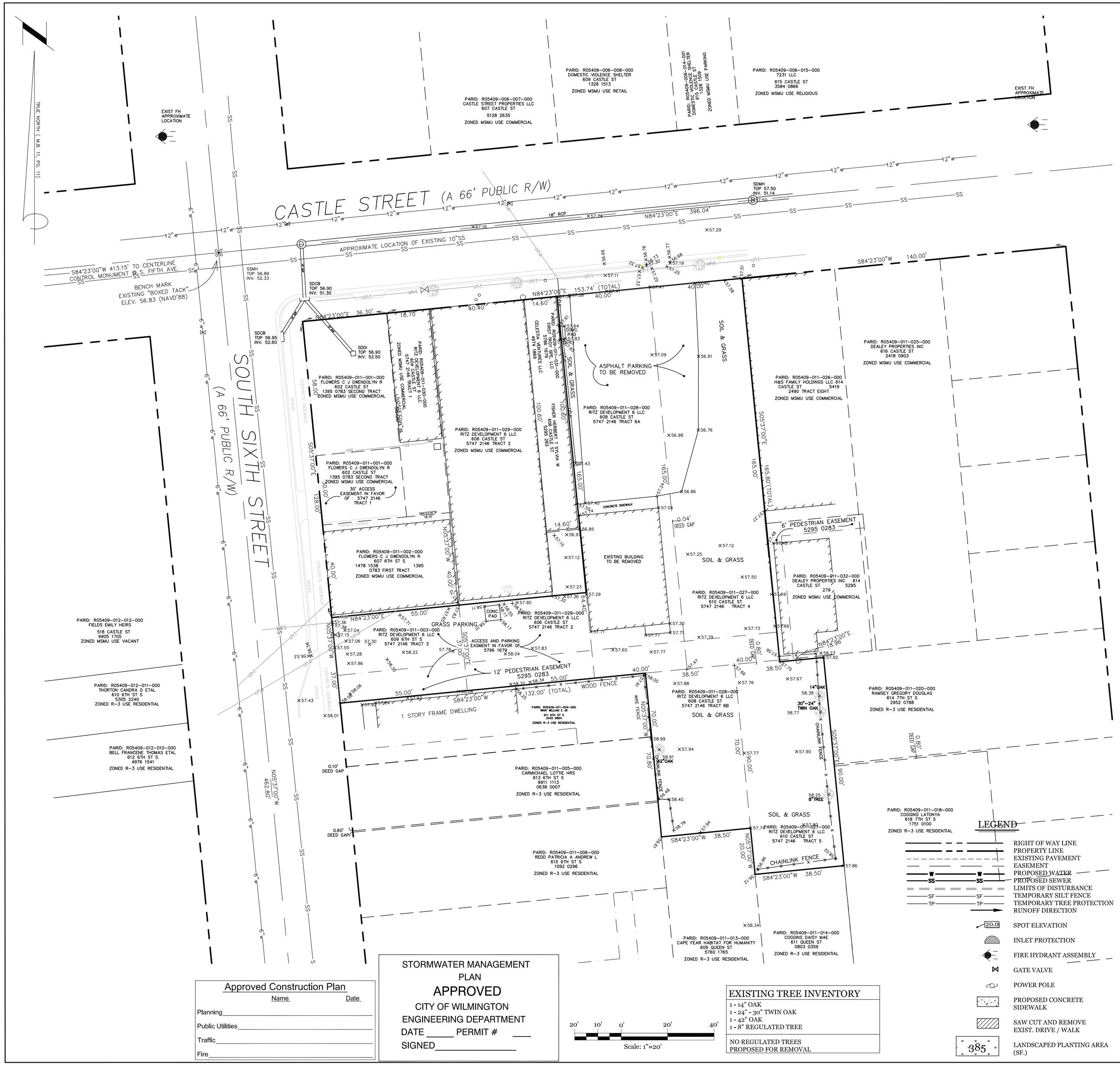

LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- EXISTING PAVEMENT
- EASEMENT
- PROPOSED WATER
- PROPOSED SEWER
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
- TEMPORARY TREE PROTECTION
- RUNOFF DIRECTION
- SPOT ELEVATION
- INLET PROTECTION
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- POWER POLE
- PROPOSED CONCRETE SIDEWALK
- SAW CUT AND REMOVE EXIST. DRIVE / WALK
- LANDSCAPED PLANTING AREA (SF.)

Approved Construction Plan

	Name	Date
Planning		
Public Utilities		
Traffic		
Fire		

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

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BUILDING LOT COVERAGE
EXISTING 7.27% PROPOSED 43.04%

SETBACK REQUIRED -	PROVIDED
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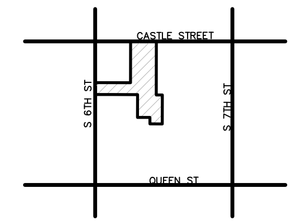

REVISIONS

INTRACOASTAL ENGINEERING, PLLC
91 Pelican Point Road
Wilmington, North Carolina 28409
Phone: 910.409.3567
Email: Charlie@intracoastalengineering.com
License Number P-0662

EXISTING CONDITIONS PLAN FOR
URBAN OASIS ON 608 CASTLE STREET
WILMINGTON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032555 CHARLES D DIXON
PRELIMINARY NOT FOR CONSTRUCTION

CLIENT INFORMATION:

RITZ DEVELOPMENT 6 LLC
1319-CC MILITARY CUTOFF RD
SUITE 172
MR. MATT SCHARF
(910)538-9901

DRAWN:	CDC	SHEET SIZE:	24 x 36
CHECKED:	CDC	DATE:	12/15/2014
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PROJECT NUMBER:		2014-009	

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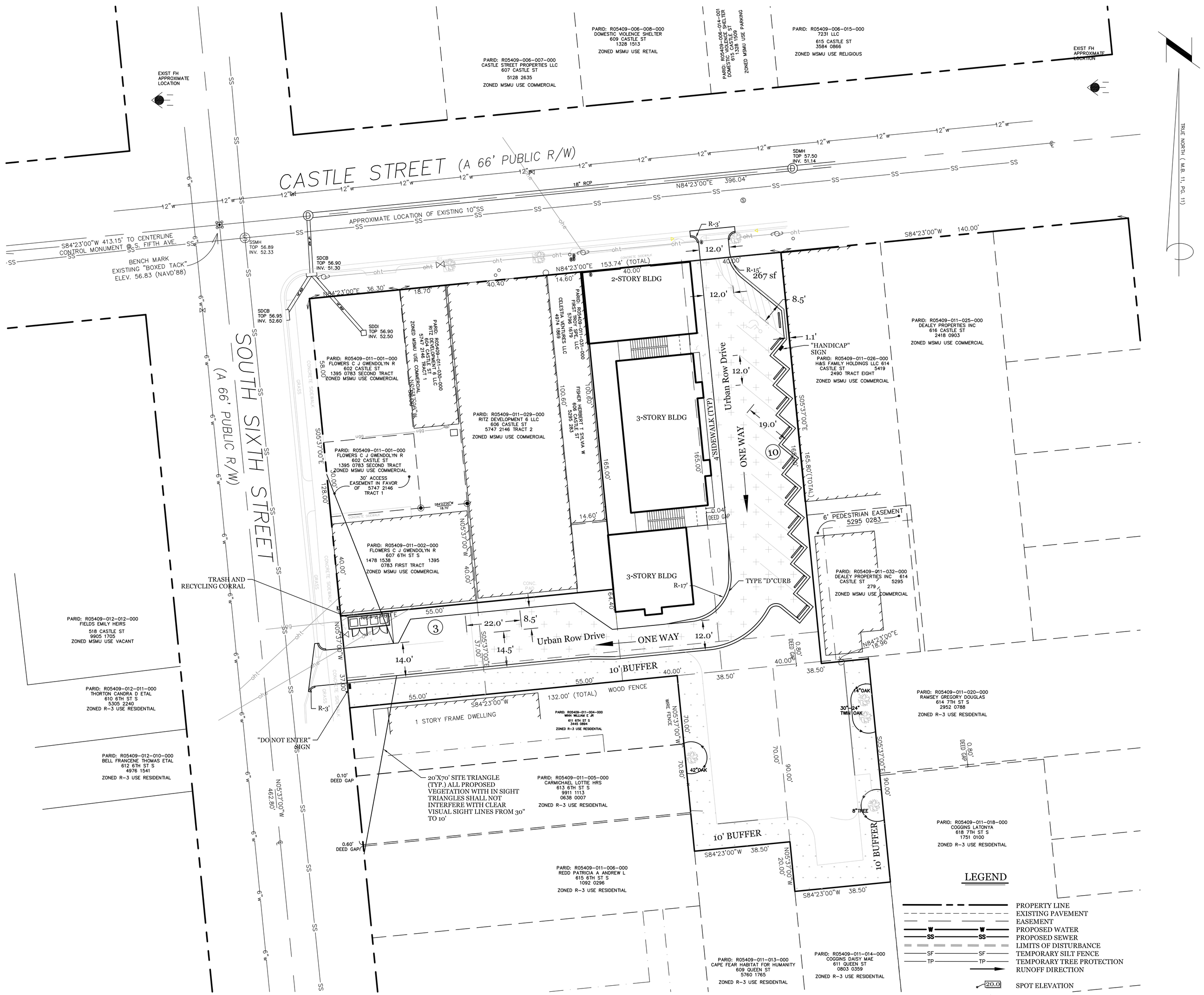

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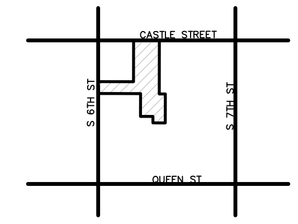

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FOR
URBAN OASIS ON 608 CASTLE STREET
WILMINGTON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 032555 ENGINEER CHARLES D. SAUER
PRELIMINARY NOT FOR CONSTRUCTION

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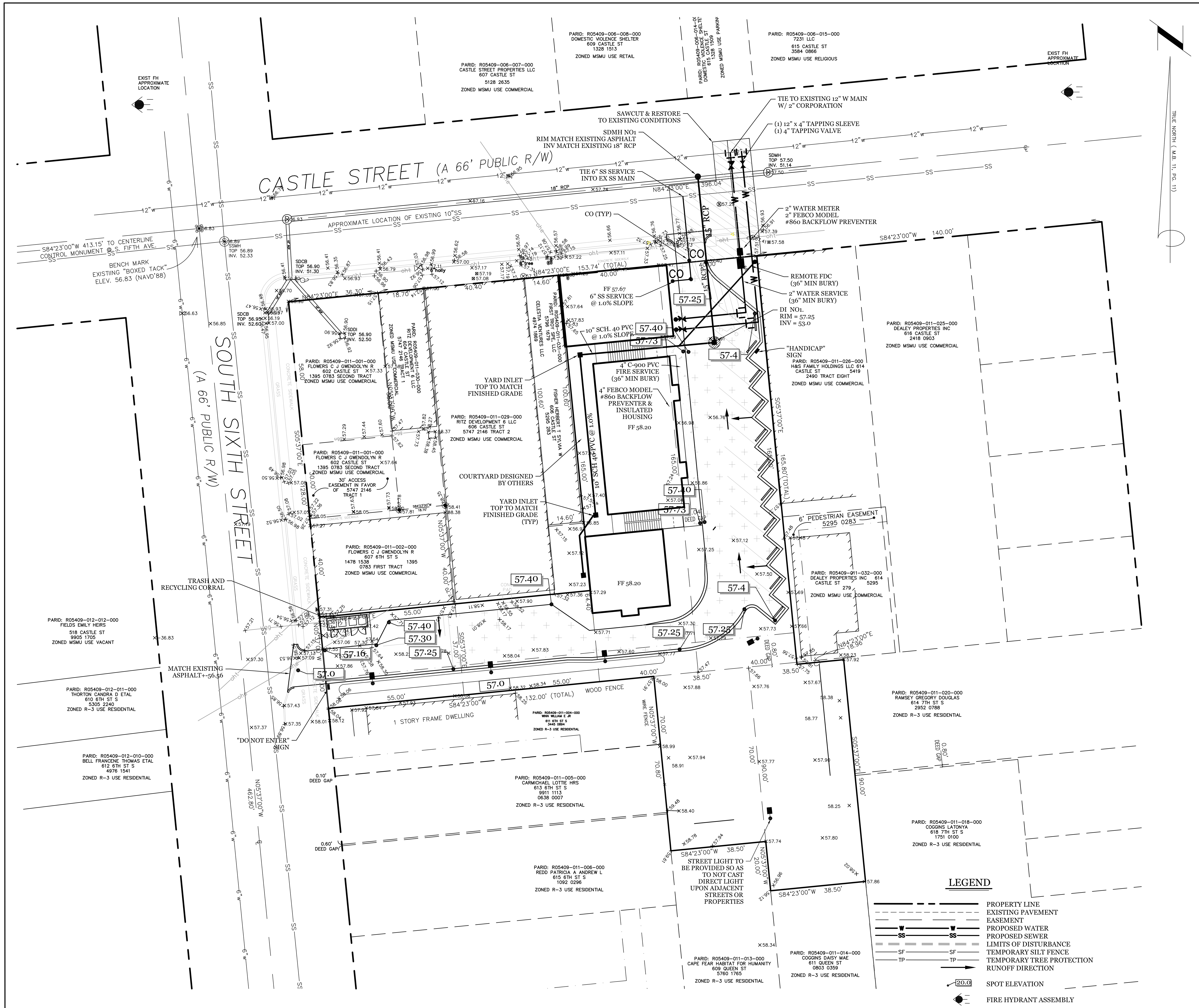
2 OF 7



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7. IF CONTRACTOR DESIRES CFPUA 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.
8. WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
10. THE BELLSOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
11. THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * BELLSOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
12. SOLID WASTE DISPOSAL IS BY ROLL OUT CONTAINERS THAT WILL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 18-1504.

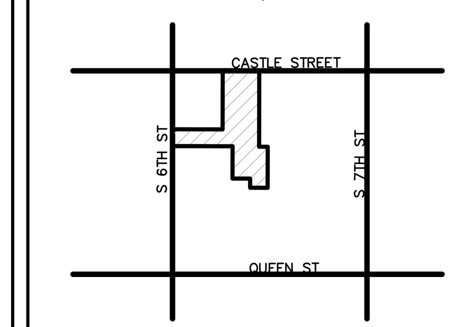
TRAFFIC NOTES:

1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY ARE TO BE THERMOPLASTIC & MEET CITY AND/OR NCDOT STANDARDS. PAVEMENT MARKINGS WITHIN SITE TO BE MARKED WITH WHITE PAINT
2. 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.
3. CONTACT TRAFFIC ENGINEERING, AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIIES AND EQUIPMENT ARE SHOWN ON THE PLAN. ADD A NOTE TO CALL TRAFFIC ENGINEERING A MIN. OF FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE R/W.
4. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
5. CONTACT KAREN DIXON AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS. THE LANDSCAPING PLAN WILL BE NEEDED TO DETERMINING STREET LIGHT LOCATIONS.
6. TACTILE WARNING MATS TO BE INSTALLED AT ALL WHEELCHAIR RAMPS.
7. A LANDSCAPING PLAN, INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION AND PARKS & RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT. PLAN SHALL ADHERE TO SD 15-17.
8. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.

FIRE & LIFE SAFETY NOTES:

1. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
2. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
3. UNDERGROUND FIRE LINE & PRIVATE WATER MAINS MUST BE PERMITTED & INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WFD - DIVISION OF FIRE & LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
4. CONSTRUCTION TYPE - 5B
5. BUILDING WILL BE SPRINKLED.
6. THE FDC MUST BE WITHIN 150' OF A FIRE HYDRANT & WITHIN 40' OF FIRE APPARATUS PLACEMENT.
7. LANDSCAPING OR PARKING CAN NOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT (3') CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC.
8. INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ROAD OR PARKING LOT SHALL BE APPROVED BY THE FIRE DEPARTMENT.

VICINITY MAP (NOT TO SCALE):



REVISIONS

INTRACOASTAL ENGINEERING, PLLC
91 Pelican Point Road
Wilmington, North Carolina 28409
Phone: 910.409.3567
Email: Charlie@intracoastalengineering.com
License Number P-0662

SITE, GRADING, UTILITY & STORMWATER PLAN FOR URBAN OASIS ON 608 CASTLE STREET

WILMINGTON, NORTH CAROLINA

PRELIMINARY NOT FOR CONSTRUCTION
NORTH CAROLINA PROFESSIONAL SEAL 032555 ENGINEER CHARLES D. CAZIER

CLIENT INFORMATION:

RITZ DEVELOPMENT 6 LLC
1319-CC MILITARY CUTOFF RD
SUITE 172
MR. MATT SCHARF
(910)538-9901

DRAWN:	CDC	SHEET SIZE:	24 x 36
CHECKED:	CDC	DATE:	12/15/2014
APPROVED:	CDC	SCALE:	1 : 20
PROJECT NUMBER:	2014-009		

DRAWING NUMBER: C-2

LATE WINTER & EARLY SPRING TEMPORARY GRASSING DETAIL

SEEDING MIXTURE

SPECIES	
Rye (grain)	
Annual Iespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains)	

Omit annual Iespedeza when duration of temporary cover is not to extend beyond June.

SEEDING DATES:

Mountains - Above 2500 ft: Feb. 15-May 15
Below 2500 ft: Feb. 1-May 1
Piedmont - Jan. 1-May 1
Coastal Plain - Dec. 1-Apr. 15

SOIL AMENDMENTS

Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

MULCH

APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

TEMPORARY SUMMER GRASSING DETAIL

SEEDING MIXTURE

SPECIES	RATE (lb/acre)
GERMAN MILLET	40

IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUNDANGRASS MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE.

SEEDING NOTES

MOUNTAINS - MAY 15-AUG. 15
PIEDMONT - MAY 1-AUG. 15
COASTAL PLAN - APR. 15-AUG. 15

SOIL AMENDMENTS

FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH

APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

TEMPORARY FALL GRASSING DETAIL

SEEDING MIXTURE

SPECIES	RATE (lb/acre)
Rye (grain)	120

SEEDING NOTES

MOUNTAINS - AUG. 15-DEC. 15
COASTAL PLAN and PIEDMONT - AUG. 15-DEC 30

SOIL AMENDMENTS

FOLLOW SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER.

MULCH

APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

Repair and refertilize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March. If it is necessary to extend temporary cover beyond June 15, overseed with 50 lb/acre Kobe (Piedmont and Coastal Plain) or Korean (Mountains) lespedeza in late February or early March.

SPRING-SUMMER PERMANENT GRASSING DETAIL

SEEDING MIXTURE

SPECIES	RATE (lb/acre)
PENSACOLA BAHIAGRASS	50
SERICEA LESPEDEZA	30
COMMON BERMUDAGRASS	10
GERMAN MILLET	10
TALL FESCUE	50

SEEDING NOTES

1. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA.
2. USE COMMON BERUDAGRASS ONLY ON ISOLATED SITES WHERE IT CANNOT BECOME A PEST. BERMUDAGRASS MAY BE REPLACED WITH 5 lb/acre CENTIPEDEGRASS.

SEEDING DATES

APRIL 1 - JULY 15

SOIL AMENDMENTS

APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 3,000 lb/acre GROUND AGRICULTURE LIMESTONE AND 500 lb/acre 10-10-10 FERTILIZER.

MULCH

APPLY 4,000 lb/acre GRAIN STRAWOR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR BY TACKING WITH ASPHALT, ROVING, OR NETTING OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

REFERTILIZE THE FOLLOWING APRIL WITH 50 lb/acre NITROGEN. REPEAT AS GROWTH REQUIRES. MAY BE MOWED ONLY ONCE A YEAR. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND MOW AS OFTEN AS NEEDED.

FALL-WINTER PERMANENT GRASSING DETAIL

SEEDING MIXTURE

SPECIES	RATE (lb/acre)
TALL FESCUE (BLEND OF TWO OR THREE IMPROVED VARIETIES)	200
RYE (GRAIN)	25

SEEDING DATES

JANUARY - APRIL
AUGUST - DECEMBER

SOIL AMENDMENTS

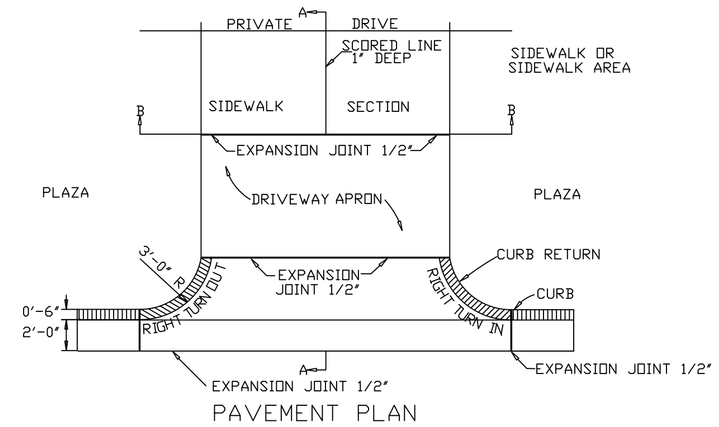
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 3,000-5,000 lb/acre GROUND AGRICULTURAL LIMESTONE (USE THE LOWER RATE ON SANDY SOILS) AND 1,000 lb/acre 10-10-10 FERTILIZER.

MULCH

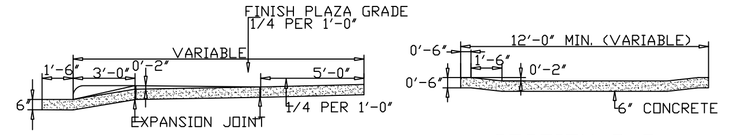
APPLY 4,000 lb/acre GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, ROVING, OR NETTING OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

FERTILIZE ACCORDING TO SOIL TESTS OR APPLY 40 lb/acre NITROGEN IN JANUARY OR FEBRUARY, 40 lb IN SEPTEMBER AND 40 lb IN NOVEMBER, FROM A 12-4-8, 16-4-8, OR SIMILAR TURF FERTILIZER. AVOID FERTILIZER APPLICATIONS DURING WARM WEATHER, AS THIS INCREASES STAND LOSSES TO DISEASE. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY. MOW TO A HEIGHT OF 2.5-3.5 INCHES AS NEEDED.



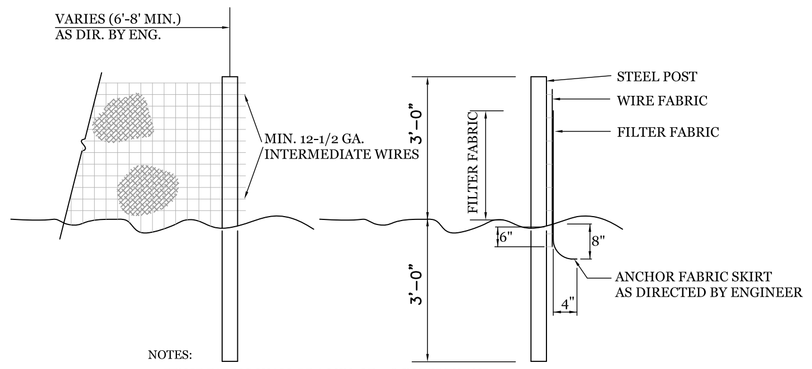
PAVEMENT PLAN



SECTION A-A SECTION B-B

STANDARD DRIVEWAY DETAIL

NTS

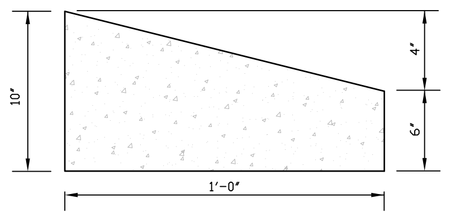


NOTES:

1. FENCE FABRIC SHALL BE A MIN. OF 32" IN WIDTH AND SHALL HAVE A MIN. OF SIX LINE WIRES WITH 12" STAY SPACING.
2. FABRIC SHALL BE FOR EROSION CONTROL AND MIN. OF 36" IN WIDTH. FABRIC SHALL BE FASTENED ADEQUATELY TO THE WIRE FABRIC AS DIRECTED BY THE ENGINEER.
3. STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER STEEL ANGLE TYPE.

TEMPORARY SILT FENCE

NTS



TYPE "D" CURB DETAIL

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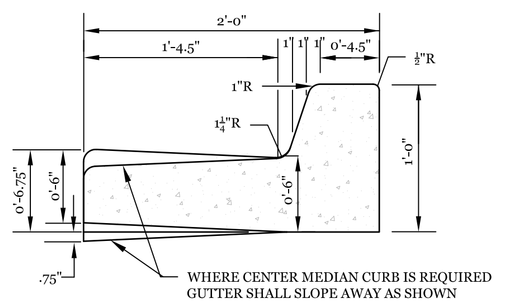
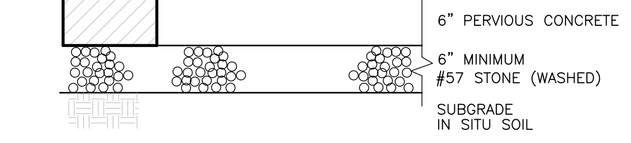


STANDARD CURB SECTION TYPE "A"

SD 7-01

NTS

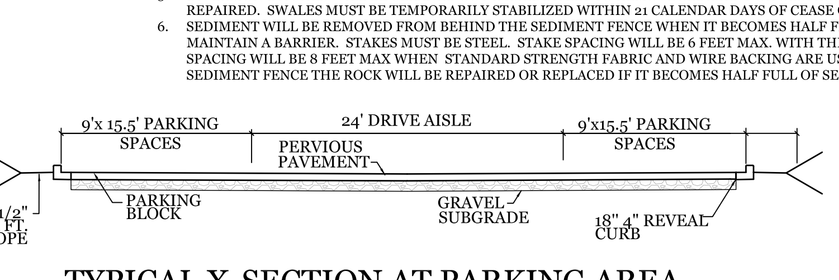


NOTE: SUBGRADE MUST BE EITHER SCARIFIED, RIPPED, OR TRENCHED TO MAINTAIN THE PRE-CONSTRUCTION SUBGRADE INFILTRATION RATE.

SEE NOTE #7 IN CONSTRUCTION SEQUENCE FOR SPECIFIC DIRECTIONS.

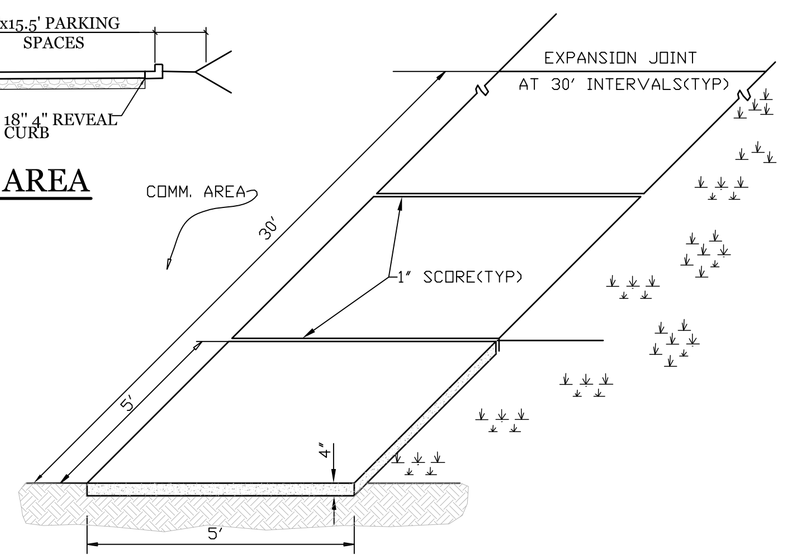
PERVIOUS CONCRETE SECTION

NTS



TYPICAL X-SECTION AT PARKING AREA

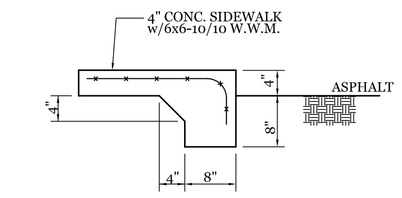
NTS



STANDARD SIDEWALK DETAIL FOR COMMERCIAL AREAS

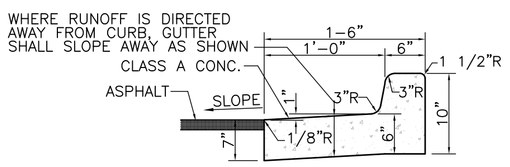
SD 8-15

NOT TO SCALE

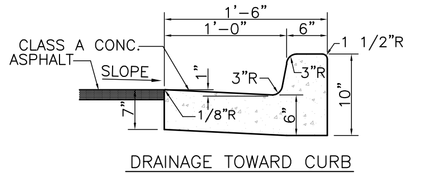


TURN DOWN SIDEWALK

NTS



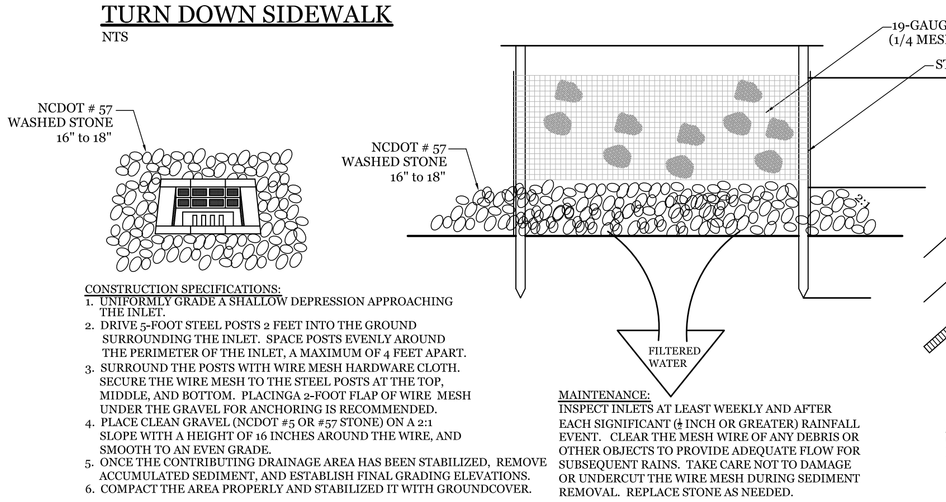
DRAINAGE AWAY FROM CURB



DRAINAGE TOWARD CURB

18" CURB SECTION

NTS



CONSTRUCTION SPECIFICATIONS:

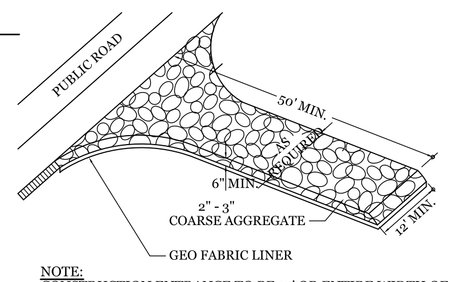
1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACINGA 2-FOOT FLAP OF WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (NCDOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZED IT WITH GROUNDCOVER.

MAINTENANCE:

INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (4 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

HARDWARE CLOTH AND GRAVEL INLET PROTECTION

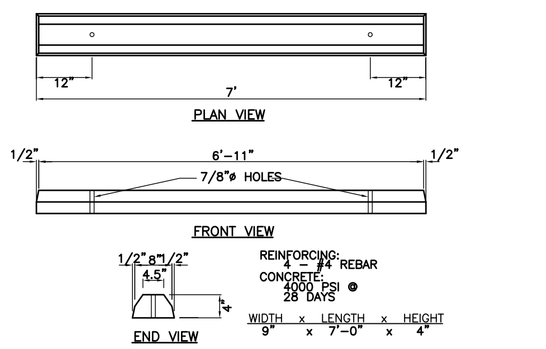
NTS



NOTE:
CONSTRUCTION ENTRANCE TO BE 12' OR ENTIRE WIDTH OF ENTRANCE. WHICHEVER IS GREATER.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

NTS



NOTE:
1. CONTRACTOR SHALL INSTALL PER CITY OF WILMINGTON TECHNICAL STANDARD PER SD 15-13
2. CONTRACTOR SHALL INSTALL WHEEL STOP 2.5' FROM SIDEWALK.

WHEEL STOP DETAIL

NTS

SITE WORK NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.
2. CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION IF DESIGNATED TO BE REMOVED.
3. GRUBBING AND STRIPPING: CONTRACTOR SHALL RAKE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
4. MUCKING: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SOFT AREAS.
5. DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
6. FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL RECOMMENDATIONS.
7. THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
8. THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AN OFF-SITE PROPERLY PERMITTED FACILITY AS REQUIRED.
9. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
10. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. BEFORE COMMENCING ANY EXCAVATIONS IN OR ALONG ROADWAYS OR RIGHT-OF-WAYS, PUBLIC AREAS OR IN PRIVATE EASEMENTS, THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE PERSONNEL OF THEIR INTENT TO EXCAVATE, IN WRITING, NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/ RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
13. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
14. EXISTING SURVEYING PERFORMED BY ARNOLD W. CARSON, PLS PC. PHONE: 910-772-9113.
15. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
17. ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND CFPUA CODES. METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
18. ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY. GEOTECHNICAL ENGINEER TO BE CONSULTED AT CONTRACTORS COST AS NECESSARY.
19. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
20. CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.
21. FIELD TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.
22. ALL SIDEWALKS SHALL BE FREE OF CRACKS, BREAKS, OR ANY OTHER DEFECT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

CONSTRUCTION SEQUENCE:

CONSTRUCTION OF SITE TO START WITH INSTALLATION OF CONSTRUCTION ENTRANCE, SEDIMENT TRAP, TREE PROTECTION FENCE AND SILT FENCE ALONG ALL LOCATIONS PER PLANS. UPON INSTALLATION OF SILT FENCE, TREES SHOULD BE REMOVED IN LOCATIONS AS NECESSARY. ALL SLOPED AREAS SHOULD BE SEEDED IN ACCORDANCE TO SPECIFICATIONS. SLOPE STABILIZATION IS WITHIN 21 CALENDAR DAYS OF ANY PHASE OF CONSTRUCTION. ALL OTHER AREAS MUST BE STABILIZED WITHIN 15 WORKING DAYS.

1. GENERAL CLEARING AND GRADING OF THIS SITE WILL NOT BE DONE UNTIL THE TEMPORARY SILT FENCE, SEDIMENT TRAP, TREE PROTECTION FENCE, AND CONSTRUCTION ENTRANCES HAVE BEEN INSTALLED.
2. NO CUT SLOPE OR FILL SLOPE SHALL EXCEED A RISE OR FALL OF ONE FOOT FOR EVERY RUN OF 3 FEET (1 VERTICAL TO 3 HORIZONTAL).
3. NO SEDIMENT WILL BE ALLOWED TO EXIT THE SITE. ALL EROSION SHALL BE CONTROLLED INCLUDING SIDE SLOPES DURING AND AFTER CONSTRUCTION.
4. INSTALL PRIMARY EROSION CONTROL MEASURES BEFORE BEGINNING CONSTRUCTION INCLUDING BUT NOT LIMITED TO GRAVELED CONSTRUCTION ENTRANCE, SILT FENCE & CHECK DAMS. INSTALL ALL SECONDARY EROSION CONTROL MEASURES AS SOON AS POSSIBLE AFTER BEGINNING CONSTRUCTION.
5. UTILITY SERVICES, STORMWATER, & INFILTRATION SYSTEMS TO BE INSTALLED AT THIS TIME. CONCRETE BUILDING FOUNDATIONS AND SIDEWALKS TO BE POURED.
6. CONTRACTOR TO COORDINATE CONSTRUCTION SEQUENCE WITH ENGINEER. CONTRACTOR TO FOLLOW
   - 6.1. BUILDING PADS TO BE BROUGHT TO GRADE AND POURED.
   - 6.2. PERVIOUS PAVEMENT SUBGRADE TO BE PREPARED AND PAVEMENT POURED.
   - 6.3. BUILDINGS TO BE ERECTED. CONTRACTOR TO PROTECT ALL PERVIOUS PAVEMENT FROM WOOD DEBRIS & SAWDUST.
7. CONTRACTOR TO FOLLOW CONSTRUCTION SPECIFICATIONS FOR POROUS CONCRETE PROVIDED BY THE ENGINEER & REQUIRED IN STORMWATER PERMIT. CONTRACTOR MUST CONTACT ENGINEER FOR SPECIFICATIONS PRIOR TO CONSTRUCTION TO PREVENT SUBGRADE COMPACTION AND CLOGGING OF THE PAVEMENT SURFACE AS WELL AS THE OTHER UNIQUE CONSTRUCTION CONSIDERATIONS FOR PERVIOUS CONCRETE.
8. ALL EROSION CONTROL MEASURES TO BE INSPECTED AFTER EACH RAIN. SILT FENCE TO BE CLEANED WHEN HALF FULL.
9. A 4" LAYER OF TOPSOIL SHALL BE APPLIED TO ALL NEW AREAS TO BE GRASSED.
10. ALL DISTURBED AREAS SHALL BE SEEDED IN ACCORDANCE WITH SEEDING SCHEDULE.
11. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PROJECT IS COMPLETE.
12. MORE STRINGENT MEASURES MAY BE REQUIRED TO HALT EROSION IF THOSE ON THIS PLAN PROVE TO BE LESS EFFECTIVE.
13. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION. ALL PERMANENT MEASURES SHALL BE WELL ESTABLISHED PRIOR TO PROJECT COMPLETION.

MAINTENANCE PLAN

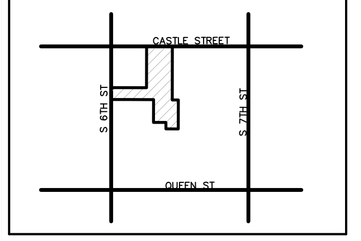
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF INCH RAINFALL.
2. ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF 2-3 INCH STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED, WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
3. SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION, SEDIMENT TRAP BAFFLES, AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
4. CHECK SEDIMENT BASIN AND BAFFLES WEEKLY & AFTER EACH RAINFALL EVENT. REMOVE SEDIMENT FROM TRAP & BAFFLES AND RESTORE TO ORIGINAL VOLUME WHEN SEDIMENT ACCUMULATES TO ABOUT ½ THE DESIGN VOLUME. REPAIR / REPLACE BAFFLES IF TORN, COLLAPSED, OR INEFFECTIVE.
5. DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
6. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET MAX. WITH THE USE OF EXTRA STRENGTH FABRIC, WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET MAX WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS IN THE IN THE SEDIMENT FENCE THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.

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

Approved Construction Plan

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

VICINITY MAP (NOT TO SCALE):



REVISIONS

INTRACOASTAL ENGINEERING, PLLC
91 Pelican Point Road
Wilmington, North Carolina 28409
Phone: 910.409.3567
Email: Charlie@intracoastalengineering.com
License Number P-0662

DETAIL SHEET FOR URBAN OASIS ON 608 CASTLE STREET
WILMINGTON, NORTH CAROLINA

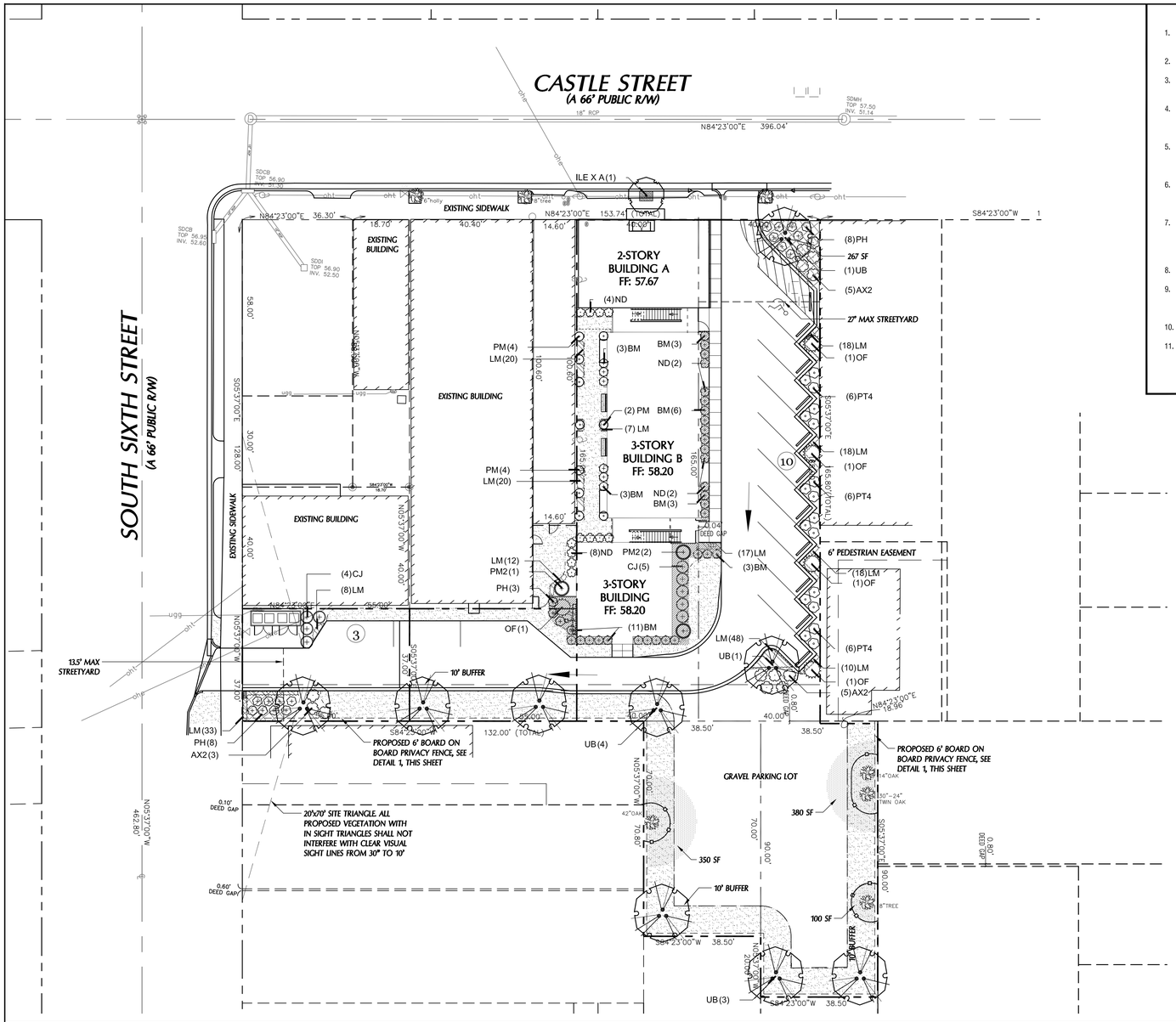
NORTH CAROLINA PROFESSIONAL SEAL 032555 ENGINEER CHARLES D. GAILEY
PRELIMINARY NOT FOR CONSTRUCTION

CLIENT INFORMATION:

RITZ DEVELOPMENT 6 LLC
1319-CC MILITARY CUTOFF RD
SUITE 172
MR. MATT SCHARF
(910)538-9901

DRAWN:	CDC	SHEET SIZE:	24 x 36
CHECKED:	CDC	DATE:	12/15/2014
APPROVED:	CDC	SCALE:	NTS
PROJECT NUMBER:		2014-009	

DRAWING NUMBER: C-3



GENERAL PLANTING NOTES

1. THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
2. QUANTITIES SHOWN IN PLANT LISTS ARE FOR CONVENIENCE ONLY. PLANS SHALL GOVERN.
3. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANT LOCATIONS OR INSUFFICIENT PLANT QUANTITIES DUE TO DIFFERENCES IN PLAN AND ACTUAL FIELD CONDITIONS.
4. ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL NOT BE ALLOWED.
5. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANT INSTALLATION. ALL PLANT MATERIALS SHALL BE INSTALLED USING GOOD HORTICULTURAL PRACTICES IN ACCORDANCE WITH THE PLANS AND DETAILS.
6. TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY WALKWAY OR PUBLIC SIDEWALK EXCEPT WHERE TREE WELLS OR PARKWAYS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREE PLANTED WITHIN FIVE (5) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
7. TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT.
8. ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 2" MIN. THK. MULCH AT BASE OF TRUNK.
9. GROUNDCOVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUNDCOVER SHALL BE PLANTED AT 8" ON- CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
10. MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.
11. ALL AREAS PLANTED WITH GROUNDCOVER SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH. ALL REMAINING AREAS SHALL BE MULCHED WITH PINESTRAW.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HT		QTY
	ILE X A	Ilex x a. `East Palatka` / Single Stem East Palatka Holly	B & B	3" CAL	8-10` HT		1
	UB	Ulmus p. `Bosque` / Bosque Elm	B & B	3" CAL	8-10` HT		9
SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**RANGE**			**QTY**
	AX2	Abelia x grandiflora `Edward Goucher` / Glossy Abelia	3 gal	18-24" HT			13
	BM	Buxus m. `Wintergreen` / Wintergreen Boxwood	3 gal	12-18" HT			32
	CJ	Cleyera japonica / Sakaki	3 gal	18-24" HT			9
	ND	Nandina domestica `Compacta` / Dwarf Heavenly Bamboo	3 gal	18-24" HT			16
	OF	Osmanthus fragrans / Sweet Olive	10 gal	4-5` HT			5
	PH	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	3 gal	18-24" HT			19
	PT4	Pittosporum t. `Dwarf` / Dwarf Variegated Pittosporum	3 gal	18-24" HT			18
	PM2	Podocarpus macrophyllus maki / Shrubby Yew	25 gal	6-7` HT			3
	PM	Podocarpus macrophyllus maki / Shrubby Yew	7 gal	3-4` HT			10
GROUND COVERS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**RANGE**		**SPACING**	**QTY**
	LM	Liriope muscari / Lilly Turf	1 gal	12-15" HT		12" o.c.	229
	SG	Stenotaphrum glabrum americanum / St. Augustine Grass	SOD				4,772 sf

SITE DATA

ADDRESS:	608 CASTLE STREET
PARCEL ID:	R05409-011-028-0000
TOTAL PROJECT AREA	23,483 SF (0.54 AC.)
EXISTING ZONING	MSMU
CAMA LAND CLASSIFICATION	URBAN
PROPOSED USE	MIXED USE (RETAIL/APARTMENTS)

LANDSCAPE REQUIREMENTS (ARTICLE 8)

	REQUIRED	PROVIDED
LANDSCAPE BUFFER	10' (ADJ. TO RESIDENTIAL)	10' *

*BUFFER TO BE OPAQUE SCREEN WITH 6' TALL BOARD ON BOARD FENCE ALONG PROPERTY LINE

STREET TREES
1 TREE/30 LF FRONTAGE

CASTLE STREET	80 LF/30 = 2 TREES	2 (1 PROPOSED, 1 EXISTING)
PARKING LOT INTERIOR (25% TREE CANOPY COVERAGE)	2,702 SF (10,809 SF x 25%)	2,951 SF
TREES PROVIDED:	3 LARGE SHADE TREES * 707 SF =	2,121 SF
	2 EXISTING TREES **:	
	350 SF + 380 SF + 100 SF =	830 SF**
	TOTAL =	2,951 SF

STREET YARD PLANTING
PRIMARY STREET YARD (CASTLE STREET)

	1,224 SF (68 LF x 18)	295 SF
TREES REQUIRED	2	2 (1 PROPOSED, 1 EXISTING)
SHRUBS REQUIRED	12	13

SECONDARY STREET YARD (S. 6TH STREET)

	207 SF (23 LF x 9)	135 SF
TREES REQUIRED	0	0
SHRUBS REQUIRED	2	8

FOUNDATION PLANTING
(12% FACADE AREA ADJ. TO PARKING/DRIVE)

BUILDING A (29 LF x 33' x .12)	115	0 SF
BUILDING B (61 LF x 33' x .12)	241	127 SF
BUILDING C (224 LF x 33' x .12)	245	405 SF

TOTAL TREES REQUIRED: 15 TREES PER DISTURBED ACRE

.64 DISTURBED ACRES x 15 =	10 TREES REQUIRED	10 TREES PROPOSED
		+4 EXISTING TREES TO REMAIN
		14 TREES TOTAL

SYMBOL LEGEND

EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCING

PROPOSED 6' BOARD ON BOARD FENCE

SAW CUT EXISTING SIDEWALK TO ADD PROPOSED STREET TREE

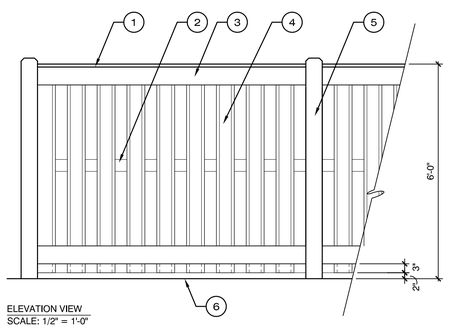
**EXISTING TREE CANOPY COUNTING TOWARD PARKING LOT SHADE REQUIREMENTS

NORTH

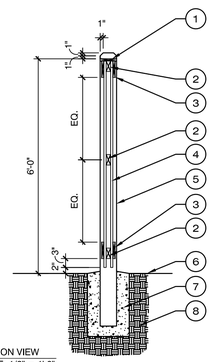
0 20 40 60 80

SCALE: 1" = 20'

1. 6' BOARD ON BOARD FENCE



ELEVATION VIEW
SCALE: 1/2" = 1'-0"



SECTION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

1. 1 x 6 TOP PLATE
2. 2 x 4 STRINGER
3. 1 x 6 STRINGER
4. 1 x 6 VERTICAL BOARDS - 1" OVERLAP
5. 6 x 6 POSTS AT 8'-0" O.C.
6. FINISH GRADE
7. CONCRETE FOOTING
8. COMPACTED SUBGRADE

NOTES:
- ALL CONNECTORS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED.
- ALL WOOD TO BE #2 OR BETTER PRESSURE TREATED SOUTHERN YELLOW PINE
- ALL WOOD TO BE STAINED COLOR: TO BE SELECTED

MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
5725 Oleander Dr., Suite A7
Wilmington, NC 28403 910.392.4355

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1314 JOSHUA W. MIHALY

Revisions

CLIENT
RITZ DEVELOPMENT 6, LLC.
1319-CC #172 MILITARY CUTOFF ROAD
WILMINGTON, NC 28405

PROJECT
URBAN OASIS
608 CASTLE STREET
WILMINGTON, NC 28401
LANDSCAPE PLAN

Date: 12/19/14
Phase: 000
Job Number: 100-820
Designed by: MLD
Drawn by: ALM
Checked by: JWM
Sheet Title: LANDSCAPE PLAN

Sheet Number: L1.1 of 1 sheets

MIHALY PLAN CONTROL - PLAN SET 'A' 12/19/2014