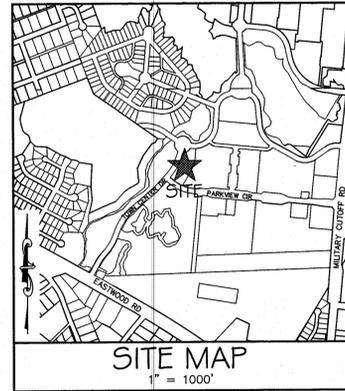


NEW HANOVER COUNTY
 CITY OF WILMINGTON, NORTH CAROLINA
**THE RESERVE AT MAYFAIRE
 PARKING EXPANSION**
1411 PARKVIEW CIRCLE
 NOVEMBER 14, 2012
 REVISED: FEBRUARY 8, 2013



VICINITY MAP
 SCALE: 1" = 2000'

SHEET INDEX

SHEET NO.	FILE NO.	DESCRIPTION
1	G-001	COVER
2	---	TRAM SITE DEVELOPMENT PLAN
3	G-002	GENERAL NOTES
4	CX-CD-101	EXISTING CONDITIONS AND DEMOLITION PLAN
5	CS-101	SITE PLAN
6	CS-102	PERVIOUS AND IMPERVIOUS SURFACE EXHIBIT
7	CG-101	GRADING, DRAINAGE & EROSION CONTROL PLAN
8	CL-101	LANDSCAPE PLAN
9	CS-501	SITE DETAILS
10	CS-502	GRADING, DRAINAGE & EROSION CONTROL DETAILS

OWNER / DEVELOPER:

JEFF KENTNER
 STATE STREET, LLC
 211 EAST BOULEVARD
 CHARLOTTE, NC 28233
 (704) 372-3703

PROJECT ENGINEER / REPRESENTATIVE:

RICHARD CHRISTENSEN, PE
 MCKIM & CREED, INC.
 243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 rchristensen@mckimcreed.com
 (910) 343-1048

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

1 inch

Approved Construction Plan

Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____

STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE _____ PERMIT # _____
 SIGNED _____



PHONE# 1-800-632-4949



243 North Front Street
 Wilmington, North Carolina 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 NC LICENSE NO. F-1222
 www.mckimcreed.com



**FINAL DESIGN
 NOT FOR CONSTRUCTION**

THE RESERVE AT MAYFAIRE PARKING EXPANSION

FINAL DESIGN

06227-0001

STANDARD NOTE

NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS.

SEEDBED PREPARATION

- CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
- RIP THE ENTRANCE AREA TO 6 INCHES DEPTH.
- REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
- APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW*).
- CONTINUE TILLAGE UNTIL A WELL - PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
- SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
- MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
- INSPECT ALL SEEDBED 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.
- CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
- * APPLY: AGRICULTURAL LIMESTONE - 2 TONS/ACRE
FERTILIZER - 1000 LBS/ACRE (10-10-10)
SUPERPHOSPHATE - 500 LBS/ACRE (20%)
MULCH - 2 TONS/ACRE (SMALL GRAIN STRAW)
ANCHOR - ASPHALT EMULSION AT 450 GAL/ACRE

TEMPORARY SEEDING			
GRASS TYPE	AMOUNT/1000 S.F.	TIME OF SEEDING	INITIAL
RYE GRASS	1-2 LBS.	APRIL - JUNE	25 LBS. 10-10-10
BROWNTOP MILLET	1-2 LBS.	JUNE - AUGUST	25 LBS. 10-10-10
PERMANENT SEEDING			
GRASS TYPE	AMOUNT/1000 S.F.	TIME OF SEEDING	INITIAL
BERMUDA COMMON	1-2 LBS.	APRIL - JUNE	25 LBS. 10-10-10
FESCUE, TALL (KENTUCKY 31)	5-7 LBS.	JUNE - AUGUST FEB. - OCT.	25 LBS. 10-10-10
SERICEA LESPEDEZA (SLOPES)	1-2 LBS.	MARCH - APRIL	25 LBS. 10-10-10

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

DEMOLITION NOTES

- THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIARIZED WITH FIELD DEMOLITION CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLISHED DEBRIS ASSOCIATED WITH THE PROJECT IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING ANY DEMOLITION. CONTRACTOR SHALL CONTACT NC ONE CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON FIELD SURVEY AND 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.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF DISCONNECTING AND ABANDONING ALL EXISTING UTILITIES WITH THE OWNER 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.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING UTILITIES THAT REMAIN IN SERVICE DURING DEMOLITION.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CONTACTING THE ENGINEER FOR THE REQUIRED INSPECTIONS ON THE PROJECT.

EROSION CONTROL NOTES

- 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.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF STATE LAW AND IS SUBJECT TO A FINE.
- 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 10 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
- ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF NEW HANOVER COUNTY.
- SLOPES SHALL BE GRADED NO STEEPER THAN 3:1.
- ADDITIONAL DEVICES MAY BE REQUIRED AS AGREED UPON BY THE FIELD INSPECTOR, ENGINEER, AND OWNER.
- 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 SEED, MULCHED, AND TACKED UNLESS WRITTEN APPROVAL IS GRANTED BY THE EROSION CONTROL OFFICER.

EROSION CONTROL MAINTENANCE PLAN:

- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AND REPAIRED, AS NECESSARY, EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH.
- 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 CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP. THE SEDIMENT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
- ALL AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- 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 REQUIRED.
- INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (0.5" OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED. INLET PROTECTION SHOULD BE CLEANED OUT WHEN IT IS HALF FULL.
- REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK@ UNIT. IF THE UNIT IS MORE THAN 1/3 FULL OF ACCUMULATED SEDIMENT, THE UNIT MUST BE EMPTIED.

CITY OF WILMINGTON STANDARD NOTES

- CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
- 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.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING SHALL BE REPLACED BY THE CONTRACTOR.
- IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE SHALL APPLY WITH THE OFPUA 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.
- TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.

STORM DRAINAGE AND GRADING NOTES

- IN ACCORDANCE WITH NC GENERAL STATUTES, 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 1/2 INCH OR GREATER, WITH ONE WEEKLY INSPECTION MINIMUM. NCDENR STANDARD INSPECTION REPORTS SHALL BE PREPARED AND SIGNED WITH COPIES PROVIDED TO THE OWNER, ARCHITECT, AND ENGINEER, BY THE CONTRACTOR.
- 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.
- 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.
- ALL DIMENSIONS 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.
- 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.

NOTE (G.S. 113A-57 (2))

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 ANY 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, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

EXCAVATION, GRADING, AND BACKFILLING NOTES

- 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, SUBGRADE OF PARKING OR ROADWAYS AND SUBGRADE OF BUILDING FOUNDATIONS IS FOUND TO BE SOFT, SPONGY, OR IN ANY OTHER WAY UNSUITABLE, THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER IMMEDIATELY. SUCH UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AS SPECIFIED BY THE GEOTECHNICAL ENGINEER AND REPLACED WITH A MINIMUM OF SIX (6) INCHES OF STONE, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- BEFORE BACKFILLING IS COMMENCED OVER PIPES AND OTHER 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 OVER PIPES 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 TO A DEPTH OF 12 INCHES BELOW FINISHED GRADE. THE LAST 12 INCHES OF BACKFILL SHALL BE PLACED IN LAYERS NOT OVER SIX (6) INCHES THICK AND COMPACTED TO A MINIMUM DENSITY OF NINETY-EIGHT (98) PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST.

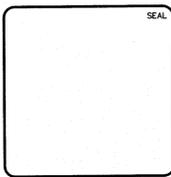
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

1 inch

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

Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

REV. NO.	REVISION PER CITY OF WILMINGTON REVIEW COMMENTS	DATE
A	REVISIONS	02/08/2013



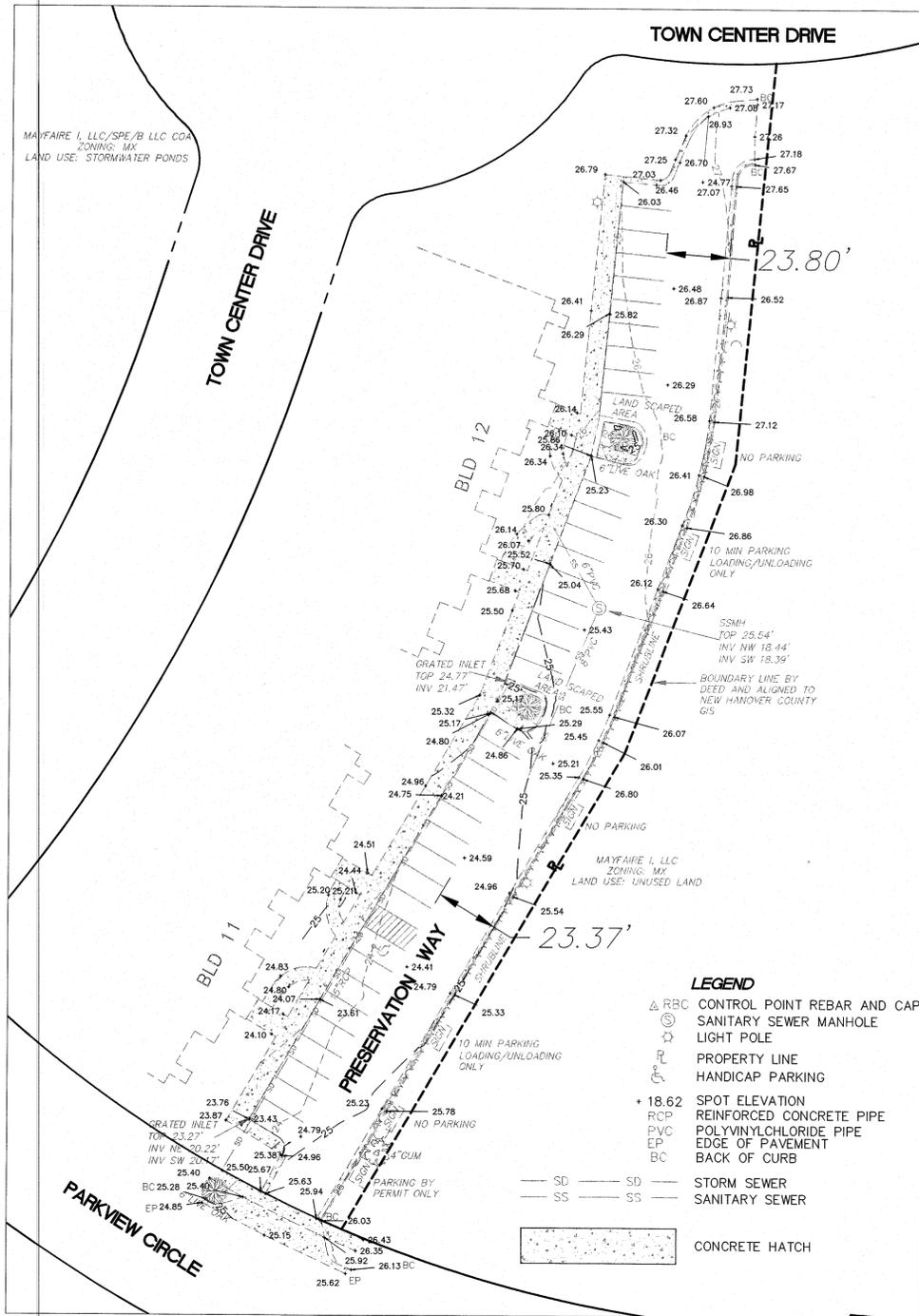
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STATE STREET COMPANIES

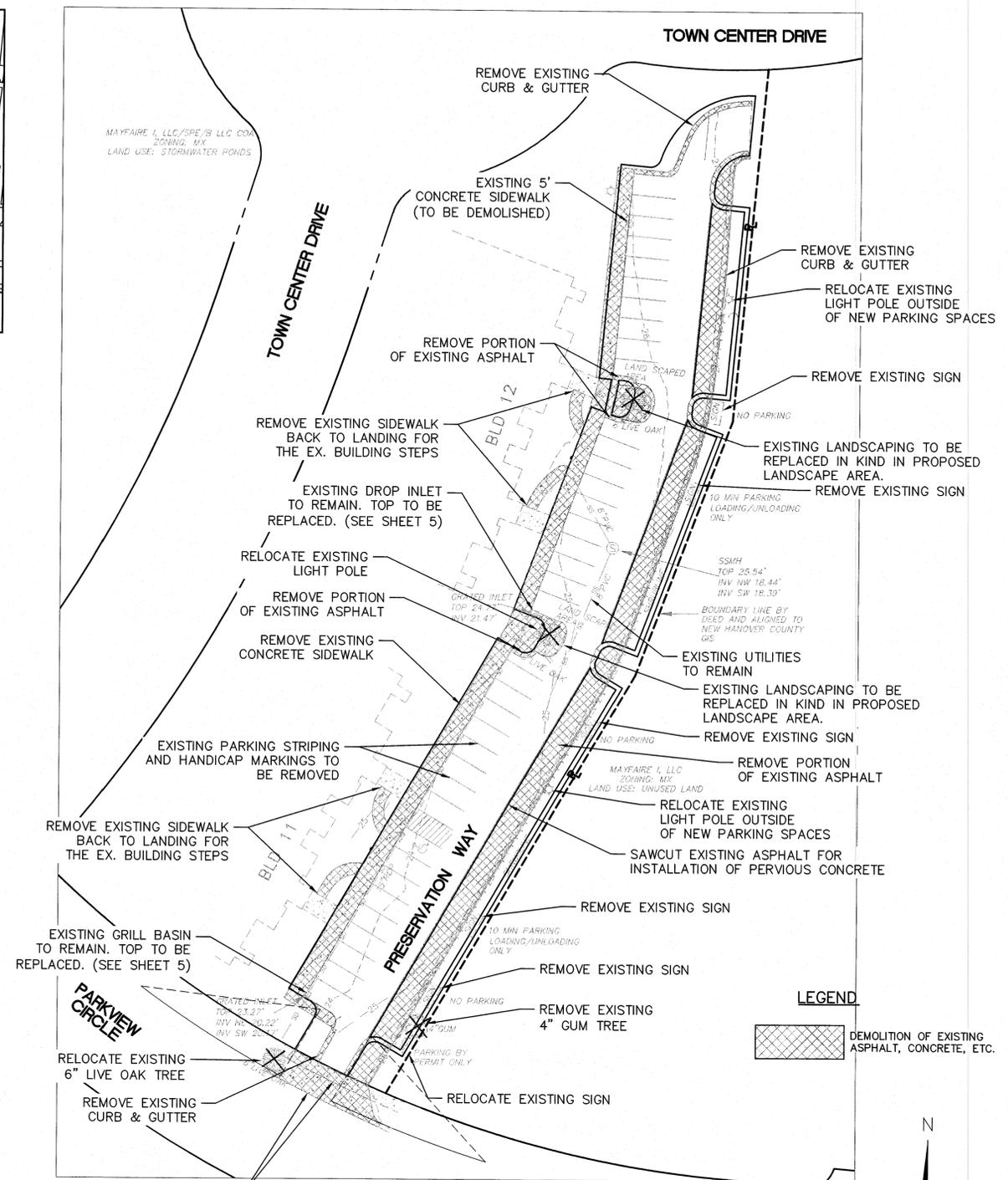
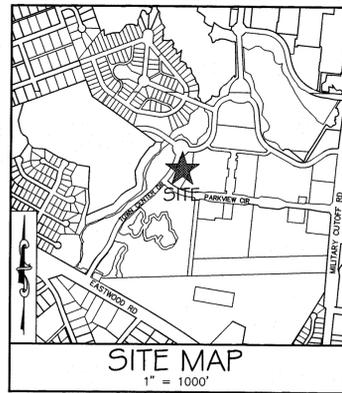
THE RESERVE AT MAYFAIRE
PARKING EXPANSION
1411 PARKVIEW CIRCLE
GENERAL NOTES AND LEGEND

FINAL DESIGN NOT FOR CONSTRUCTION

DATE: 18 OCTOBER 2012	SCALE: G-002	M&C FILE NUMBER: G-002
M&C PROJ. # 06227-0001	HORIZONTAL: RAC	DRAWING NUMBER: 3
DRAWN: RAC	VERTICAL: NA	
DESIGNED: RAC		
CHECKED: RMC		
PROJ. MGR: RMC		
STATUS: FINAL DESIGN		REVISION: A



EXISTING CONDITIONS
SCALE: 1" = 30'



DEMOLITION PLAN
SCALE: 1" = 30'

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

1 inch

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT

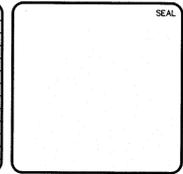
DATE _____ PERMIT # _____

SIGNED _____

SCALE: 1"=30' (Horiz.)

SCALE: 1"=30' (Horiz.)

REVNO.	DESCRIPTIONS REVISIONS	DATE
A	REVISED PER CITY OF WILMINGTON REVIEW COMMENTS	02/09/2013



MCKIM & CREED

243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343-1048, Fax: (910)251-8282

NC ENGINEERING LIC. No. F-1222
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STATE STREET COMPANIES

**THE RESERVE AT MAYFAIRE
PARKING EXPANSION
1411 PARKVIEW CIRCLE
EXISTING CONDITIONS
AND
DEMOLITION PLAN**

**FINAL DESIGN
NOT FOR CONSTRUCTION**

DATE: 18 OCTOBER 2012
MCE PROJ. # 06227-0001
DRAWN: RAC
DESIGNED: RAC
CHECKED: RMC
PROJ. MGR.: RMC

SCALE: HORIZONTAL: 1"=30' VERTICAL: N/A

MAC FILE NUMBER: CX-CD-101
DRAWING NUMBER: 4

STATUS: FINAL DESIGN A

EXISTING SITE DATA

SITE DATA (AS OF 2/4/2004)	THE RESERVE AT MAYFAIRE
CURRENT ZONING	MX
TOTAL SITE AREA	958,320 SF = 22.00 ACRES
EXISTING WETLANDS AREA	2.78 ACRES
REQUIRED INTERNAL LANDSCAPING (16% OF PARKING AREA)	29,333 SF (183,331 SF X 0.16)
INTERNAL LANDSCAPING PROVIDED	38,533 SF (21% OF PARKING AREA)
EXISTING TREES PER ACRE (INCLUDES TREES IN WETLANDS)	780 TREES IN 22.0 ACRES = 35.5 TREES/ACRE
PRESERVED TREE ACREAGE (15 TREES/ACRE REQUIRED)	330 TREES REQUIRED
EXISTING TREES TO BE SAVED (INCLUDES TREES IN WETLANDS)	172 + 175 = 347 TREES PROVIDED (347 TREES/22 AC=15.8 TREES/AC)
PROPOSED TREES TO BE PLANTED	0 REQUIRED, ADDITIONAL TREES TO BE PLANTED

PARKING SPACE INFORMATION (AS OF 2/4/2004)

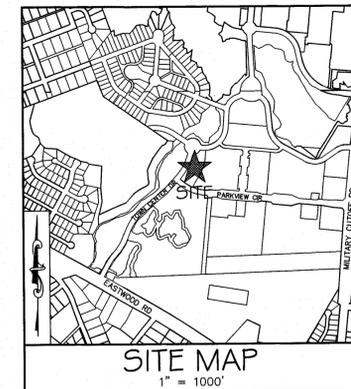
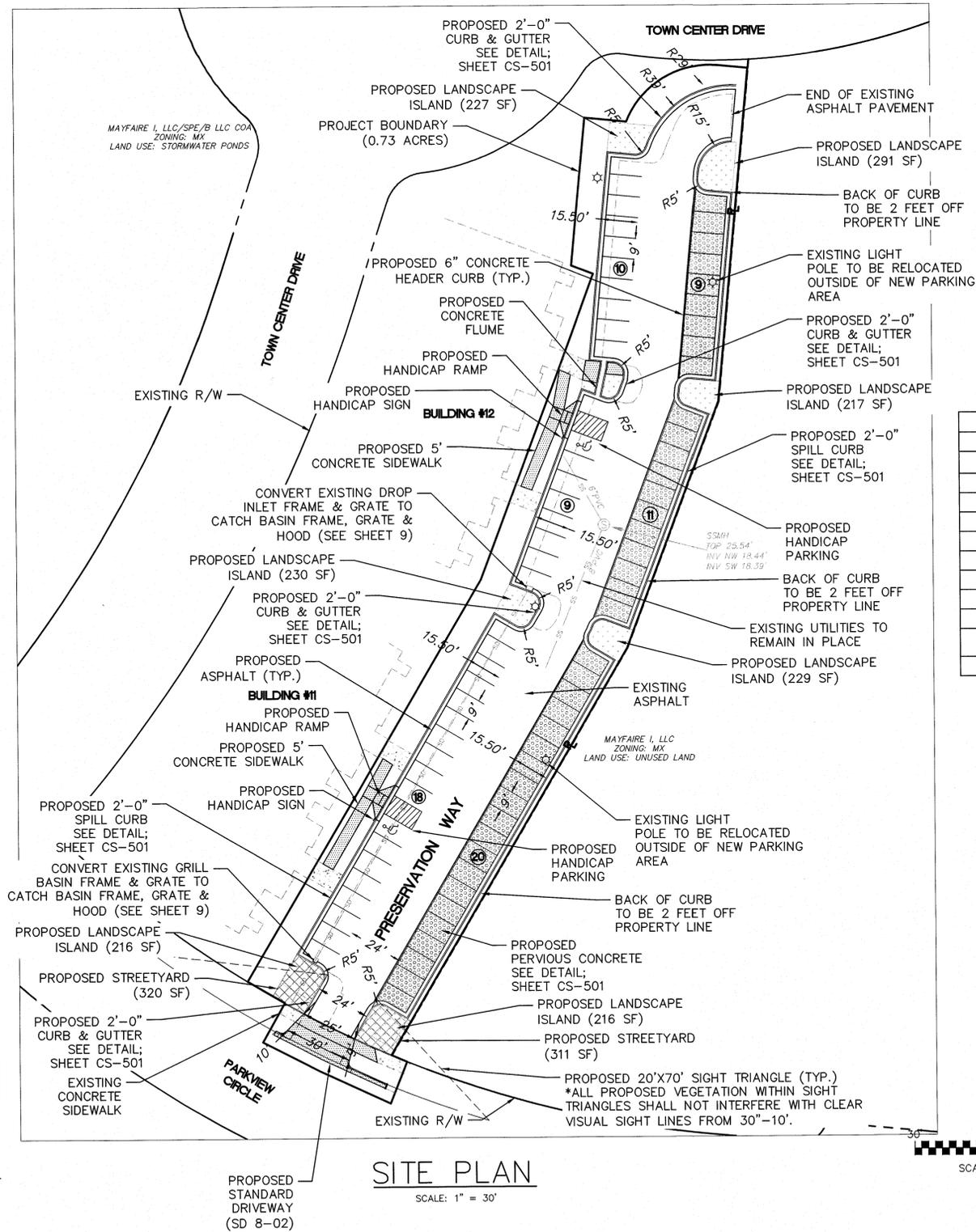
*UNDER MX ZONING, THERE IS NO MINIMUM PARKING REQUIREMENT, ONLY MAXIMUM. PARKING SPACES SHALL NOT EXCEED 2.5 SPACES PER UNIT.

12 BUILDINGS WITH 264 UNITS
TOTAL PARKING PROVIDED = 429 SPACES (INCLUDES 25 H.C. SPACES)
429 SPACES/264 UNITS = 1.63 SPACES/UNIT PROVIDED

20% OF TOTAL PARKING MUST BE PERVIOUS (TURF STONE)
85.8 PERVIOUS SPACES REQ'D (90 PROVIDED)
*SEE SHEET 2 FOR LOCATION OF TURF STONE PARKING AREAS

SITE DATA (REVISED 4-16-2012)	MAYFAIRE
CURRENT ZONING:	MX
TRACT SIZE:	14,190,791.58 SF = 325.78 ACRES
EXISTING BUILDING SQUARE FEET:	0 ACRES
PROPOSED BUILDING SQUARE FEET:(ALL AREAS WITHIN THE MX AREA)	593,845.58 SF 28% 55,000.00 SF 3% 998,218.78 SF 47% 491,800.00 SF 23% 2,138,864.36 SF 100%
TOTAL SQUARE FEET	1.85 ACRES
TOTAL ACRES WITHIN 100 YR FLOOD:	2.74 ACRES
TOTAL ACRES WITHIN WETLANDS:	4,981 SPACES 4,981 SPACES
MAXIMUM PARKING ALLOWED PARKING PROVIDED: (SEE NOTE BELOW)	133 140
HANDICAP SPACES REQUIRED:	42 BAYS, 16 COMPACTORS
HANDICAP SPACES PROVIDED:	447,602.28 SF = 16.00% OF PARKING AREA 488,452.63 SF = 18.41% OF PARKING AREA
LOADING BAYS PROVIDED:	163,984 SF = 3.50% OF PROPOSED OPEN SPACE
REQUIRED INTERNAL LANDSCAPING: PROVIDED INTERNAL LANDSCAPING:	172.00 ACRES
PROVIDED RECREATIONAL SPACE:	15.25 TREES
EXISTING TREE ACREAGE:	510 MULTI-FAMILY UNITS WITH 1,2 OR 3 BEDROOMS PER UNIT 106 SINGLE-FAMILY UNITS (LOTS)
PROPOSED TREES PER ACRE:	1,267,665.93 SF 29.10 ACRES 1,412,253.82 SF 32.42 ACRES 2,651,757.26 SF 60.88 ACRES
TOTAL NUMBER OF DWELLING UNITS:	
SQ FT OCCUPIED BY STRUCTURES: ALL BUILDINGS- R.O.W. PARKING AREAS	

NOTE: MAXIMUM PARKING IS CALCULATED BASED UPON MAXIMUM PARKING PER USE, PER PARCEL BASED ON THE CURRENT CITY OF WILMINGTON LAND DEVELOPMENT CODE. MAYFAIRE TOWN CENTER MANAGER, DAN RAHE, MAINTAINS A MASTER LIST OF ALL PARCELS/USES AND PARKING COUNT. DAN RAHE HAS VERIFIED THROUGH EMAIL (INCLUDED WITH APPLICATION) THAT THE 44 ADDITIONAL PARKING SPACES ARE ACCEPTABLE FOR THE RESERVE AT MAYFAIRE AND THAT THESE 44 SPACES SHALL BE CONSTRUCTED OF PERVIOUS PAVEMENT.



REVISED SITE DATA THE RESERVE AT MAYFAIRE

SITE DATA	THE RESERVE AT MAYFAIRE
OWNER	RESERVE AT MAYFAIRE, LLC
ADDRESS	1411 PARKVIEW CIRCLE, WILMINGTON, NC 28405
PARCEL ID	R05000-003-043-000
CAMA LAND USE CLASSIFICATION	WATERSHED RESOURCE PROTECTION
PROJECT BOUNDARY	31,810 SF (0.73 AC)
EXISTING IMPERVIOUS (PRE-EXPANSION)	21,912 SF (0.50 AC) (68.88%)
EXISTING IMPERVIOUS (POST-EXPANSION)	13,360 SF (0.31 AC) (42.00%)
PROPOSED IMPERVIOUS (NEWLY CONSTRUCTED; POST-EXPANSION)	5,871 SF (0.13 AC) (18.46%)
TOTAL IMPERVIOUS (POST-EXPANSION)	19,231 SF (0.44 AC) (60.46%)
PERVIOUS CONCRETE (POST-EXPANSION)	4,935 SF (0% CREDIT)
STREETYARD REQUIRED	595 SF (33.04LF STREET FRONTAGE X 18)
STREETYARD PROVIDED	631 SF

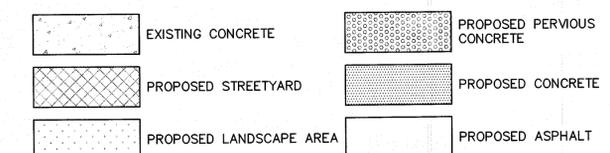
PARKING SPACE INFORMATION

*UNDER MX ZONING, THERE IS NO MINIMUM PARKING REQUIREMENT, ONLY MAXIMUM. PARKING SPACES SHALL NOT EXCEED 2.5 SPACES PER UNIT.

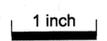
12 BUILDINGS WITH 264 UNITS TOTAL
TOTAL PARKING PROVIDED = 469 SPACES (429 EX. SPACES + 40 ADDITIONAL SPACES) INCLUDES 25 H.C. SPACES
469 SPACES/264 UNITS = 1.78 SPACES/UNIT PROVIDED, WHICH IS < 2.5 SPACES PER UNIT MAXIMUM

20% OF TOTAL PARKING MUST BE PERVIOUS (TURF STONE) OR PERVIOUS CONCRETE
93.8 PERVIOUS SPACES REQ'D (130 PROVIDED [90 EXISTING + 40 ADD'L])
*SEE SHEET 2 FOR LOCATION OF PERVIOUS PARKING AREAS

LEGEND



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



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

Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

FINAL DESIGN NOT FOR CONSTRUCTION

REVNO.	REVISION PER CITY OF WILMINGTON REVIEW COMMENTS	DATE
A	REVISED PER CITY OF WILMINGTON REVIEW COMMENTS	02/08/2013

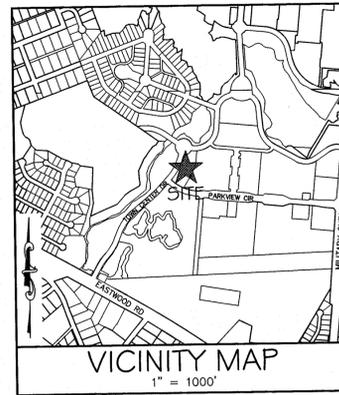
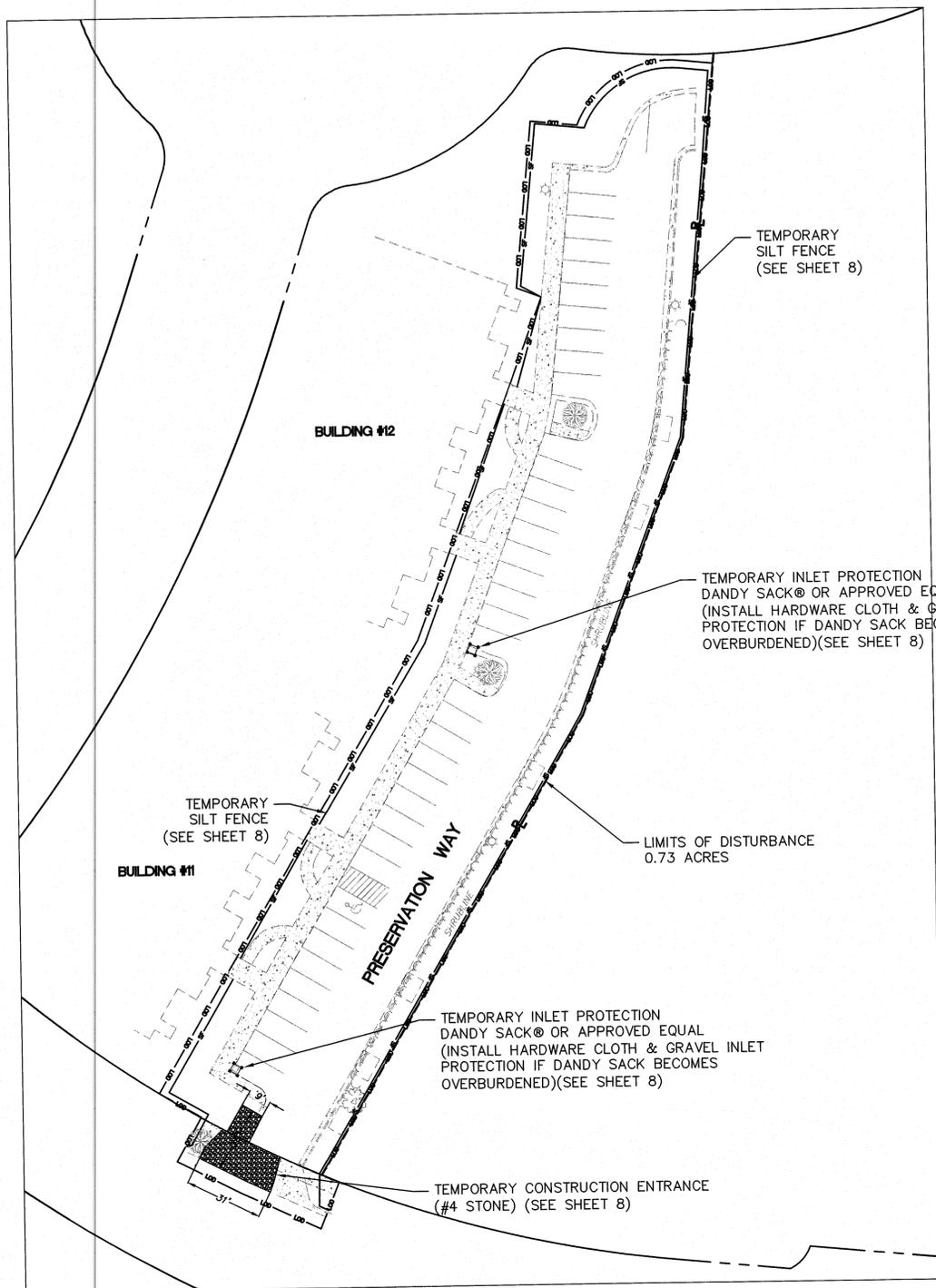


MCKIM & CREED
243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343-1048, Fax: (910)251-8282
NC ENGINEERING LIC. No. F-1222
www.mckimcreed.com

STATE STREET COMPANIES

THE RESERVE AT MAYFAIRE PARKING EXPANSION 1411 PARKVIEW CIRCLE
SITE PLAN

DATE: 18 OCTOBER 2012	SCALE: 1"=30'	MAC FILE NUMBER: CS-101
MCE PROJ. # 06227-0001	HORIZONTAL: 1"=30'	DRAWING NUMBER: 5
DRAWN: RAC	VERTICAL: N/A	
DESIGNED: RAC		
CHECKED: RMC		
PROJ. MGR.: RMC		
STATUS: _____	REVISION: _____	
	FINAL DESIGN A	



LEGEND

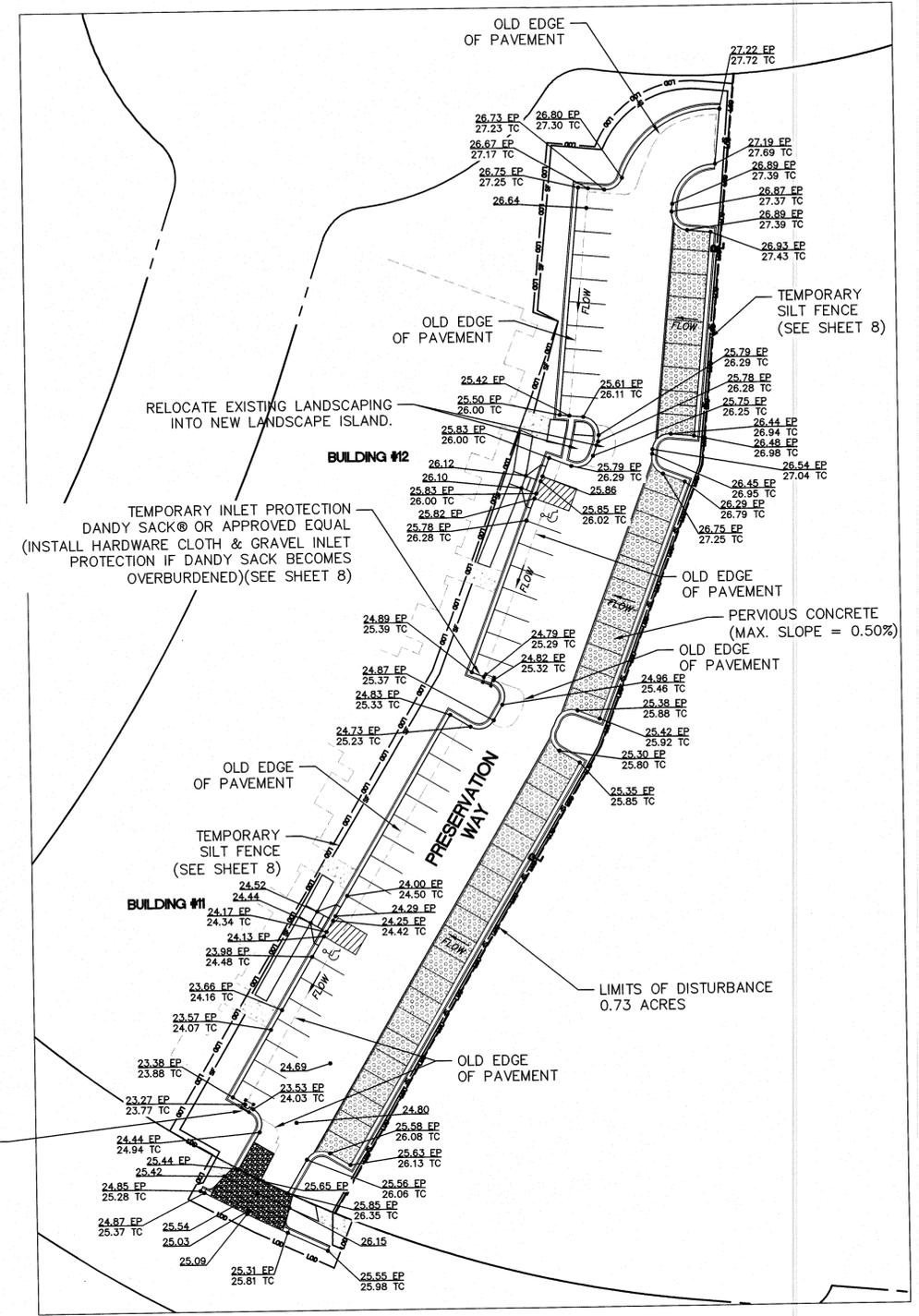
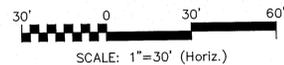
- EXISTING CONCRETE
- PROPOSED PERVIOUS PAVEMENT

NOTE: CONTRACTOR TO MAINTAIN PEDESTRIAN ACCESS TO EACH BUILDING DURING CONSTRUCTION. COORDINATE WITH THE RESERVE AT MAYFAIRE STAFF.

TEMPORARY INLET PROTECTION DANDY SACK® OR APPROVED EQUAL (INSTALL HARDWARE CLOTH & GRAVEL INLET PROTECTION IF DANDY SACK BECOMES OVERBURDENED)(SEE SHEET 8)

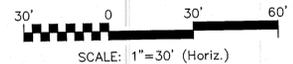
STAGE 1 CONSTRUCTION SEQUENCE

1. ESTABLISH LIMITS OF DISTURBANCE: 0.73 ACRES.
2. INSTALL GRAVEL CONSTRUCTION ENTRANCE AS SHOWN ON PLANS. IF DIRT/MUD ON THE ROAD BECOMES AN ISSUE, THEN A WASHRACK WILL NEED TO BE INSTALLED.
3. INSTALL SILT FENCE AND INLET PROTECTION AS SHOWN.
4. DEMOLISH EXISTING ASPHALT, SIDEWALK, CURB & GUTTER, ETC. PER DEMOLITION PLAN.
5. BEGIN CLEARING AND GRUBBING WITHIN LIMITS.
6. INSTALL TEMPORARY SEEDING.
7. ROUGH GRADE.



STAGE 2 CONSTRUCTION SEQUENCE

1. UNDERCUT PARKING AREAS FOR NEW PAVEMENT SECTION
2. COMPACT SUBGRADE UNDER ASPHALT TO 98% STANDARD PROCTOR.
3. PERVIOUS CONCRETE AREA - ON EXISTING SUBGRADE (UNCOMPACTED) INSTALL STONE AND PERVIOUS CONCRETE AS SHOWN ON THE PERVIOUS CONCRETE TYPICAL SECTION. SEE SHEET 7.
4. ONCE PARKING AREAS ARE PAVED, REMOVE SILT FENCE, INLET PROTECTION AND CONSTRUCTION ENTRANCE.
5. INSTALL PERMANENT SEEDING ON ALL EXPOSED SLOPES.

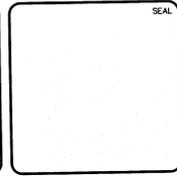


**FINAL DESIGN
NOT FOR CONSTRUCTION**

DATE: 18 OCTOBER 2012	SCALE	MDC FILE NUMBER
MCE PROJ. # 06227-0001	HORIZONTAL:	CG-101
DRAWN: RAC	VERTICAL:	7
DESIGNED: RAC	1"=30'	
CHECKED: RMC	N/A	
PROJ. MGR: RMC		

STATUS: FINAL DESIGN A

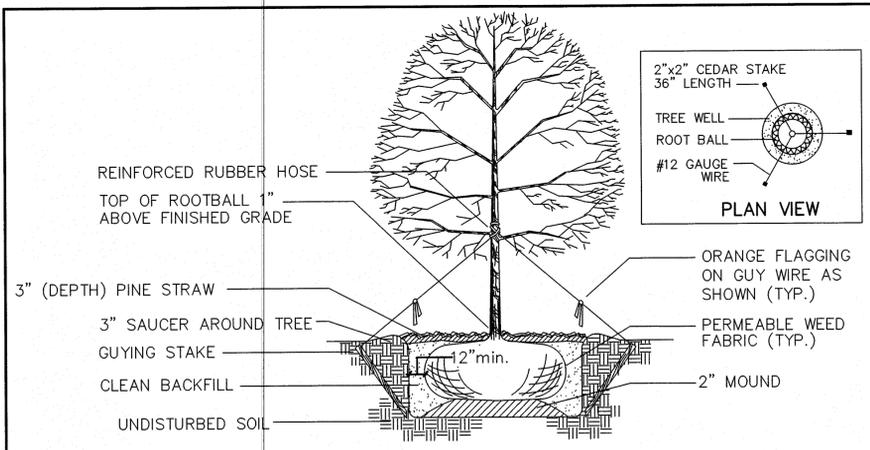
REVNO.	DESCRIPTIONS	DATE
A	REVISED PER CITY OF WILMINGTON REVIEW COMMENTS	02/08/2013



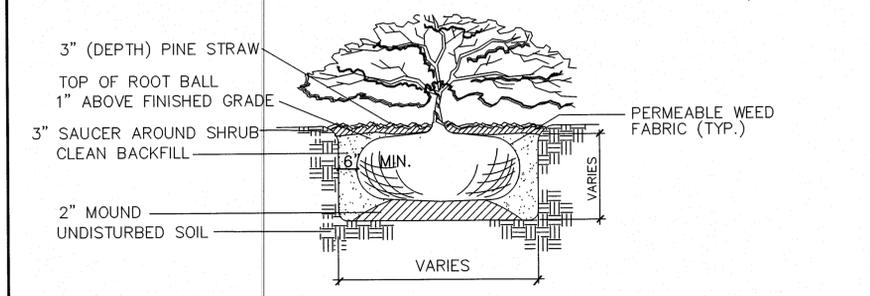
MCKIM & CREED
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**STATE STREET
COMPANIES**

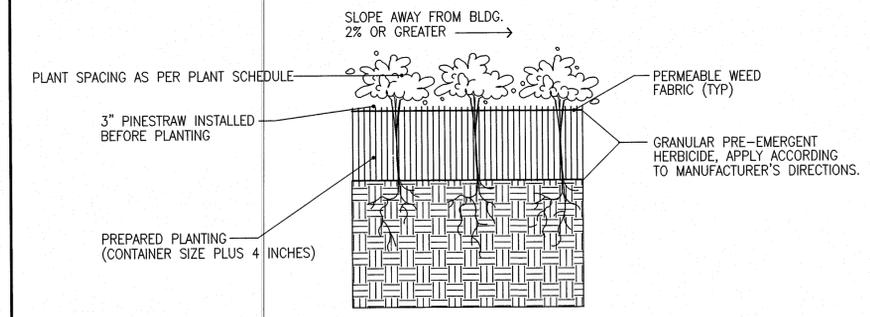
**THE RESERVE AT MAYFAIRE
PARKING EXPANSION
1411 PARKVIEW CIRCLE
GRADING, DRAINAGE &
EROSION CONTROL PLAN**



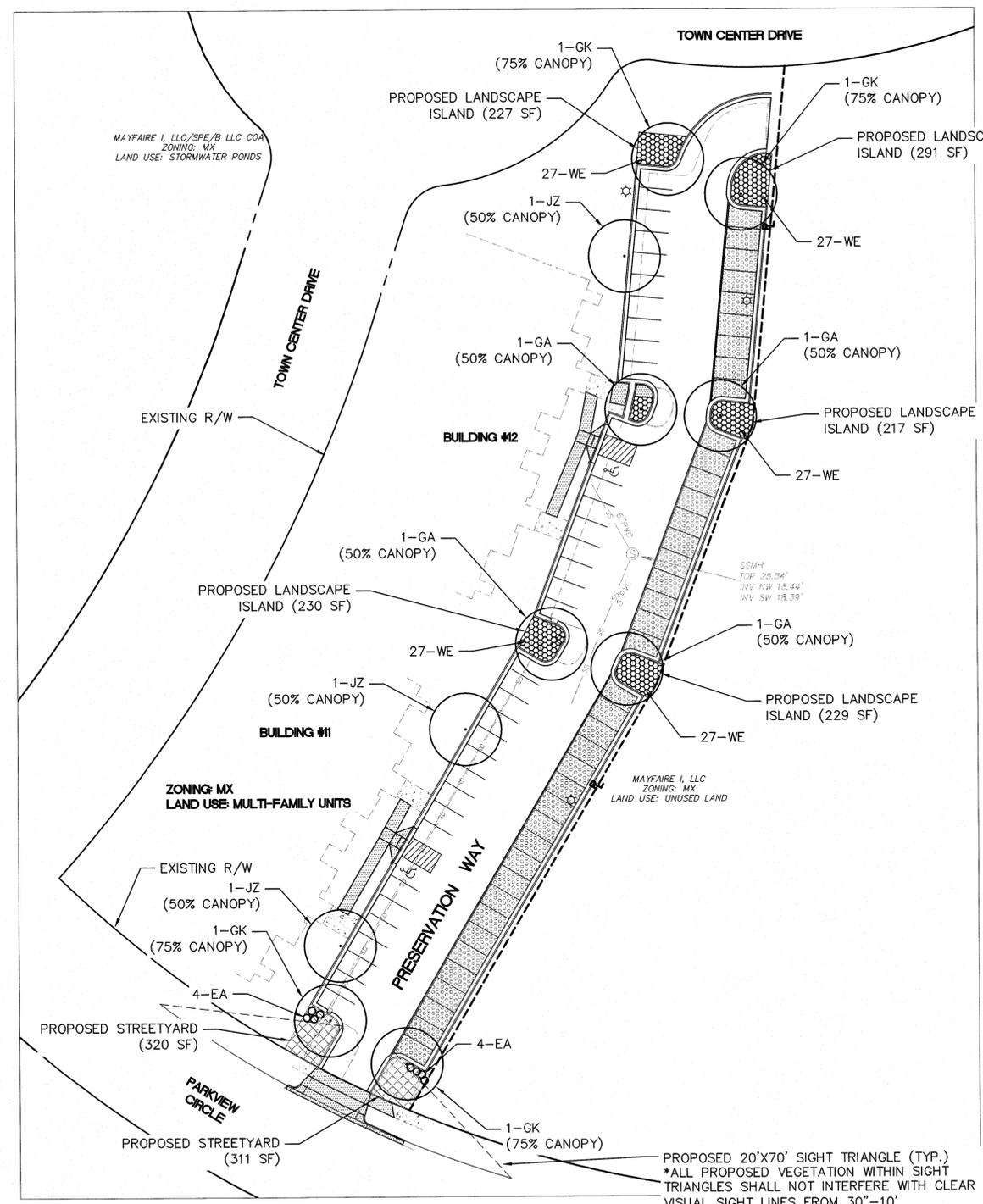
TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



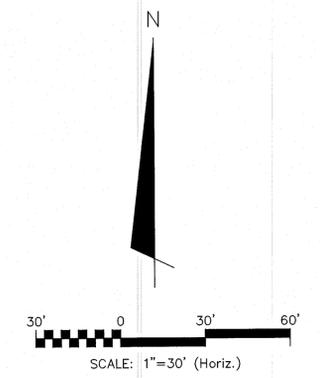
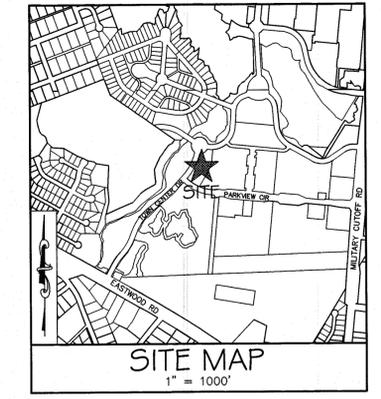
GROUNDCOVER/PERENNIAL PLANTING DETAIL
NO SCALE



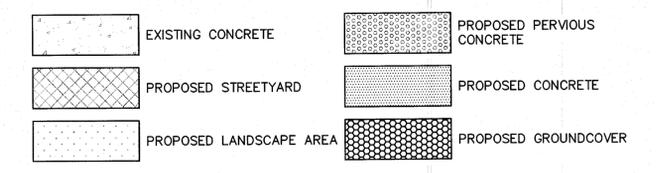
LANDSCAPE PLAN
SCALE: 1" = 30'

PLANTING NOTES:

- ALL TOPSOIL SHALL BE RETAINED AND REUSED IN PLANTING HOLES AFTER DIGGING HAS BEEN COMPLETED. USE ANY EXCESS SOIL FROM THE PLANTING PIT AS WELL TO FORM A SAUCER 2" TO 4" HIGH AROUND THE PLANT. SAUCERS SHALL BE THE SAME DIAMETER OR SLIGHTLY LARGER THAN THE ROOT BALL.
- MULCHING SHALL BE COMPLETED WITHIN 48 HOURS AFTER PLANTING OF NEW PLANT MATERIAL. MULCH SHALL BE SPREAD TO A DEPTH OF 3" FOR INDIVIDUALLY PLANTED TREES AND SHRUBS AND SHOULD COVER THE ENTIRE SAUCER AREA OF EACH PLANT.
- ALL PLANTS SHALL BE "WATERED IN" BY FLOODING THE BACKFILLED HOLE WITHIN THE SAME WORKING DAY UPON WHICH THEY WERE PLANTED. DURING AND IMMEDIATELY AFTER WATERING, ALL PLANTS SHALL BE ADJUSTED AS NECESSARY TO INSURE CORRECT DEPTH OF PLANTING. VERTICAL ALIGNMENT AND/OR TO COMPENSATE FOR SETTLING. SOIL SHALL BE FIRMED AROUND EACH PLANT AS FINAL ADJUSTMENTS ARE MADE.
- PLANTS SHALL BE SET PLUMB AND HELD IN POSITION UNTIL SUFFICIENT SOIL HAS BEEN FIRMLY PLACED AROUND THE ROOTS OR BALL. PLANTS SHALL BE SET AT GROUND LEVEL OR NO MORE THAN 2" ABOVE THE EXISTING GRADE. THIS IS TO ENSURE ADEQUATE RECEPTION OF OXYGEN AND MOISTURE TO THE ROOTS OF THE PLANT.
- CLEAR, REMOVE AND DISPOSE OF BRUSH, SNAGS, AND RUBBISH WITHIN 60' OF THE PLANTING HOLES. GRADE THE AREA TO MEET THE EXISTING LANDSCAPE UNLESS PLANTING ON A SLOPE.
- PLANT ALL NEW PLANT MATERIAL AT ORIGINAL FIELD GROWN LEVEL. TAMP SOIL MIX BELOW ROOT BALL.
- PLANTING HOLES ASSOCIATED WITH PROPOSED TREES SHOULD BE SLOPED (NOT COMPACTED) AND A MINIMUM OF 18-24 INCHES WIDER THAN THE DIAMETER OF THE ROOT BALL. TREES WILL BE INSTALLED SUCH THAT THE TOP OF THE ROOT MASS IS LEVEL WITH THE SURFACE OF THE PLANTING HOLE. TREES SHALL ALSO BE INSTALLED 3-5 INCHES ABOVE GRADE ON SITES CONTAINING CLAY.



LEGEND



SITE DATA	THE RESERVE AT MAYFAIRE
OWNER	RESERVE AT MAYFAIRE, LLC
MAILING ADDRESS	211 EAST BOULEVARD CHARLOTTE, NC 28233

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

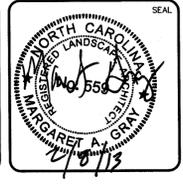
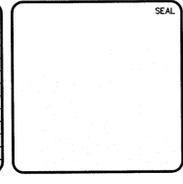
1 inch

NOTES:

- PLANT LIST CONTAINS TOTAL ESTIMATED PROJECT QUANTITIES.
- CANOPY COVERAGE CALCULATIONS:
707 SF = 100% COVERAGE
530.25 SF = 75% COVERAGE
353.50 SF = 50% COVERAGE.
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANT.	SIZE	NOTES	XERIC	CANOPY COVERAGE
EA	Encore Azalea	Autumn Debutante Encore	8	3 gallon		Yes	NA
GA	Green Ash	Fraxinus Pennsylvanica	4	2.5" cal.		Yes	● 353.50
GK	Ginkgo	Ginkgo Biloba (male)	4	2.5" cal.		Yes	● 530.25
JZ	Japanese Zelkova	Zelkova Serotina	3	2.5" cal.		Yes	● 353.50
WE	Wintercreeper Euonymus	Euonymus Fortunei	135	1 gallon	4' oc.	Yes	NA
							Provided: 4,595.50 SF
							Required: 22,716 SF X 20% = 4,543 SF

REVNO.	DESCRIPTION	DATE
A	REVISED PER CITY OF WILMINGTON REVIEW COMMENTS	02/08/2013



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STATE STREET COMPANIES

**THE RESERVE AT MAYFAIRE
PARKING EXPANSION
1411 PARKVIEW CIRCLE**
LANDSCAPE PLAN

DATE: 08 FEBRUARY 2013
MCE PROJ. # 06227-0001
DRAWN: RAC
DESIGNED: RAC
CHECKED: RMC
PROJ. MGR.: RMC

SCALE: 1"=30'
HORIZONTAL: 1"=30'
VERTICAL: N/A

MAC FILE NUMBER: CL-101
DRAWING NUMBER: 8

STATUS: FINAL DESIGN A

GENERAL CONSTRUCTION NOTES:

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WILMINGTON, NORTH CAROLINA UNLESS OTHERWISE NOTED.
- ALL TREES, STUMPS, ROOT MAT, ETC. SHALL BE ENTIRELY REMOVED REGARDLESS OF DEPTH. BURIAL OF ORGANIC MATERIAL WITHIN THE PROJECT LIMITS IS NOT PERMITTED. OPEN BURNING OF DOWNED TREES AND STUMPS IS PERMITTED. HOWEVER, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. CHIPPED MATERIALS MUST BE REMOVED PRIOR TO THE PLACEMENT OF EMBANKMENT OR TOPSOIL.
- THE CONTRACTOR IS SOLELY RESPONSIBLE TO OBTAIN OFF-SITE SPOIL AREAS FOR DISPOSAL OF EXCESS AND/OR UNSUITABLE MATERIALS AS NECESSARY. OFF-SITE SPOIL AREAS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BY APPLICABLE REGULATORY AGENCIES AND PRIOR TO UTILIZATION BY THE CONTRACTOR. NO AREAS DESIGNATED AS WETLANDS WILL BE PERMITTED FOR USE AS A DISPOSAL SITE. THE CONTRACTOR SHALL SUBMIT DOCUMENTATION TO THE ENGINEER THAT NO WETLANDS WILL BE IMPACTED. THE ENGINEER WILL NOT CONSIDER ANY DELAYS OR MONETARY CLAIMS OF ANY NATURE RESULTING FROM THE CONTRACTOR'S FAILURE OR DIFFICULTY IN FINDING NECESSARY DISPOSAL SITES TO MEET THE TIME FRAMES REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANS, PERMITS, EROSION AND SEDIMENT CONTROL MEASURES, ETC. REQUIRED BY THE APPROPRIATE REGULATORY AGENCIES FOR UTILIZING OFF-SITE SPOIL AREAS. THE CONTRACTOR SHALL CERTIFY TO THE ENGINEER THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO UTILIZING THE OFF-SITE SPOIL AREAS. ALL COSTS FOR PROCURING AND UTILIZING THE OFF-SITE SPOIL AREAS ARE TO BE INCIDENTAL TO THE BASE BID.
- APPROVED COVERS TO PREVENT MATERIAL FROM LEAVING THE TRUCKS MUST BE INSTALLED OVER ALL LOADED TRUCKS HAULING BORROW EXCAVATED MATERIAL AND/OR FINE AGGREGATES TO OR FROM THE PROJECT SITES OVER STATE MAINTAINED ROADS. THE TRUCKS SHALL BE FULLY COVERED TO PREVENT MATERIAL FROM LEAVING THE TRUCK DURING HAULING. ANY MATERIALS DELIVERED, TRANSPORTED, OR REMOVED IN UNCOVERED TRUCKS WILL BE INCORPORATED INTO THE PROJECT OR REMOVED FROM THE SITE WITH NO ADDITIONAL PAYMENT TO THE CONTRACTOR FOR FURNISHING, REMOVING, OR PLACING THE MATERIALS INVOLVED.
- DRIVEWAYS ARE NOT TO BE LOCATED OVER WATER METERS OR SEWER CLEANOUTS. METERS WILL NOT BE SET IF WATER METER BOXES, SEWER CLEAN-OUTS, VALVE BOXES OR OTHER APPURTENANCES ARE DAMAGED OR IMPROPERLY POSITIONED.
- EXISTING PAVING, CONCRETE, AND OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS FILL AND SHALL BE DISPOSED OF OUTSIDE THE PROJECT LIMITS AT THE CONTRACTOR'S EXPENSE. CONTRACTOR IS RESPONSIBLE FOR PERMITTING AND FEES FOR DISPOSAL.

CONSTRUCTION NOTES

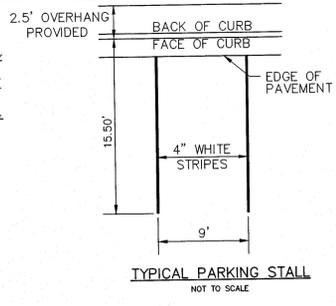
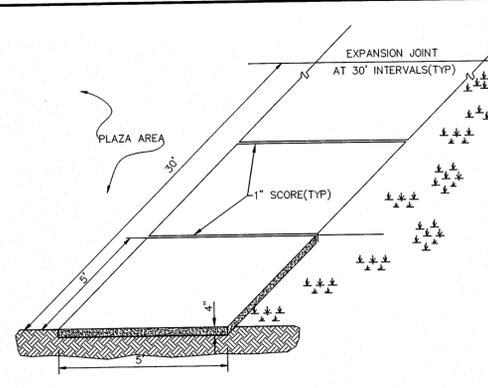
- CONSTRUCTION SHALL CONFORM WITH CONSTRUCTION STANDARDS OF THE GOVERNING BODY WHICH HAS JURISDICTION OF THE PARTICULAR STREET.
- WHEELCHAIR RAMPS SHALL BE CONSTRUCTED OF CLASS "A" CONCRETE WITH THE SURFACE HAVING A ROUGH, NON-SKID TYPE FINISH.
- A 1/2-IN. EXPANSION JOINT SHALL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
- IN NO CASE SHALL THE WIDTH OF A CURB RAMP OR CURB CUT BE LESS THAN 40-IN. (3-FT, 4-IN.), NOT INCLUDING THE FLARED SIDES.
- TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
- THE MAXIMUM SLOPE ON THE CURB RAMP RUN IS 1:1.2.
- THE MAXIMUM CROSS SLOPE OF THE CURB RAMP IS 1:50.
- MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
- ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48-IN. LONG BETWEEN THE CURB RAMPS.
- DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9-IN., A HEIGHT OF NOMINAL 0.2-IN. AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35-IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

ADDITIONAL NOTES

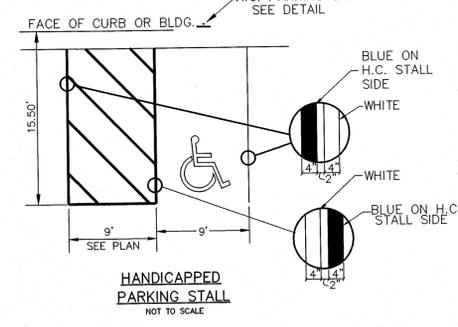
- STOP BARS SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN OR OTHER LEGAL REQUIREMENT.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION. THIS DOCUMENT IS AVAILABLE FROM THE SUPERINTENDENT OF DOCUMENTS, U.S. GOVERNMENT PRINTING OFFICE, WASHINGTON, D.C. 20402.
- CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
- THE BOTTOM OF DIAGONAL (CORNER TYPE) CURB RAMPS AT MARKED CROSSINGS SHALL HAVE 48-IN. MINIMUM CLEAR SPACE WITHIN THE MARKINGS.
- IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL HAVE AT LEAST A 24-IN. LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

SEEDBED PREPARATION:

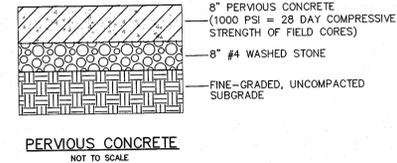
- CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
- RIP THE ENTRANCE AREA TO 6 INCHES DEPTH.
- REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
- APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW**).
- CONTINUE TILLAGE UNTIL A WELL - PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
- SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
- MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
- INSPECT ALL SEEDBED 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.
- CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
- APPLY:
 - AGRICULTURAL LIMESTONE - 2 TONS/ACRE
 - FERTILIZER - 1000 LBS/ACRE (10-10-10)
 - SUPERPHOSPHATE - 500 LBS/ACRE (20%)
 - MULCH - 2 TONS/ACRE (SMALL GRAIN STRAW)
 - ANCHOR - ASPHALT EMULSION AT 450 GAL/ACRE



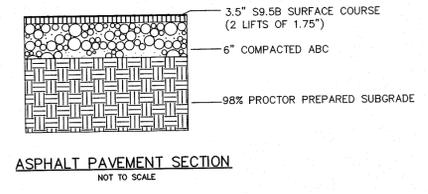
STANDARD SIDEWALK DETAIL
SD 8-15
NOT TO SCALE



HANDICAPPED PARKING STALL
NOT TO SCALE



PERVIOUS CONCRETE
NOT TO SCALE



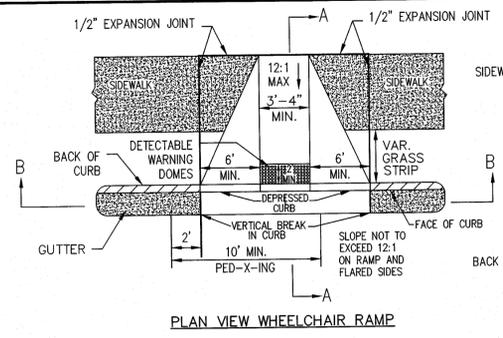
ASPHALT PAVEMENT SECTION
NOT TO SCALE

GENERAL NOTES

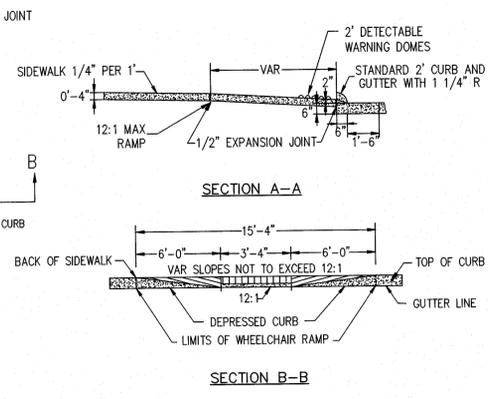
- IN ACCORDANCE WITH N.C.G.S. 136-44.14, ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED SHALL PROVIDE WHEELCHAIR RAMPS FOR THE PHYSICALLY HANDICAPPED ON EACH SIDE OF ANY STREET OR ROAD, WHERE CURBS AND SIDEWALKS ARE PROVIDED AND AT OTHER MAJOR POINTS OF PEDESTRIAN FLOW.
- WHEELCHAIR RAMPS SHALL BE LOCATED AS INDICATED IN DETAIL DRAWINGS; HOWEVER, EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. MAY AFFECT PLACEMENT.
- CURB RAMPS SHALL HAVE DETECTABLE WARNINGS EXTENDING THE FULL WIDTH OF THE RAMP AND A MINIMUM OF 2'-FT. IN LENGTH.
- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
- 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 TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.

TEMPORARY SEEDING			
GRASS TYPE	AMOUNT/ 1000 S.F.	TIME OF SEEDING	INITIAL
RYE GRASS	1-2 LBS.	APRIL - JUNE	25 LBS. 10-10-10
BROWNTOP MILLET	1-2 LBS.	JUNE - AUGUST	25 LBS. 10-10-10
PERMANENT SEEDING			
GRASS TYPE	AMOUNT/ 1000 S.F.	TIME OF SEEDING	INITIAL
BERMUDA COMMON	1-2 LBS.	APRIL - JUNE	25 LBS. 10-10-10
FESCUE TALL (KENTUCKY 31)	5-7 LBS.	JUNE - AUGUST	25 LBS. 10-10-10
SERICEA LESPEDEZA (SLOPES)	1-2 LBS.	MARCH - APRIL	25 LBS. 10-10-10

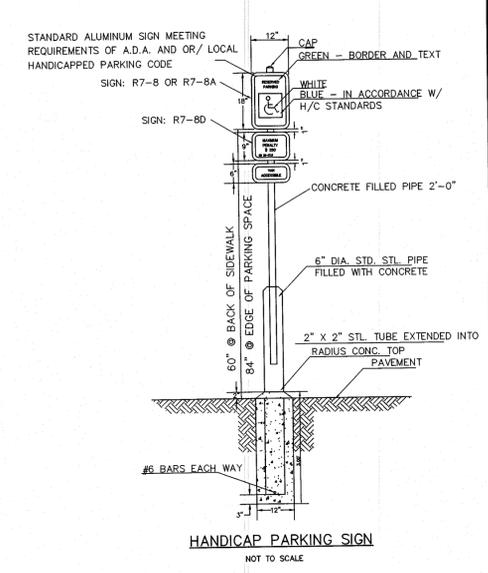
GROUND STABILIZATION CRITERIA		
SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
PERIMETER DICES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10 FT OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FT IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HOW ZONES)



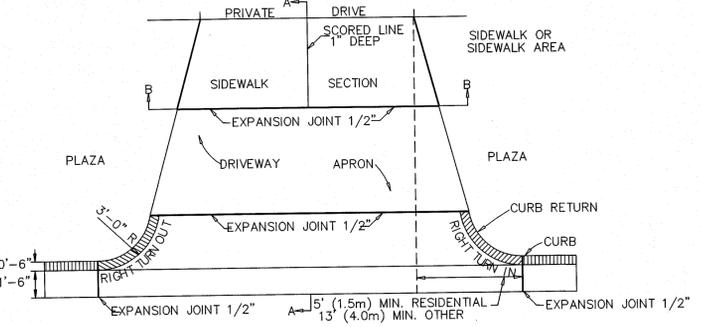
PLAN VIEW WHEELCHAIR RAMP



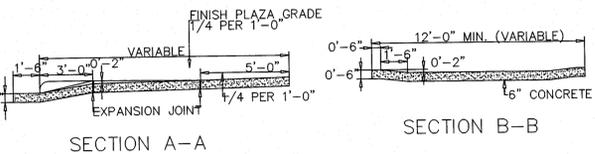
GUIDELINES FOR WHEELCHAIR RAMPS & DEPRESSED CURBS
SD 8-10
NOT TO SCALE



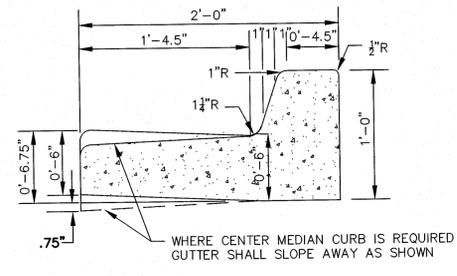
HANDICAP PARKING SIGN
NOT TO SCALE



PAVEMENT PLAN



STANDARD DRIVEWAY DETAIL
SD 8-02
NOT TO SCALE



STANDARD CURB SECTION TYPE "A"
SD 7-01
NOT TO SCALE

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

1 inch

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

SIGNED _____

FINAL DESIGN NOT FOR CONSTRUCTION

DATE: 18 OCTOBER 2012	SCALE: HORIZONTAL: N/A	MAC FILE NUMBER: CS-501
VCE PROJ # 06227-0001	VERTICAL: N/A	DRAWING NUMBER: 9
DRAWN: RAC		
DESIGNED: RAC		
CHECKED: RMC		
PROJ. MGR: RMC		

STATUS: **FINAL DESIGN** REVISION: **A**

REV.	DESCRIPTION	DATE
A	REVISED PER CITY OF WILMINGTON REVIEW COMMENTS	02/08/2013



MCKIM & CREED

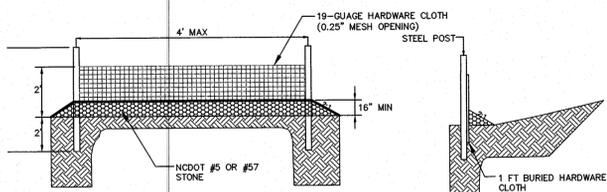
243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343-1048, Fax: (910)251-8282

NC ENGINEERING LIC. No. F-1222
www.mckimcreed.com

STATE STREET COMPANIES

THE RESERVE AT MAYFAIRE
PARKING EXPANSION
1411 PARKVIEW CIRCLE

SITE DETAILS

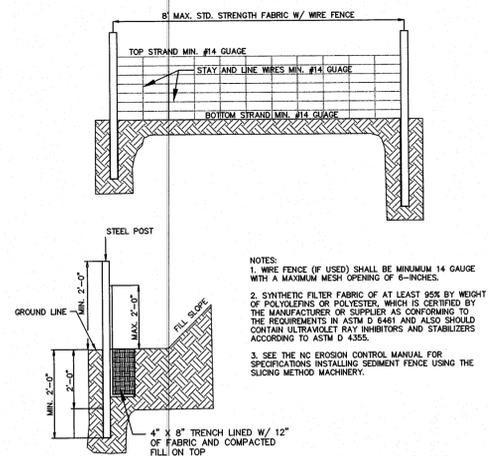


NOTES:

1. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
2. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 1-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
3. PLACE CLEAN GRAVEL (NC DOT #5 OR #7 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.

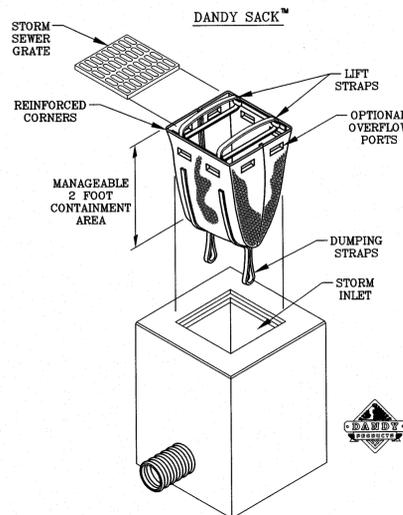
GUIDELINES FOR HARDWARE CLOTH & GRAVEL INLET PROTECTION

SD 13-01
NOT TO SCALE



- NOTES:**
1. WIRE FENCE (IF USED) SHALL BE MINIMUM 14 GAUGE WITH A MAXIMUM MESH OPENING OF 6-INCHES.
 2. SYNTHETIC FILTER FABRIC OF AT LEAST 95% BY WEIGHT OF POLYPROPYLENE OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6441 AND ALSO SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS ACCORDING TO ASTM D 4355.
 3. SEE THE NC EROSION CONTROL MANUAL FOR SPECIFICATIONS INSTALLING SEDIMENT FENCE USING THE SLICING METHOD MACHINERY.

TEMPORARY SILT FENCE
NOT TO SCALE



DETAIL OF INLET SEDIMENT CONTROL DEVICE

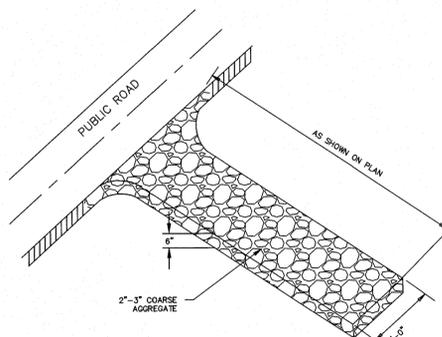
DANDY SACK
NOT TO SCALE

DANDY SACK™ SPECIFICATIONS

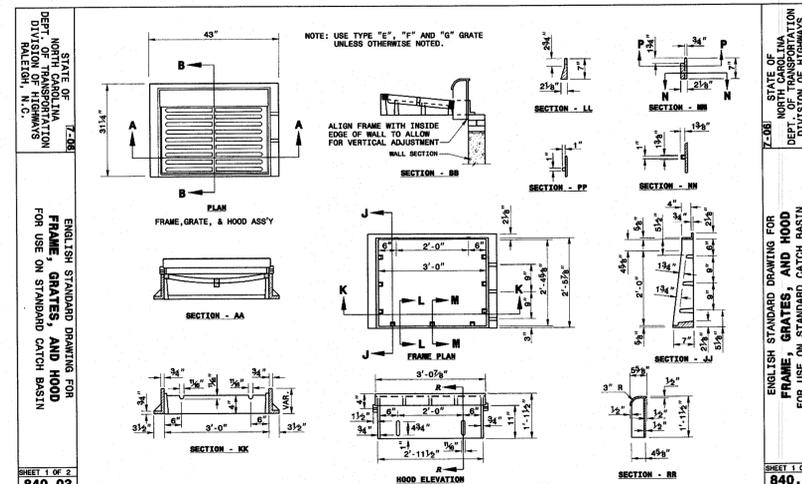
NOTE: THE DANDY SACK™ WILL BE MANUFACTURED BY THE U.S.A. FROM A WOVEN NONFLAMMANT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

Mechanical Properties	Test Method	Units	MARY
REGULAR FLOW DANDY SACK™ (BLACK)			
Grab Tensile Strength	ASTM D 4832	KN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4832	%	5 x 15
Puncture Strength	ASTM D 4833	KN (lbs)	0.87 (195)
Median Burst Strength	ASTM D 3786	MPa (psi)	5508 (800)
Tensile Tear Strength	ASTM D 4833	KN (lbs)	0.87 (195) x 0.73 (165)
UV Resistance	ASTM D 2555	%	95
Apparent Opening Size	ASTM D 2751	Min. (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4481	l/min/m² (gal/min/ft²)	2482 (22)
Permeability	ASTM D 4481	Sec⁻¹	0.80
HI-FLOW DANDY SACK™ (SAFETY ORANGE)			
Grab Tensile Strength	ASTM D 4832	KN (lbs)	1.82 (408) x 2.09 (200)
Grab Tensile Elongation	ASTM D 4832	%	24 x 15
Puncture Strength	ASTM D 4833	KN (lbs)	0.40 (90)
Median Burst Strength	ASTM D 3786	MPa (psi)	3097 (450)
Tensile Tear Strength	ASTM D 4833	KN (lbs)	0.51 (115) x 0.33 (75)
UV Resistance	ASTM D 2555	%	95
Apparent Opening Size	ASTM D 2751	Min. (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4481	l/min/m² (gal/min/ft²)	5907 (145)
Permeability	ASTM D 4481	Sec⁻¹	2.1

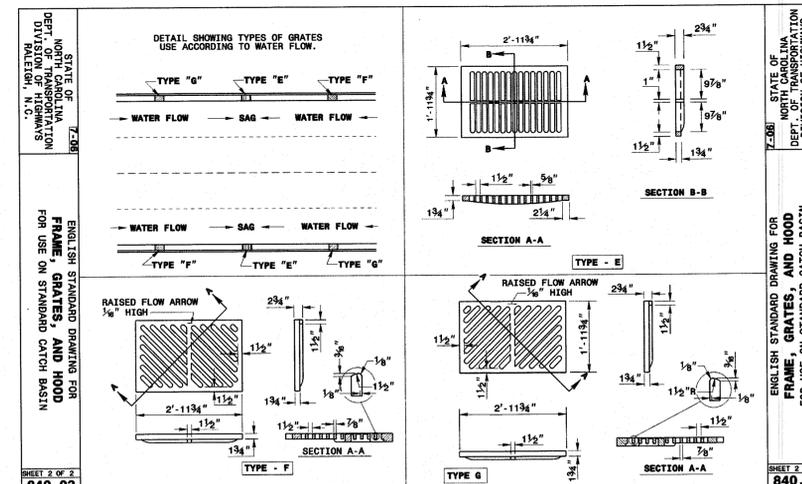
*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows



CONSTRUCTION ENTRANCE/EXIT
SD 13-03
NOT TO SCALE



SHEET 1 OF 2
840.03



SHEET 2 OF 2
840.03

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1 inch

Approved Construction Plan

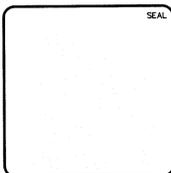
Name	Date
Planning	
Traffic	
Fire	

STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

FINAL DESIGN NOT FOR CONSTRUCTION

REVNO.	DESCRIPTION	DATE
A	REVISED PER CITY OF WILMINGTON REVIEW COMMENTS	02/09/2013



MCKIM & CREED

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Wilmington, North Carolina 28401
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STATE STREET COMPANIES

THE RESERVE AT MAYFAIRE PARKING EXPANSION
1411 PARKVIEW CIRCLE

GRADING, DRAINAGE AND EROSION CONTROL DETAILS

DATE: 18 OCTOBER 2012	SCALE:	MAC FILE NUMBER: CS-502
MCE PROJ. # 06227-0001	HORIZONTAL: N/A	DRAWING NUMBER: 10
DRAWN: RAC	VERTICAL: N/A	
DESIGNED: RAC		
CHECKED: RMC		
PROJ. MGR.: RMC		
STATUS:	REVISION:	
	FINAL DESIGN A	