-0"



2 A13.3 FOUR BAY GARAGE BUILDING
1/4" = 1'-0"



1 A13.3 SIX BAY GARAGE BUILDING (VEHICLE ONLY)
1/4" = 1'-0"

Approved Const. Plan
Planning
Public Utilities
Traffic
Fire
Date 12/4/14

MERIDIAN AT FAIRFIELD PARK

WILMINGTON, NORTH CAROLINA

PRELIMINARY:
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PROJECT A-1253
ACCESSORY STRUCTURES - GARAGE BUILDINGS

FEBRUARY 03, 2014

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A13.3

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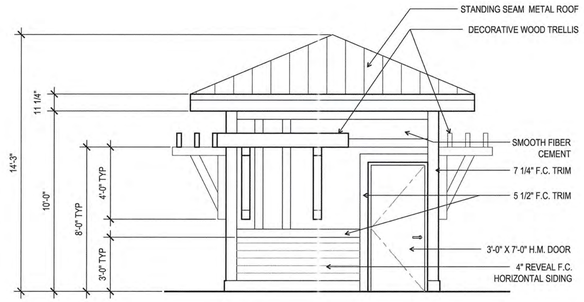
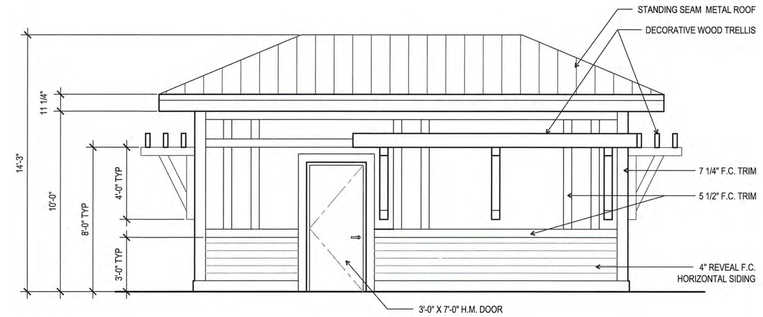
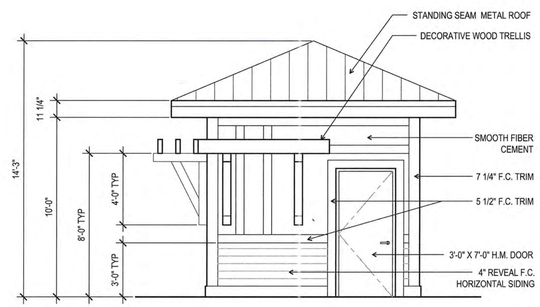


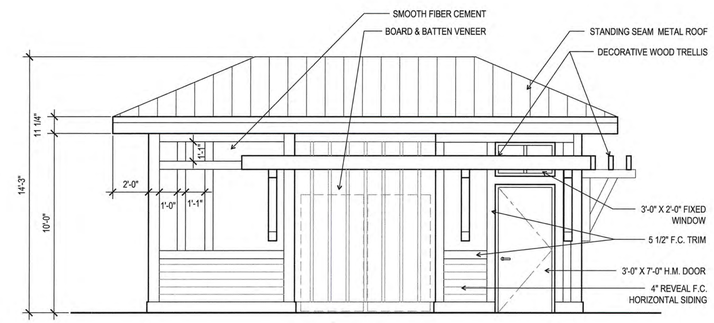
5 A13.4 LEFT ELEVATION
1/4" = 1'-0"



4 A13.4 REAR ELEVATION
1/4" = 1'-0"



3 A13.4 RIGHT ELEVATION
1/4" = 1'-0"

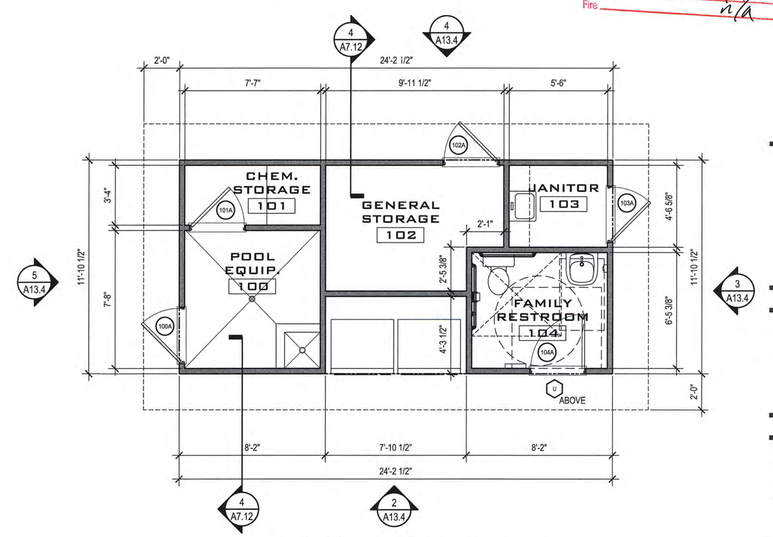


2 A13.4 FRONT ELEVATION
1/4" = 1'-0"

Approved Const. Plan
Name Date
Planning JAD 12/4/14
Public Utilities n/a
Traffic n/a
Fire n/a

BUILDING PLAN NOTES

1. ALL UNDESIGNATED DIMENSIONED INTERIOR WALLS TO BE 3 1/2" WOOD STUD & & PLUMBING WALLS TO BE 5 1/2" WOOD STUD.
2. ALL UNDESIGNATED DOORS TO BE CENTERED OR TO BE LOCATED 4" OFF SIDE WALL.
3. SEE 1/4" UNIT PLANS FOR INTERIOR WALL LOCATIONS.
4. REFERENCE WALL TYPE SHEET (A0.4) FOR ALL INFORMATION ON CORRESPONDING WALL TAGS.
5. ALL INTERIOR WOOD BEARING WALLS TO BE 1 HOUR (UL #305) - REFERENCE STRUCTURAL DRAWINGS FOR ALL LOCATIONS.
6. ALL BALCONIES / TERRACES TO SLOPE MINIMUM 1/8" PER FOOT TO BALCONY EDGE, SCUPPER, OR DRAIN.
7. SEE ELECTRICAL PLANS FOR BUILDING ELECTRICAL LAYOUTS.
8. SEE GRADING PLAN (CIVIL SHEETS) FOR BUILDING ENTRY ELEVATION AND SITE WALL DIMENSIONS AND LOCATIONS.
9. WINDOW & DOOR LOCATIONS ARE TYPICAL PER UNIT UNLESS OTHERWISE NOTED.
10. ALL CORRIDOR / UNIT WALLS TO BE 1 HOUR - SEE WALL RATING DESIGNATIONS - ALSO REFERENCE STRUCTURAL DRAWINGS FOR LOCATIONS.



1 A13.4 POOL HOUSE PLAN
1/4" = 1'-0"

MERIDIAN AT FAIRFIELD PARK

WILMINGTON, NORTH CAROLINA

PROJECT A-1253

POOL HOUSE PLAN & ELEVATIONS

FEBRUARY 03, 2014

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A13.4

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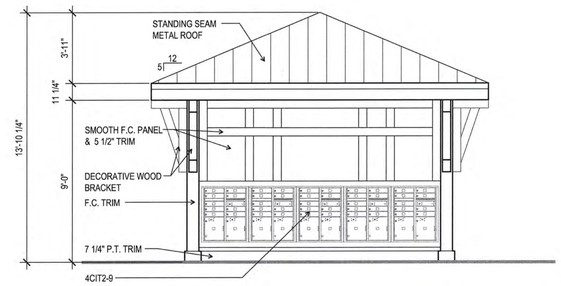
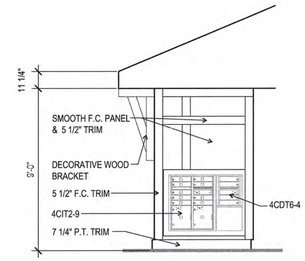
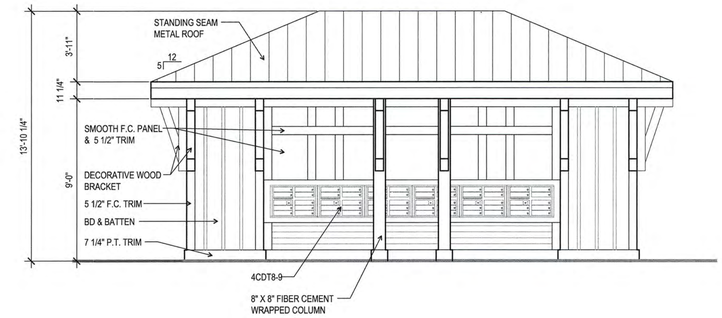


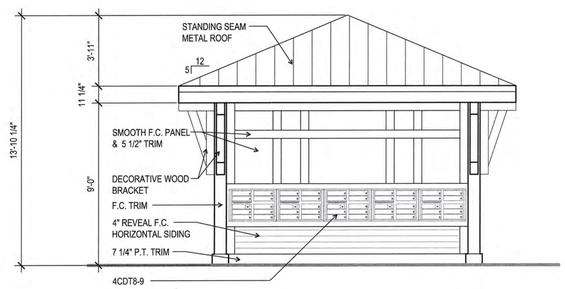
7 A13.5 **INSIDE RETURN ELEVATION**
1/4" = 1'-0"



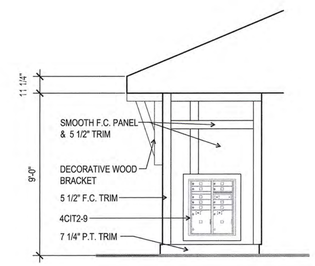
6 A13.5 **INSIDE RETURN ELEVATION**
1/4" = 1'-0"



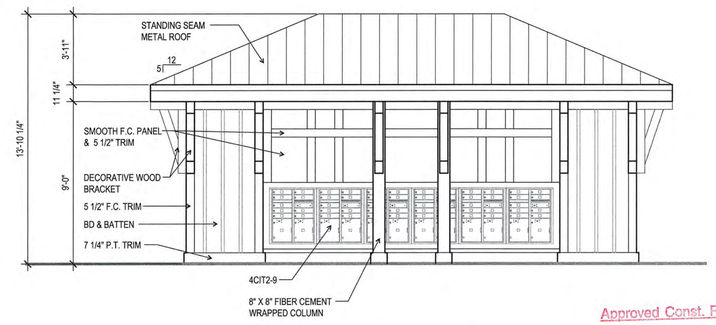
5 A13.5 **REAR ELEVATION**
1/4" = 1'-0"



4 A13.5 **RIGHT ELEVATION**
1/4" = 1'-0"

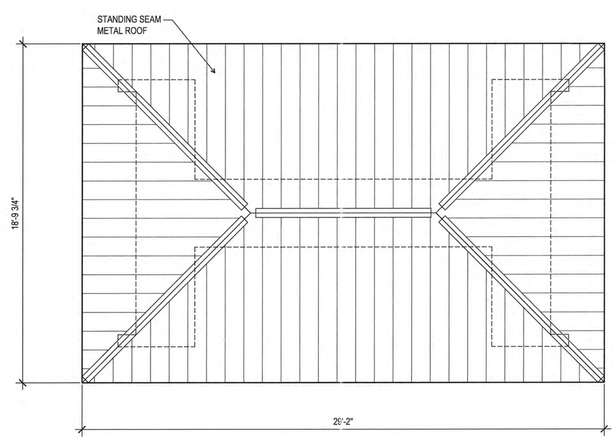


3 A13.5 **INSIDE RETURN ELEVATION**
1/4" = 1'-0"

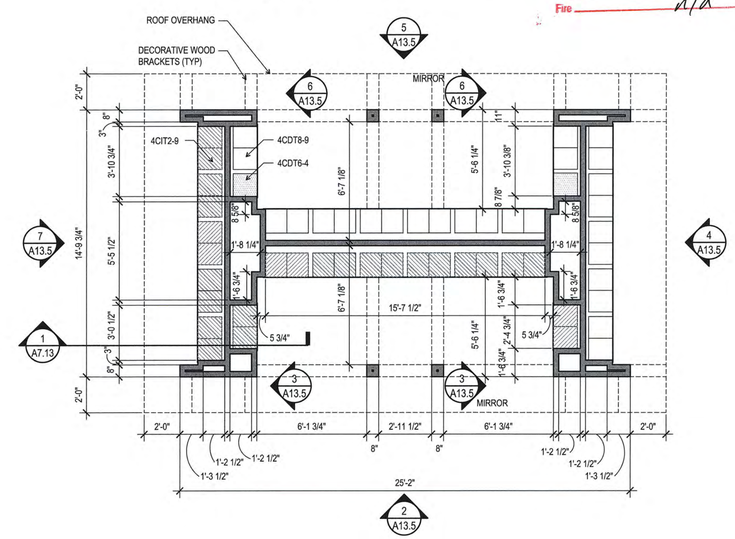


2 A13.5 **FRONT ELEVATION**
1/4" = 1'-0"

Approved Const. Plan
Name Date
Planning 12/4/14
Public Utilities n/a
Traffic n/a
Fire n/a



2 A13.5 **ROOF PLAN**
1/4" = 1'-0"



2 A13.5

1 A13.5 **MAIL KIOSK PLAN**
1/4" = 1'-0"

MERIDIAN AT FAIRFIELD PARK

WILMINGTON, NORTH CAROLINA

PROJECT A-1253

MAIL KIOSK PLAN & ELEVATIONS

FEBRUARY 03, 2014

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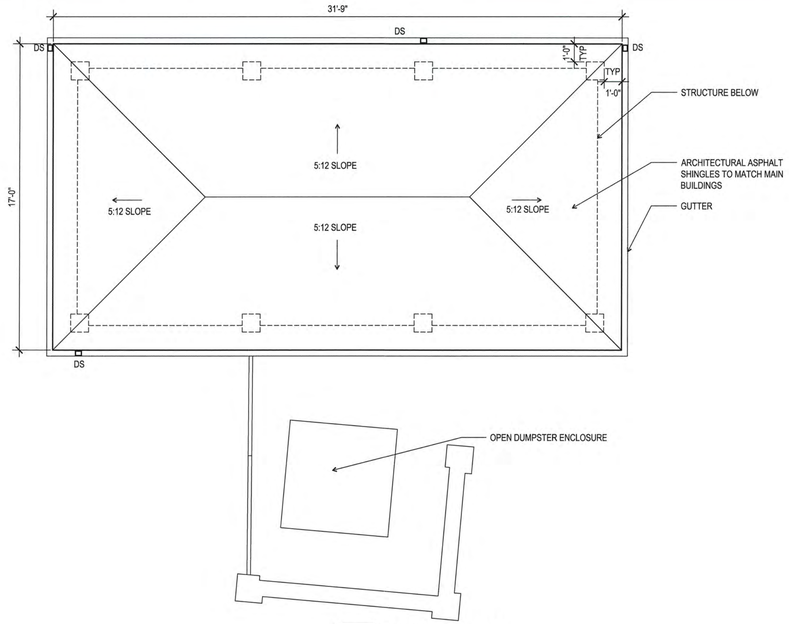
A13.5



6 A13.6 **ROOF PLAN** 1/4" = 1'-0"

BUILDING PLAN NOTES

1. ALL UNDESIGNATED DIMENSIONED INTERIOR WALLS TO BE 3 1/2" WOOD STUD & & PLUMBING WALLS TO BE 5 1/2" WOOD STUD.
2. ALL UNDESIGNATED DOORS TO BE CENTERED OR TO BE LOCATED 4" OFF SIDE WALL.
3. SEE 1/4" UNIT PLANS FOR INTERIOR WALL LOCATIONS.
4. REFERENCE WALL TYPE SHEET (A0.4) FOR ALL INFORMATION ON CORRESPONDING WALL TAGS.
5. ALL INTERIOR WOOD BEARING WALLS TO BE 1 HOUR (UL #305) - REFERENCE STRUCTURAL DRAWINGS FOR ALL LOCATIONS.
6. ALL BALCONIES / TERRACES TO SLOPE MINIMUM 1/8" PER FOOT TO BALCONY EDGE, SCUPPER, OR DRAIN.
7. SEE ELECTRICAL PLANS FOR BUILDING ELECTRICAL LAYOUTS.
8. SEE GRADING PLAN (CIVIL SHEETS) FOR BUILDING ENTRY ELEVATION AND SITE WALL DIMENSIONS AND LOCATIONS.
9. WINDOW & DOOR LOCATIONS ARE TYPICAL PER UNIT UNLESS OTHERWISE NOTED.
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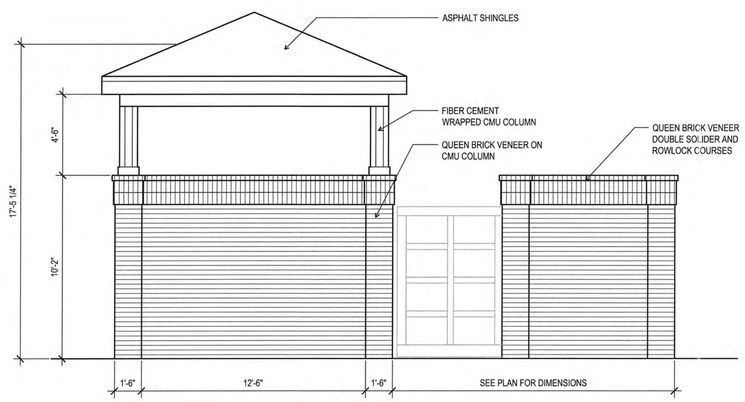
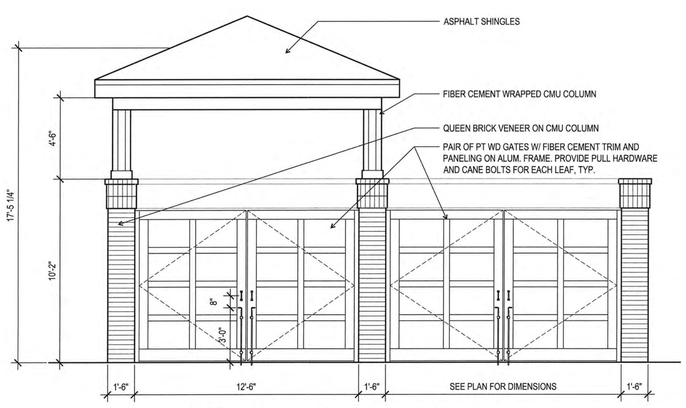
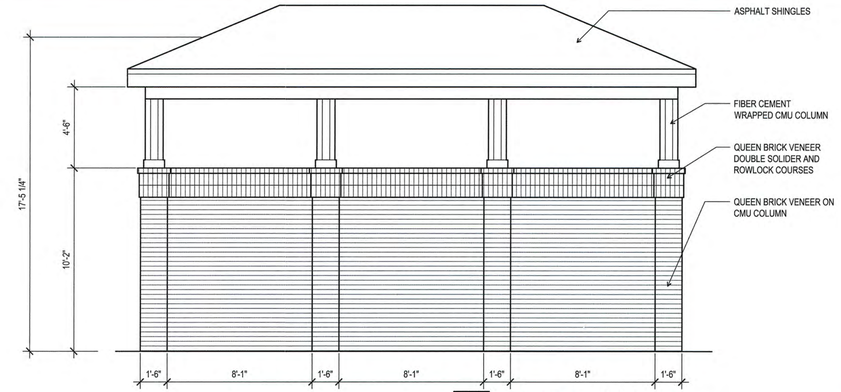


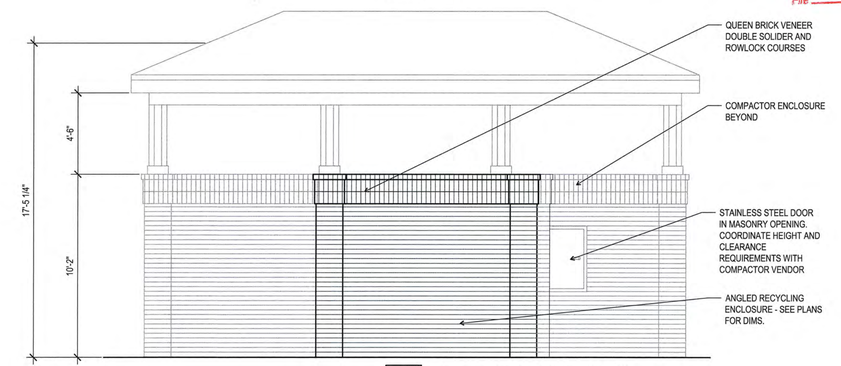
3 A13.6 **REAR ELEVATION** 1/4" = 1'-0"



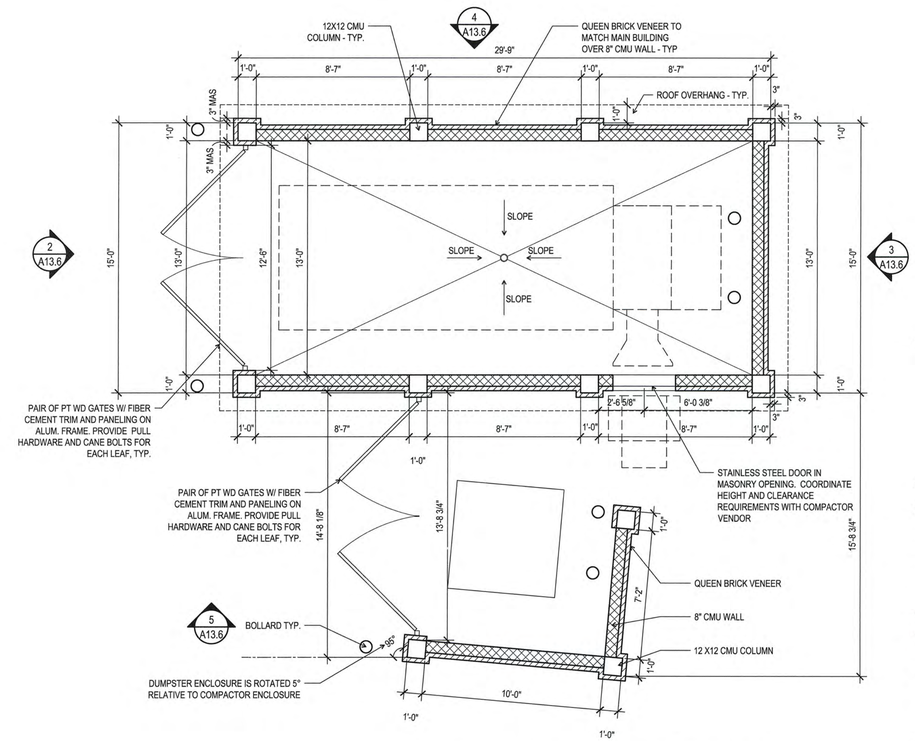
2 A13.6 **FRONT ELEVATION** 1/4" = 1'-0"



4 A13.6 **LEFT ELEVATION** 1/4" = 1'-0"



5 A13.6 **RIGHT ELEVATION** 1/4" = 1'-0"



1 A13.6 **COMPACTOR/DUMPSTER PLAN** 1/4" = 1'-0"

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PRELIMINARY:
NOT FOR CONSTRUCTION

Approved Const. Plan

	Name	Date
Planning	[illegible]	12/4/14
Public Utilities	n/a	
Traffic	n/a	
Fire	n/a	

MERIDIAN AT FAIRFIELD PARK

WILMINGTON, NORTH CAROLINA

PROJECT A-1253

TRASH COMPACTOR PLANS AND ELEVATIONS

FEBRUARY 03, 2014

REVISION 1 -
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A13.6

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BUILDING PLAN NOTES

1. ALL UNDESIGNATED DIMENSIONED INTERIOR WALLS TO BE 3 1/2" WOOD STUD & & PLUMBING WALLS TO BE 5 1/2" WOOD STUD.
2. ALL UNDESIGNATED DOORS TO BE CENTERED OR TO BE LOCATED 4" OFF SIDE WALL.
3. SEE 1/4" UNIT PLANS FOR INTERIOR WALL LOCATIONS.
4. REFERENCE WALL TYPE SHEET (A0.4) FOR ALL INFORMATION ON CORRESPONDING WALL TAGS.
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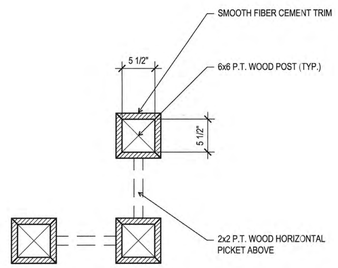
10. ALL CORRIDOR / UNIT WALLS TO BE 1 HOUR - SEE WALL RATING DESIGNATIONS - ALSO REFERENCE STRUCTURAL DRAWINGS FOR LOCATIONS.

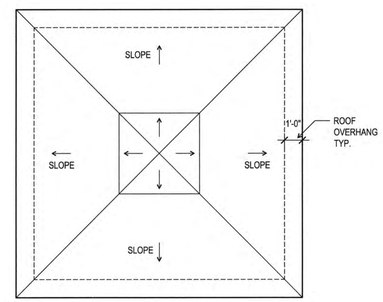
PRELIMINARY:
NOT FOR CONSTRUCTION

Approved Const. Plan

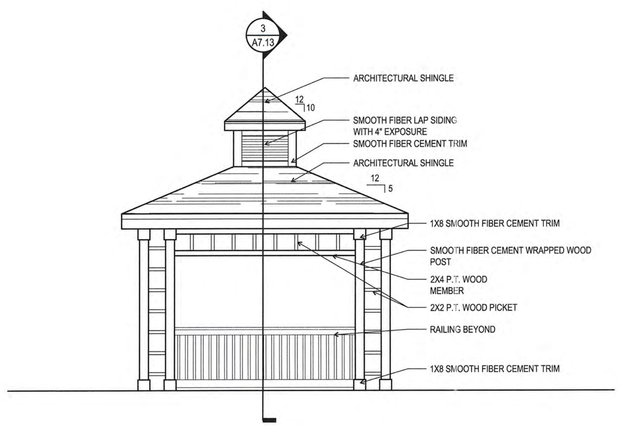
	Name	Date
Planning	DAD	12/4/14
Public Utilities	n/a	
Traffic	n/a	
Fire	n/a	



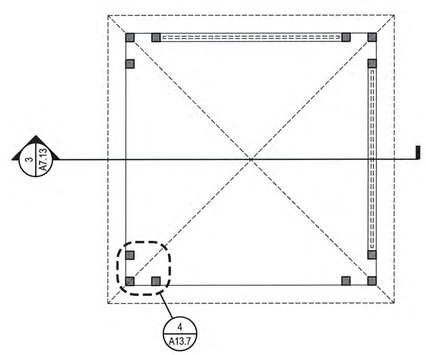
4 A13.7 **DETAIL AT POSTS**
1" = 1'-0"



3 A13.7 **ROOF PLAN**
1/4" = 1'-0"



2 A13.7 **FRONT ELEVATION**
1/4" = 1'-0"



1 A13.7 **PLAN**
1/4" = 1'-0"

MERIDIAN AT FAIRFIELD PARK

WILMINGTON, NORTH CAROLINA

PROJECT A-1253

GAZEBO PLANS AND ELEVATIONS

FEBRUARY 03, 2014

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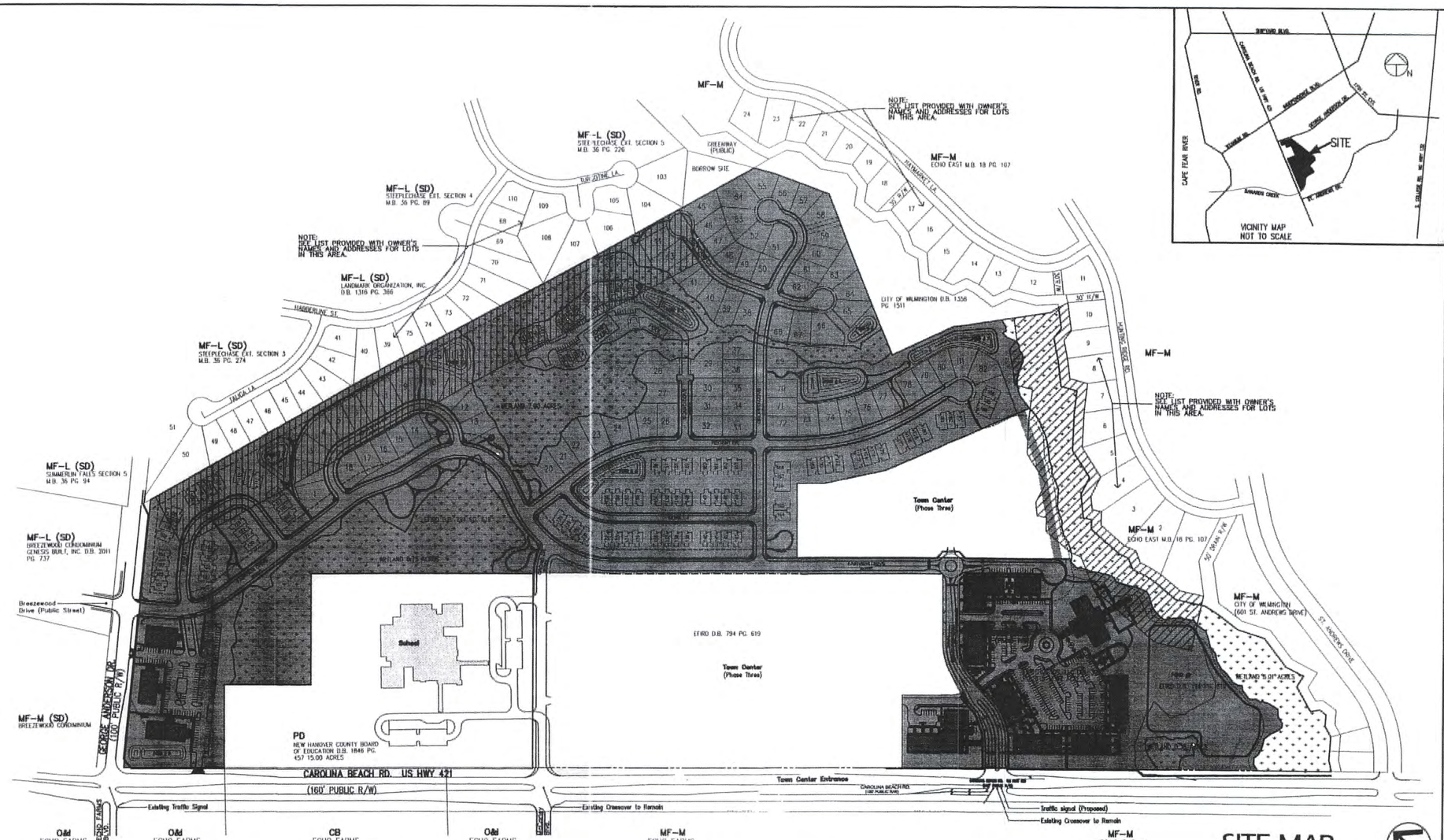

Fairfield Park
Total Number of Dwelling Units
Phase I & II

82 Patio Homes	[all 3-bedrooms]
70 Townhomes	[70 2-bedrooms]
34 Townhomes	[34 3-bedrooms]
186 Dwelling Units	

Fairfield Park
Phase I & II
Total Proposed Trees To Be Planted

Sheet	Proposed Trees	Existing Trees
L-1	0	0
L-2	0	0
L-3	0	0
L-4	46	27
L-5	208	0
L-6	52	0
L-7	55	0
L-8	0	0
L-11	464	0
L-12	0	0
L-13	0	0
L-14	297	17
L-15	0	0
L-16	195	0
L-17	0	0
L-18	12	0
L-20	0	0
Total	1329	44
Grand Total:	1373	

85.68 total / acre x 15 acres = 1283 required number of trees

Fairfield Park Town Center
(07/30/03)

	Building Footprint	Number of floors	Building Height (ft)	Total Square Footage	Proposed Land Use
A	6,600	3	36	19,800	Office
B	7,200	3	36	21,600	Office
C	8,400	3	36	25,200	Retail Down / Office Up**
Sub-total "A"				66,600	**Total (8400)/Office (16,800)
D	7,200	2	30	14,400	Retail Down / Office Up
E	7,200	2	30	14,400	Retail Down / Office Up
F	7,200	2	30	14,400	Retail Down / Office Up
G	7,200	2	30	14,400	Retail Down / Office Up
H	32,400	1	24	32,400	Grocery Store
I	29,400	2	30	58,800	Retail Down / Residential Up
J	13,800	2	30	27,600	Retail Down / Residential Up
K	12,600	2	30	25,200	Retail Down / Residential Up
L	7,200	2	30	14,400	Retail Down / Office Up
M	7,200	2	30	14,400	Retail Down / Office Up
Sub-total for Town Center "B"				230,600	
N	7,200	2	30	14,400	Retail Down / Office Up
O	7,200	2	30	14,400	Retail Down / Office Up
P	7,200	2	30	14,400	Restaurant Down / Office Up
Q	30,000	2	30	60,000	Office Condos
R	14,400	2	30	28,800	Office Condos
S	20,850	2	30	41,700	Restaurant Down / Office Up
Sub-total for Town Center "C"				173,700	
T	10,200	2	30	20,400	5,100 Bank/15,300 Office
U	8,400	2	30	16,800	Restaurant Down / Office Up
V	10,200	2	30	20,400	Medical Office
W	8,600	2	30	17,200	Office Condos
X	8,400	2	30	16,800	Office Condos
Y	5,700	2	30	11,400	Office Condos
Z	2,700	2	30	5,400	Office Condos
AA	14,400	3	36	43,200	Medical Office
Sub-total for Town Center "D"				147,600	
Church "E"				78,900	Church
Area "A"				66,600	
Area "B"				230,600	
Area "C"				173,700	
Area "D"				147,600	
Church Site Area "E"				78,900	
Total				697,200	

SITE DATA (Phase One & Two)

Fairfield Park – Phase One & Two	
Current Zoning	MX
Tract Size (Phase One & Two)	85.68 Acres
Existing Building Square Feet	N/A
Proposed Building Square Feet (All Areas within the MX Area)	
Retail	71,850 Sq. Ft. 11.60 % Retail
Office	184,050 Sq. Ft. 29.74 % Office
Patio Homes	173,213 Sq. Ft. 58.66 % Residential
Townhouses	189,828 Sq. Ft.
SF to be Developed	618,941 Sq. Ft. 100%
SF occupied by Structures	
All Buildings	618,941 Sq. Ft.
sF.O.W.	582,731 Sq. Ft.
Parking Areas	201,242 Sq. Ft.
Total Acres within 100 Year Flood	0.27 Acres
Total Acres within Wetlands	13.75 Acres
Parking (Maximum)	1,055
Parking Provided	417
Handicap Spaces Required	13
Handicap Spaces Provided	20
Loading Bays Provided	10
Required Internal Landscaping	28,714 Sq. Ft. = 14%
Provided Internal Landscaping	35,488 Sq. Ft.

*Includes Street R/W, Sewer & Storm drainage Easements.

PHASE ONE & TWO OPEN SPACE – COMMON SPACE

Phase One & Two Land Area: 3,732,006 Sq. Ft. (85.68 Acres)

Phase One & Two Area

Fringe Area

Required Open Space (25%): 933,002 Sq. Ft. (21.42 Acres)

*Provided Open Space: 942,808 Sq. Ft. (21.47 Acres)

Required Common Space: 373,201 Sq. Ft. (8.57 Acres)

Provided Common Space: 373,536 Sq. Ft. (8.58 Acres)

COMMON SPACE AMENITIES

1. Sidewalks with substantial ornamental treatments (e.g. brick pavers, variety of materials, color texture, use of impervious Materials consistent with the Americans with Disabilities Act.)
2. Sidewalk Planters, and Planters with potential seating around the perimeter.
3. Public Art, (e.g. Sculpture, Fountains, Clock, Kiosk, etc.)

* Buffer "D" (see Sheet L-5) has been included as Open Space and Common Space.

BASE DENSITY (FAR)

Phase One & Two Land Area:					
Land Area Type	Land Area			Base Far	Allowed Building Area
Resource Protection:	N/A Acres	N/A	Sq. Ft.	N/A	N/A
Urban Transition:	85.68 Acres	3,732,006	Sq. Ft.	N/A	746,401 (20%)

PROPOSED DENSITY (FAR)

Land Area				FAR	Proposed Building Area
Resource Protection:	N/A Acres	N/A	Sq. Ft.	N/A	N/A
Urban Transition:	Acres		Sq. Ft.	.	618,741

PROPOSED DENSITY (FAR)

Land Area: Phase One & Two	
Office/Retail Building Area:	255,700 Sq. Ft.
Townhouse Residential:	189,828 Sq. Ft.
Single Family Residential:	173,213 Sq. Ft.
Collector Streets:	*393,782 Sq. Ft.
TOTAL:	1,012,523 Sq. Ft.

*Fairview Drive from George Anderson to Carolina Beach Road included as Collector Street.

APPROVED CONST. PLAN 7/5-03
Date

expired
Jadie Pybrock
Cow Planning
12/9/14

[illegible] utility cut or [illegible] permit shall be required from the [illegible] to occupancy and/or project acceptance.

GENERAL NOTES:

1. ALL ROADS IN FAIRFIELD PARK ARE PUBLIC ROADS.
2. SEE SHEETS C2.1A & 12 FOR LOCATIONS OF OPEN AND COMMON SPACE.

SITE MAP
PHASE 1 & 2
NORTH

0 200 400 600
SCALE: 1"=200'

REVISIONS	BY

HTCA
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Land Planning Landscape Architecture
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Wilmington, North Carolina 28401
Phone: (910) 763-7793 Fax: (910) 763-7707

SMITH NEWKIRK
DRAFTING AND DESIGN
3917 OLEANDER DRIVE WILMINGTON, N.C.

Fairfield Park - Phase I & 2
Carolina Beach Road
Wilmington, North Carolina

DESIGNED:	DRAWN:
HTC	WES
DATE :	3-6-2003
SCALE :	AS NOTED
JOB NO. :	230-00402

SHEET
L11
OF 20 SHEETS

Fairfield Drive / Phase 1 & 2
Revised 7/8/13
9/24/13

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 289 HOWARD T. CAPPS

CP631