SITE DATA
PROPERTY OWNER: CAMERON PROPERTIES
PROJECT ADDRESS: 1751 MUSEUM DR.
PIN NUMBER: PART OF R06500-003-004-000 & PART OF R06508-009-001-000
FLOOD AREA: THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, MAP NUMBER 3720312500J (DATED: 4-3-06) & MAP NUMBER 3720312600J (DATED: 4-3-06)
ZONING DISTRICT: R-15; THIS PROJECT WILL BE A PUD-R
MAXIMUM HEIGHT (R-15): 35'
REQUIRED & PROVIDED BUILDING SETBACKS (R-15) FOR YARDS ABUTTING ADJACENT PROPERTIES AT THE PROJECT'S PERIPHERY: FRONT-30', REAR-25', INTERIOR SIDE-10', CORNER LOT SIDE-15'
REQUIRED & PROVIDED BUILDING SETBACKS FOR INTERNAL DESIGN OF THE PROJECT: PER NC STATE BUILDING CODE
SITE AREA: 2,030,386 SF = 46.61 ACRES ±
NUMBER OF PROPOSED LOTS: 124 (72 SINGLE FAMILY & 52 TOWNHOME UNITS)
TOTAL AMOUNT & PERCENT OF IMPERVIOUS SURFACE AREAS ON-SITE:

BEFORE DEVELOPMENT		
	AREA (SF)	% OF SITE
CROSS CITY TRAIL	35,693	1.76
MUSEUM DR	14,851	0.73
CHARLES PAIN DR	3,762	0.19
SIDEWALK	1,000	0.05
TOTAL	55,306	2.73

AFTER DEVELOPMENT				
	EX. (SF)	PROPOSED (SF)	TOTAL (SF)	% OF SITE
LOTS (SINGLE FAMILY & TOWNHOME)	0	502,296	502,296	24.74
ROADS	18,455	232,320	250,775	12.35
SIDEWALKS	1,000	56,332	57,332	2.82
OTHER	0	6,000	6,000	0.30
CROSS CITY TRAIL	32,177	2,607	34,784	1.72
FUTURE	0	5,934	5,934	0.29
TOTAL	51,632	805,489	857,121	42.22

THIS SITE IS NOT WITHIN A SPECIAL HIGHWAY OVERLAY DISTRICT OR ANY OTHER ZONING OVERLAY DISTRICT PER THE CITY OF WILMINGTON ZONING MAP (MAP 3125-2, DATED: MAY 25, 2012)
CAMA LAND USE CLASSIFICATION PER THE 2006 CAMA PLAN UPDATE LAND CLASSIFICATION MAP IS URBAN.

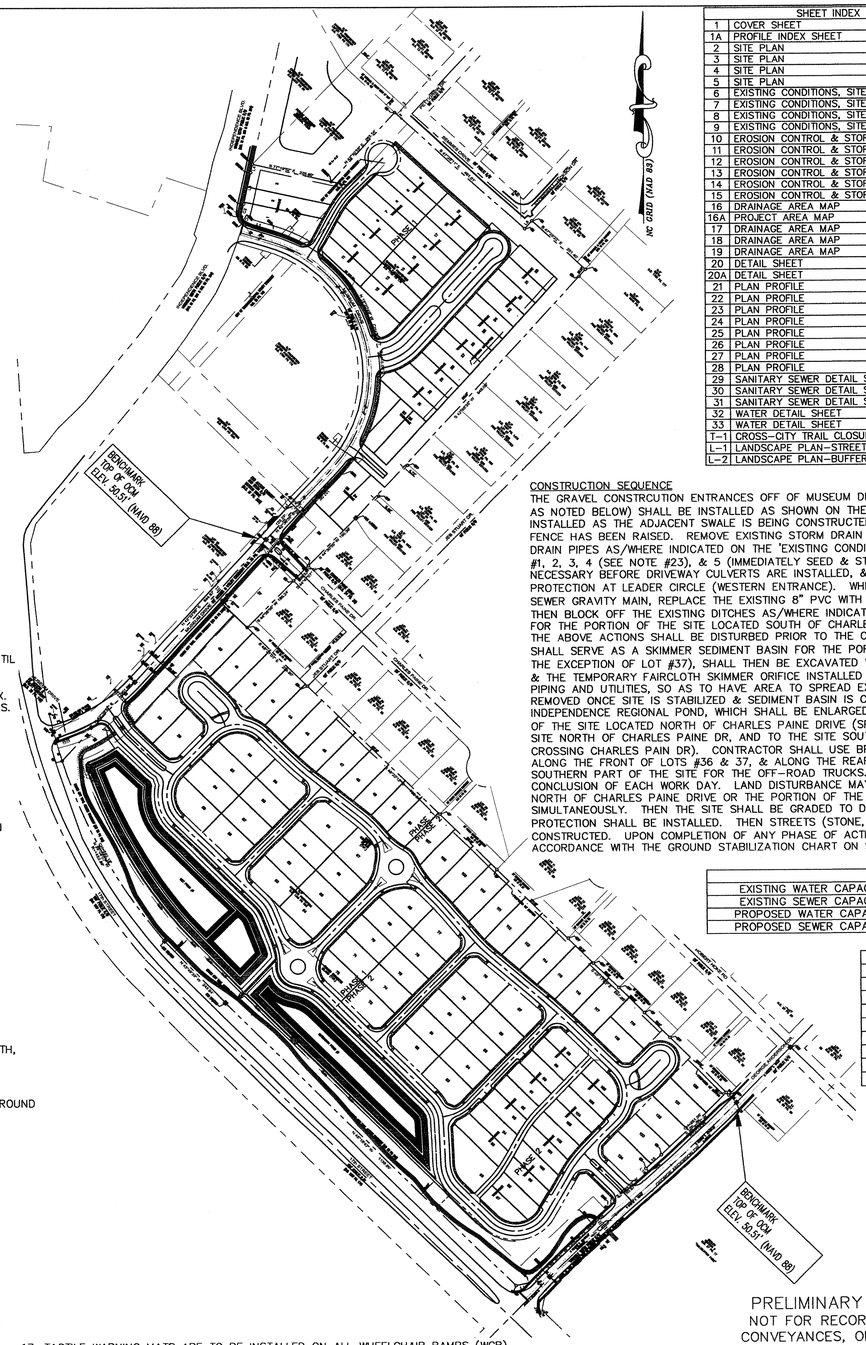
CITY OF WILMINGTON STANDARD NOTES
1. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
2. NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS.
3. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.
4. PROTECTIVE TREE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
5. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
6. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
7. 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. 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.
8. 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.
9. CALL TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
10. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY APRON PANELS, OR CURB AND GUTTER SECTIONS SHALL BE REPLACED.
11. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
12. PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 332-6558 FOR INFORMATION.
13. IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION HE SHALL APPLY IN ADVANCE FOR THIS SERVICE & MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
14. ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS. CALL 332-6558 FOR INFORMATION.
15. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCCCHR OR ASSE.
16. ALL TRAFFIC CONTROL SIGNS & MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
17. ALL PAVEMENT MARKINGS REGULATING TRAFFIC FLOW MUST BE THERMOPLASTIC.
18. 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.
19. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
20. A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
21. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING. 1-800-632-4949.
22. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS.
23. IF THESE UNITS ARE SOLD AT ANY POINT, THE BUYER MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT.
24. WATER, SEWER, & STORMWATER INFRASTRUCTURE TO BE CONSTRUCTED BY APPLICANT.
25. UNLESS NOTED OTHERWISE, ALL WATER AND SEWER TO BE PUBLIC.
26. DRIVEWAYS SHALL INTERSECT THE STREET AT A 90 DEGREE ANGLE.
27. OPEN CUTS ARE SUBJECT TO CITY OF WILMINGTON STREET CUT POLICY & STANDARD DETAIL 1-05.

GENERAL NOTES
1. ROLL CART FOR TRASH REMOVAL.
2. SANITARY SEWER SIZE 8". ALL PROPOSED SANITARY SEWER TO BE PUBLIC.
3. WATER SIZE 8"-2". ALL PROPOSED WATER TO BE PUBLIC.
4. ALL PROPOSED STREET RIGHTS-OF-WAY TO BE PUBLIC.
5. ANTICIPATED COMPLETION OF PHASE 1: NOVEMBER 2014 & ANTICIPATED COMPLETION OF PHASE 2: MAY 2015.
6. NO 10' NON-MUNICIPAL UTILITY EASEMENTS ALONG WESTERN & EASTERN ENTRANCE STREETS.
7. THE PROPOSED DRAINAGE EASEMENT WIDTHS & LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE (I.E.-REDUCTION IN WIDTH, ETC.) DURING THE DESIGN PROCESS.

FIRE AND LIFE SAFETY NOTES
1. LANDSCAPING OR PARKING CAN NOT BLOCK OR IMPEDE THE FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
2. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDING(S).
3. THE FIRE DEPARTMENT ACCESS ROAD SHALL BE NO LESS THAN 20' UNLESS APPROVED BY THE FIRE OFFICIAL.
4. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.

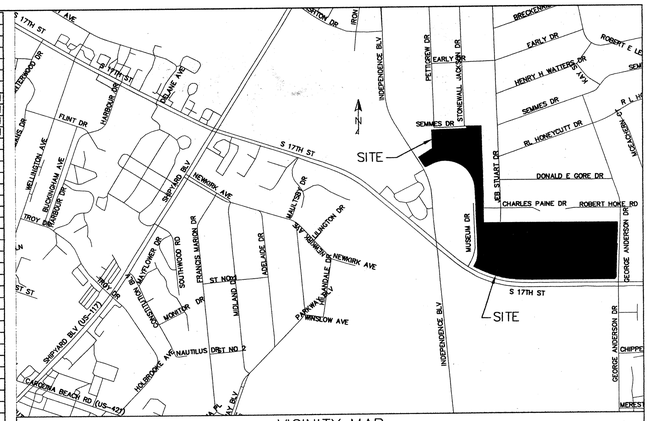
NOTES
1. BOUNDARY, TOPOGRAPHICAL, & TREE SURVEY PROVIDED BY SHERWIN D. CRIBB, PLS.
2. LIMITS OF DISTURBANCE = 1,930,643 SF = 44.33 ACRES.
3. DISTURBED AREAS WITHIN RIGHTS-OF-WAY OF MUSEUM DRIVE & GEORGE ANDERSON DRIVE SHALL BE IMMEDIATELY SEEDED & STABILIZED WITH EXCELSIOR MAT OR MULCH PRIOR TO ANY RAINFALL EVENT & IN ACCORDANCE WITH GROUND STABILIZATION CHART.
4. UPON COMPLETION OF ANY PHASE OF ACTIVITY SIDE SLOPES WILL BE SEEDED/STABILIZED IN ACCORDANCE WITH GROUND STABILIZATION CHART (SEE SHEET 14).
5. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE INDICATED.
6. ALL CITY, STATE, & FEDERAL REGULATIONS SHALL BE FOLLOWED.
7. MANHOLES, CATCH BASINS, & DROP INLETS SHALL BE SIZED APPROPRIATELY TO ACCOMODATE OVERSIZED PIPES.
8. ALL DROP INLETS TO BE TRAFFIC BEARING WITH HEAVY DUTY 2'x3' FRAME & GRATE (GENERAL FOUNDRIES INC., ITEM #24364 OR EQUIVALENT).
9. NO PIPE JOINTS SHALL BE INSIDE ANY INTERFERENCE MANHOLE.
10. A RECORDED DRAINAGE EASEMENT SHALL BE PROVIDED FOR WET POND #1 & DETENTION POND #1 INCLUDING ACCESS TO THE NEAREST RIGHT-OF-WAY.
11. ALL ROOF DRAINS SHALL BE DIRECTED TOWARDS THE ROAD IN FRONT OF THE RESPECTIVE LOT, AND TO THE DRAINAGE SYSTEM & PONDS (SEE DRAINAGE AREA MAPS). ROOF DRAINS SHALL NOT BE DIRECTED TO ROADS/ALLEYS ALONG THE SIDE OR REAR OF THE RESPECTIVE LOT.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RAISE & SLOPE LOTS ADEQUATELY TO ENSURE POSITIVE DRAINAGE TOWARD STREET.
13. THE MINIMUM BUILDING PAD ELEVATION FOR LOTS #4-9, 12-29, & 36-37 SHALL BE 1.5 FEET ABOVE THE HIGHEST BACK OF CURB ELEVATION IN FRONT OF THE RESPECTIVE LOT. THE MINIMUM BUILDING PAD ELEVATION FOR LOTS #38-98, 107-117, 119, & 121-124 SHALL BE 1.5 FEET ABOVE THE HIGHEST BACK OF CURB ELEVATION IN FRONT OF THE RESPECTIVE LOT OR ELEVATION=45.00', WHICHEVER IS GREATER. THE MINIMUM BUILDING PAD ELEVATIONS FOR THE REMAINING LOTS ARE AS FOLLOWS: LOTS 1-2 IS 50.75', LOT 3 IS 48.76', LOTS 10-11 IS 50.75', LOTS 30-31 IS 52.15', LOTS 32-33 IS 52.29', LOTS 34-35 IS 53.30', LOTS 99-100 IS 47.56', LOTS 101-104 IS 48.75', LOTS 105-106 IS 48.85', LOT 118 IS 51.05', AND LOT 120 IS 53.85'.
14. DURING CONSTRUCTION WET POND #1 WILL SERVE AS A SKIMMER SEDIMENT BASIN. TEMPORARY POROUS BAFFLES (SEE DETAIL) SHALL BE INSTALLED. A FAIRCLOTH SKIMMER SHALL BE INSTALLED IN & CONNECTED TO THE OUTLET STRUCTURE (SEE SKIMMER DETAIL & CHART FOR SKIMMER & ORIFICE SIZE). THE FAIRCLOTH SKIMMER IS TEMPORARY. ONCE THE ENTIRE AREA DRAINING TO THE POND HAS BEEN STABILZED THE POROUS BAFFLES & SKIMMER SHALL BE REMOVED, & THE ORIFICE PIPE (SEE POND DETAIL & CHART FOR SIZE) SHALL BE INSTALLED.
15. PRIOR TO THE INSTALLATION OF WATER OR SANITARY SEWER MAINS CONTRACTOR SHALL NOTIFY THE ENGINEER WITH MALPASS ENGINEERING & SURVEYING, P.C. AT 910-392-5243.
16. ALL TREES ON SITE, EXCEPT WITHIN CROSS CITY TRAIL EASEMENT ALONG GEORGE ANDERSON DRIVE & SOUTH 17TH STREET, TO BE REMOVED (SEE MAP TITLED 'TREE SURVEY FOR FORKS DEVELOPMENT' BY SHERWIN D. CRIBB, PLS FOR TREE INFORMATION). TREE PROTECTION FENCING SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL SD 15-08.

K:\AutoCAD\2005\243\THE FORKS(8-5-14).dwg



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

SHEET INDEX	
1	COVER SHEET
1A	PROFILE INDEX SHEET
2	SITE PLAN
3	SITE PLAN
4	SITE PLAN
5	SITE PLAN
6	EXISTING CONDITIONS, SITE INVENTORY, & DEMOLITION PLAN
7	EXISTING CONDITIONS, SITE INVENTORY, & DEMOLITION PLAN
8	EXISTING CONDITIONS, SITE INVENTORY, & DEMOLITION PLAN
9	EXISTING CONDITIONS, SITE INVENTORY, & DEMOLITION PLAN
10	EROSION CONTROL & STORMWATER PLAN
11	EROSION CONTROL & STORMWATER PLAN
12	EROSION CONTROL & STORMWATER PLAN
13	EROSION CONTROL & STORMWATER PLAN
14	EROSION CONTROL & STORMWATER DETAIL SHEET
15	EROSION CONTROL & STORMWATER DETAIL SHEET
16	DRAINAGE AREA MAP
16A	PROJECT AREA MAP
17	DRAINAGE AREA MAP
18	DRAINAGE AREA MAP
19	DRAINAGE AREA MAP
20	DETAIL SHEET
20A	DETAIL SHEET
21	PLAN PROFILE
22	PLAN PROFILE
23	PLAN PROFILE
24	PLAN PROFILE
25	PLAN PROFILE
26	PLAN PROFILE
27	PLAN PROFILE
28	PLAN PROFILE
29	SANITARY SEWER DETAIL SHEET
30	SANITARY SEWER DETAIL SHEET
31	SANITARY SEWER DETAIL SHEET
32	WATER DETAIL SHEET
33	WATER DETAIL SHEET
T-1	CROSS-CITY TRAIL CLOSURE PLAN
L-1	LANDSCAPE PLAN-STREETSCAPE
L-2	LANDSCAPE PLAN-BUFFER



VICINITY MAP
SCALE: 1"=1,000'

CONSTRUCTION SEQUENCE
THE GRAVEL CONSTRCUTION ENTRANCES OFF OF MUSEUM DRIVE & GEORGE ANDERSON DRIVE, & SILT FENCE (EXCEPT AS NOTED BELOW) SHALL BE INSTALLED AS SHOWN ON THE PLAN. SILT FENCE ALONG SWALES #1-3 SHALL BE INSTALLED AS THE ADJACENT SWALE IS BEING CONSTRUCTED AND AFTER THE GROUND AT THE LOCATION OF THE SILT FENCE HAS BEEN RAISED. REMOVE EXISTING STORM DRAIN PIPE(S) & BLOCK OFF UPSTREAM END OF EXISTING STORM DRAIN PIPES AS/WHERE INDICATED ON THE 'EXISTING CONDITIONS & DEMOLITION PLAN'. THEN CONSTRUCT SWALES #1, 2, 3, 4 (SEE NOTE #23), & 5 (IMMEDIATELY SEED & STABILIZE PER SWALE DETAILS), INSTALL ANY UTILITIES NECESSARY BEFORE DRIVEWAY CULVERTS ARE INSTALLED, & INSTALL THE DRIVEWAY CULVERTS WITH OUTLET PROTECTION AT LEADER CIRCLE (WESTERN ENTRANCE). WHEN CONSTRUCTING SWALE #4 OVER EXISTING SANITARY SEWER GRAVITY MAIN, REPLACE THE EXISTING 8" PVC WITH 8" DIP (SEE DRAWING COURT PROFILE & NOTE #23). THEN BLOCK OFF THE EXISTING DITCHES AS/WHERE INDICATED ON THE 'EXISTING CONDITIONS & DEMOLITION PLAN'. FOR THE PORTION OF THE SITE LOCATED SOUTH OF CHARLES PAINE DRIVE, ONLY AREAS NECESSARY TO PERFORM THE ABOVE ACTIONS SHALL BE DISTURBED PRIOR TO THE CONSTRUCTION OF WET POND #1. WET POND #1, WHICH SHALL SERVE AS A SKIMMER SEDIMENT BASIN FOR THE PORTION OF THE SITE SOUTH OF CHARLES PAINE DRIVE (WITH THE EXCEPTION OF LOT #37), SHALL THEN BE EXCAVATED WITH THE POND OUTLET STRUCTURE, OUTLET PROTECTION, & THE TEMPORARY FAIRCLOTH SKIMMER ORIFICE INSTALLED WHILE CLEARING/FILLING LAND, AND INSTALLING STORM PIPING AND UTILITIES, SO AS TO HAVE AREA TO SPREAD EXCAVATED MATERIAL. FAIRCLOTH SKIMMER SHALL BE REMOVED ONCE SITE IS STABILIZED & SEDIMENT BASIN IS CONVERTED TO A STORMWATER POND. THE EXISTING INDEPENDENCE REGIONAL POND, WHICH SHALL BE ENLARGED, SHALL SERVE AS A SEDIMENT BASIN FOR THE PORTION OF THE SITE LOCATED NORTH OF CHARLES PAINE DRIVE (SPOIL FROM THE REGIONAL POND SHALL BE TAKEN TO THE SITE NORTH OF CHARLES PAINE DR, AND TO THE SITE SOUTH OF CHARLES PAINE DR VIA OFF-ROAD TRUCKS CROSSING CHARLES PAIN DR). CONTRACTOR SHALL USE BRIDGE TO CROSS SWALE #3. SILT FENCE MAY BE LOWERED ALONG THE FRONT OF LOTS #36 & 37, & ALONG THE REAR OF LOTS #37 & 40 TO PROVIDE ACCESS TO THE SOUTHERN PART OF THE SITE FOR THE OFF-ROAD TRUCKS. LOWERED SILT FENCE MUST BE RAISED AT THE CONCLUSION OF EACH WORK DAY. LAND DISTURBANCE MAY OCCUR FIRST ON THE PORTION OF THE SITE LOCATED NORTH OF CHARLES PAINE DRIVE OR THE PORTION OF THE SITE LOCATED SOUTH OF CHARLES PAINE DRIVE, OR SIMULTANEOUSLY. THEN THE SITE SHALL BE GRADED TO DIRECT RUNOFF TO THE PONDS, & INLET & OUTLET PROTECTION SHALL BE INSTALLED. THEN STREETS (STONE, CURBING, & ASPHALT) & SIDEWALKS SHALL BE CONSTRUCTED. UPON COMPLETION OF ANY PHASE OF ACTIVITY SIDE SLOPES WILL BE SEEDED/STABILIZED IN ACCORDANCE WITH THE GROUND STABILIZATION CHART ON SHEET 14 OF THE PLAN.

WATER & SEWER CAPACITY	
EXISTING WATER CAPACITY:	0 GPD
EXISTING SEWER CAPACITY:	0 GPD
PROPOSED WATER CAPACITY:	124 LOTS x 400 GPD/LOT = 49,600 GPD
PROPOSED SEWER CAPACITY:	124 LOTS x 360 GPD/LOT = 44,640 GPD

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	1015.93'	N 15°37'36" E	3.51'
C2	1004.93'	N 13°36'26" E	37.52'
C3	1452.89'	N 16°52'24" W	38.22'
C4	1452.89'	N 15°31'41" W	30.00'
C5	1452.89'	N 14°35'00" W	17.91'
C6	1452.89'	N 13°59'30" W	12.09'
C7	275.00'	N 59°25'27" E	149.14'
C8	3849.54'	S 48°20'17" W	10.69'
C9	3849.54'	S 46°25'51" W	245.55'

LINE	BEARING	DISTANCE
L1	N 73°15'17" W	87.99'
L2	N 31°06'48" W	15.29'
L3	N 12°32'23" E	92.21'
L4	N 11°23'05" E	23.52'
L5	N 42°37'24" E	30.04'
L6	N 75°09'28" E	28.75'
L7	S 45°20'37" E	29.84'
L8	S 45°21'19" E	106.81'
L9	N 42°32'08" E	29.92'
L10	N 42°32'08" E	30.10'
L11	S 44°47'07" W	29.43'
L12	S 44°47'07" W	29.89'
L13	N 45°26'46" W	29.83'
L14	N 45°39'09" W	10.24'
L15	S 48°22'56" W	58.07'
L16	S 41°37'27" E	9.93'
L17	S 44°38'30" W	52.95'
L18	S 78°22'41" W	36.00'
L19	N 45°47'27" W	29.98'
L20	N 42°39'57" E	202.33'
L21	N 42°39'57" E	99.26'

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED PER TRC CONCEPT REVIEW.	12-18-13
2	REVISED PER TRC.	3-31-14
3	REVISED PER CLIENT.	4-15-14
4	REVISED PER CITY OF WILMINGTON.	5-21-14
5	REVISED PER CITY OF WILMINGTON.	7-7-14
6	REVISED TO ADJUST NOTE #9.	7-10-14
7	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
8	REVISED PER CITY OF WILMINGTON.	8-21-14
9	REVISED PER CITY OF WILMINGTON.	8-25-14

REVISIONS

LEGEND

42	EXISTING CONTOUR
	EXISTING EASEMENT
	EXISTING ROAD CENTERLINE
	EXISTING R/W
	EXISTING ADJACENT PROPERTY LINES
SDI	EXISTING STORM DRAIN PIPE
	EXISTING STORM DRAIN MANHOLE
SDI	EXISTING STORM DRAIN CURB INLET
SDDI	EXISTING STORM DRAIN DROP INLET
FH	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
S	EXISTING SANITARY SEWER MANHOLE
SS	EXISTING SANITARY SEWER LINES
LP	EXISTING LIGHT POLE
TM	EXISTING TRAFFIC SIGNAL BOX
FO	EXISTING FIBER OPTIC MARKER
E	EXISTING TRANSFORMER
PP	EXISTING POWER POLE
	EXISTING GUY WIRE
	EXISTING ASPHALT ROAD
	EXISTING CROSS CITY TRAIL (TO REMAIN)
	EXISTING TRAIL OR SIDEWALK (TO BE REMOVED)
	EXISTING SIDEWALK
	PROPERTY LINE
OIP	OLD IRON PIPE
OIPP	OLD IRON PIPE(PINCHED)
OIR	OLD IRON ROD
ONAIL	OLD NAIL
OREBAR	OLD REBAR
OCM	OLD CONCRETE MONUMENT
OLD RW/MON	OLD RIGHT OF WAY MONUMENT
	PROPOSED SETBACK (ALONG PROJECT PERIPHERY)
	PROPOSED ROAD CENTERLINE
	PROPOSED R/W
SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER LINE
F/H	PROPOSED FIRE HYDRANT
B.O.	PROPOSED BLOWOFF
G.V.	PROPOSED GATE VALVE
	PROPOSED CATCH BASIN
	PROPOSED STORM DRAIN PIPE
	PROPOSED INLET PROTECTION
	PROPOSED PHASE LINE
	PROPOSED SWALE
	PROPOSED EASEMENT
CE	PROPOSED CONSTRUCTION ENTRANCE
	PROPOSED SILT FENCE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED BUFFER
	PROPOSED SIDEWALK OR CROSS CITY TRAIL
	PROPOSED TREE PROTECTION FENCE

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

SITE PLANNER
DEMAREST COMPANY
LANDSCAPE ARCHITECTS, LAND PLANNERS ASLA
6933 RUNNING BROOK TERRACE
WILMINGTON, NORTH CAROLINA 28411
910-231-2428
SCOTT D. STEWART RLA ASLA
NC LICENSE # 1128

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan

	Name	Date
Planning		8-28-14
Public Utilities	N/A	
Traffic		8-27-14
Fire		8/27/14

COVER SHEET
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

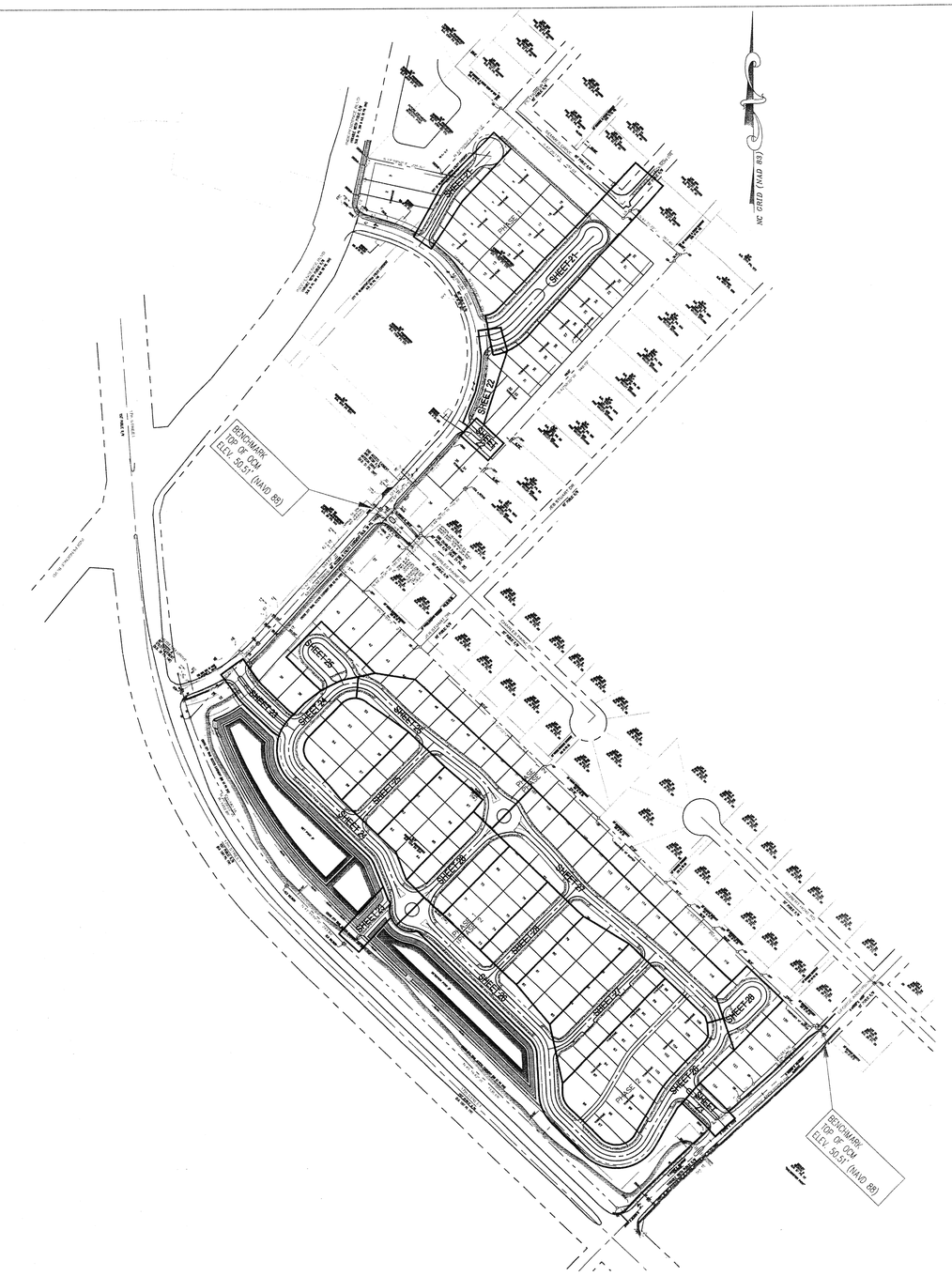
DATE: 12-4-13
SCALE: 1"=200'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JOHN C. BIRCH

MALPASS ENGINEERING & SURVEYING, P.C.
1154 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

SHEET NO: 1
OF: 33



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APPROVED
CITY OF WILMINGTON
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DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan

	Name	Date
Planning		8-28-14
Public Utilities		
Traffic		8-27-14
Fire		8-28-14

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED TO ADJUST PROFILE AREA.	7-7-14
2	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14

REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

PROFILE INDEX SHEET

THE FORKS AT GALLERY PARK

CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 038232 ENGINEER JOHN C. BISHOP 8-18-14

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203
License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
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WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 4-15-14
SCALE: 1"=200'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 1A
OF: 33

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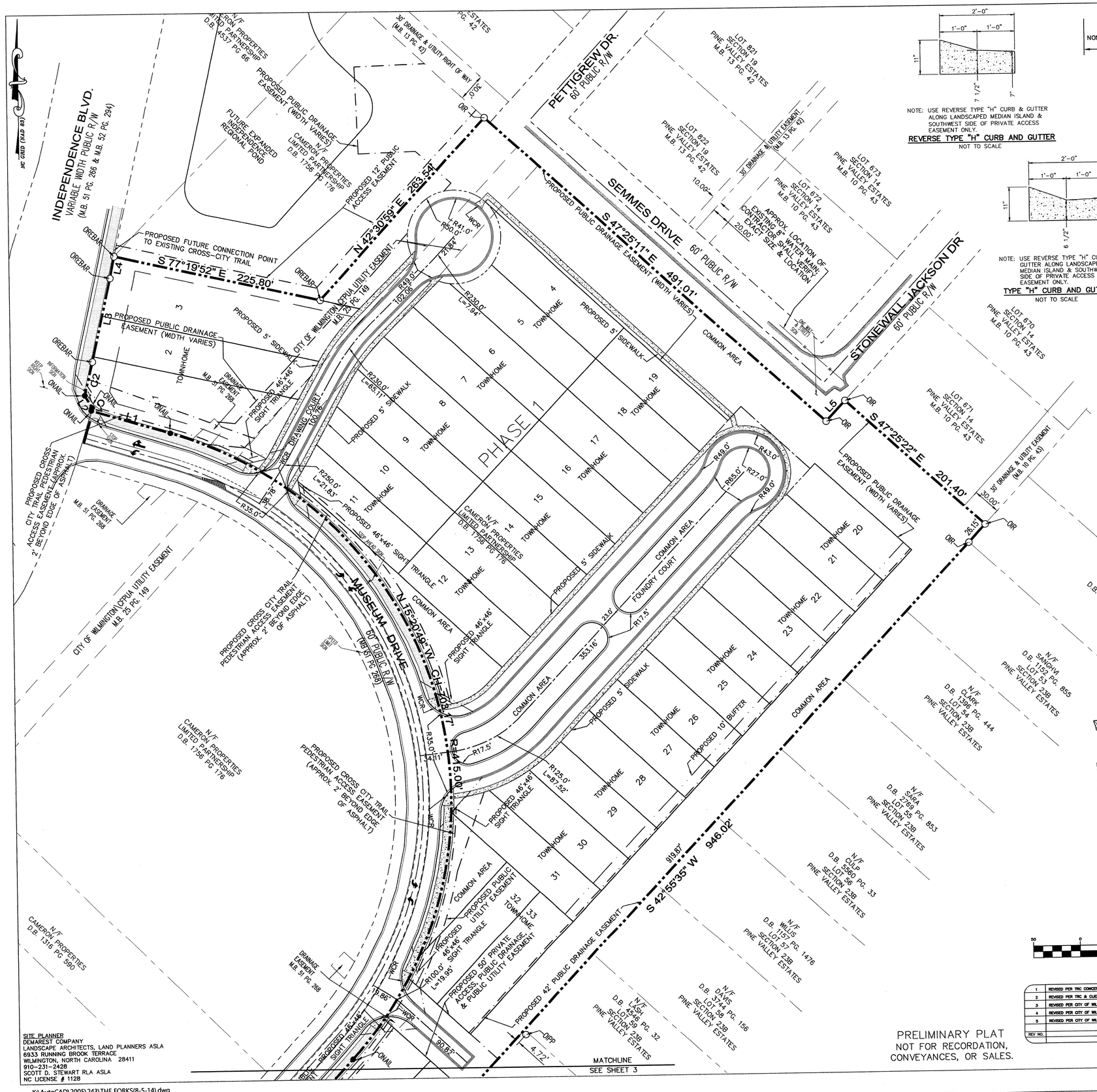
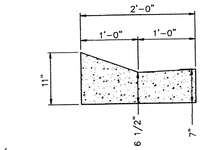


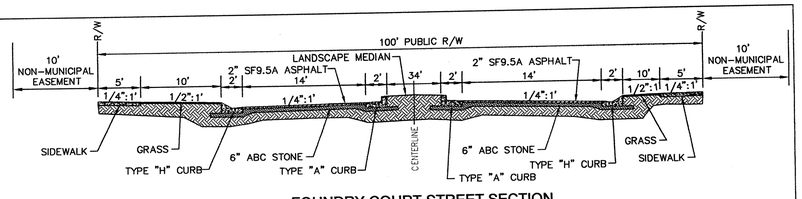
NOTE: USE REVERSE TYPE "H" CURB & GUTTER ALONG LANDSCAPED MEDIAN ISLAND & SOUTHWEST SIDE OF PRIVATE ACCESS EASEMENT ONLY.

REVERSE TYPE "H" CURB AND GUTTER
NOT TO SCALE

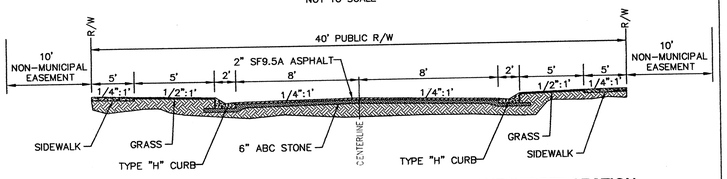


NOTE: USE REVERSE TYPE "H" CURB & GUTTER ALONG LANDSCAPED MEDIAN ISLAND & SOUTHWEST SIDE OF PRIVATE ACCESS EASEMENT ONLY.

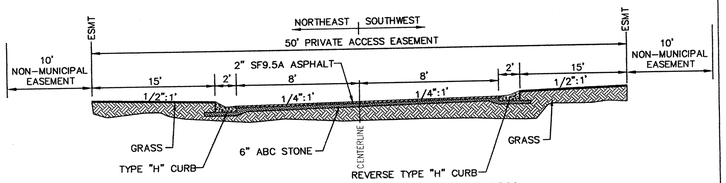
TYPE "H" CURB AND GUTTER
NOT TO SCALE



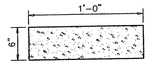
FOUNDRY COURT STREET SECTION
NOT TO SCALE



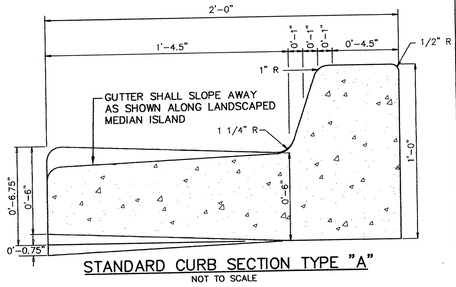
DRAWING COURT, MOXIE WAY, ADMIRAL WAY, & PEACE LANE STREET SECTION
NOT TO SCALE



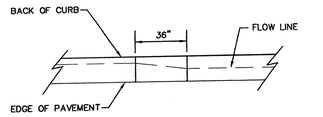
PRIVATE ACCESS EASEMENT CROSS SECTION
NOT TO SCALE



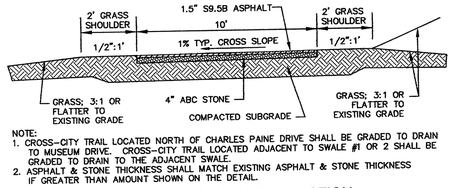
HEADER CURB DETAIL
NOT TO SCALE



STANDARD CURB SECTION TYPE "A"
NOT TO SCALE

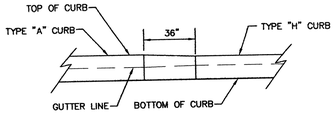


PLAN VIEW



NOTE:
1. CROSS-CITY TRAIL LOCATED NORTH OF CHARLES PAINE DRIVE SHALL BE GRADED TO DRAIN TO MUSEUM DRIVE. CROSS-CITY TRAIL LOCATED ADJACENT TO SWALE #1 OR 2 SHALL BE GRADED TO DRAIN TO THE ADJACENT SWALE.
2. ASPHALT & STONE THICKNESS SHALL MATCH EXISTING ASPHALT & STONE THICKNESS IF GREATER THAN AMOUNT SHOWN ON THE DETAIL.

CROSS-CITY TRAIL CROSS SECTION
NOT TO SCALE



TYPE "A" TO TYPE "H" CURB TRANSITION DETAIL
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.

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan	Name	Date
Planning	JAB	8-28-14
Public Utilities	N/A	
Traffic	[illegible]	8-27-14
Fire	[illegible]	8/28/14

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED PER TRC CONCEPT REVIEW.	12-18-13
2	REVISED PER TRC & CLIENT.	4-14-14
3	REVISED PER CITY OF WILMINGTON.	7-7-14
4	REVISED PER CITY OF WILMINGTON.	8-21-14
5	REVISED PER CITY OF WILMINGTON.	8-26-14

REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

SITE PLAN
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON — NEW HANOVER COUNTY — NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JOHN C. BISHOP

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203
License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

SITE PLANNER
DEMAREST COMPANY
LANDSCAPE ARCHITECTS, LAND PLANNERS ASLA
6933 RUNNING BROOK TERRACE
WILMINGTON, NORTH CAROLINA 28411
910-231-2428
SCOTT D. STEWART RLA ASLA
NC LICENSE # 1128

DATE:	12-4-13
SCALE:	1"=50'
DRAWN:	JCB
CHECKED:	JBM
PROJECT NO:	243
SHEET NO:	2
OF:	33

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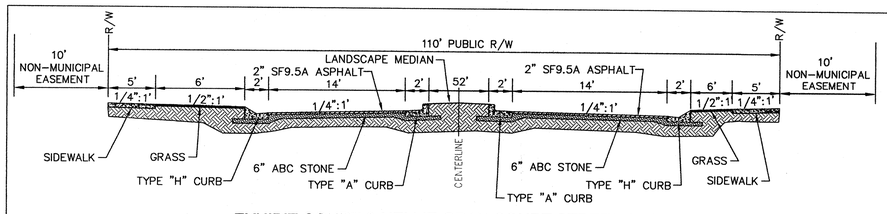
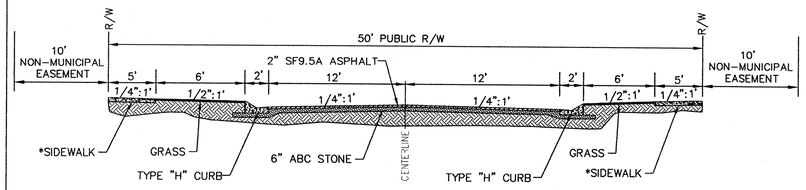


EXHIBIT COURT & NELLIE GRAY COURT STREET SECTION

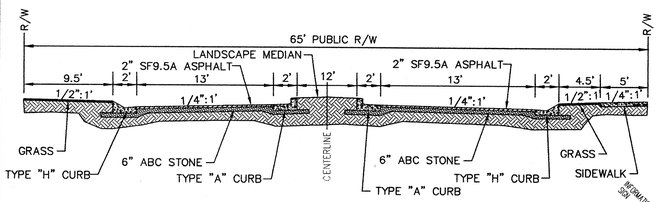
NOT TO SCALE



*SEE SITE PLAN FOR LOCATION OF SIDEWALK; SIDEWALK IS NOT ALWAYS ON BOTH SIDES OF THE STREET.

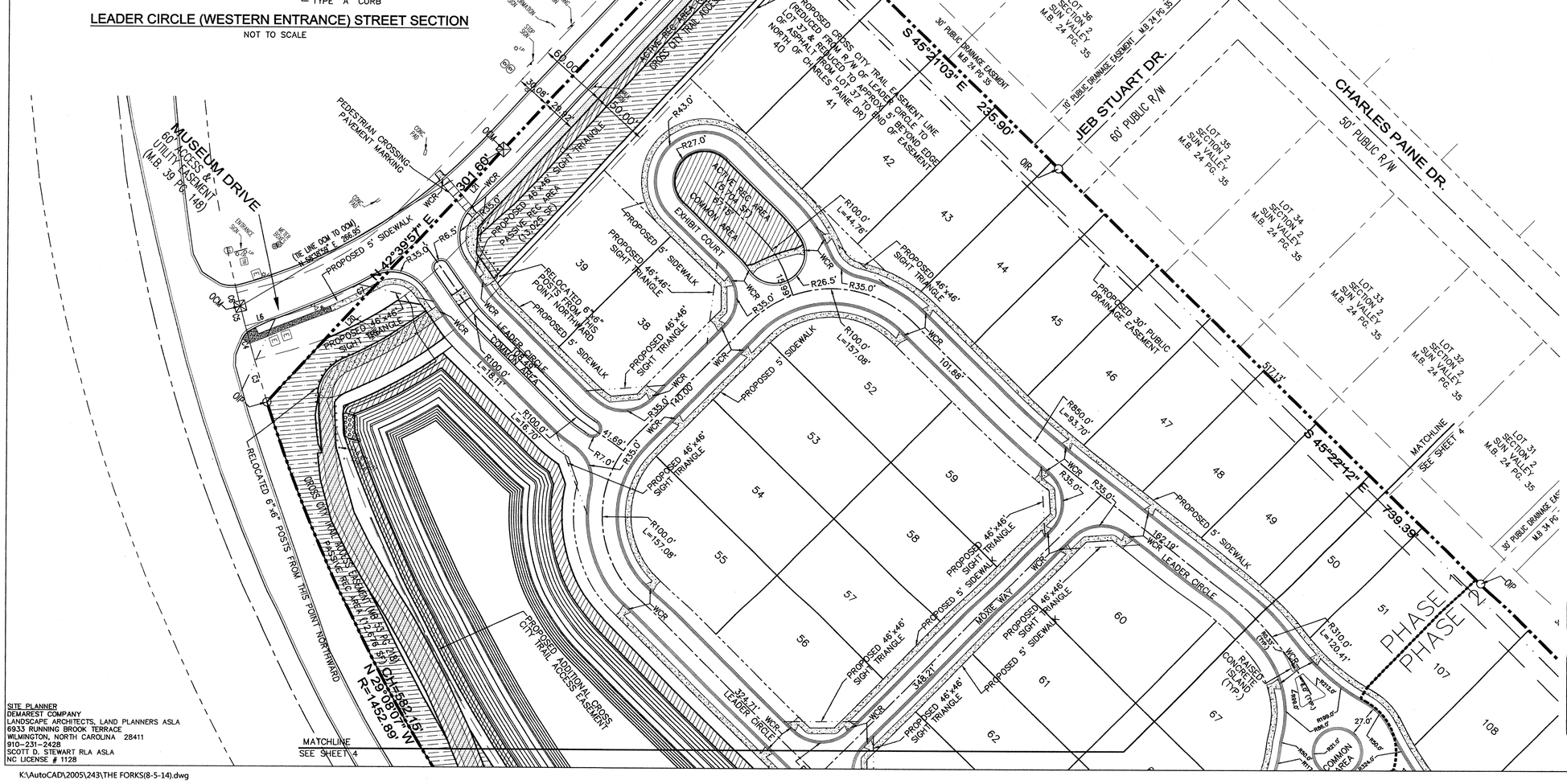
LEADER CIRCLE (MAIN LOOP ROAD) & HONOR LANE STREET SECTION

NOT TO SCALE



LEADER CIRCLE (WESTERN ENTRANCE) STREET SECTION

NOT TO SCALE



SITE PLANNER
DEMAREST COMPANY
LANDSCAPE ARCHITECTS, LAND PLANNERS ASLA
6933 RUNNING BROOK TERRACE
WILMINGTON, NORTH CAROLINA 28411
910-231-2428
SCOTT D. STEWART RLA ASLA
NC LICENSE # 1128

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REC PLAN

REQUIRED RECREATION SPACE = 0.03 ACRES/LOT * 133 LOTS = 3.99 ACRES
REQUIRED ACTIVE RECREATION AREA = 0.5 * 3.99 = 1.995 ACRES
PROVIDED ACTIVE RECREATION AREA = 98,924 SF = 2.27 ACRES
REQUIRED PASSIVE RECREATION AREA = 0.5 * 3.99 = 1.995 ACRES
PROVIDED PASSIVE RECREATION AREA = 92,609 SF = 2.12 ACRES
PROVIDED TOTAL RECREATION AREA = 4.39 ACRES

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan	Name	Date
Planning		8-28-14
Public Utilities		
Traffic		8-27-14
Fire		8-28-14

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED PER TRC CONCEPT REVIEW.	12-18-13
2	REVISED PER TRC & CLIENT.	4-14-14
3	REVISED PER CITY OF WILMINGTON.	7-7-14
4	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
5	REVISED PER CITY OF WILMINGTON.	8-21-14

REVISIONS

SITE PLAN
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

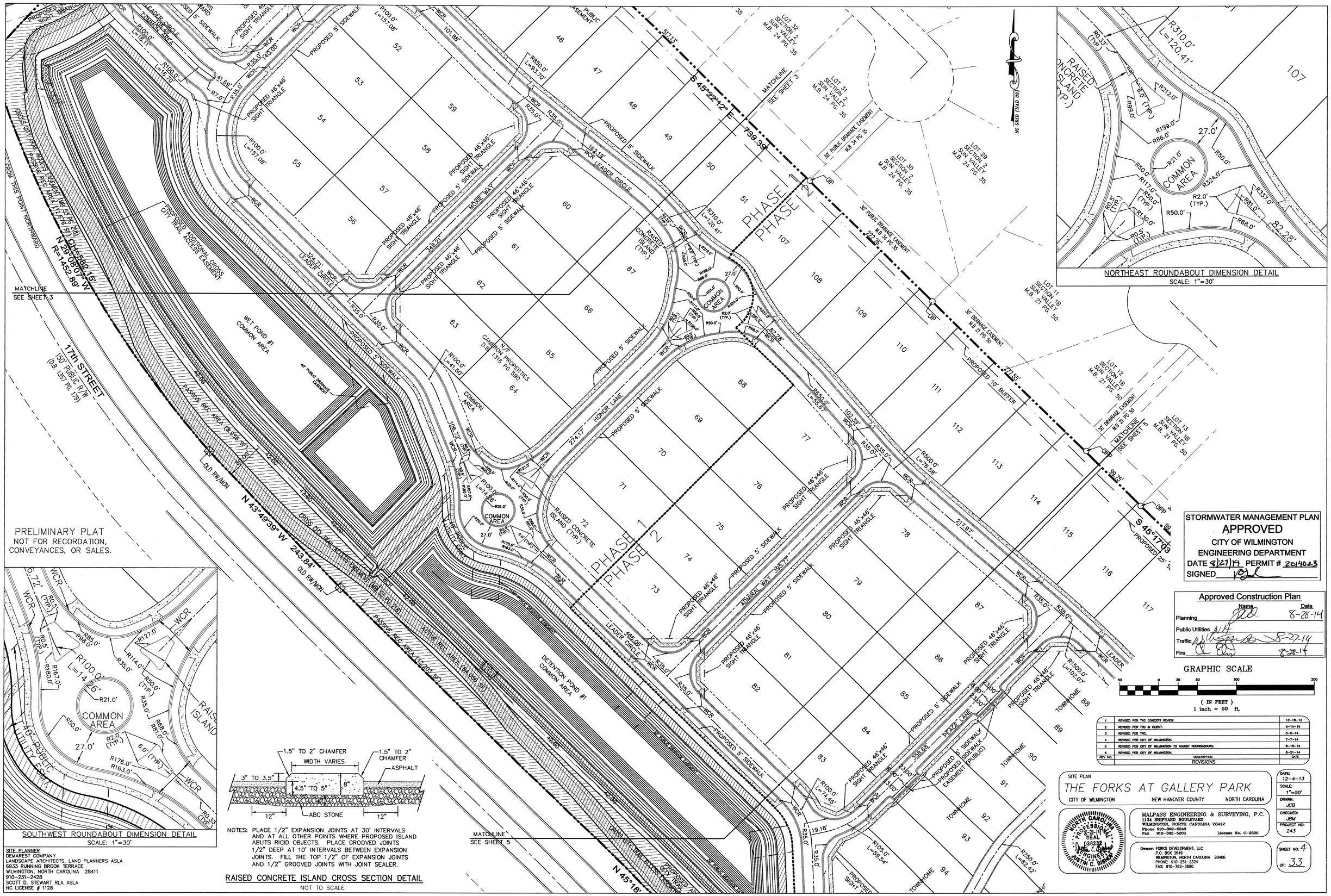
DATE: 12-4-13
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243

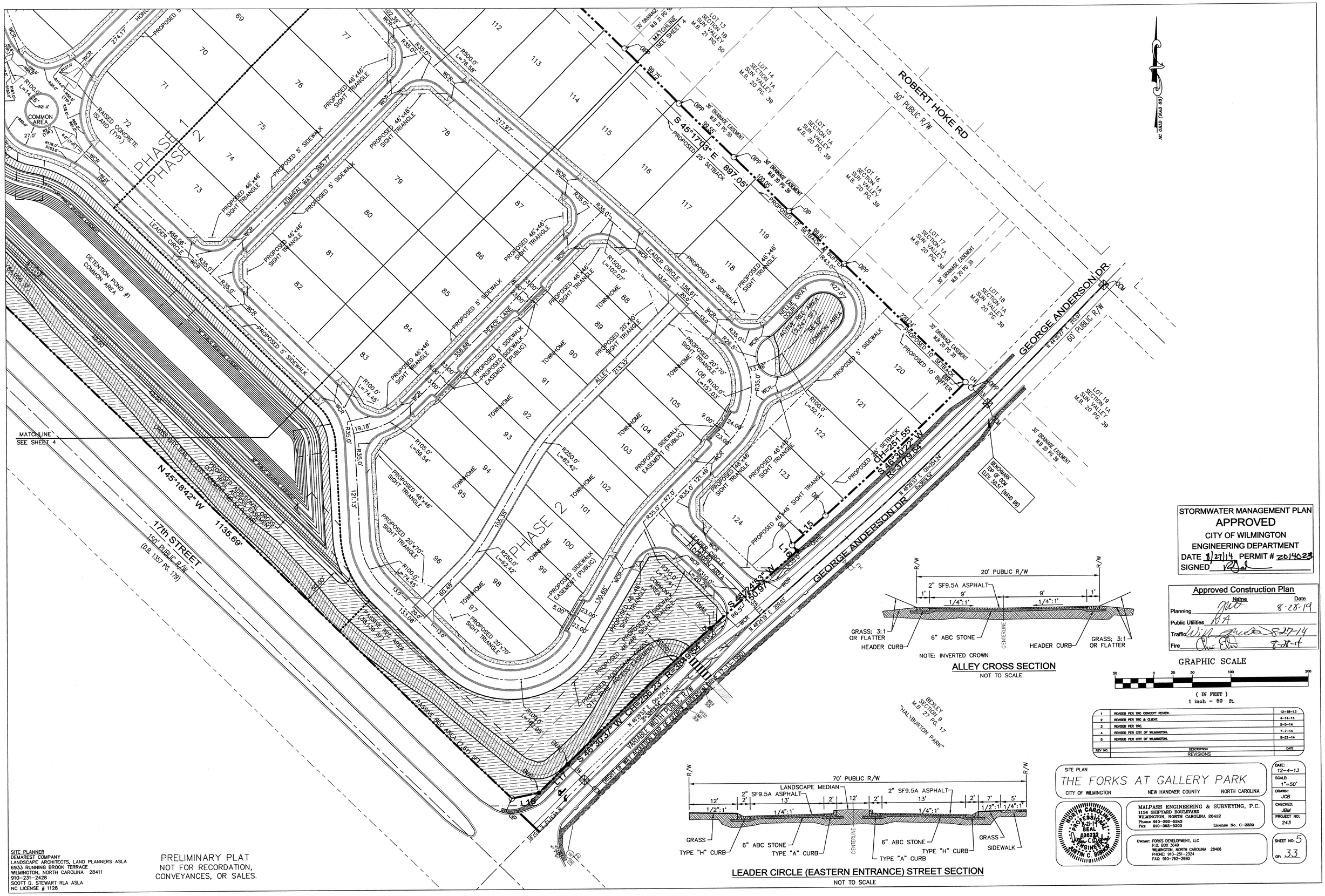
NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JUSTIN C. BIRGER
8-21-14

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

SHEET NO: 3
OF: 33


PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.
17th STREET
150' PUBLIC R/W
(D.B. 1357 PG. 179)
N 29°08'07" W
R=1452.89'
CH=582.15'
N 43°49'39" W 243.84'
S 45°22'12" E 759.39'
S 45°17'03"
N 45°18'
PHASE 1
PHASE 2
HONOR LANE
ADMIRAL WAY
PEACE LANE
MOXIE WAY
LEADER CIRCLE
WET POND #1
COMMON AREA
DETENTION POND #1
COMMON AREA
CAMERON PROPERTIES
D.B. 1316 PG. 590
MATCHLINE
SEE SHEET 3
MATCHLINE
SEE SHEET 5
PROPOSED 10' BUFFER
30' DRAINAGE EASEMENT
M.B. 21 PG. 50
30' PUBLIC DRAINAGE EASEMENT
M.B. 34 PG. 35
PROPOSED 5' SIDEWALK
PROPOSED 46'x46' SIGHT TRIANGLE
RAISED CONCRETE ISLAND (TYP.)
TOWNHOME
NC GRID (NAD 83)
NORTHEAST ROUNDABOUT DIMENSION DETAIL
SCALE: 1"=30'
SOUTHWEST ROUNDABOUT DIMENSION DETAIL
SCALE: 1"=30'
RAISED CONCRETE ISLAND CROSS SECTION DETAIL
NOT TO SCALE
1.5" TO 2" CHAMFER
WIDTH VARIES
3" TO 3.5"
4.5" TO 5"
8"
ASPHALT
ABC STONE
12"
NOTES: PLACE 1/2" EXPANSION JOINTS AT 30' INTERVALS AND AT ALL OTHER POINTS WHERE PROPOSED ISLAND ABUTS RIGID OBJECTS. PLACE GROOVED JOINTS 1/2" DEEP AT 10' INTERVALS BETWEEN EXPANSION JOINTS. FILL THE TOP 1/2" OF EXPANSION JOINTS AND 1/2" GROOVED JOINTS WITH JOINT SEALER.
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/21/14 PERMIT # 20140223
SIGNED
Approved Construction Plan
Name Date
Planning 8-28-14
Public Utilities
Traffic 8-27-14
Fire 8-28-14
SITE PLANNER
DEMAREST COMPANY
LANDSCAPE ARCHITECTS, LAND PLANNERS ASLA
6933 RUNNING BROOK TERRACE
WILMINGTON, NORTH CAROLINA 28411
910-231-2428
SCOTT D. STEWART RLA ASLA
NC LICENSE # 1128
K:\AutoCAD\2005\243\THE FORKS(8-5-14).dwg
REV NO. | DESCRIPTION | DATE
1 | REVISED PER TRC CONCEPT REVIEW. | 12-18-13
2 | REVISED PER TRC & CLIENT. | 4-14-14
3 | REVISED PER TRC. | 5-5-14
4 | REVISED PER CITY OF WILMINGTON. | 7-7-14
5 | REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS. | 8-18-14
6 | REVISED PER CITY OF WILMINGTON. | 8-21-14
REVISIONS
SITE PLAN
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA
DATE: 12-4-13
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203
License No. C-2320
NORTH CAROLINA PROFESSIONAL SEAL 030232 ENGINEER JUSTIN C. BISHOP
Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680
SHEET NO: 4
OF: 33



STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 20140023
SIGNED

Approved Construction Plan

	Name	Date
Planning		8-28-14
Public Utilities		
Traffic		8-27-14
Fire		8-28-14

NOTE: INVERTED CROWN

ALLEY CROSS SECTION
NOT TO SCALE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEADER CIRCLE (EASTERN ENTRANCE) STREET SECTION
NOT TO SCALE

REV. NO.	DESCRIPTION REVISIONS	DATE
1	REVISED PER TRC CONCEPT REVIEW.	12-18-13
2	REVISED PER TRC & CLIENT.	4-14-14
3	REVISED PER TRC.	5-5-14
4	REVISED PER CITY OF WILMINGTON.	7-7-14
5	REVISED PER CITY OF WILMINGTON.	8-21-14

SITE PLAN
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

DATE: 12-4-13
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243

NORTH CAROLINA PROFESSIONAL SEAL 8-21-14 036232 ENGINEER JOHN C. BIGGS

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203
License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

SHEET NO. 5 OF 33

SITE PLANNER
DEMAREST COMPANY
LANDSCAPE ARCHITECTS, LAND PLANNERS ASLA
6933 RUNNING BROOK TERRACE
WILMINGTON, NORTH CAROLINA 28411
910-231-2428
SCOTT D. STEWART RLA ASLA
NC LICENSE # 1128

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

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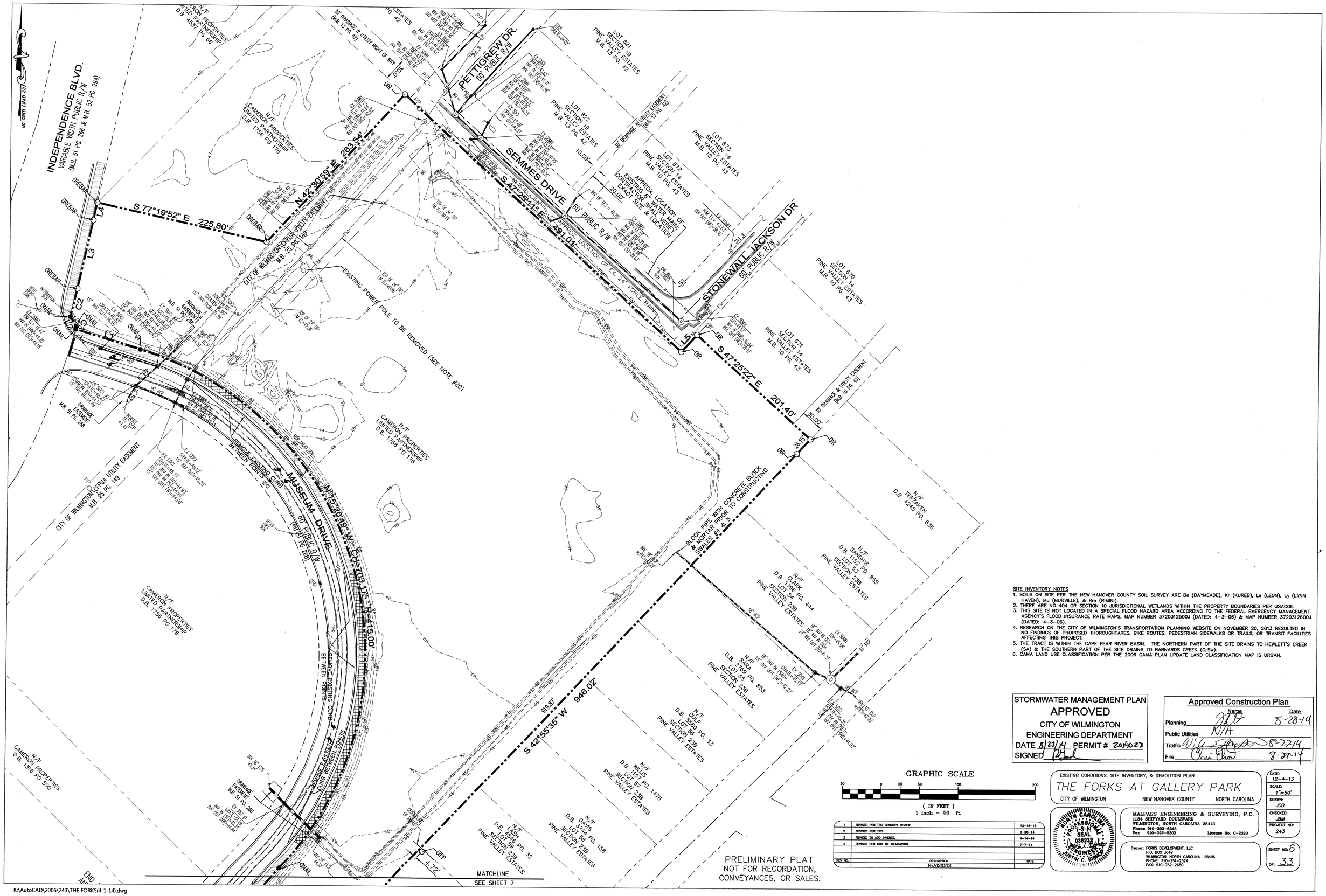


K:\AutoCAD\2005\243\THE FORKS(4-1-14).dwg

SITE INVENTORY NOTES

1. SOILS ON SITE PER THE NEW HANOVER COUNTY SOIL SURVEY ARE Be (BAYMEADE), Kr (KUREB), Le (LEON), Ly (LYNN HAVEN), Mu (MURVILLE), & Rm (RIMINI).
2. THERE ARE NO 404 OR SECTION 10 JURISDICTIONAL WETLANDS WITHIN THE PROPERTY BOUNDARIES PER USACOE.
3. THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, MAP NUMBER 3720312500J (DATED: 4-3-06) & MAP NUMBER 3720312600J (DATED: 4-3-06).
4. RESEARCH ON THE CITY OF WILMINGTON'S TRANSPORTATION PLANNING WEBSITE ON NOVEMBER 20, 2013 RESULTED IN NO FINDINGS OF PROPOSED THOROUGHFARES, BIKE ROUTES, PEDESTRIAN SIDEWALKS OR TRAILS, OR TRANSIT FACILITIES AFFECTING THIS PROJECT.
5. THE TRACT IS WITHIN THE CAPE FEAR RIVER BASIN. THE NORTHERN PART OF THE SITE DRAINS TO HEWLETT'S CREEK (SA) & THE SOUTHERN PART OF THE SITE DRAINS TO BARNARDS CREEK (C;Sw).
6. CAMA LAND USE CLASSIFICATION PER THE 2006 CAMA PLAN UPDATE LAND CLASSIFICATION MAP IS URBAN.

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan

	Name	Date
Planning		8-28-14
Public Utilities	N/A	
Traffic		8-27-14
Fire		8-28-14

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REV. NO.	DESCRIPTION	DATE
1	REVISED PER TRC CONCEPT REVIEW.	12-16-13
2	REVISED PER TRC.	3-28-14
3	REVISED TO ADD INVERTS.	4-14-14
4	REVISED PER CITY OF WILMINGTON.	7-7-14

REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES.

EXISTING CONDITIONS, SITE INVENTORY, & DEMOLITION PLAN

THE FORKS AT GALLERY PARK

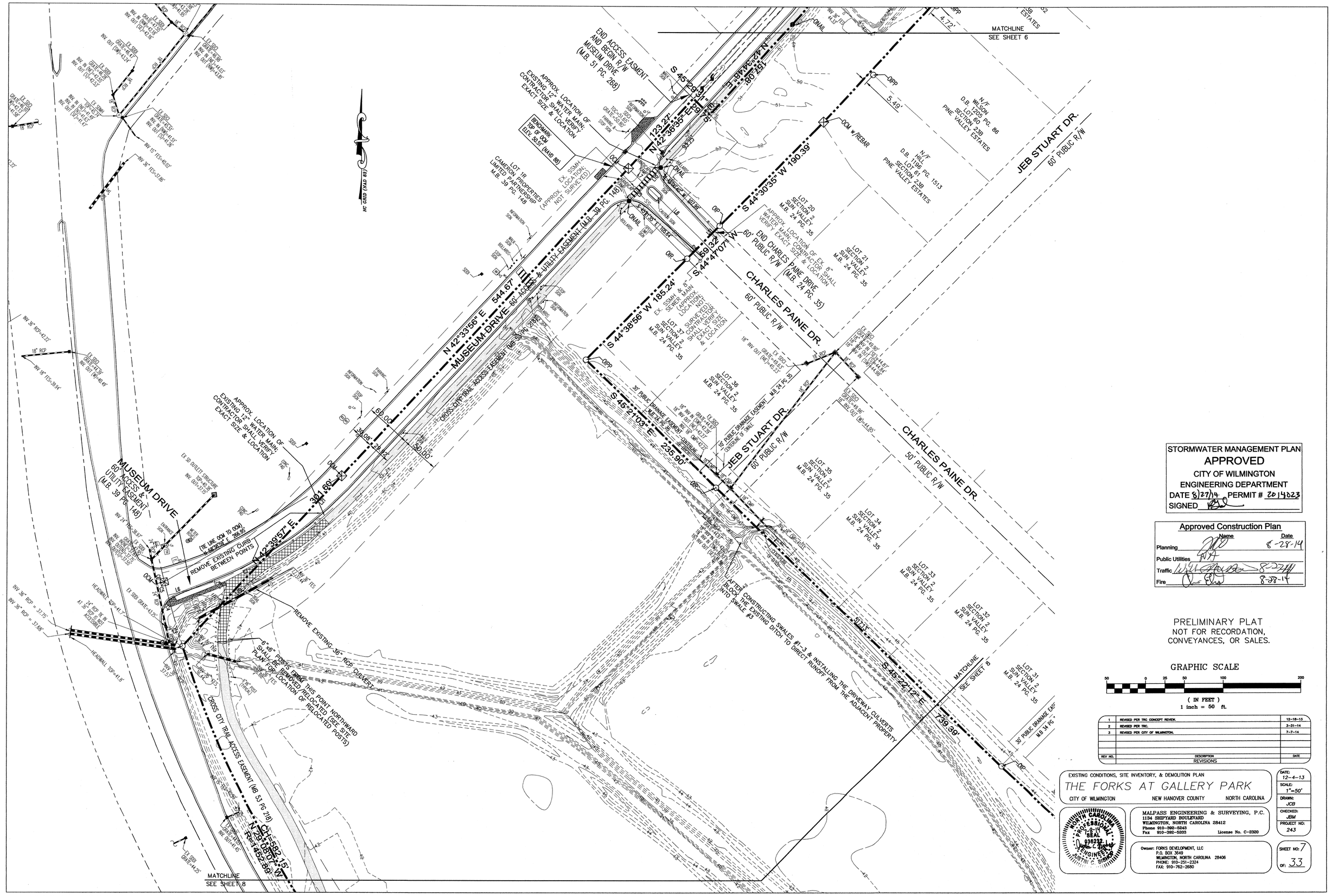
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JOHN C. BIGGS
7-3-14

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 12-4-13
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 6
OF: 33



STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan	Name	Date
Planning		8-28-14
Public Utilities	N/A	
Traffic		8-27-14
Fire		8-28-14

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED PER TRC CONCEPT REVIEW.	12-16-13
2	REVISED PER TRC.	3-31-14
3	REVISED PER CITY OF WILMINGTON.	7-7-14

REVISIONS

EXISTING CONDITIONS, SITE INVENTORY, & DEMOLITION PLAN

THE FORKS AT GALLERY PARK

CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
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License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 12-4-13
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 7
OF: 33

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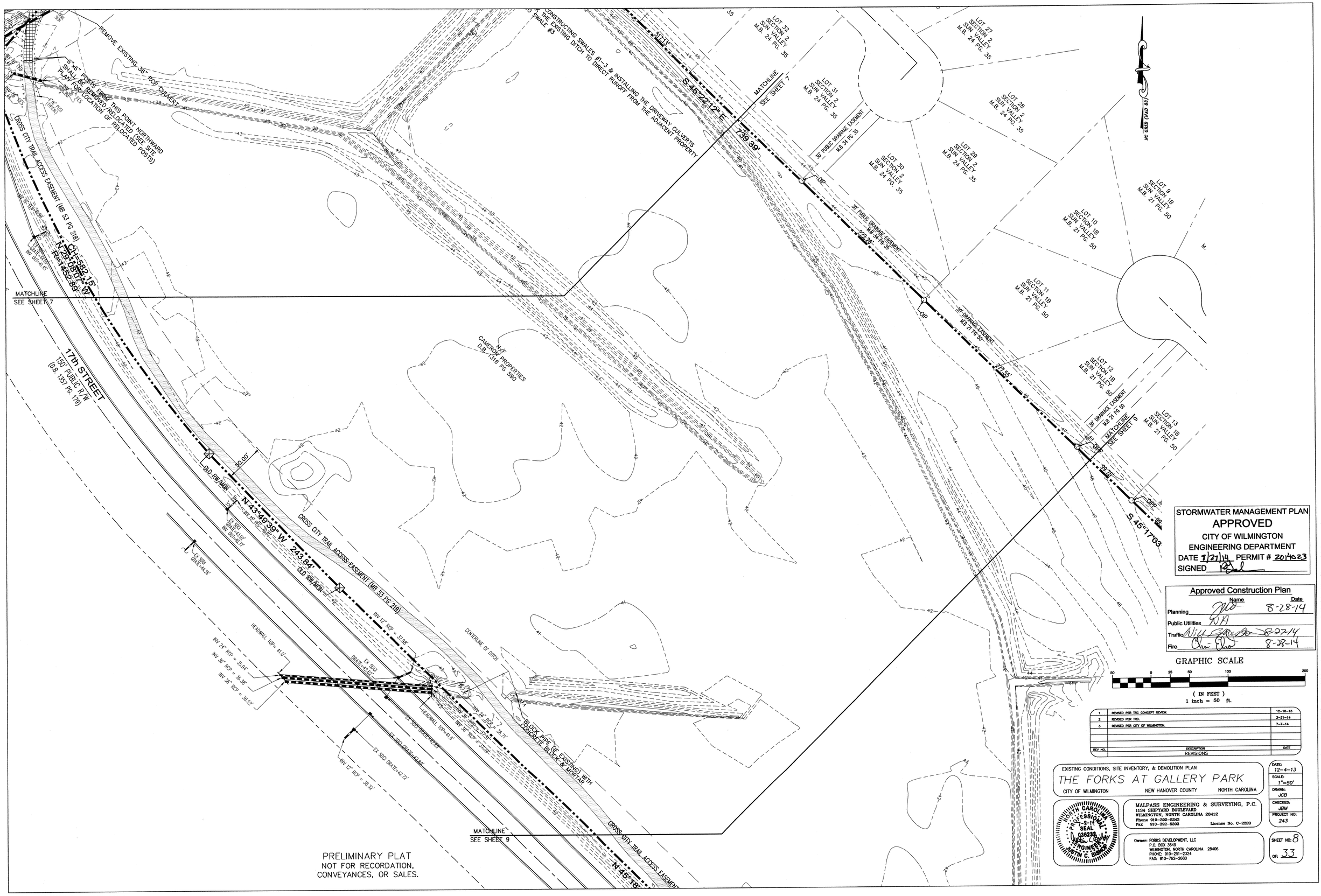


K:\AutoCAD\2005\243\THE FORKS(4-1-14).dwg

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 20140023
SIGNED

Approved Construction Plan	Name	Date
Planning		8-28-14
Public Utilities	N/A	
Traffic		8/27/14
Fire		8-28-14

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED PER TRC CONCEPT REVIEW.	12-16-13
2	REVISED PER TRC.	3-28-14
3	REVISED PER CITY OF WILMINGTON.	7-7-14

REVISIONS

EXISTING CONDITIONS, SITE INVENTORY, & DEMOLITION PLAN

THE FORKS AT GALLERY PARK

CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

DATE: 12-4-13
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JOHN B. MALPASS

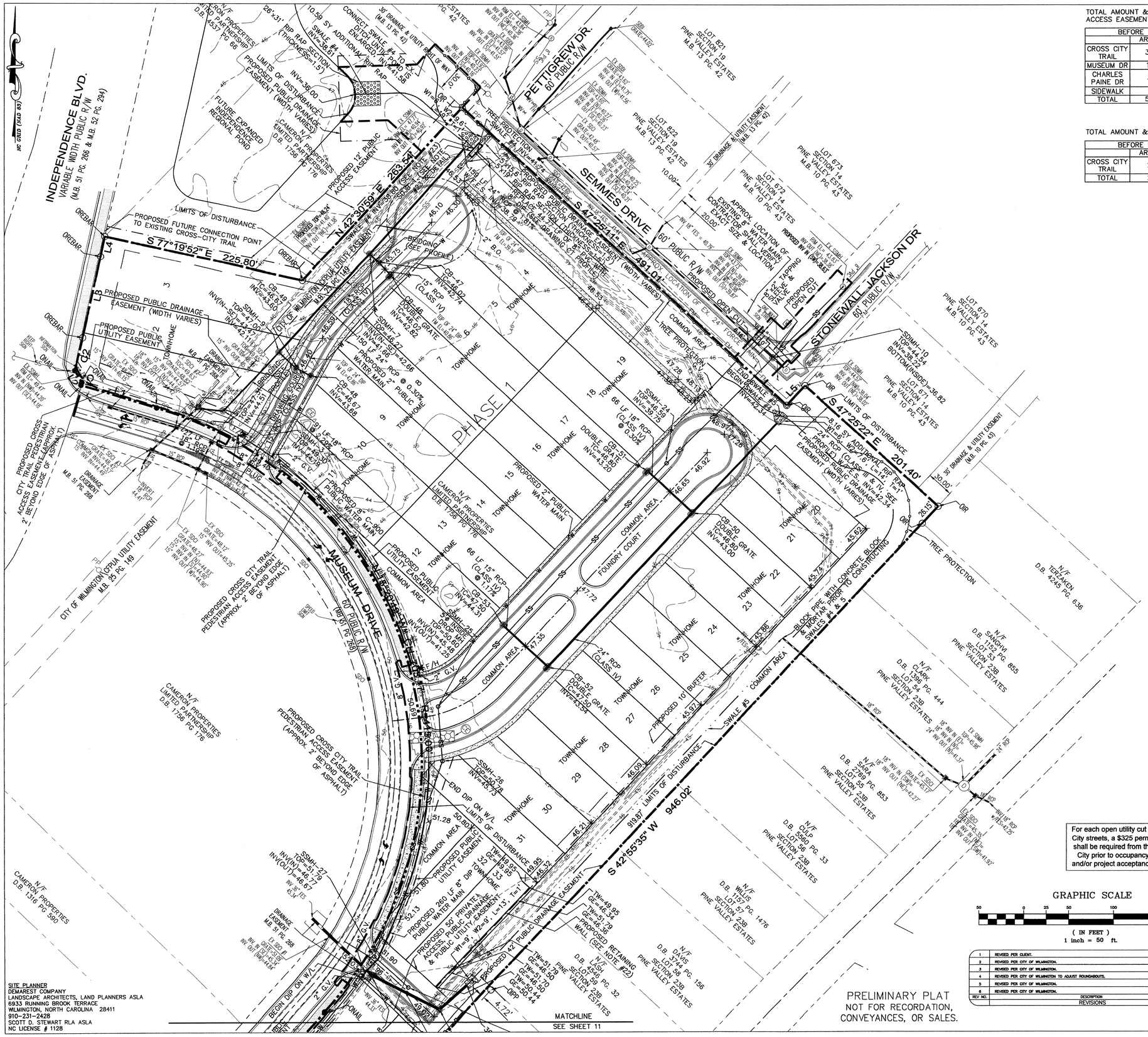
MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203
License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

SHEET NO: 9
OF: 33

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES.

K:\AutoCAD\2005\243\THE FORKS(4-1-14).dwg



TOTAL AMOUNT & PERCENT OF IMPERVIOUS SURFACE AREAS ON SOUTHERN PORTION OF SITE (1,577,782 SF) INCLUDING ACCESS EASEMENT FOR MUSEUM DR & CHARLES PAINE DR:

BEFORE DEVELOPMENT		
	AREA (SF)	% OF SITE
CROSS CITY TRAIL	32,957	2.09
MUSEUM DR	14,851	0.94
CHARLES PAINE DR	3,762	0.24
SIDEWALK	1,000	0.06
TOTAL	52,570	3.33

AFTER DEVELOPMENT				
	EX. (SF)	PROPOSED (SF)	TOTAL (SF)	% OF SITE
LOTS (SINGLE FAMILY & TOWNHOME)	0	369,889	369,889	23.44
ROADS & ALLEY	18,455	198,611	217,066	13.76
SIDEWALKS	1,000	46,381	47,381	3.00
OTHER	0	5,000	5,000	0.32
CROSS CITY TRAIL	30,642	1,784	32,426	2.05
FUTURE	0	5,934	5,934	0.38
TOTAL	50,097	627,599	677,696	42.95

TOTAL AMOUNT & PERCENT OF IMPERVIOUS SURFACE AREAS ON NORTHERN PORTION OF SITE (452,604 SF):

BEFORE DEVELOPMENT		
	AREA (SF)	% OF SITE
CROSS CITY TRAIL	2,736	0.61
TOTAL	2,736	0.61

AFTER DEVELOPMENT				
	EX. (SF)	PROPOSED (SF)	TOTAL (SF)	% OF SITE
LOTS (SINGLE FAMILY & TOWNHOME)	0	132,407	132,407	29.25
ROADS & ACCESS ESMT.	0	33,709	33,709	7.45
SIDEWALKS	0	9,951	9,951	2.20
OTHER	0	1,000	1,000	0.22
CROSS CITY TRAIL	1,535	823	2,358	0.52
TOTAL	1,535	177,890	179,425	39.65

UTILITY SEPARATION NOTES

1. WATER MAINS SHALL HAVE A MINIMUM COVER OF 3'.
2. SANITARY SEWER MAINS SHALL HAVE A MINIMUM COVER OF 3' OR D.I.P. SHALL BE USED.
3. HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER SHALL BE 10' BETWEEN EDGE OF PIPES.
4. VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER:
   WATER OVER SANITARY SEWER: >18" BETWEEN PIPES OR USE D.I.P. (ON BOTH) 10' ON EITHER SIDE OF CROSSING.
   SANITARY SEWER OVER WATER: USE D.I.P. (ON BOTH) 10' ON EITHER SIDE OF CROSSING.
5. HORIZONTAL SEPARATION BETWEEN STORM SEWER & SANITARY SEWER SHALL BE 5' BETWEEN EDGE OF PIPES.
6. A 24" VERTICAL SEPARATION BETWEEN PIPES SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER. WHERE SEPARATION IS LESS THAN 24" & SANITARY IS OVER STORM USE D.I.P. ON SANITARY SEWER 10' ON EITHER SIDE OF CROSSING. WHERE SEPARATION IS LESS THAN 12" & STORM IS OVER SANITARY BRIDGING IS REQUIRED (SEE SANITARY SEWER DETAIL). WHERE SEPARATION IS 12"–24" & STORM IS OVER SANITARY BRIDGING OR D.I.P. ON SANITARY SEWER 10' ON EITHER SIDE OF CROSSING.
7. HORIZONTAL SEPARATION BETWEEN WATER AND STORM SEWER SHALL BE 5' BETWEEN EDGE OF PIPES.
8. VERTICAL SEPARATION BETWEEN WATER AND STORM SEWER:
   WATER OVER STORM SEWER: >18" BETWEEN PIPES OR USE D.I.P. ON WATER 10' ON EITHER SIDE OF CROSSING.
   STORM SEWER OVER WATER: USE D.I.P. ON WATER 10' ON EITHER SIDE OF CROSSING.
9. ALL SANITARY SEWER MANHOLES WITH A DROP OF 30" OR GREATER SHALL HAVE AN INSIDE DIAMETER OF 5' WITH AN INSIDE DROP STRUCTURE.
10. GRAVITY SANITARY SEWER WITHIN 50' OF WETLANDS SHALL BE D.I.P. AND MEET WATER MAIN MATERIALS, TESTING METHODS AND ACCEPTABILITY STANDARDS {15A NCAC 18C}.
11. SANITARY SEWER MANHOLES MUST BE GREATER THAN 50' FROM WETLANDS, AS MEASURED TO THE CLOSEST OUTSIDE EDGE.

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 8/27/14 PERMIT # 20140023
SIGNED

Approved Construction Plan

	Name	Date
Planning		8-28-14
Public Utilities		
Traffic		8-27-14
Fire		8-28-14

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT.	4-14-14
2	REVISED PER CITY OF WILMINGTON.	5-21-14
3	REVISED PER CITY OF WILMINGTON.	7-7-14
4	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
5	REVISED PER CITY OF WILMINGTON.	8-21-14
6	REVISED PER CITY OF WILMINGTON.	8-26-14

REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

EROSION CONTROL & STORMWATER PLAN

THE FORKS AT GALLERY PARK

CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JUSTIN C. BIGGS

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5245
Fax 910-392-5203 License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 3-31-14
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 10 OF: 33

SITE PLANNER
DEMAREST COMPANY
LANDSCAPE ARCHITECTS, LAND PLANNERS ASLA
6933 RUNNING BROOK TERRACE
WILMINGTON, NORTH CAROLINA 28411
910-231-2428
SCOTT D. STEWART RLA ASLA
NC LICENSE # 1128

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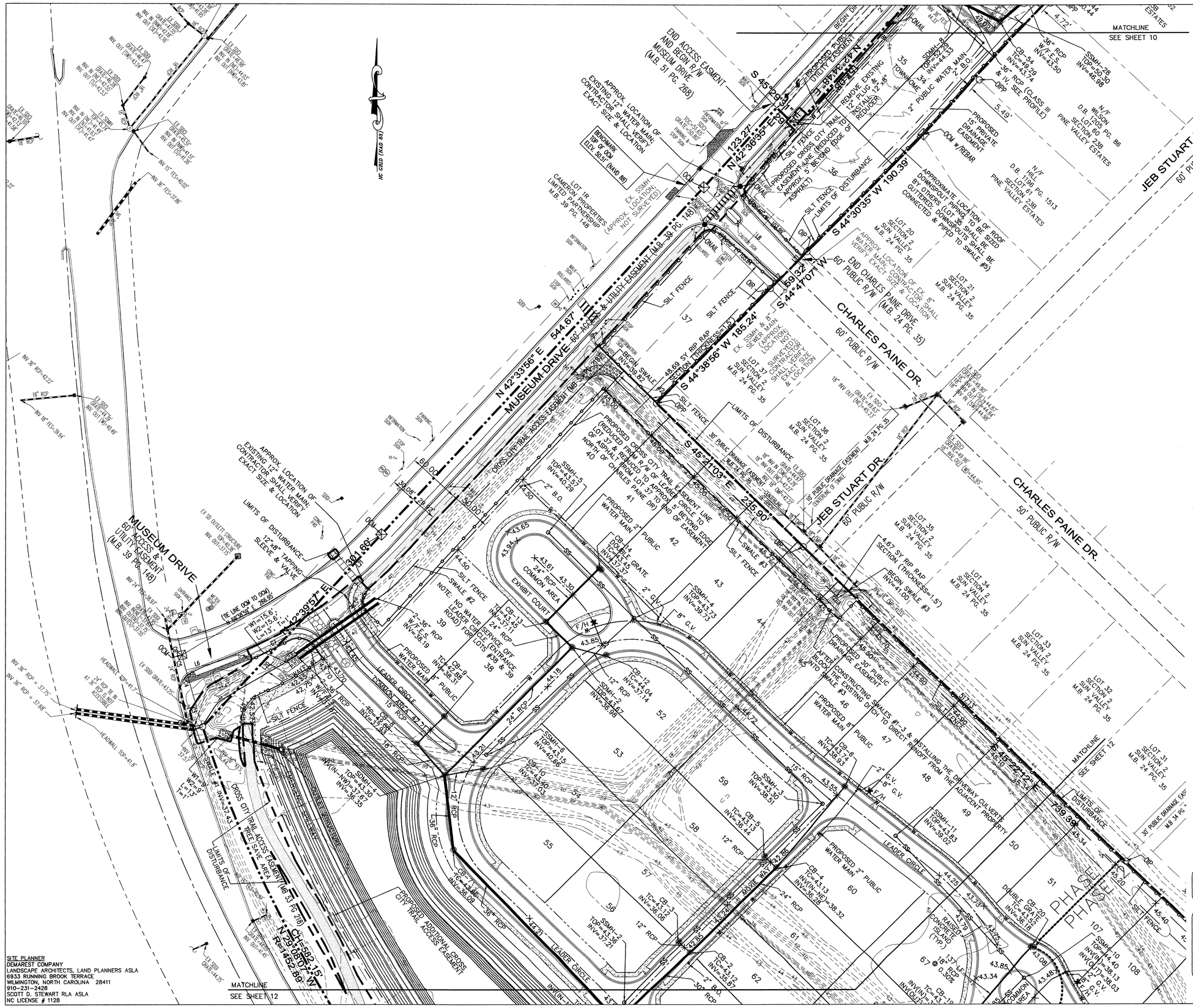

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014623
SIGNED

Approved Construction Plan	Name	Date
Planning		8-28-14
Public Utilities	N/A	
Traffic		8/27/14
Fire		8-28-14

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT.	4-15-14
2	REVISED PER CLIENT TO ADJUST SEWER INVERTS.	4-29-14
3	REVISED PER CITY OF WILMINGTON.	5-21-14
4	REVISED PER CITY OF WILMINGTON.	7-7-14
5	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
6	REVISED PER CITY OF WILMINGTON.	8-21-14

REVISIONS

EROSION CONTROL & STORMWATER

THE FORKS AT GALLERY PARK

CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

DATE: 3-31-14
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JOHN C. BISHOP

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
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Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

SHEET NO: 11
OF: 33

SITE PLANNER
DEMAREST COMPANY
LANDSCAPE ARCHITECTS, LAND PLANNERS ASLA
6933 RUNNING BROOK TERRACE
WILMINGTON, NORTH CAROLINA 28411
910-231-2428
SCOTT D. STEWART RLA ASLA
NC LICENSE # 1128

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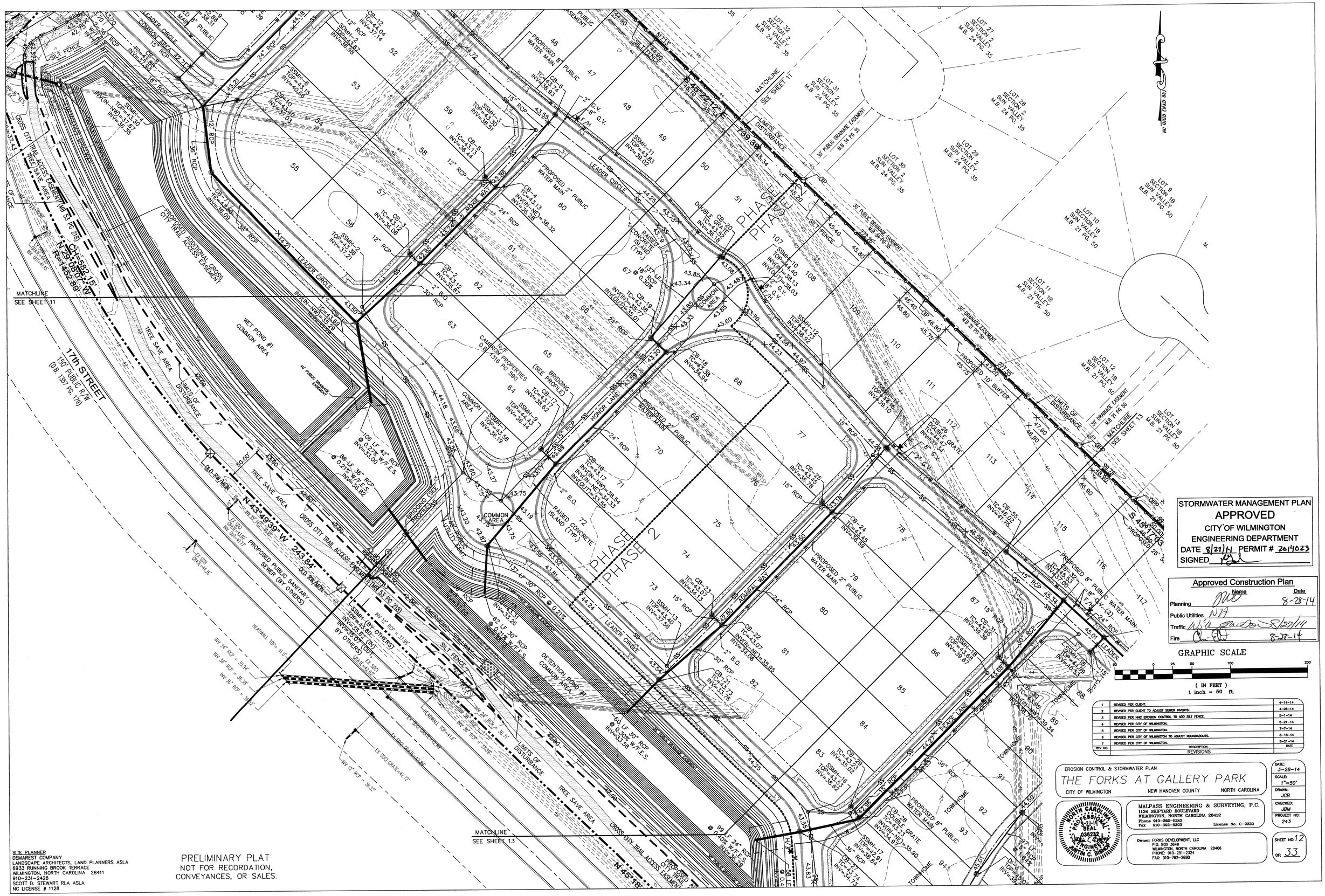

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/21/14 PERMIT # 2014023
SIGNED

Approved Construction Plan

	Name	Date
Planning		8-28-14
Public Utilities	NH	
Traffic		8/27/14
Fire		8-28-14

REV NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT.	4-14-14
2	REVISED PER CLIENT TO ADJUST SEWER INVERTS.	4-28-14
3	REVISED PER NHC EROSION CONTROL TO ADD SILT FENCE.	5-1-14
4	REVISED PER CITY OF WILMINGTON.	5-21-14
5	REVISED PER CITY OF WILMINGTON.	7-7-14
6	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
7	REVISED PER CITY OF WILMINGTON.	8-21-14

REVISIONS

EROSION CONTROL & STORMWATER PLAN

THE FORKS AT GALLERY PARK

CITY OF WILMINGTON — NEW HANOVER COUNTY — NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JOHN C. DIBKER 8-21-14

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203
License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3646
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 3-28-14
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 12
OF: 33

SITE PLANNER
DEMAREST COMPANY
LANDSCAPE ARCHITECTS, LAND PLANNERS ASLA
6933 RUNNING BROOK TERRACE
WILMINGTON, NORTH CAROLINA 28411
910-231-2428
SCOTT D. STEWART RLA ASLA
NC LICENSE # 1128

PRELIMINARY PLAT
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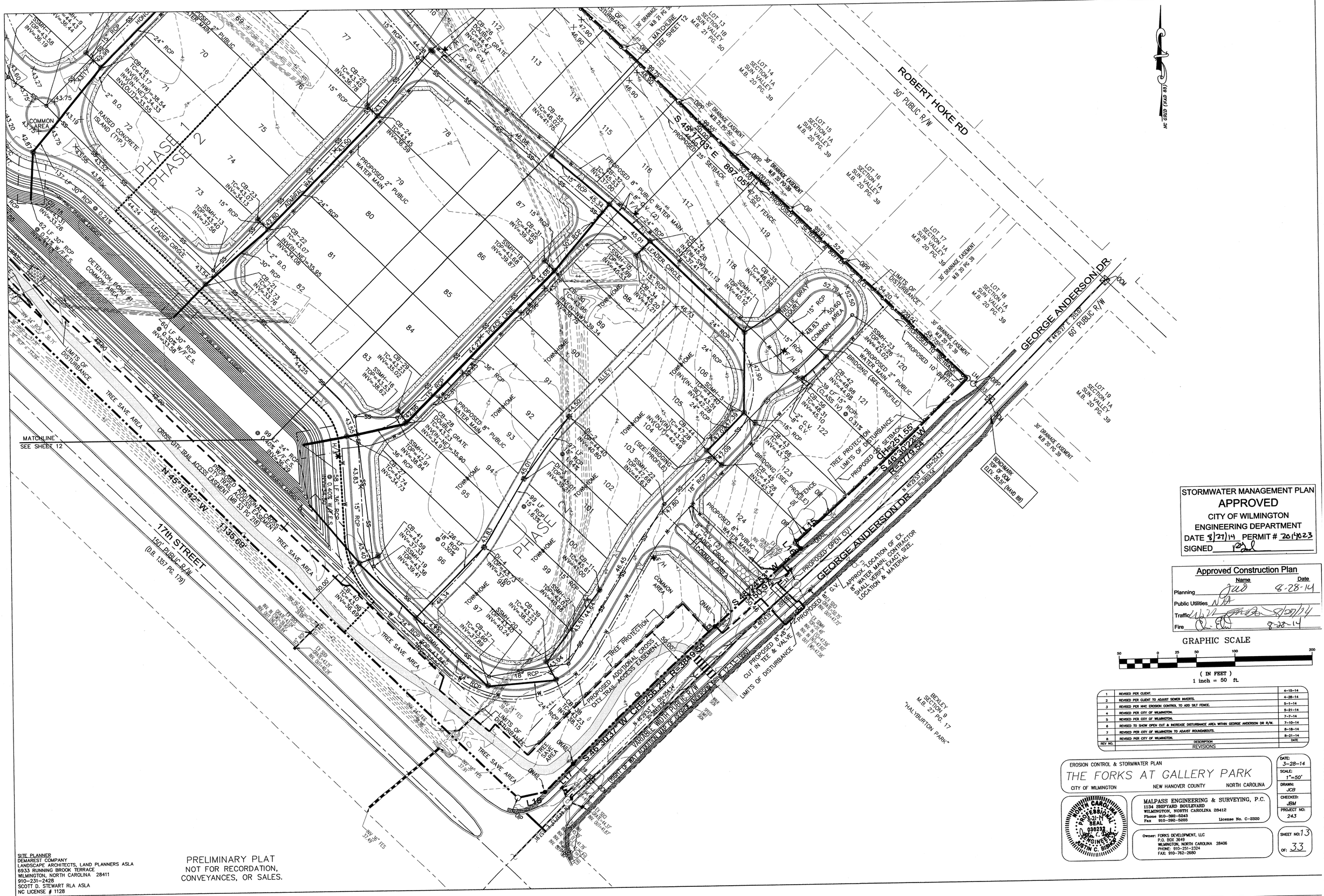

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan

	Name	Date
Planning		6-28-14
Public Utilities	N/A	
Traffic		8/07/14
Fire		8-28-14

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT.	4-15-14
2	REVISED PER CLIENT TO ADJUST SEWER INVERTS.	4-28-14
3	REVISED PER NHC EROSION CONTROL TO ADD SILT FENCE.	5-1-14
4	REVISED PER CITY OF WILMINGTON.	5-21-14
5	REVISED PER CITY OF WILMINGTON.	7-7-14
6	REVISED TO SHOW OPEN CUT & INCREASE DISTURBANCE AREA WITHIN GEORGE ANDERSON DR R/W.	7-10-14
7	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
8	REVISED PER CITY OF WILMINGTON.	8-21-14

REVISIONS

EROSION CONTROL & STORMWATER PLAN

THE FORKS AT GALLERY PARK

CITY OF WILMINGTON — NEW HANOVER COUNTY — NORTH CAROLINA

DATE: 3-28-14
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243

NORTH CAROLINA PROFESSIONAL SEAL 038232 ENGINEER JOHN C. BISHOP

MALPASS ENGINEERING & SURVEYING, P.C.
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Owner: FORKS DEVELOPMENT, LLC
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FAX: 910-762-2680

SHEET NO: 13 OF: 33

SITE PLANNER
DEMAREST COMPANY
LANDSCAPE ARCHITECTS, LAND PLANNERS ASLA
6933 RUNNING BROOK TERRACE
WILMINGTON, NORTH CAROLINA 28411
910-231-2428
SCOTT D. STEWART RLA ASLA
NC LICENSE # 1128

PRELIMINARY PLAT
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Permanent Seeding
Specifications §6.11 – Specifications
(Specifications are as per the "Erosion and Sediment Control Planning and Design Manual" of the state of North Carolina)
Table 6.11p – Seeding No. 1CP for: Well–to Poorly Drained soils with Good Moisture Retention; Low Maintenance
Seeding mixture

Species	Rate (lb/acre)
Tall fescue	80
Pensacola Bahiagrass	50
Sericea lespedeza	30
Kobe lespedeza	10

Seeding Notes
1. From Sept. 1 – Mar. 1, use unscarified sericea seed
2. On poorly drained sites omit sericea and increase Kobe to 30 lb/acre.
3. Where a neat appearance is desired, omit sericea and increase Kobe to 40 lb/acre.

Nurse plants
Between Apr. 15 & Aug. 15, add 10 lb/acre German millet or 15 lb/acre Sudangrass. Prior to May 1 or after Aug. 15, add 25 lb/acre rye (grain).

Seeding dates

	Best	Possible
Early spring:	Feb. 15 – Mar. 20	Feb. 15 – Apr. 30
Fall:	Sept. 1 – Sept. 30	Sept. 1 – Oct. 31

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, netting, or roving or by crimping with a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.
Maintenance – If growth is less than fully adequate, fertilize in the second year, according to soil tests or topdress with 500 lb/acre 10–10–10 fertilizer. Mow as needed when sericea is omitted from the mixture. Reseed, fertilize, and mulch damaged areas immediately.

Table 6.11q – Seeding No. 2CP for: Well–to Poorly Drained soils with Good Moisture Retention; High Maintenance
Seeding mixture

Species	Rate (lb/acre)
Tall fescue (blend of two or three improved varieties)	200
Rye (grain)	25

Seeding dates
Best: Sept. 15 – Oct. 15
Possible: Sept. 1 – Oct. 31 or Feb. 15 – Apr. 30

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, netting, or roving 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 Jan. or Feb., 40 lb in Sept., and 40 lb in Nov., 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.

Table 6.11r – Seeding No. 3CP for: Dry Sands to Sandy Loams; High Maintenance, Fine Turf
Seeding mixture

Species	Rate (bu/1,000 ft^2)
Tifway or Tifway II hybrid Bermudagrass	Minimum: 3 Rapid cover: 10

Seeding Notes
1. Sprig or sod (Practice 6.12, Sodding). Moisture is essential during initial establishment. Sod must be kept well watered for 2–3 weeks, but can be planted earlier or later than sprigs.
2. Common Bermuda can be seeded or sprigged but does not produce a high–quality turf. It is also less cold tolerant than the hybrids, more weed prone, and a pest in flower beds and specimen plantings.

Planting dates
Apr. – July

Soil amendments – Apply lime and fertilizer according to soil tests, or apply 3,000 lb/acre ground agricultural limestone and 500 lb/acre 10–10–10 fertilizer, or 50 lb/acre nitrogen from turf–type slow–release fertilizer. Add 25–50 lb/acre nitrogen at 2– to 3–week intervals through midsummer.
Sprigging – Plant sprigs in furrows with a tractor–drawn transplanter, or broadcast by hand.
Furrows should be 4–6 inches deep and 2 ft apart. Place sprigs about 2 ft apart in the row with one end at or above ground level (Figure 6.11d).
Broadcast at rates shown above, and press sprigs into the top 1/2–2 inches of soil with a disk set straight so that sprigs are not brought back toward the surface.
Mulch – Do not mulch.
Maintenance – Water as needed and mow to 3/4– to 1–inch height. Topdress with 40 lb/acre nitrogen in Apr., 50 lb in May, 50 lb in June, 30 lb in July, and 25–50 lb in Aug.

Table 6.11s – Seeding No. 4CP for: Well–Drained Sandy Loams to Dry Sands, Coastal Plain and Eastern Edge of Piedmont; Low–to Medium–Care Lawns
Seeding mixture

Species	Rate
Centipedegrass	10–20 lb/acre (seed) or 33 bu/acre (sprigs)

Seeding dates
Mar. – June
(Sprigging can be done through July where water is available for irrigation.)

Soil amendments – Apply lime and fertilizer according to soil tests, or apply 300 lb/acre 10–10–10.
Sprigging – Plant sprigs in furrows with a tractor–drawn transplanter, or broadcast by hand.
Furrows should be 4–6 in ches deep and 2 ft apart. Place sprigs about 2 ft apart in the row with one end at or above ground level (Figure 6.11d)
Broadcast at rates shwon above, and press sprigs into the top 1/2–2 inches of soil with a disk set straight so that sprigs are not brought back toward the surface.
Mulch – Do not mulch.
Maintenance – Fertilize very sparingly – 20 lb/acre nitrogen in spring with no phosphorus. Centipedegrass cannot tolerate high pH or excess fertilizer.

Table 6.11t – Seeding No. 5CP for: Well–Drained Sandy Loams to Dry Sands; Low Maintenance
Seeding mixture

Species	Rate (lb/acre)
Pensacola Bahiagrass	50
Sericea lespedeza	30
Common Bermudagrass	10
German millet	10

Seeding Notes
1. Where a neat appearance is desired, omit sericea.
2. Use common Bermuda only on isolated sites where it cannot become a pest. Bermudagrass may be replaced with 5 lb/acre centipedegrass.

Seeding dates
Apr. 1 – July 15

Soil amendments – Apply lime and fertilizer according to soil tests, or apply 3,000 lb/acre ground agricultural limestone and 500 lb/acre 10–10–10 fertilizer.
Mulch – Apply 4,000 lb/acre grain straw or 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 ancoring tool.
Maintenance – Refertilize the following Apr. 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 need.

Table 6.11v – Seeding No. 7CP for: Grass–lined Channels; Coastal Plain, Lower Piedmont, and Dry Soils in the Central Piedmont
Seeding mixture

Species	Rate (lb/acre)
Common Bermudagrass	40–80 (1–2 lb/1,000 ft^2)

Seeding dates
Coastal Plain: Apr. – July
Piedmont: Apr. 15 – June 30

Soil amendments – Apply lime and fertilizer according to soil tests, or apply 3,000 lb/acre ground agricultural limestone and 500 lb/acre 10–10–10 fertilizer.
Mulch – Use jute, excelsior matting, or other effective channel lining material to cover the bottom of channels and ditches. The lining should extend above the highest calculated depth of flow. On channel side slopes above this height, and in drainages not requiring temporary linings, apply 4,000 lb/acre grain straw and anchor straw by stapling netting over the top.
Mulch and anchoring materials must not be allowed to wash down slopes where they can clog drainage devices.
Maintenance – A minimum of 3 weeks is required for establishment. Inspect and repair mulch frequently. Refertilize the following Apr. with 50 lb/acre nitrogen.

Refer to Appendix 8.02 for botanical names.

Temporary Seeding
Specifications §6.10 – Specifications
(Specifications are as per the "Erosion and Sediment Control Planning and Design Manual" of the state of North Carolina)
Table 6.10p – Temporary Seeding Recommendations for Late Winter and Early Spring
Seeding Mixture

Species	Rate (lb/acre)
Rye (grain)	120
Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains)	50

Omit annual lespedeza 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.

Table 6.10b Temporary seeding Recommendations for Summer
Seeding mixture

Species	Rate (lb/acre)
German millet	40

In the Piedmont and Mountains, a small–stemmed Sudangrass may be substituted at a rate of 50 lb/acre.

Seeding dates
Mountains – May 15–Aug. 15
Piedmont – May 1–Aug. 15
Coastal Plain – 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.

Table 6.10c Temporary Seeding Recommendations for Fall
Seeding mixture

Species	Rate (lb/acre)
Rye (grain)	120

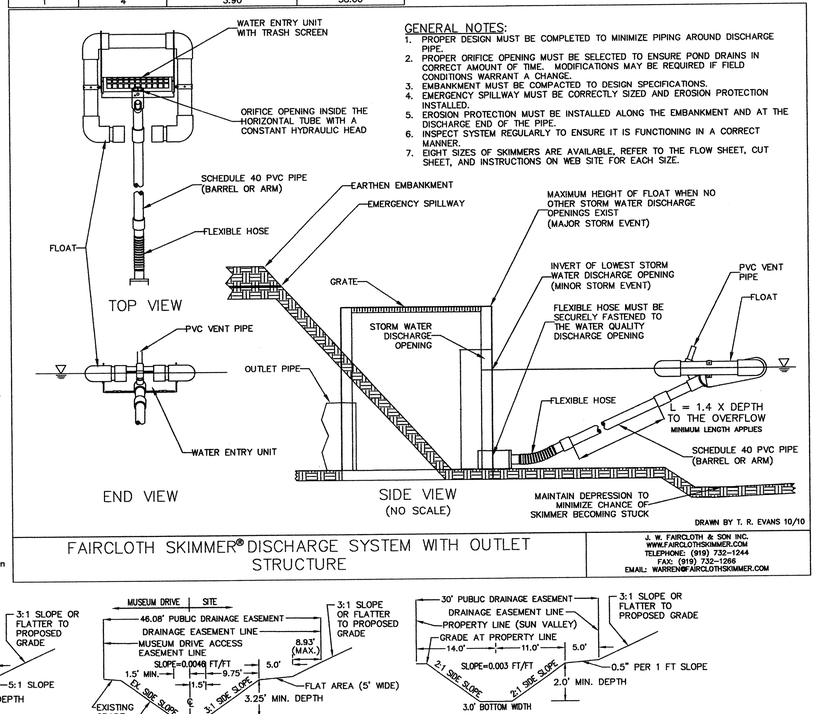
Seeding dates
Mountains – Aug. 15–Dec. 30
Coastal Plain and Piedmont – Aug. 15–Dec. 30

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.

GROUND STABILIZATION		
SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10 FEET 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 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)

*NEW HANOVER COUNTY LAND QUALITY SEEDING DEADLINES: 21 CALENDAR DAYS FOR ALL SLOPES & 15 WORKING DAYS FOR ALL OTHER AREAS.
**THE SHORTER STABILIZATION TIME FRAME BETWEEN THE ABOVE CHART AND THE NEW HANOVER COUNTY LAND QUALITY SEEDING DEADLINES, FOR THE RESPECTIVE AREAS, SHALL BE FOLLOWED.

FAIRCLOTH SKIMMER			
WET POND	SKIMMER (INCHES)	ORIFICE DIAMETER (INCHES)	ORIFICE INVERT (FEET)
1	4	3.90	38.00

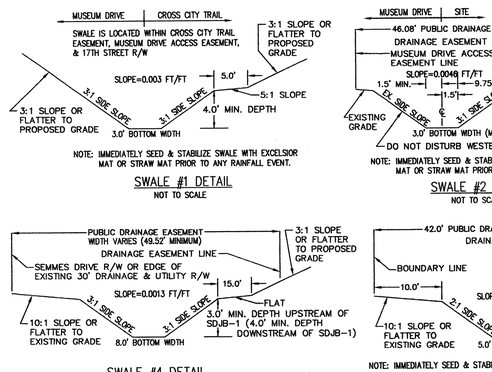


FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE

J. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1266
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

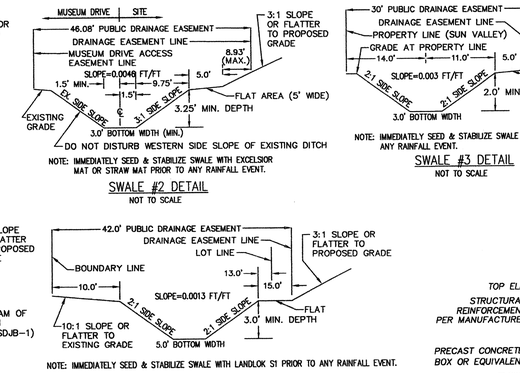
GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

MAINTENANCE PLAN
1. ALL EROSION CONTROL MEASURES WILL BE CHECKED EVERY 7 DAYS OR AFTER EACH RAIN PRODUCING ½ INCHES OR MORE WHICH EVER COMES FIRST.
2. SEDIMENT WILL BE REMOVED FROM BEHIND SILT FENCES WHERE SEDIMENT IS 0.5 FEET DEEP AND REPAIR FABRIC IF TORN, LEAKING OR FAILING.
3. ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP–DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED, WASHED, OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
4. CHECK SEDIMENT BASINS AFTER PERIODS OF SIGNIFICANT RUNOFF. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE–HALF THE DESIGN DEPTH. 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 FROM THE RISER AND POOL AREA. GRAVEL WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY OR IF THE ROCK IS DISLODGED.
5. INSPECT TEMPORARY SEDIMENT TRAPS AFTER EACH SIGNIFICANT RAINFALL. REMOVE SEDIMENT AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE–HALF THE DESIGN DEPTH OF THE TRAP. PLACE THE SEDIMENT THAT IS REMOVED IN THE DESIGNED DISPOSAL AREA AND REPLACE THE CONTAMINATED PART OF THE GRAVEL FACING. CHECK THE STRUCTURE FOR DAMAGE FROM EROSION OR PIPING. PERIODICALLY CHECK THE DEPTH OF THE SPILLWAY TO ENSURE IT IS A MINIMUM OF 1.5 FT BELOW THE LOW POINT OF THE EMBANKMENT. IMMEDIATELY FILL ANY SETTLEMENT OF THE EMBAKMENT TO SLIGHTLY ABOVE GRADE. ANY RIPRAP DISPLACED FROM THE SPILLWAY MUST BE REPLACED IMMEDIATELY. AFTER ALL SEDIMENT–PRODUCING AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE THE STRUCTURE AND ALL UNSTABLE SEDIMENT. SMOOTH THE AREA TO BLEND WITH THE ADJOINING AREAS AND STABILIZE PROPERLY.
6. INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.
7. RIP RAP SHOULD BE INSPECTED PERIODICALLY FOR SCOUR OR DISLODGED STONES. CONTROL OF WEED AND BRUSH GROWTH MAY BE NEEDED IN SOME LOCATIONS.
8. ROCK DAM: CHECK SEDIMENT AFTER EACH RAINFALL. REMOVE SEDIMENT AND RESTORE ORIGINAL VOLUME WHEN SEDIMENT ACCUMULATES TO ABOUT ONE–HALF THE DESIGN VOLUME.
CHECK THE STRUCTURE FOR EROSION, PIPING, AND ROCK DISPLACEMENT AFTER EACH SIGNIFICANT RAINSTORM AND REPAIR IMMEDIATELY.
9. INSPECT ALL MULCHES PERIODICALLY AND AFTER RAINSTORMS TO CHECK FOR RILL EROSION, DISLOCATION, OR FAILURE. WHERE EROSION IS OBSERVED, APPLY ADDITIONAL MULCH. IF WASHOUT OCCURS, REPAIR THE SLOPE GRADE, RESEED, AND REINSTALL MULCH. CONTINUE INSPECTIONS UNTIL VEGETATION IS FIRMLY ESTABLISHED.
10. INSPECT CHECK DAMS AND CHANNELS FOR DAMAGE AFTER EACH RUNOFF EVENT. ANTICIPATE SUBMERGENCE AND DEPOSITION ABOVE THE CHECK DAM AND EROSION FROM HIGH FLOWS AROUND THE EDGES OF THE DAM. CORRECT ALL DAMAGE IMMEDIATELY. IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, INSTALL A PROTECTIVE RIPRAP LINER IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAMS AS NEEDED TO PREVENT DAMAGE TO CHANNEL VEGETATION, ALLOW THE CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM, AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. ADD STONES TO DAMS AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.
11. INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEANOUT. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.
12. INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (½ INCH OR GREATER) RAINFALL EVENT. SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION. BLOCK AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. 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.
13. INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.
14. 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 THE 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 FROM THE SKIMMER AND POOL AREAS. FREEZING WEATHER CAN RESULT IN ICE FORMING IN THE BASIN. SOME SPECIAL PRECAUTIONS SHOULD BE TAKEN IN THE WINTER TO PREVENT THE SKIMMER FROM PLUGGING WITH ICE.
15. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. SEE GROUND STABILIZATION CHART FOR STABILIZATION TIME FRAME.



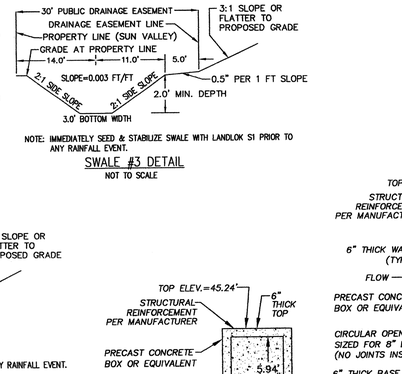
NOTE: IMMEDIATELY SEED & STABILIZE SWALE WITH EXCELSIOR MAT OR STRAW MAT PRIOR TO ANY RAINFALL EVENT.

SWALE #1 DETAIL
NOT TO SCALE



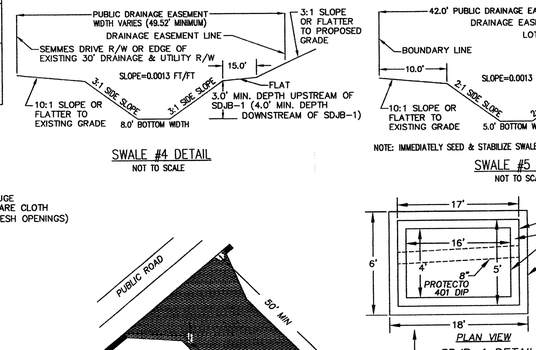
NOTE: IMMEDIATELY SEED & STABILIZE SWALE WITH EXCELSIOR MAT OR STRAW MAT PRIOR TO ANY RAINFALL EVENT.

SWALE #2 DETAIL
NOT TO SCALE

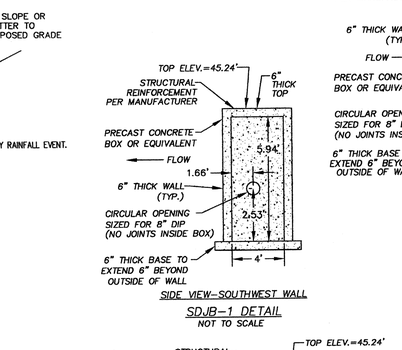


NOTE: IMMEDIATELY SEED & STABILIZE SWALE WITH LANDLOK S1 PRIOR TO ANY RAINFALL EVENT.

SWALE #3 DETAIL
NOT TO SCALE

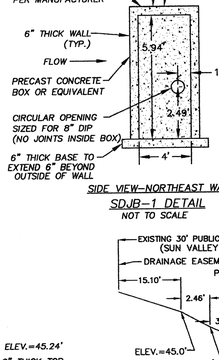


SWALE #4 DETAIL
NOT TO SCALE



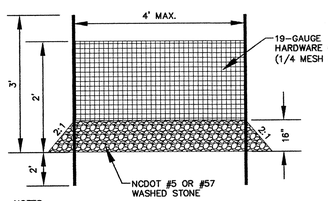
NOTE: IMMEDIATELY SEED & STABILIZE SWALE WITH LANDLOK S1 PRIOR TO ANY RAINFALL EVENT.

SWALE #5 DETAIL
NOT TO SCALE



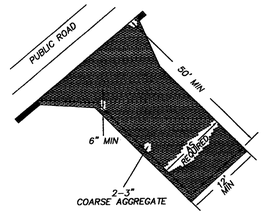
SIDE VIEW–NORTHEAST WALL
SDJB–1 DETAIL
NOT TO SCALE

SIDE VIEW–SOUTHWEST WALL
SDJB–1 DETAIL
NOT TO SCALE



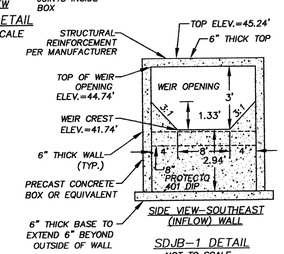
NOTES:
1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5–FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2–FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.

HARDWARE CLOTH & GRAVEL INLET PROTECTION DETAIL
NOT TO SCALE

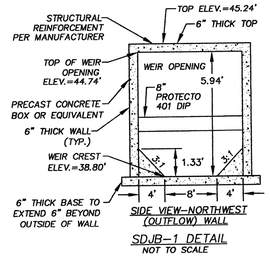


TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
NOT TO SCALE

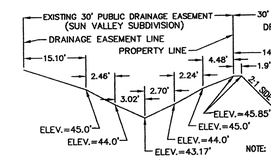
PLAN VIEW
SDJB–1 DETAIL
NOT TO SCALE

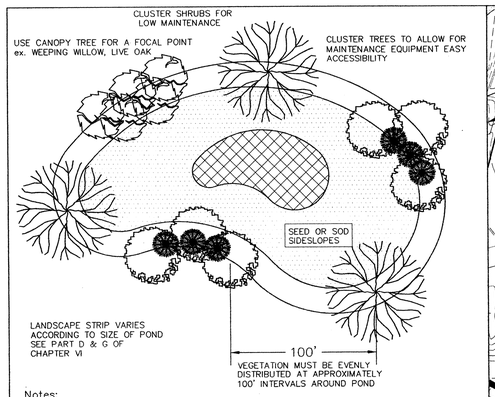


SIDE VIEW–SOUTHEAST (INFLOW) WALL
SDJB–1 DETAIL
NOT TO SCALE



SIDE VIEW–NORTHWEST (OUTFLOW) WALL
SDJB–1 DETAIL
NOT TO SCALE

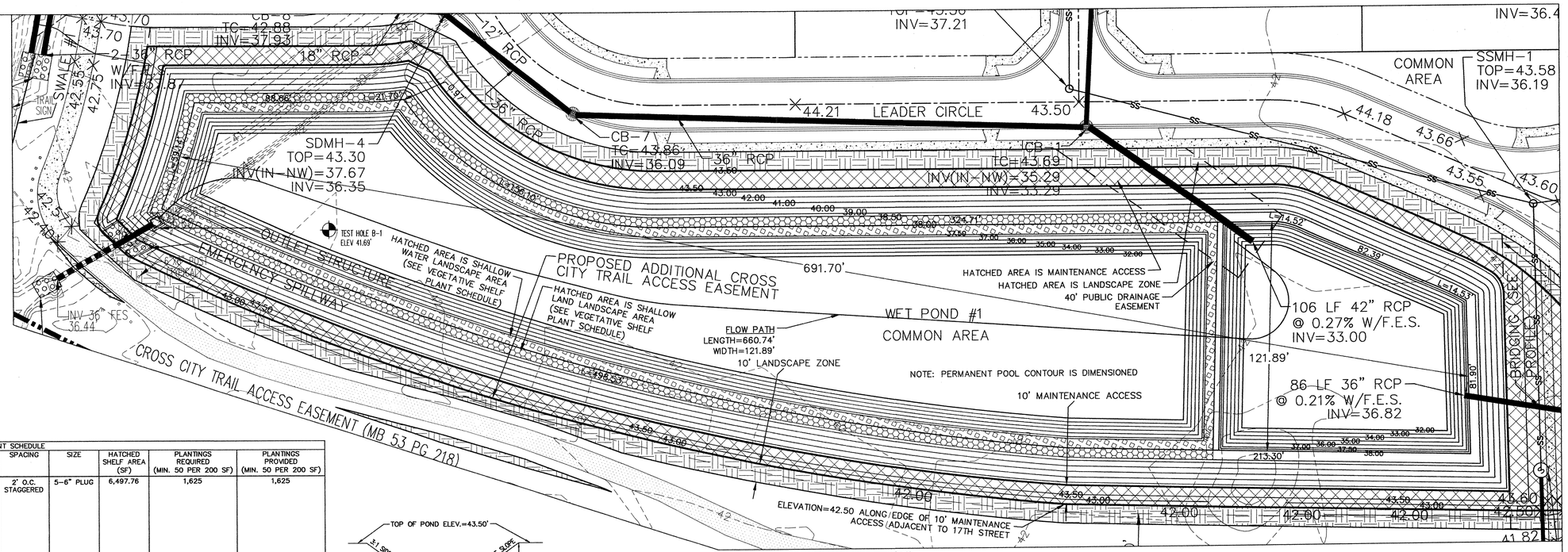

EXISTING 30' PUBLIC DRAINAGE EASEMENT (SUN VALLEY SUBDIVISION)
DRAINAGE EASEMENT LINE
PROPERTY LINE
15.10'
2.46'
3.02'
2.70'
4.48'
2.24'
1.9'
ELEV.=45.0'
ELEV.=44.00'
ELEV.=45.85'
ELEV.=



Notes:
1. If possible, locate pond where vegetation exists.
2. Suggest minimal clearing to conserve visual quality of site and minimize the additional of tree planting. An irregular shape provides a more natural appearance.
3. Landscape strip shall be a maximum slope of 7:1 in order to plant vegetation.
4. Provide a minimum of 3 inches of mulch around all vegetation.

TYPICAL STORM WATER FACILITY LANDSCAPING PLAN

SD 15-16

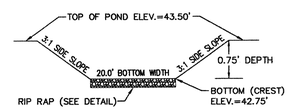


WET POND #1 DETAIL

SCALE: 1"=30'

VEGETATIVE SHELF PLANT SCHEDULE						
LOCATION	PLANT VARIETIES BOTANICAL NAME (COMMON NAME)	SPACING	SIZE	HATCHED SHELF AREA (SF)	PLANTINGS REQUIRED (MIN. 50 PER 200 SF)	PLANTINGS PROVIDED (MIN. 50 PER 200 SF)
*SHALLOW WATER (VEGETATIVE SHELF BELOW PERMANENT POOL ELEVATION; ELEV.=37.50' TO ELEV.=38.00')	Acorus subcordatum (Sweetflag), Alisma subcordatum (Water plantain), Hydrolea quadrivalvis (Waterpod), Iris virginica (Blue flag iris), Juncus effusus var. pylaei or solutus (Soft rush), Ludwigia spp. (Primrose willow), Peltandra virginica (Arrow arum), Pontederia cordata (Pickerelweed), Sagittaria latifolia (Duck Potato), Sagittaria lancifolia (Bulltongue), Saururus cernuus (Lizard's tail), Schoenoplectus tabernaemontani (Soft stem bulrush), Schoenoplectus americanus (Three-square bulrush), Scirpus cyerinus (Woolgrass), Zizaniopsis miliacea (Giant cutgrass)	2' O.C. STAGGERED	5-6" PLUG	6,497.76	1,625	1,625
**SHALLOW LAND (VEGETATIVE SHELF ABOVE PERMANENT POOL ELEVATION; ELEV.=38.00' TO ELEV.=38.50')	Asclepias incarnata (Swamp Milkweed), Carex tenera (Quill sedge), Chelone glabra (White Turtlehead), Eupatoriadelphus dubius (Dwarf Joe Pye Weed), Eupatoriadelphus fistulosus (Joe Pye Weed), Eupatoriadelphus maculatus (Spotted trumpetweed), Hibiscus coccineus (Scarlet rose mallow), Hibiscus laevis (Halberdleaf rosemallow), Kosteletzkya virginica (Seashore Mallow), Lobelia cardinalis (Cardinal flower), Lobelia elongaa (longleaf lobelia), Lobelia siphilitica (Great blue Lobelia), Rhynchospora colorata (Starrush whitetop), Saccharum baldwinii (Narrow plumegrass)	2' O.C. STAGGERED	5-6" PLUG	6,035.99	1,509	1,509

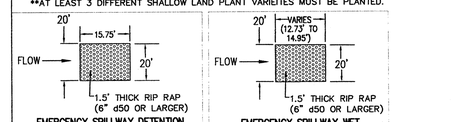
*AT LEAST 3 DIFFERENT SHALLOW WATER PLANT VARIETIES MUST BE PLANTED.
**AT LEAST 3 DIFFERENT SHALLOW LAND PLANT VARIETES MUST BE PLANTED.



NOTES:
1. DETAIL IS CROSS SECTION THROUGH THE POND EMBANKMENT.
2. DETAIL APPLIES TO EMERGENCY SPILLWAY IN WET POND #1 & DETENTION POND #1.

EMERGENCY SPILLWAY CROSS SECTION DETAIL

NOT TO SCALE

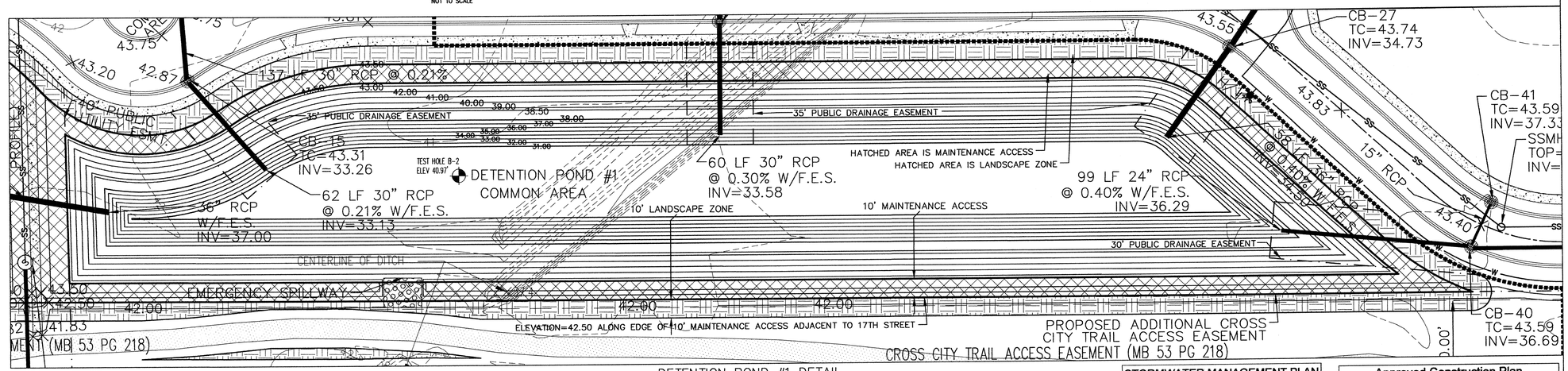


EMERGENCY SPILLWAY DETENTION POND #1 OUTLET PROTECTION
NOT TO SCALE

EMERGENCY SPILLWAY WET POND #1 OUTLET PROTECTION
NOT TO SCALE

SEASONAL HIGH WATER TABLE RESULTS					
TEST LOCATION ID	EXISTING GROUND ELEVATION (FEET)*	SHWT (INCHES BELOW GROUND SURFACE)**	SHWT ELEVATION (FEET)***	GROUNDWATER (INCHES BELOW GROUND SURFACE)**	GROUNDWATER ELEVATION (FEET)***
B-1	41.69	24	39.69	48	37.69
B-2	40.97	30	38.47	50	36.81

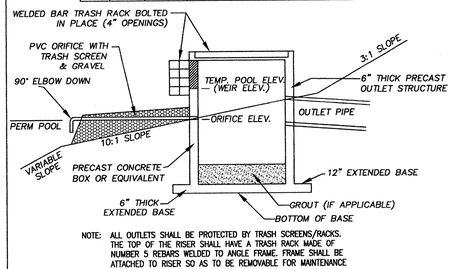
* INFORMATION PROVIDED BY SHERWIN D. CRIBB, PLS.
** INFORMATION PROVIDED BY ECS CAROLINAS, LLP
*** CALCULATED BASED ON INFORMATION PROVIDED BY OTHERS



DETENTION POND #1 DETAIL

SCALE: 1"=30'

OUTLET STRUCTURE DETAILS (FEET)				
POND	BOX INSIDE	BOX SLAB	GROUT INSIDE THICKNESS	BOTTOM OF BASE ELEVATION
1	4x4	7x7x0.5	N/A	35.80

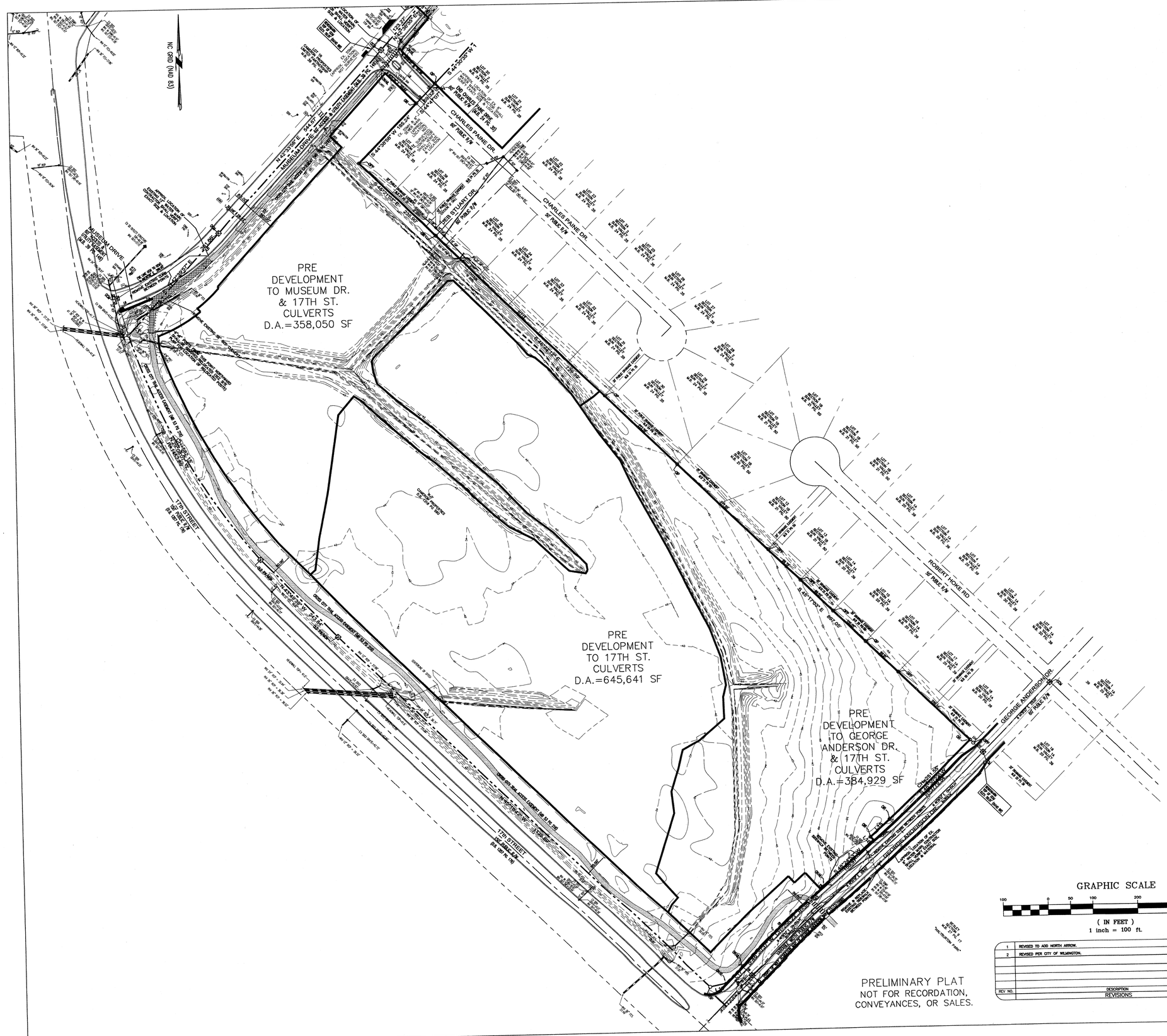


NOTE: ALL OUTLETS SHALL BE PROTECTED BY TRASH SCREENS/RACKS. THE TOP OF THE RISER SHALL HAVE A TRASH RACK MADE OF NUMBER 5 REBARS WELDED TO ANGLE FRAME. FRAME SHALL BE ATTACHED TO RISER SO AS TO BE REMOVABLE FOR MAINTENANCE

OUTLET STRUCTURE DETAIL

NOT TO SCALE

| WET POND #1 | | | | | |



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED TO ADD NORTH ARROW.	4-14-14
2	REVISED PER CITY OF WILMINGTON.	7-7-14

REVISIONS

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2013023
SIGNED

Approved Construction Plan

	Name	Date
Planning	JCB	8-28-14
Public Utilities	N/A	
Traffic	Will Gillison	8/27/14
Fire		8/28/14

DRAINAGE AREA MAP
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JUSTIN C. BIRGER 7-8-14

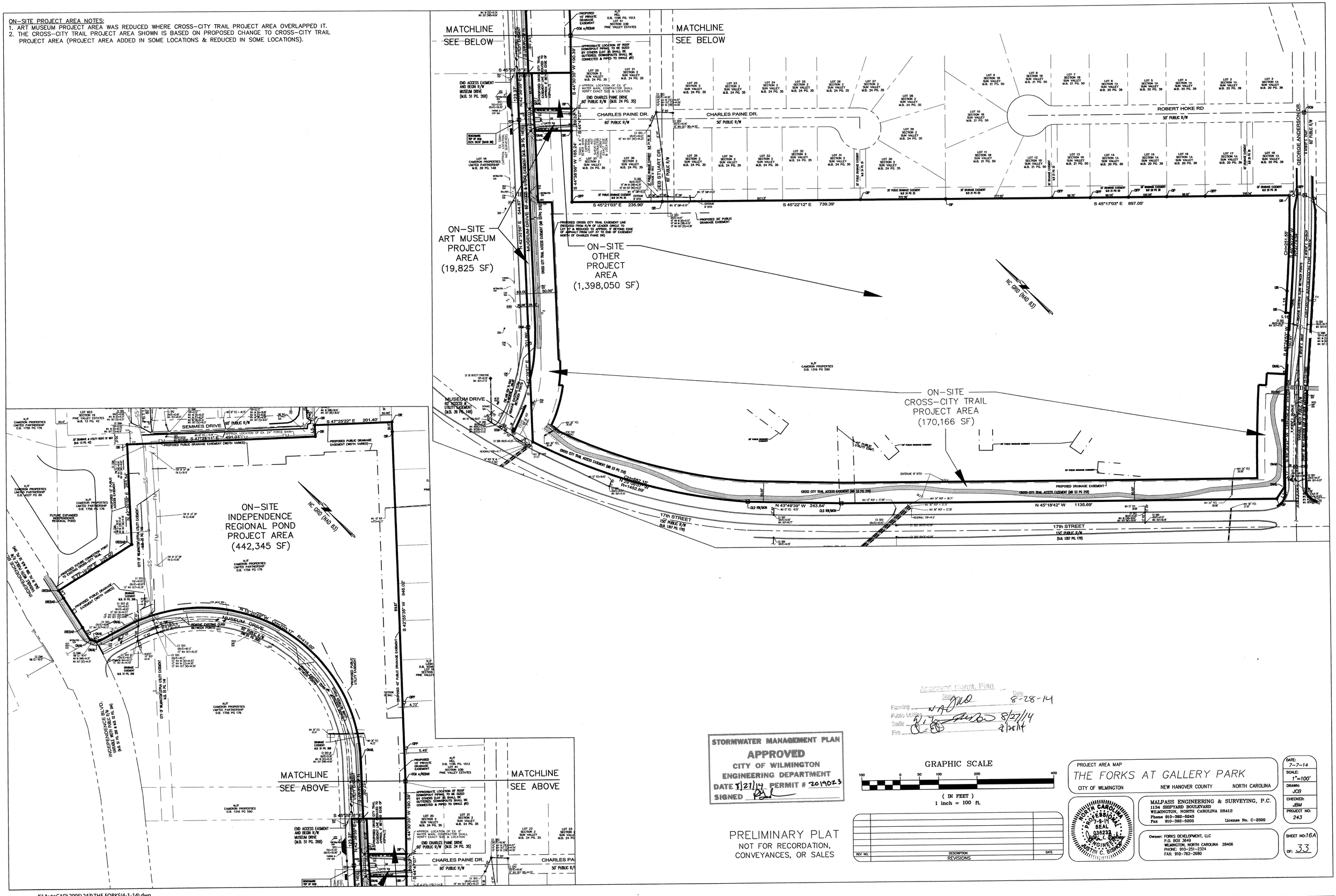
MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 3-31-14
SCALE: 1"=100'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 16
OF: 33

K:\AutoCAD\2005\243\THE FORKS(4-1-14).dwg

ON-SITE PROJECT AREA NOTES:
1. ART MUSEUM PROJECT AREA WAS REDUCED WHERE CROSS-CITY TRAIL PROJECT AREA OVERLAPPED IT.
2. THE CROSS-CITY TRAIL PROJECT AREA SHOWN IS BASED ON PROPOSED CHANGE TO CROSS-CITY TRAIL PROJECT AREA (PROJECT AREA ADDED IN SOME LOCATIONS & REDUCED IN SOME LOCATIONS).



Approved Const. Plan
Name JMD Date 8-28-14
Planning NA
Public Utilities 8/27/14
Traffic 8/28/14
Fire

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2019023
SIGNED

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

REV NO.	DESCRIPTION	DATE
	REVISIONS	

PROJECT AREA MAP
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

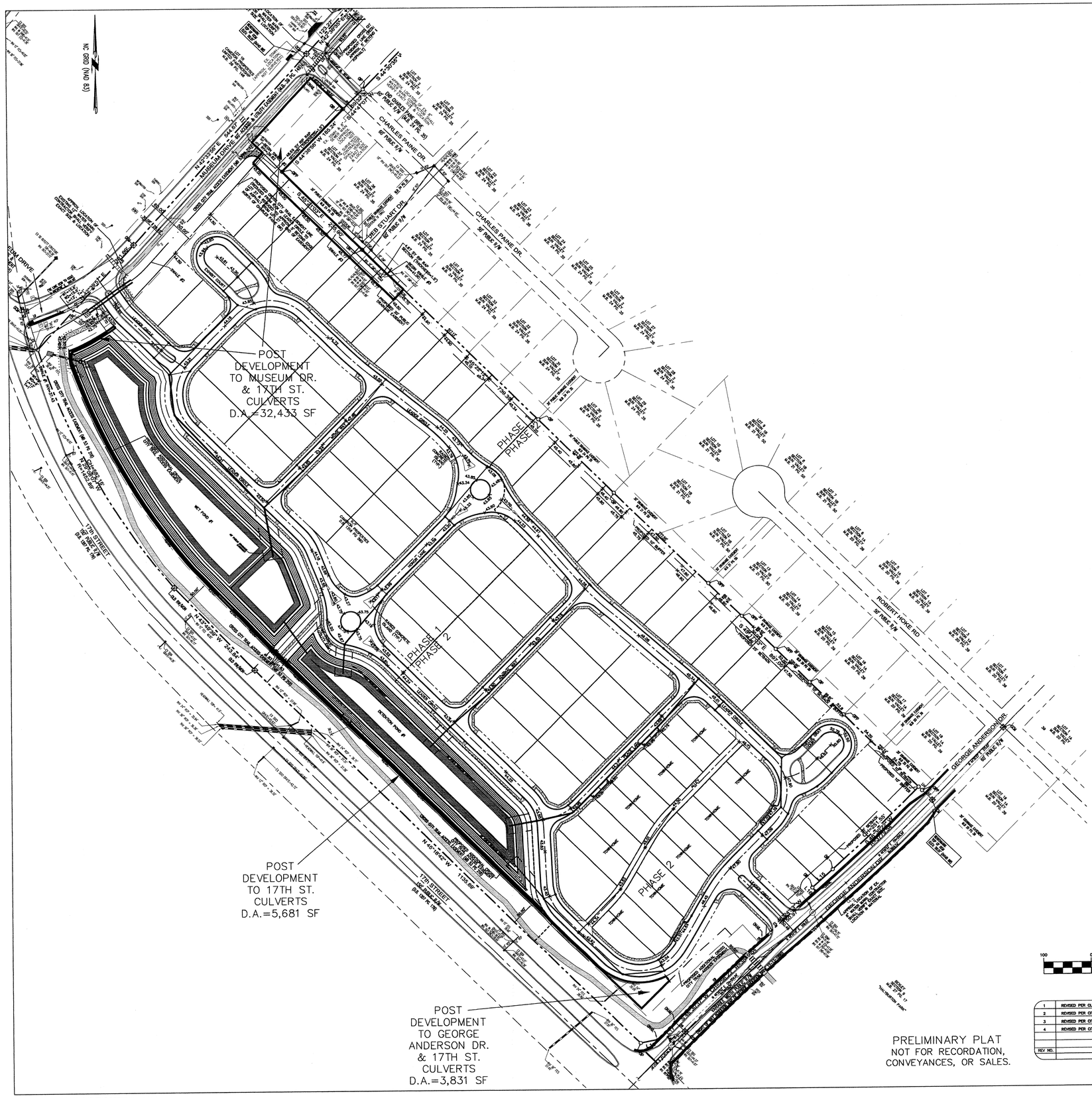
NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JUSTIN C. BISHOP

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 7-7-14
SCALE: 1"=100'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 16A
OF: 33

K:\AutoCAD\2005\243\THE FORKS(4-1-14).dwg



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2019023
SIGNED

Approved Construction Plan

	Name	Date
Planning	[signature]	8-28-14
Public Utilities	N/A	
Traffic	[signature]	8/27/14
Fire	[signature]	8/28/14

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT.	4-14-14
2	REVISED PER CITY OF WILMINGTON.	7-7-14
3	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
4	REVISED PER CITY OF WILMINGTON.	8-21-14

REVISIONS

DRAINAGE AREA MAP
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 038232 ENGINEER JUSTIN C. BISHOP 8-21-14

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 3-31-14
SCALE: 1"=100'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243

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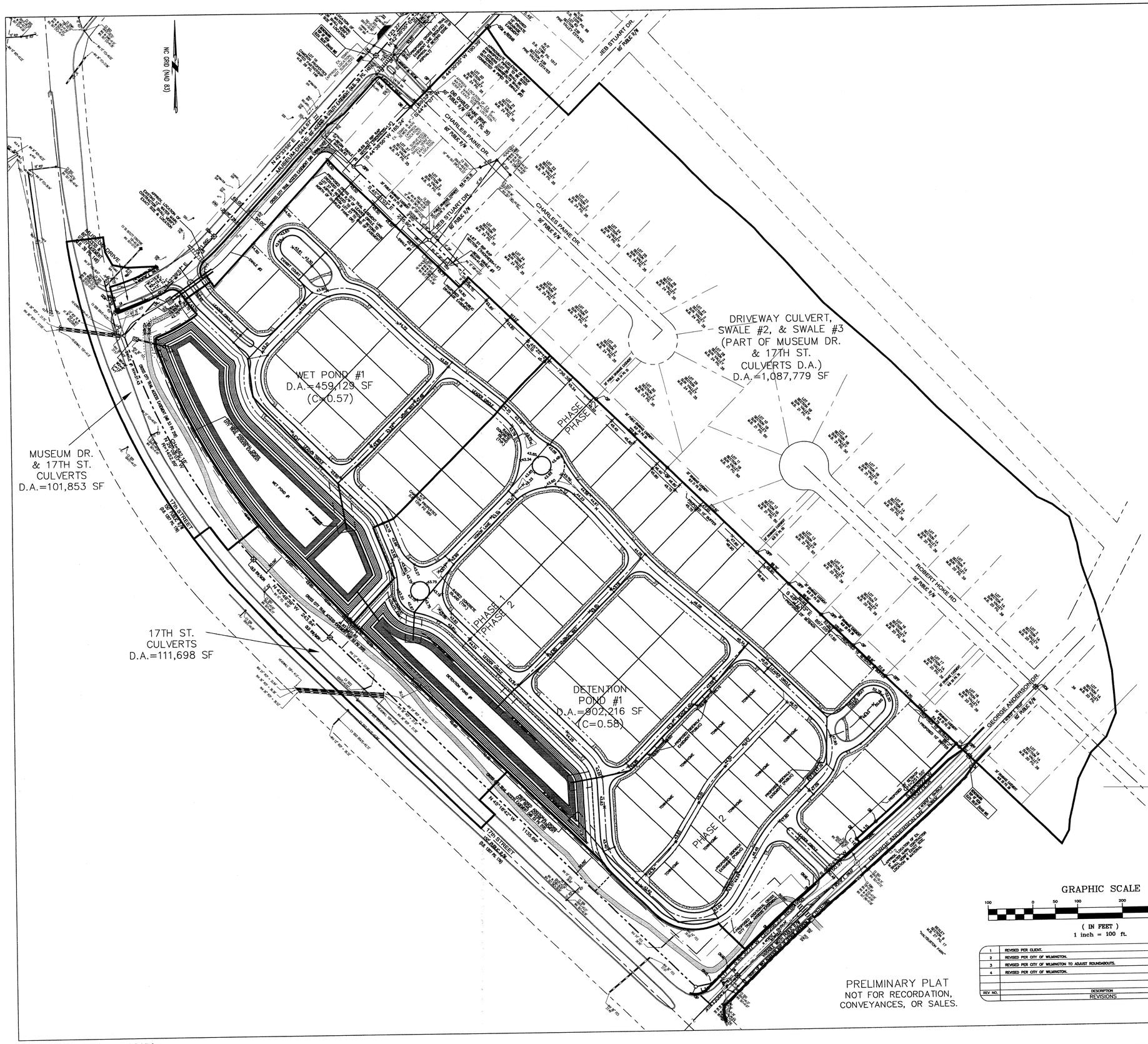


STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan	Name	Date
Planning		8-28-14
Public Utilities		
Traffic		8/27/14
Fire		8-28-14

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT.	4-14-14
2	REVISED PER CITY OF WILMINGTON.	7-7-14
3	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
4	REVISED PER CITY OF WILMINGTON.	8-21-14

REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

DRAINAGE AREA MAP
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON — NEW HANOVER COUNTY — NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JUSTIN C. BISHOP 8-21-14

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5205
License No. C-2320

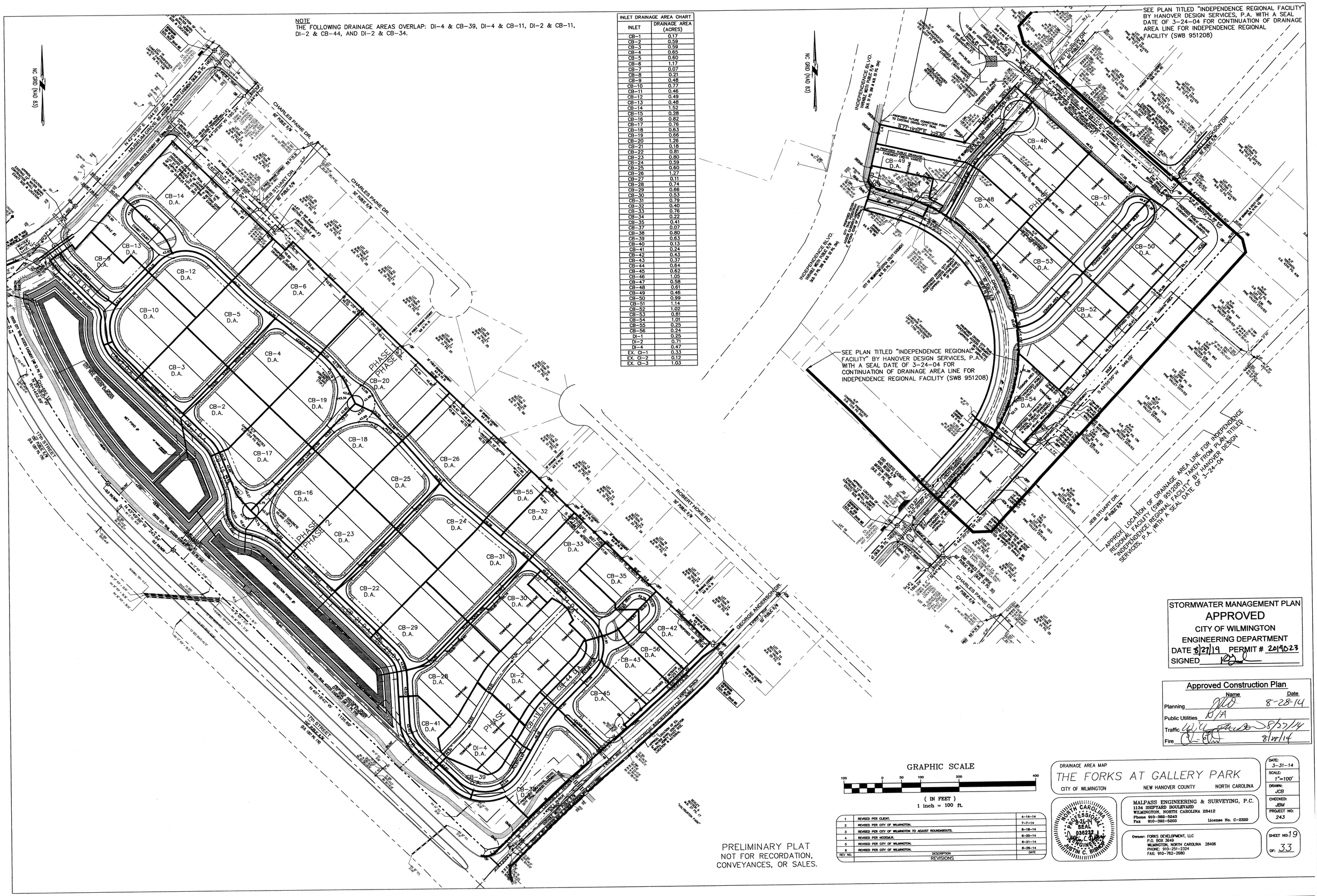
Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 3-31-14
SCALE: 1"=100'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 18
OF: 33

K:\AutoCAD\2005\243\THE FORKS(8-5-14).dwg

NOTE
THE FOLLOWING DRAINAGE AREAS OVERLAP: DI-4 & CB-39, DI-4 & CB-11, DI-2 & CB-11, DI-2 & CB-44, AND DI-2 & CB-34.

INLET DRAINAGE AREA CHART	
INLET	DRAINAGE AREA (ACRES)
CB-1	0.17
CB-2	0.59
CB-3	0.59
CB-4	0.65
CB-5	0.60
CB-6	1.17
CB-7	0.07
CB-8	0.21
CB-9	0.48
CB-10	0.77
CB-11	0.46
CB-12	0.49
CB-13	0.48
CB-14	1.52
CB-15	0.28
CB-16	0.82
CB-17	0.76
CB-18	0.63
CB-19	0.66
CB-20	1.26
CB-21	0.18
CB-22	0.81
CB-23	0.80
CB-24	0.59
CB-25	0.60
CB-26	1.27
CB-27	0.11
CB-28	0.74
CB-29	0.66
CB-30	0.53
CB-31	0.79
CB-32	0.40
CB-33	0.76
CB-34	0.22
CB-35	0.41
CB-37	0.07
CB-38	0.80
CB-39	0.63
CB-40	0.13
CB-41	0.24
CB-42	0.43
CB-43	0.37
CB-44	0.64
CB-45	0.62
CB-46	1.05
CB-47	0.58
CB-48	0.61
CB-49	0.46
CB-50	0.99
CB-51	1.14
CB-52	1.02
CB-53	0.81
CB-54	1.01
CB-55	0.25
CB-56	0.24
DI-1	0.25
DI-2	0.71
DI-4	0.47
EX. CI-1	0.33
EX. CI-2	0.12
EX. CI-3	1.03



STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan	Name	Date
Planning		8-28-14
Public Utilities	N/A	
Traffic		8/27/14
Fire		8/28/14

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT.	4-14-14
2	REVISED PER CITY OF WILMINGTON.	7-7-14
3	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
4	REVISED PER MCDEMUR.	8-20-14
5	REVISED PER CITY OF WILMINGTON.	8-21-14
6	REVISED PER CITY OF WILMINGTON.	8-26-14

REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

DRAINAGE AREA MAP
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

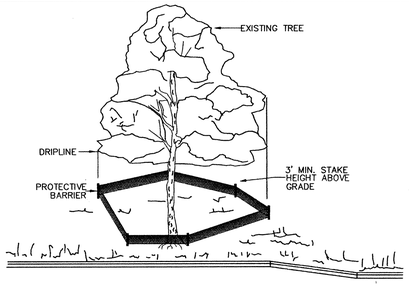
NORTH CAROLINA PROFESSIONAL SEAL 036232 JOHN C. BISHOP

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203
License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

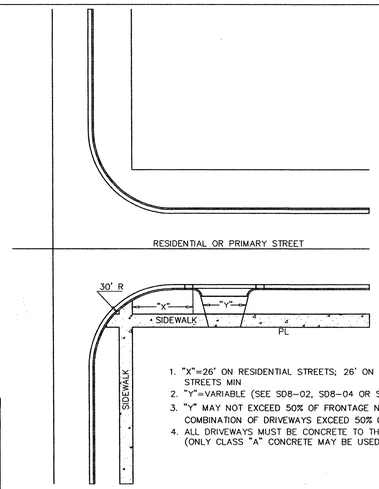
DATE: 3-31-14
SCALE: 1"=100'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 19
OF: 33

K:\AutoCAD\2005\243\THE FORKS(8-5-14).dwg



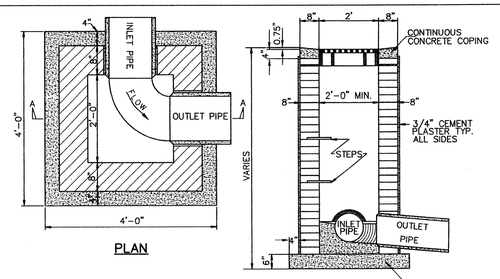
NOTE:
TREES TO BE SAVED WILL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND A PROTECTIVE BARRIER IS TO BE INSTALLED AT THE DRIPLINE.
DRIP LINE – THE AREA OF SOIL DIRECTLY BENEATH THE TREE EXTENDING OUT TO THE TIPS OF THE OUTERMOST BRANCHES.

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



1. "X"=26' ON RESIDENTIAL STREETS; 26' ON PRIMARY STREETS MIN
2. "Y"=VARIABLE (SEE SD8-02, SD8-04 OR SD8-05)
3. "Y" MAY NOT EXCEED 50% OF FRONTAGE NOR MAY ANY COMBINATION OF DRIVEWAYS EXCEED 50% OF FRONTAGE
4. ALL DRIVEWAYS MUST BE CONCRETE TO THE PL (ONLY CLASS "A" CONCRETE MAY BE USED)

GENERAL DRIVEWAY NOTES
SD 8-07
NOT TO SCALE

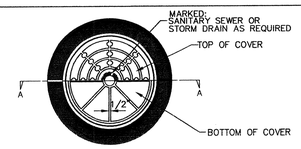


PLAN

SECTION "A-A" –CLASS "A" CONC.

NOTE:
FRAME AND GRATE TO BE STANDARD CITY OF WILMINGTON CAST IRON FRAME AND GRATE PER SD 14-04

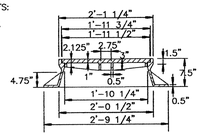
GRILL BASIN
SD 2-02
NOT TO SCALE



PLAN

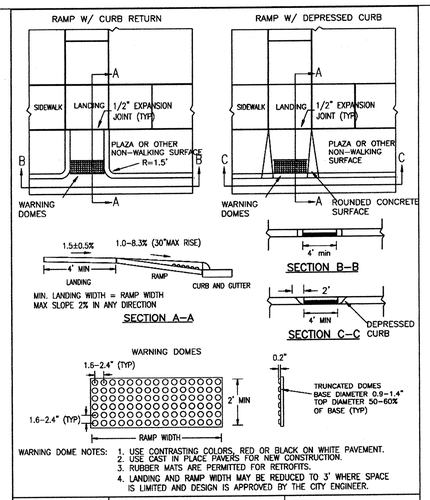
NOTE:
RING & COVER CONTACT SURFACES SHALL BE MACHINED SO AS TO INSURE EVEN BEARING OF COVER ON RING

MINIMUM WEIGHTS:
RING 190 LBS.
COVER 120 LBS.



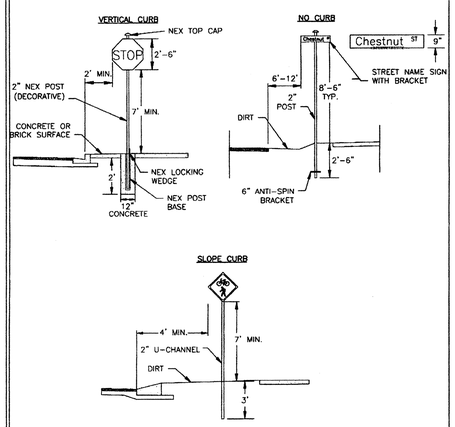
SECTION "A-A"

STANDARD MANHOLE RING AND COVER
SD 14-01
NOT TO SCALE



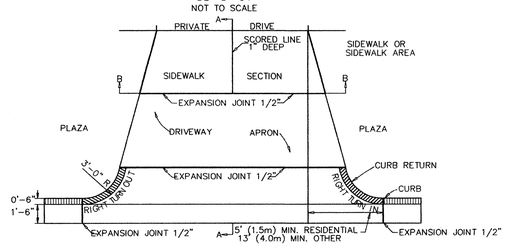
WARNING DOME NOTES:
1. USE CONTRASTING COLORS, RED OR BLACK ON WHITE PAVEMENT.
2. USE CAST IN PLACE PAVERS FOR NEW CONSTRUCTION.
3. RUBBER MATS ARE PERMITTED FOR RETROFITS.
4. LANDING AND RAMP WIDTH MAY BE REDUCED TO 3' WHERE SPACE IS LIMITED AND DESIGN IS APPROVED BY THE CITY ENGINEER.

DATE: DECEMBER, 2010	STANDARD DETAIL
DRAWN: PB/JSR	PERPENDICULAR CURB RAMP ADJACENT TO PLAZA
CHECKED: DEC	CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807
SCALE NOT TO SCALE	SD3-08

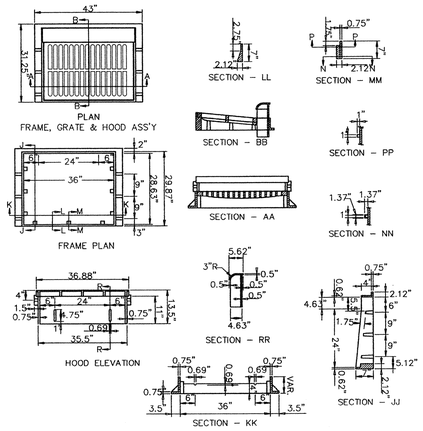


*DETAILS SHOW VARIOUS TYPES AND LOCATION, BUT NOT ALL COMBINATIONS.

DATE: NOVEMBER, 2011	STANDARD DETAIL
DRAWN BY JSR	STREET SIGNS AND LOCATION
CHECKED BY BDR, P.E.	CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807
SCALE NOT TO SCALE	SHEET 1 of 2 / SD 15-03



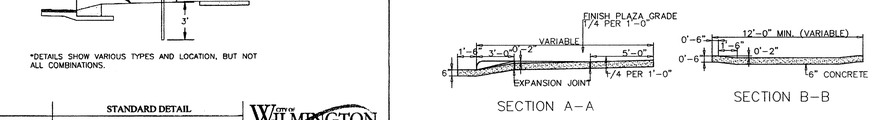
PAVEMENT PLAN



FRAME, GRATE & HOOD ASS'Y

NOTES: 1) USE TYPE "E","F",& "G" GRATE UNLESS OTHERWISE INDICATED.
OTHERWISE INDICATED
2) TOP OF HOOD CASTING SHALL HAVE RAISED LETTERS WHICH SAY: "KEEP STORM DRAIN CLEAN! DRAINS TO CREEK" PROVIDE PICTURE OF FISH BETWEEN TWO STATEMENTS.

CATCH BASIN CASTING FOR PRE-CAST
SD 2-19
NOT TO SCALE



SECTION A-A

SECTION B-B

STANDARD DRIVEWAY DETAIL
SD 8-02
NOT TO SCALE

TABLE 4
DRIVEWAY TAPER WIDTHS AND MINIMUM SIDE PROPERTY LINE OFFSETS

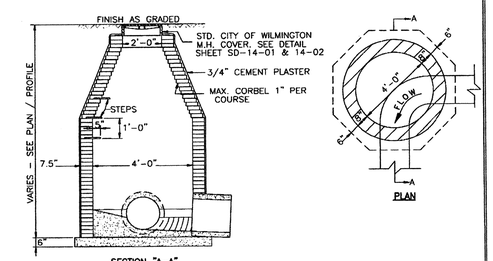
Type of Use	Right Turn Into Driveway			Right Turn Out of Driveway		
	TAPER WIDTH (feet) (a)		Property Line Offset (ft) (b)	TAPER WIDTH (feet) (a)		Property Line Offset (ft) (b)
	Minimum	Maximum		Minimum	Maximum	
1 or 2 Family Residential	5	13	0	3	13	2
Other						
Two-way Street						
Two-way Driveway	13	c	6.5	13	c	6.5
One-way Driveway						
Entrance	13	c	6.5	3	13	16.5
Exit	3	13	16.5	13	c	6.5
One-way Street-Right Side						
Two-way Driveway	13	c	6.5	13	c	6.5
One-way Driveway						
Entrance	13	c	6.5	3	3	16.5
Exit	3	3	16.5	13	c	6.5
One-way Street-Left Side						
Two-way Driveway	3	13	16.5	3	13	16.5
One-way Driveway						
Entrance	3	3	16.5	13	c	6.5
Exit	13	c	6.5	3	3	16.5

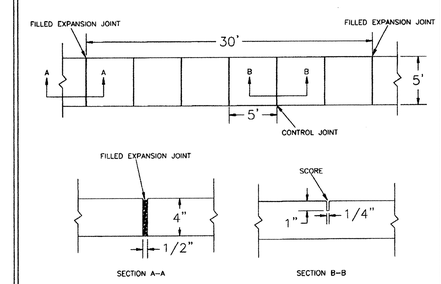
a. See SD-8-02 for location of measurements.
b. Measured at the curb line or edge of roadway, parallel to the edge of pavement.
c. This distance may equal the perpendicular distance between the back of the curb (or edge of pavement) and the edge of sidewalk (or sidewalk area) nearest the roadway, provided that this distance is greater than thirteen (13) feet.

NOTES:
1. The maximum width of the driveway at the gutter flow line measured between the points where the curb returns or driveway apron meets the curb line or edge of roadway is sixty-two (62) feet.
2. If a single driveway is allowed to serve two adjacent residences, the property line offsets may be waived by the City Engineer and the construction, maintenance and closure costs shall be a joint responsibility of each adjacent property owner.
3. If special conditions warrant, the City Engineer may modify widths and geometric requirements on a case by case basis.

STANDARD SLIP RESISTANT MANHOLE STEP
SD 14-10
NOT TO SCALE

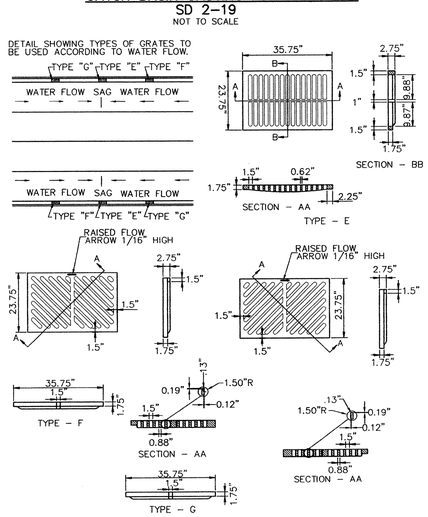
DATE: 2001	STANDARD DETAIL
DRAWN BY JSC/MR	GUIDELINES FOR STORM DRAIN MANHOLE
CHECKED BY B.P. P.E.	CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807
SCALE NOT TO SCALE	SD 2-03





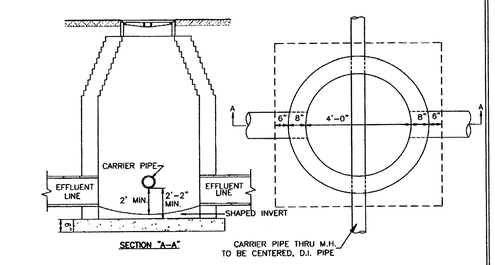
NOTES:
1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
3. MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION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

DATE: OCTOBER, 2010	STANDARD DETAIL
DRAWN: PB/JSR	SIDEWALK
CHECKED: DEC	CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807
SCALE NOT TO SCALE	SD 3-10



CATCH BASIN GRATE FOR PRE-CAST
SD 2-20
NOT TO SCALE

DATE: NOVEMBER, 2008	STANDARD DETAIL
DRAWN BY JSC/MR	INTERFERENCE STORM DRAIN MAN HOLE
CHECKED BY B.P., P.E.	CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807
SCALE NOT TO SCALE	SD 2-05



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 9/27/14 PERMIT # 20190023
SIGNED

Approved Construction Plan	Name	Date
Planning		8-28-14
Public Utilities	N/A	
Traffic		8/27/14
Fire		8/28/14

REV. NO.	DESCRIPTION	DATE
1	REVISED TO ADD DETAILS.	4-11-14

REVISIONS

DETAIL SHEET
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

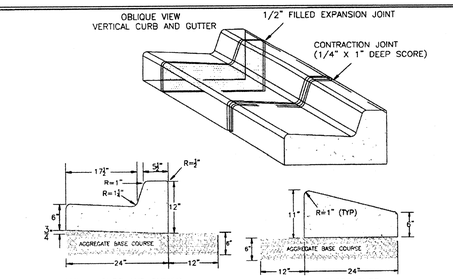
NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JOHN C. BISHOP 10-11-14

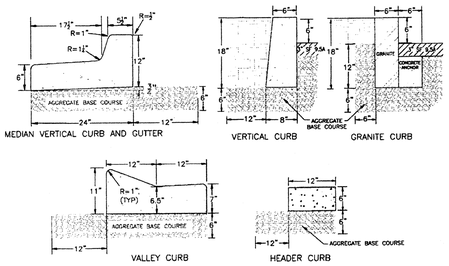
MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5843
Fax 910-392-5203 License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 3-31-14
SCALE: N.T.S.
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 20
OF: 33

K:\AutoCAD\2005\243\THE FORKS(4-1-14).dwg



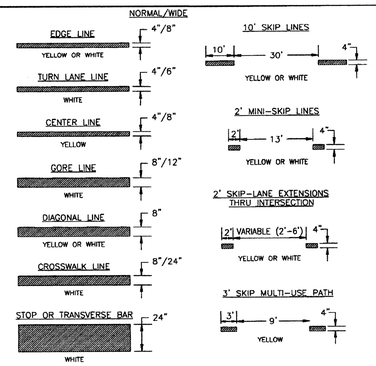


NOTES:
1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS
2. 50' MAX EXPANSION JOINT SPACING, 10' MAX CONTRACTION JOINT SPACING
3. MINIMUM INSTALLATION LENGTH IS 5 FT.
4. CONCRETE TO BE 3000 PSI MIN
5. VERTICAL CURB AND GUTTER BASE CAN BE SLOPED 3/4" OR USE A FLAT BASE

DATE: AUGUST, 2011	STANDARD DETAIL
DRAWN: PB/JSR	CURBING
CHECKED: DEC	
SCALE NOT TO SCALE	

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON N.C. 28402
(910) 341-7807

SD 3-11



1-PAVEMENT MARKINGS AND SYMBOLS SHALL BE DESIGNED PER MUTCD WITH APPROVAL FROM CITY TRAFFIC ENGINEERING, AND INSTALLED IN ACCORDANCE WITH NCDOT DIVISION 12 SPECIFICATIONS.

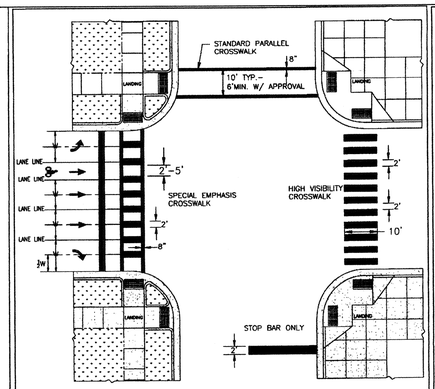
2-GENERALLY, PERMANENT MARKINGS WILL BE UNIFORM AND SMOOTH AND WILL CONSIST OF 120MIL OF THERMOPLASTIC FOR ALL LINES AND SYMBOLS; TEMPORARY MARKINGS SHALL CONSISTS OF 15 MIL PAINT, EVERY 6 MONTHS.

3-DURING APPLICATION THE EXISTING PAVEMENT SHALL NOT SHOW SIGNS OF MOISTURE AND BE CLEAN, FREE OF DIRT AND OIL, ETC. THERMOPLASTIC SHALL ONLY BE INSTALLED WHERE PAVEMENT IS 50° F AND RISING. PAINT SHALL ONLY BE INSTALLED WHERE PAVEMENT IS 40° F AND RISING.

DATE: DECEMBER, 2011	STANDARD DETAIL
DRAWN BY JSR	PAVEMENT MARKINGS LINE TYPES
CHECKED BY BDK, P.E.	
SCALE NOT TO SCALE	

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807

SD 11-01



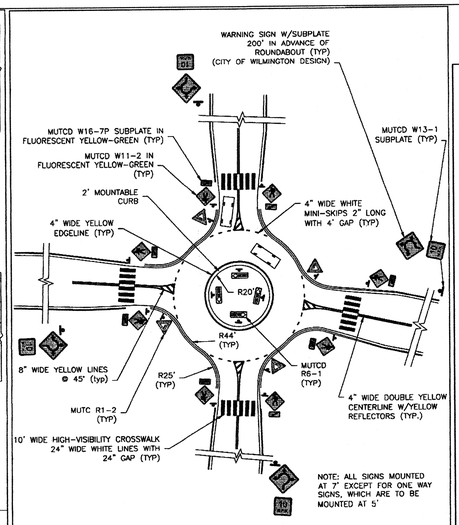
1-TYPICAL CROSSWALK DIMENSIONS ARE PROVIDED FOR REFERENCE. ALL APPLICATIONS SHALL CONSIDER PEDESTRIAN, BICYCLE AND TRAFFIC CONDITIONS AND SUBJECT TO ADA GUIDELINES. SPECIFIC LAYOUTS SHALL BE DIRECTED BY THE ENGINEER.

2-GENERALLY, STANDARD PARALLEL CROSSWALKS TO BE USED AT SIGNALIZED INTERSECTIONS OR WHERE CROSSWALK TRAFFIC OR CONFLICT POINTS ARE AVERAGE. SPECIAL EMPHASIS CROSSWALKS AND HIGH VISIBILITY CROSSWALKS ARE NEEDED AT BUSY SIGNALIZED INTERSECTIONS AND WHERE BICYCLE AND PEDESTRIAN TRAFFIC REQUIRES INCREASED VISIBILITY.

DATE: FEBRUARY, 2012	STANDARD DETAIL
DRAWN BY JSR	CROSSWALK PAVEMENT MARKINGS
CHECKED BY BDK, P.E.	
SCALE NOT TO SCALE	

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807

SD 11-11



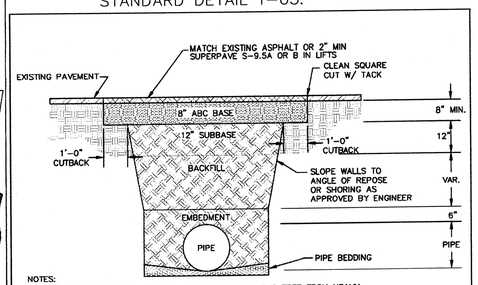
NOTE: ALL SIGNS MOUNTED AT 7' EXCEPT FOR ONE WAY SIGNS, WHICH ARE TO BE MOUNTED AT 5'

DATE: 2003	STANDARD DETAIL
DRAWN BY RLB	PAVEMENT MARKINGS ROUNDABOUT
CHECKED BY JKF	
SCALE NOT TO SCALE	

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807

SD 11-14

NOTE: OPEN CUTS ARE SUBJECT TO CITY OF WILMINGTON STREET CUT POLICY & STANDARD DETAIL 1-05.



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%

DATE: September 18, 2008	STANDARD DETAIL
DRAWN BY JSR	PAVEMENT REPAIRS DETAIL
CHECKED BY D.E.C., P.E.	
SCALE NOT TO SCALE	

CITY OF WILMINGTON NORTH CAROLINA
CITY OF WILMINGTON
ENGINEERING OFFICE
414 CHESTNUT STREET
WILMINGTON N.C. 28401
(910) 341-7807

SD 1-05

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan	Name	Date
Planning		8-28-14
Public Utilities	N/A	
Traffic		8/27/14
Fire		8/28/14

REV NO.	DESCRIPTION	DATE
	REVISIONS	

DETAIL SHEET
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JOHN C. BIGNON

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5803
License No. C-2320

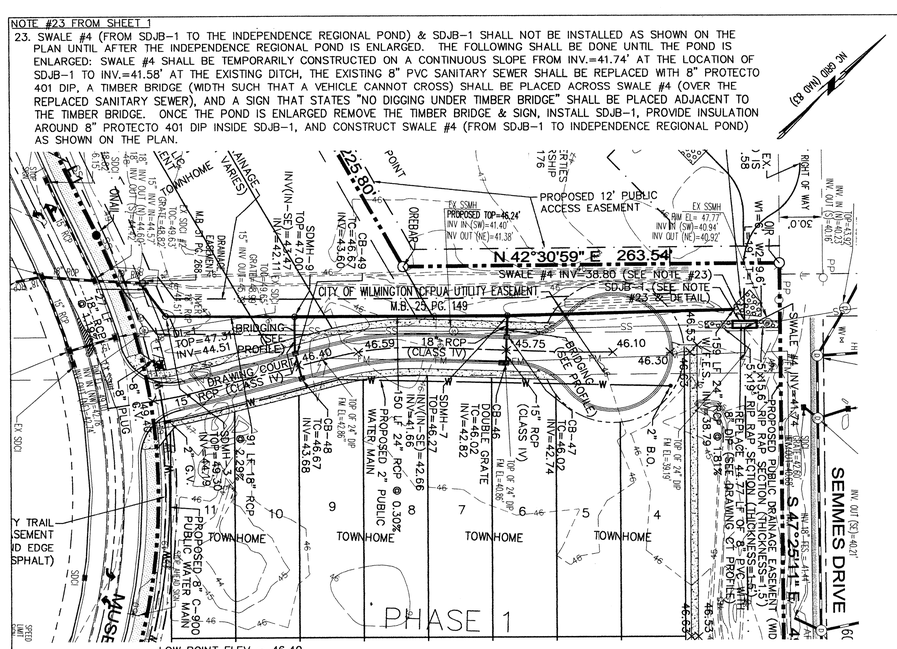
Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

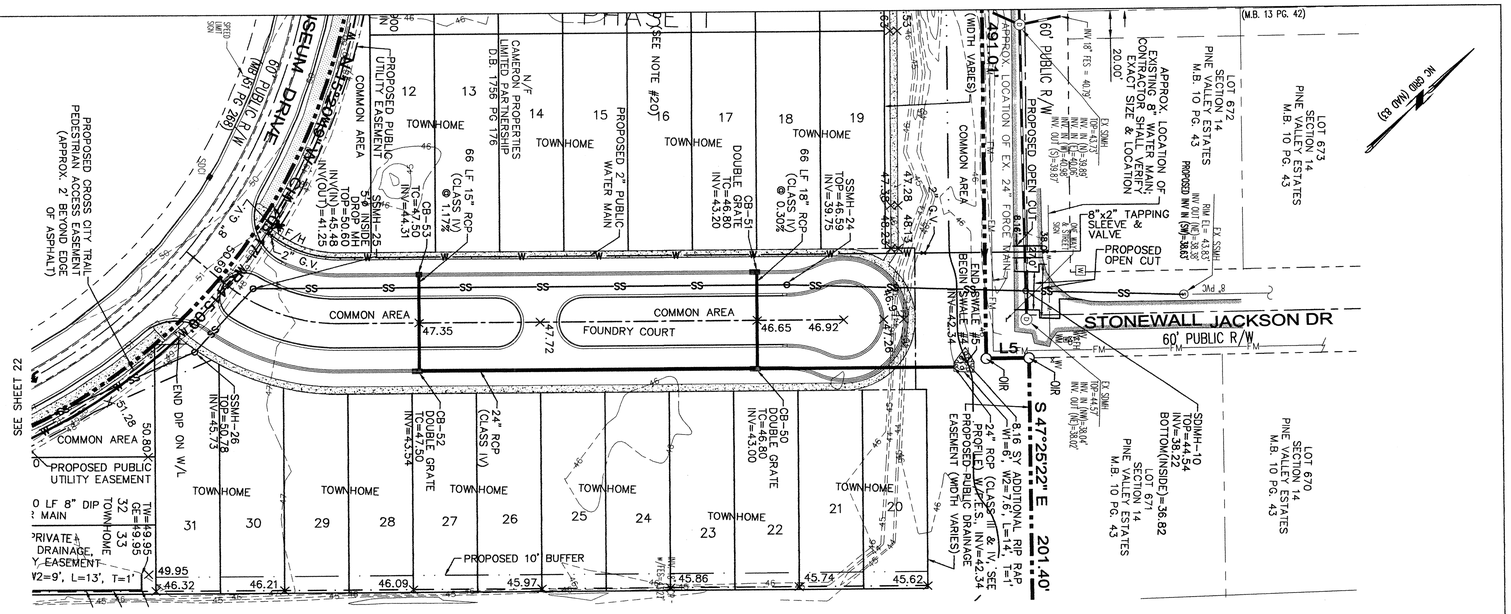
DATE:	3-31-14
SCALE:	N.T.S.
DRAWN:	JCB
CHECKED:	JBM
PROJECT NO:	243
SHEET NO:	20A
OF:	33

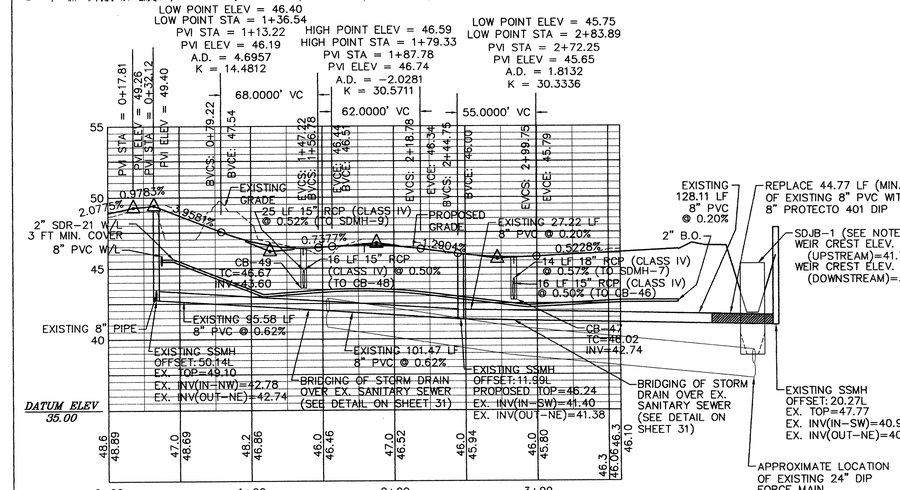
K:\AutoCAD\2005\243\THE FORKS(8-5-14).dwg

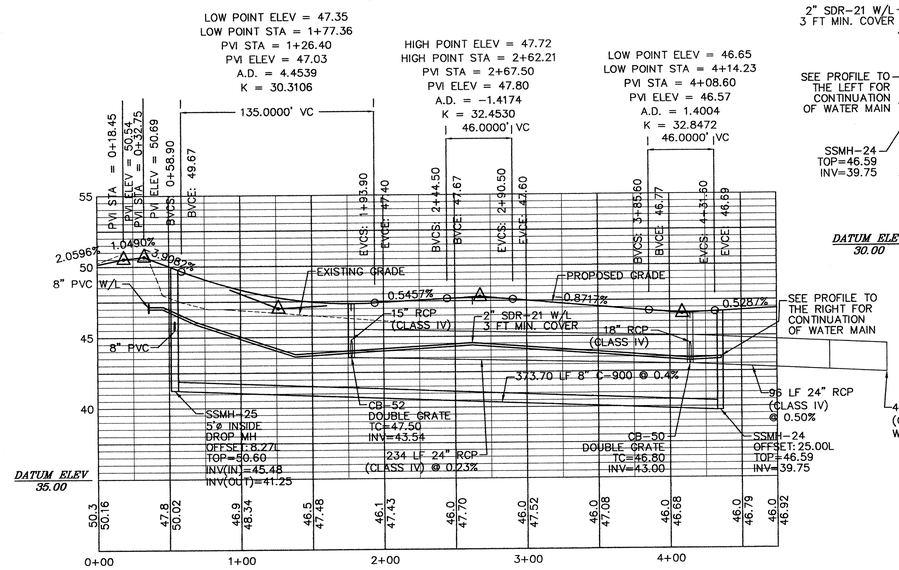
NOTE #23 FROM SHEET 1

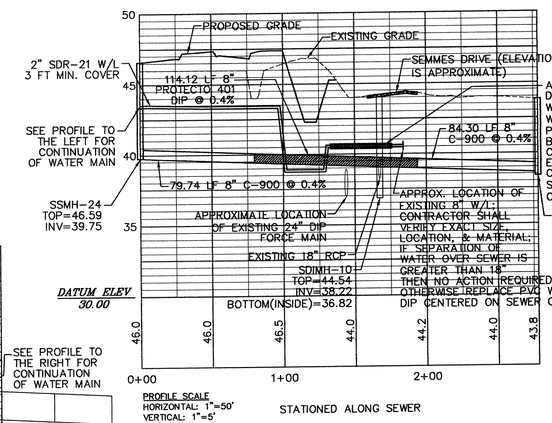
23. SWALE #4 (FROM SDJB-1 TO THE INDEPENDENCE REGIONAL POND) & SDJB-1 SHALL NOT BE INSTALLED AS SHOWN ON THE PLAN UNTIL AFTER THE INDEPENDENCE REGIONAL POND IS ENLARGED. THE FOLLOWING SHALL BE DONE UNTIL THE POND IS ENLARGED: SWALE #4 SHALL BE TEMPORARILY CONSTRUCTED ON A CONTINUOUS SLOPE FROM INV.=41.74' AT THE LOCATION OF SDJB-1 TO INV.=41.58' AT THE EXISTING DITCH, THE EXISTING 8" PVC SANITARY SEWER SHALL BE REPLACED WITH 8" PROTECTO 401 DIP, A TIMBER BRIDGE (WIDTH SUCH THAT A VEHICLE CANNOT CROSS) SHALL BE PLACED ACROSS SWALE #4 (OVER THE REPLACED SANITARY SEWER), AND A SIGN THAT STATES "NO DIGGING UNDER TIMBER BRIDGE" SHALL BE PLACED ADJACENT TO THE TIMBER BRIDGE. ONCE THE POND IS ENLARGED REMOVE THE TIMBER BRIDGE & SIGN, INSTALL SDJB-1, PROVIDE INSULATION AROUND 8" PROTECTO 401 DIP INSIDE SDJB-1, AND CONSTRUCT SWALE #4 (FROM SDJB-1 TO INDEPENDENCE REGIONAL POND) AS SHOWN ON THE PLAN.



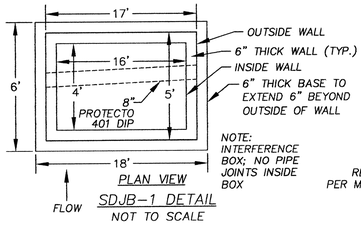








NOTE: OPEN CUTS ARE SUBJECT TO CITY OF WILMINGTON STREET CUT POLICY & STANDARD DETAIL 1-05.



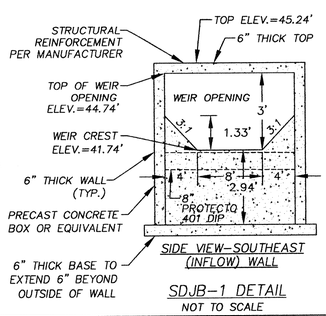
SDJB-1 DETAIL
NOT TO SCALE

CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD SEWER NOTES:

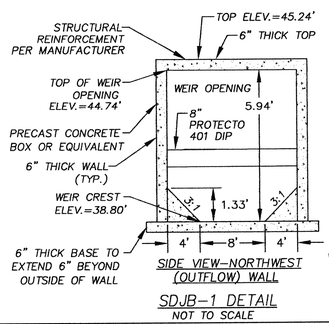
1. SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
2. SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT RIGHT-OF-WAY LINE. SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN MANHOLE AND TERMINATE AT 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

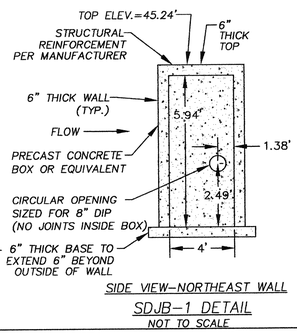
(REQUIRED ON ALL SEWER PLAN AND PROFILE SHEETS)



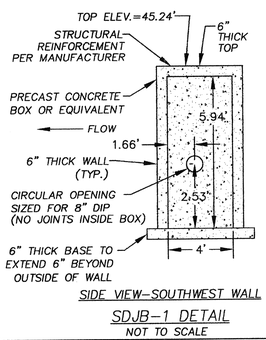
SDJB-1 DETAIL
NOT TO SCALE



SDJB-1 DETAIL
NOT TO SCALE



SDJB-1 DETAIL
NOT TO SCALE



SDJB-1 DETAIL
NOT TO SCALE

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT.	4-14-14
2	REVISED PER CFPUA.	5-28-14
3	REVISED PER CFPUA.	6-10-14
4	REVISED PER CFPUA.	7-7-14
5	REVISED TO ADJUST 4" CASING PIPE LABEL.	7-11-14
6	REVISED PER CITY OF WILMINGTON.	8-21-14
7	REVISED PER CITY OF WILMINGTON.	8-25-14
8	REVISED PER CITY OF WILMINGTON.	8-28-14

REVISIONS

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan

	Name	Date
Planning		8-28-14
Public Utilities	NA	
Traffic		8/27/14
Fire		8/27/14

PLAN PROFILE
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JOHN C. BOSS

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243 License No. C-2320
Fax 910-392-5203

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 3-31-14
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 21
OF: 33

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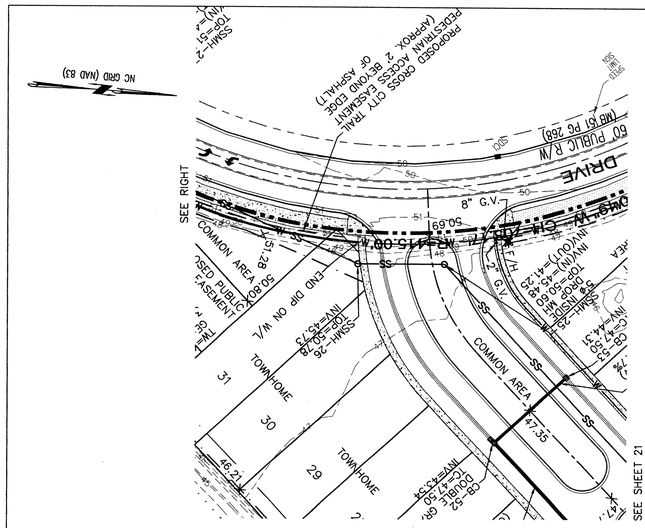
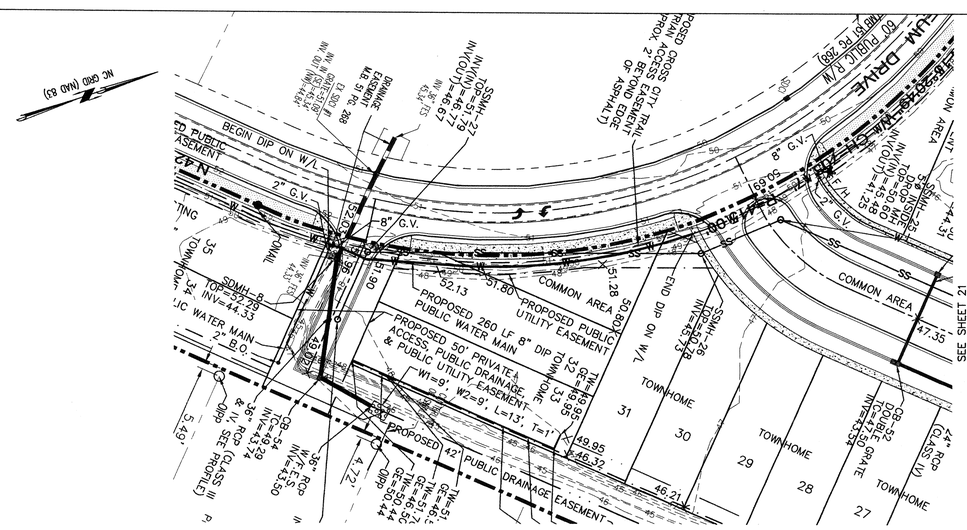
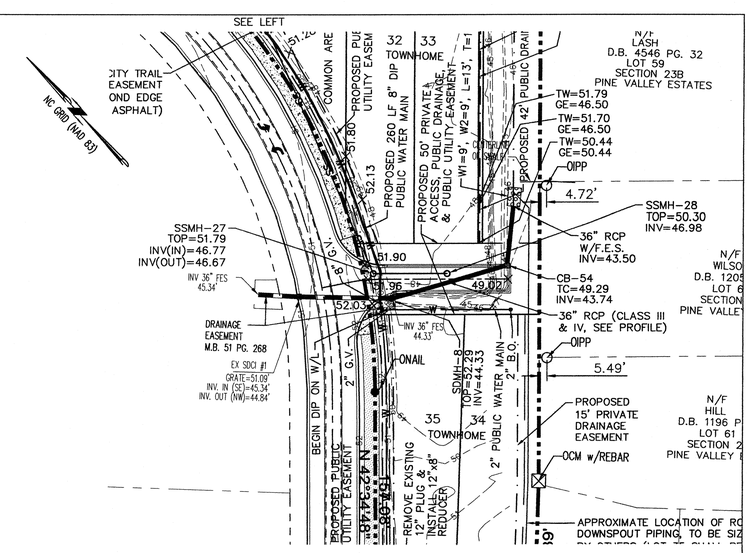
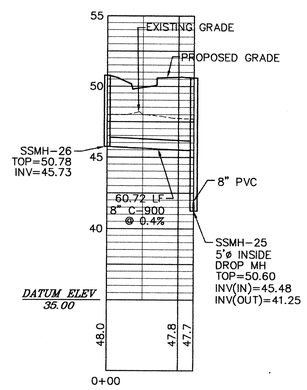
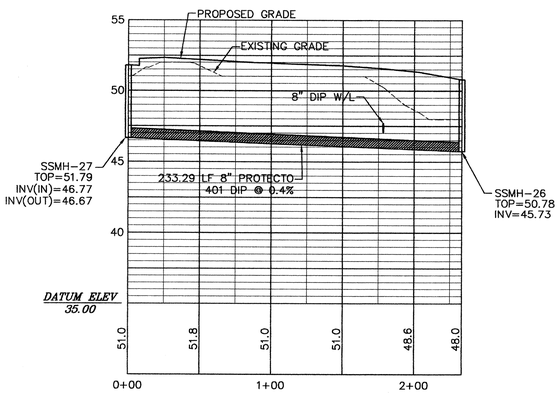




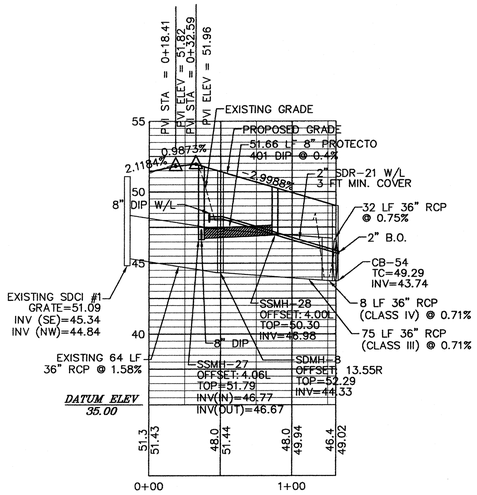




PROFILE SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



PROFILE SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



PROFILE SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

ACCESS-EASEMENT

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014623
SIGNED

Approved Construction Plan

	Name	Date
Planning		8-28-14
Public Utilities		
Traffic		8/27/14
Fire		8/28/14

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.
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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)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES.

REV NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT.	4-14-14
2	REVISED PER CFPUA.	7-7-14
3	REVISED PER CITY OF WILMINGTON.	8-21-14

REVISIONS

NORTH CAROLINA PROFESSIONAL SEAL 038232 ENGINEER JOHN C. BOSER 8-21-14

PLAN PROFILE
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

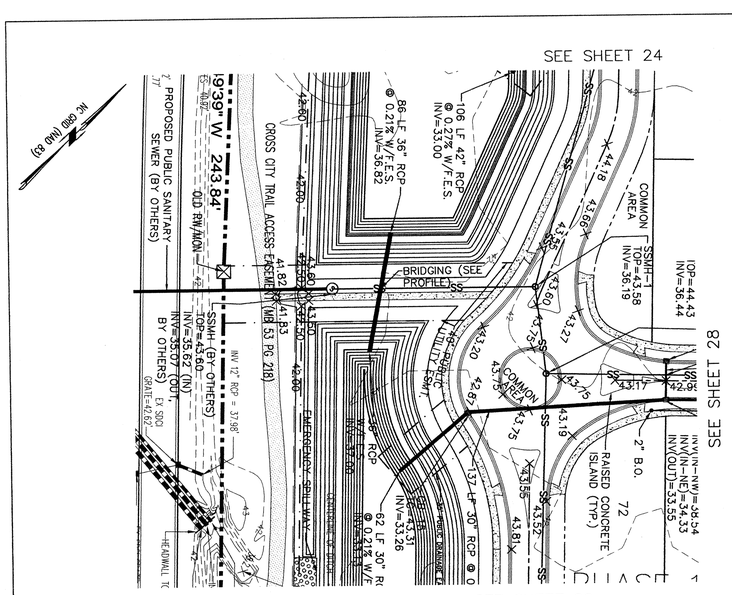
MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320

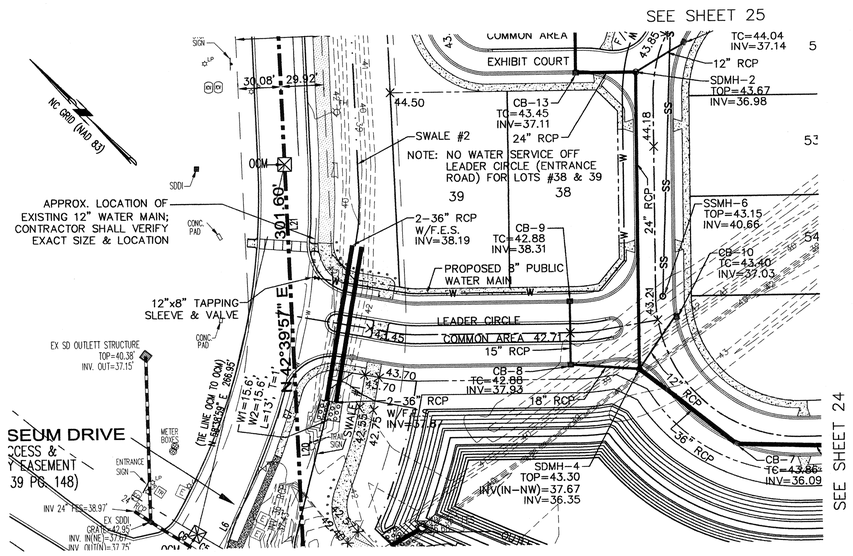
Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

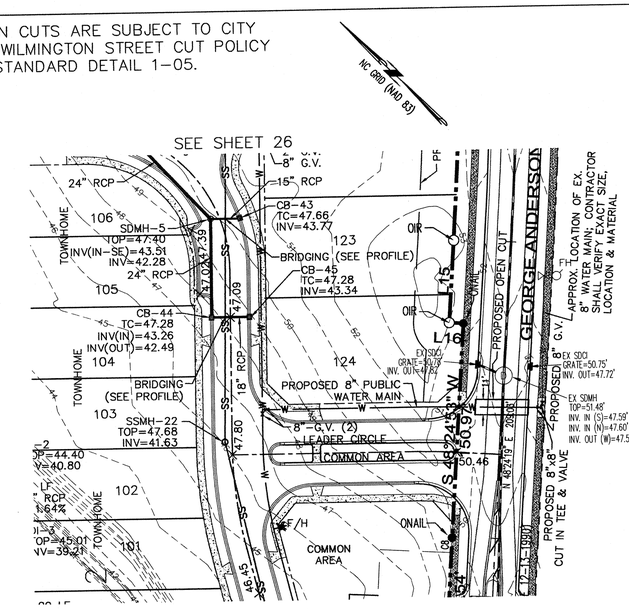
DATE: 3-31-14
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO. 22 OF 33

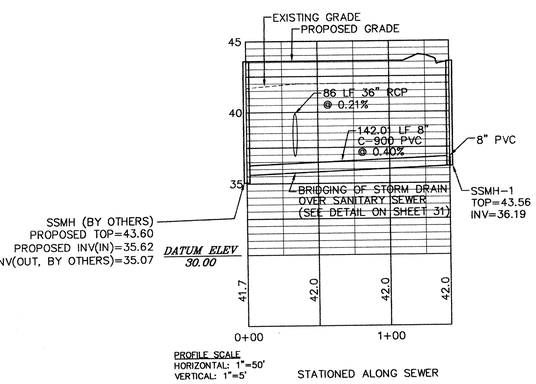
K:\AutoCAD\2005\243\THE FORKS(8-5-14).dwg

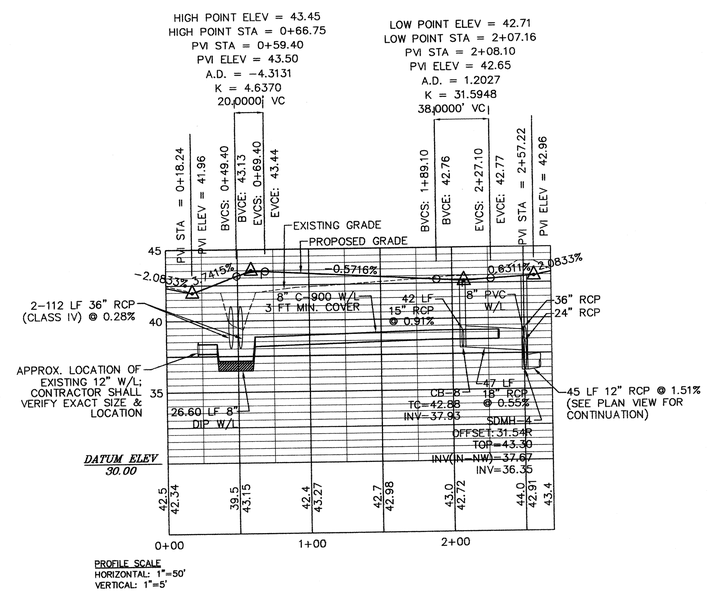
NOTE: OPEN CUTS ARE SUBJECT TO CITY OF WILMINGTON STREET CUT POLICY & STANDARD DETAIL 1-05.



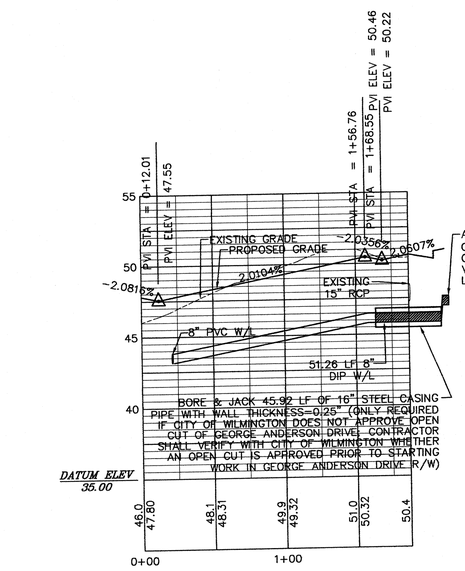








LEADER CIRCLE (WESTERN ENTRANCE)



LEADER CIRCLE (EASTERN ENTRANCE)

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 201623
SIGNED

Approved Construction Plan	Name	Date
Planning		8-28-14
Public Utilities	N/A	
Traffic		8/27/14
Fire		8/28/14

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

REV NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT.	4-14-14
2	REVISED PER CLIENT TO ADJUST SEWER INVERTS.	4-28-14
3	REVISED PER CFPUA.	7-7-14
4	REVISED TO SHOW OPEN CUT WITHIN GEORGE ANDERSON DR R/W.	7-10-14
5	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
6	REVISED PER CITY OF WILMINGTON.	8-21-14
7	REVISED PER CITY OF WILMINGTON.	8-26-14

REVISIONS

PLAN PROFILE
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JUSTIN C. BISHOP 8-25-14

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-6249
Fax 910-392-5203 License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 3-31-14
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 23
OF: 33

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.
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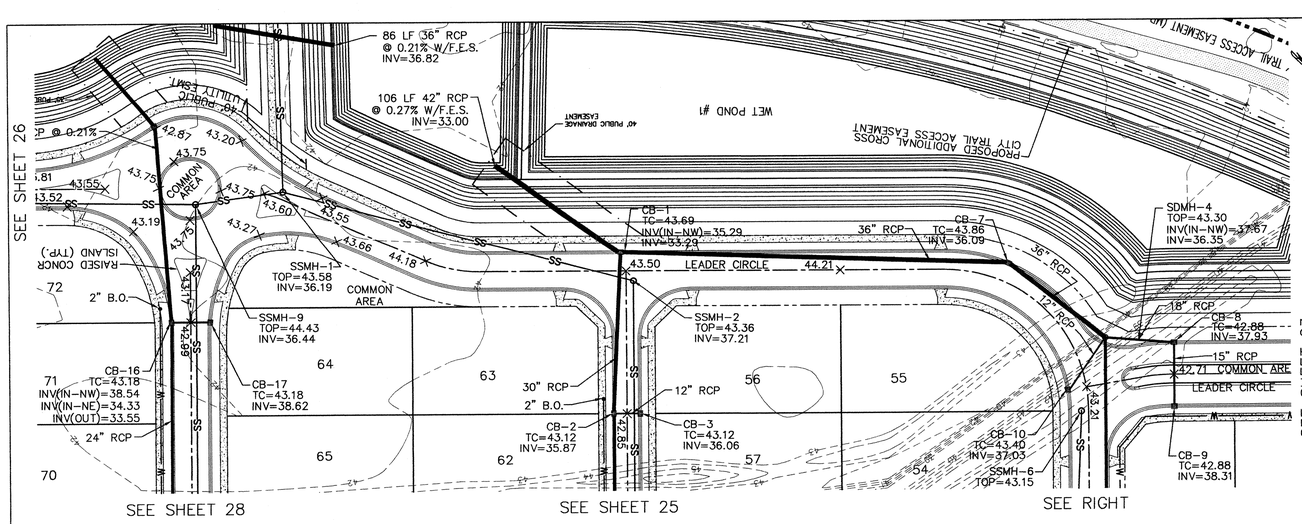
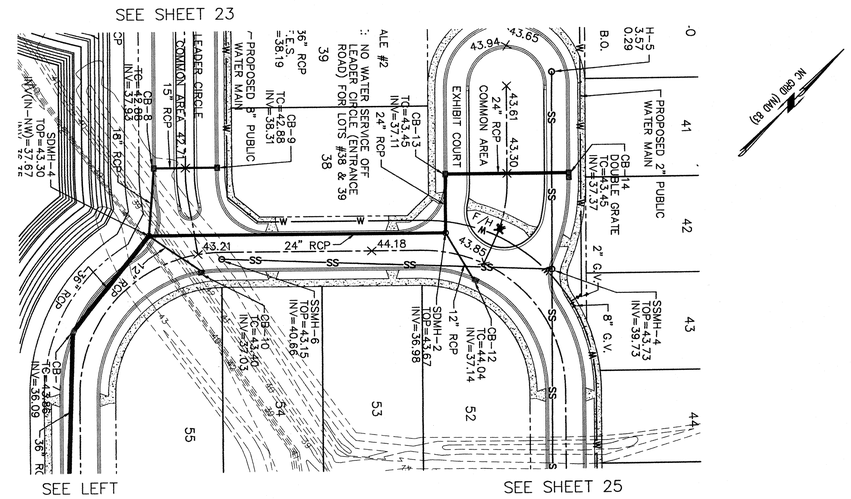
4. MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
5. NO FLEXIBLE COUPLINGS SHALL BE USED.
6. ALL STAINLESS STEEL FASTENERS SHALL BE 316.

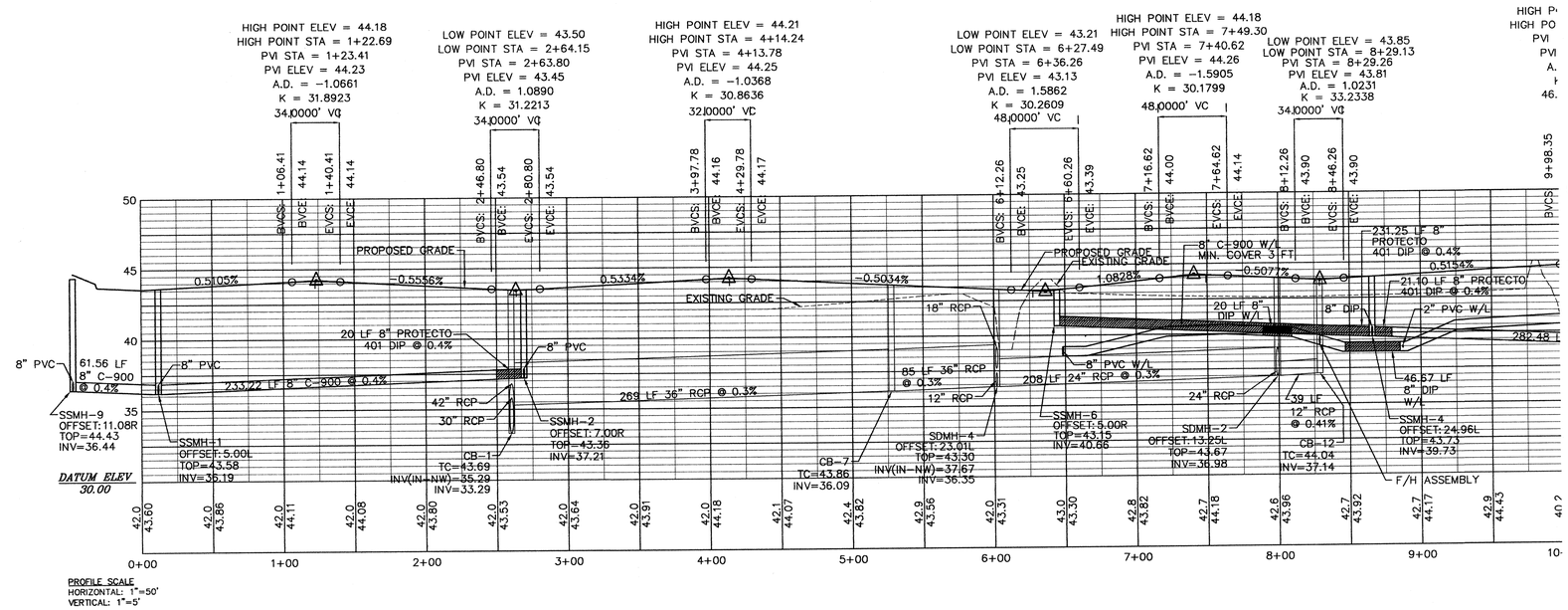
STANDARD SEWER NOTES

(REQUIRED ON ALL SEWER PLAN AND PROFILE SHEETS)

K:\AutoCAD\2005\243\THE FORKS(8-5-14).dwg







PROFILE SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

LEADER CIRCLE

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan	Name	Date
Planning		8-28-14
Public Utilities	NA	
Traffic		8/27/14
Fire		8/28/14

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.
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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REV NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT.	4-15-14
2	REVISED PER CLIENT TO ADJUST SEWER INVERTS.	4-28-14
3	REVISED PER CFPUA.	7-7-14
4	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
5	REVISED PER CITY OF WILMINGTON.	8-21-14

REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES.

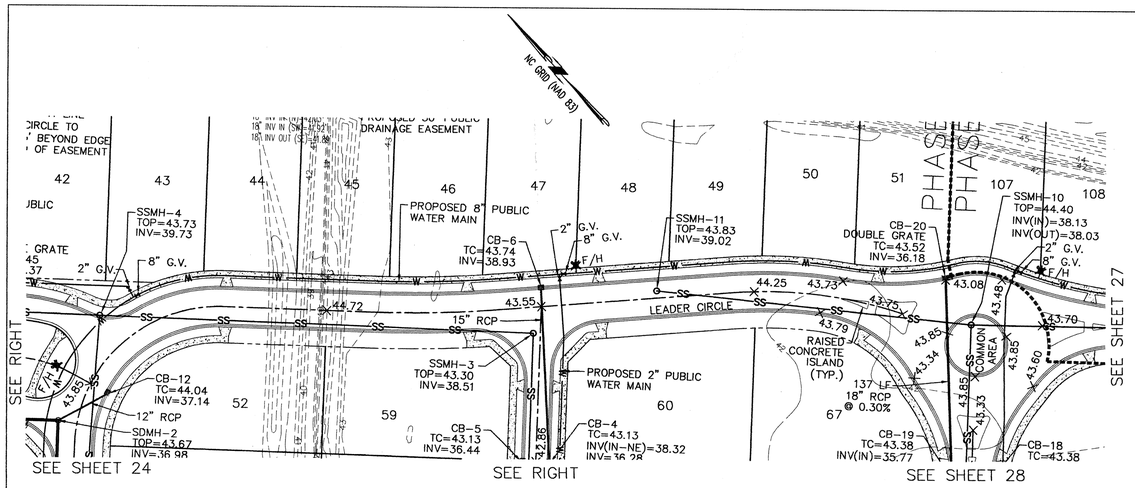
PLAN PROFILE
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

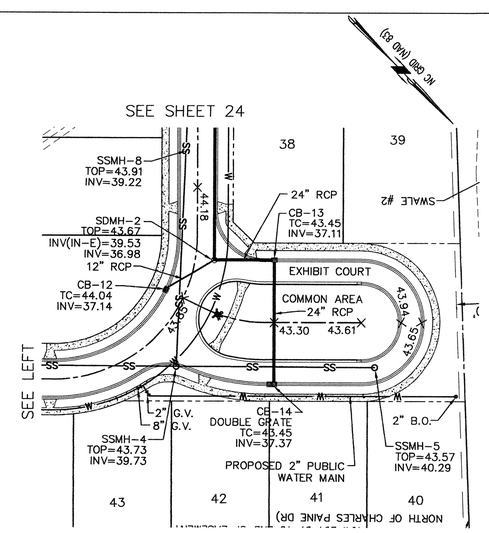
NORTH CAROLINA PROFESSIONAL SEAL 8-21-14 D3623 JOHN C. DAVIS JR. ENGINEER MARTIN C. BIGGER

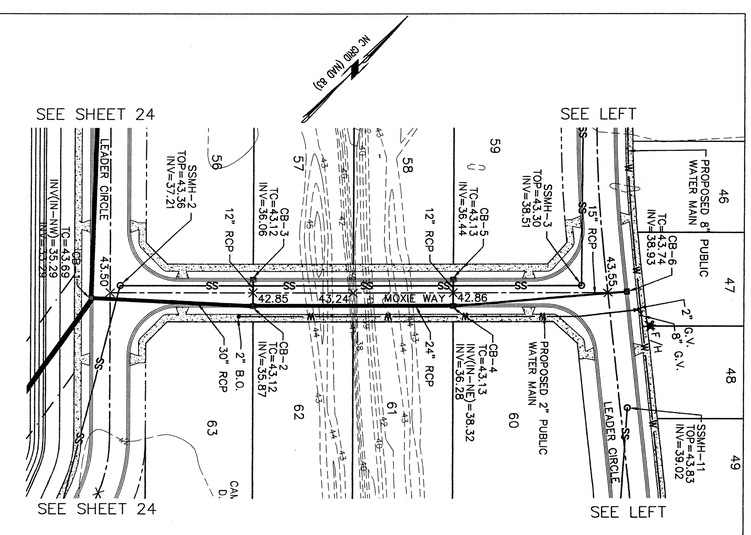
MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203
License No. C-2320

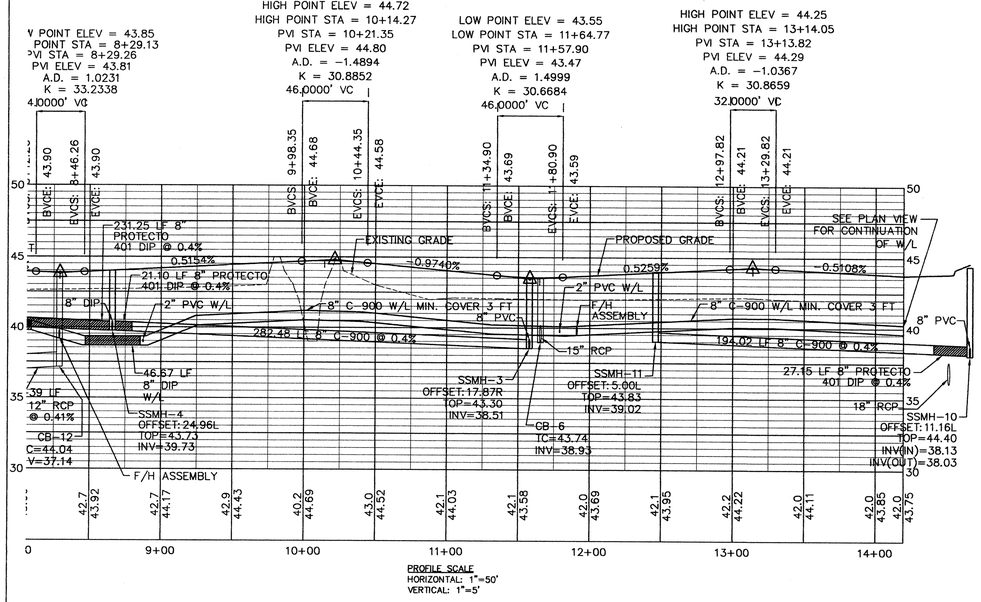
Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 3-31-14
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 24
OF: 33

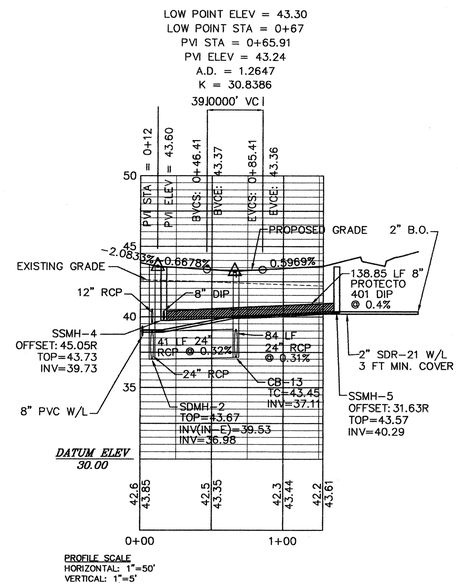








LEADER CIRCLE



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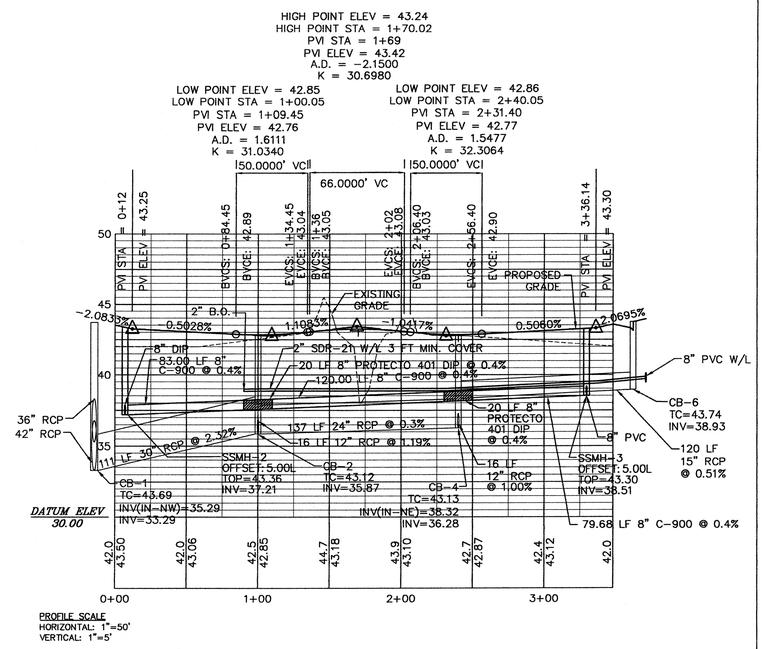

MOXIE WAY

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan	Name	Date
Planning		8-28-14
Public Utilities		
Traffic		8/27/14
Fire		8/28/14

CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD SEWER NOTES:

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STANDARD SEWER NOTES

(REQUIRED ON ALL SEWER PLAN AND PROFILE SHEETS)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES.

REV NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT.	4-15-14
2	REVISED PER CLIENT TO ADJUST SEWER INVERTS.	4-28-14
3	REVISED PER CFPUA.	7-7-14
4	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
5	REVISED PER CITY OF WILMINGTON.	8-21-14

REVISIONS

PLAN PROFILE
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JOHN C. BISHOP
PROFESSIONAL ENGINEER

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 3-31-14
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 25
OF: 33

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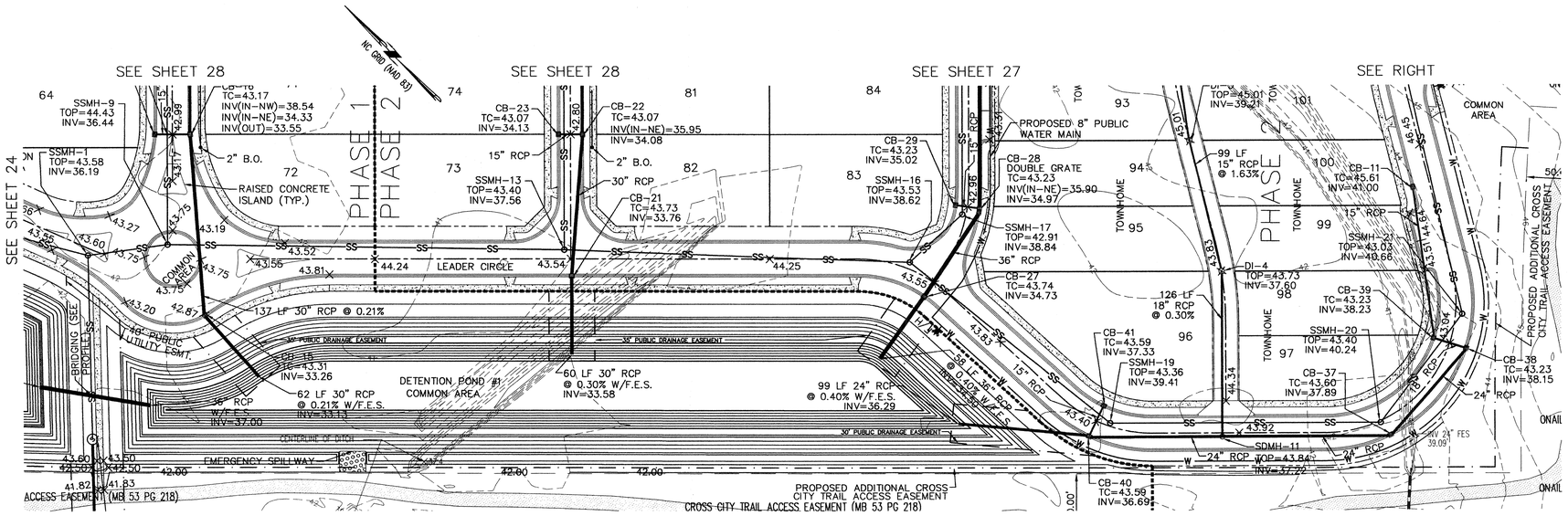

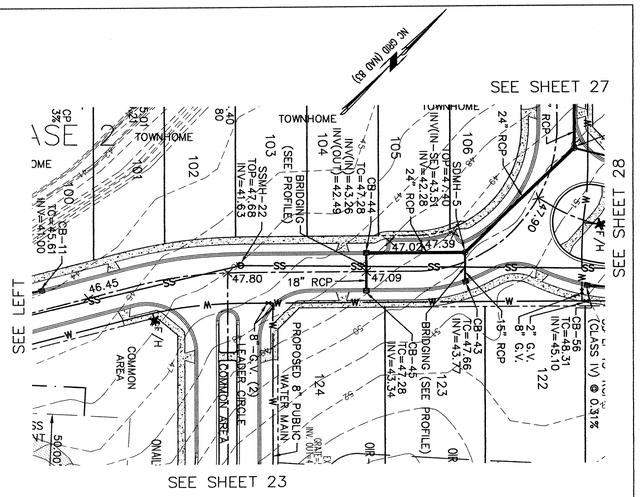

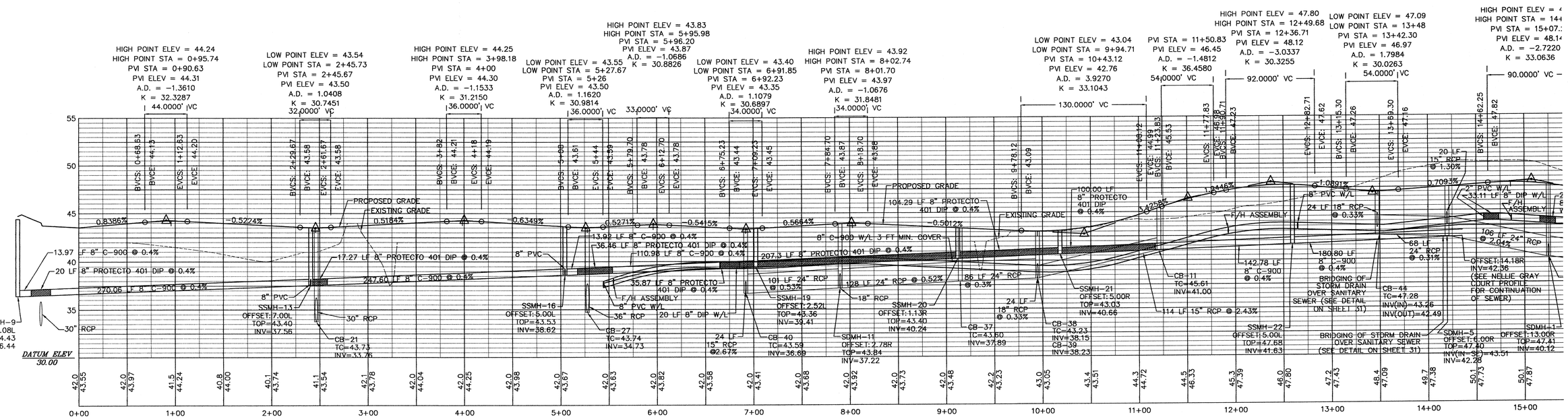

PROFILE SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

LEADER CIRCLE

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan

	Name	Date
Planning		8-28-14
Public Utilities		
Traffic		8/27/14
Fire		8/28/2014

CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD SEWER NOTES:

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5	REVISED PER CITY OF WILMINGTON.	8-21-14
6	REVISED PER MODIFIER PWSS.	8-22-14

REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

NORTH CAROLINA PROFESSIONAL SEAL 8-22-14 042232 ENGINEER JUSTIN C. BISHOP

PLAN PROFILE
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-6203 License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 3-31-14
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 26
OF: 33

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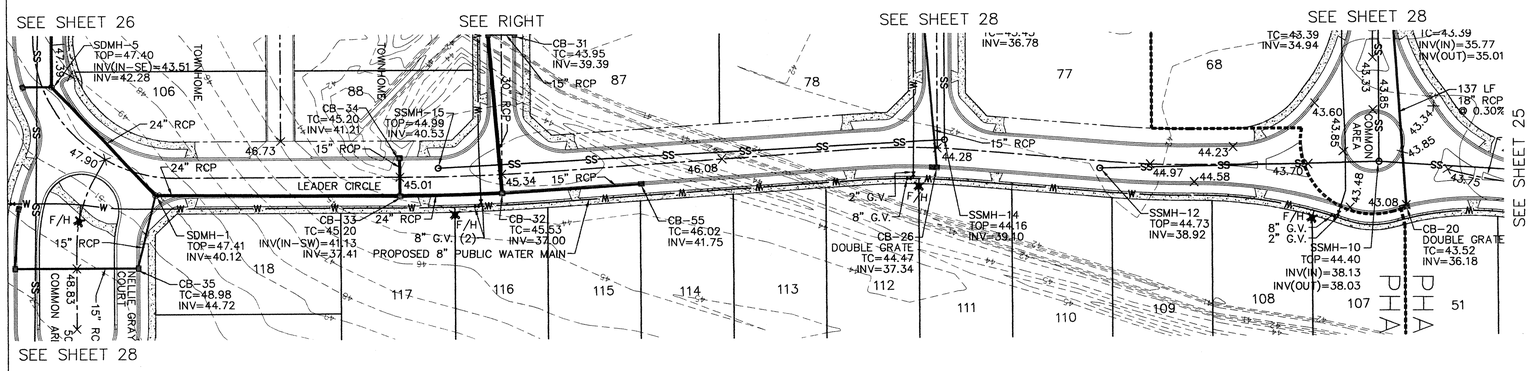
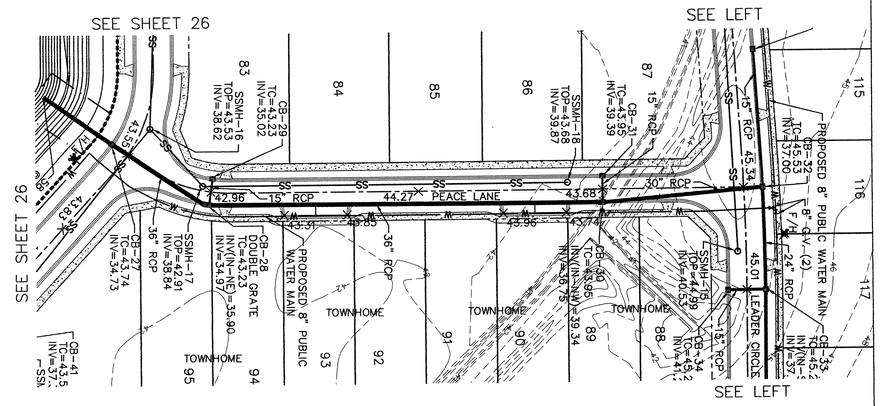
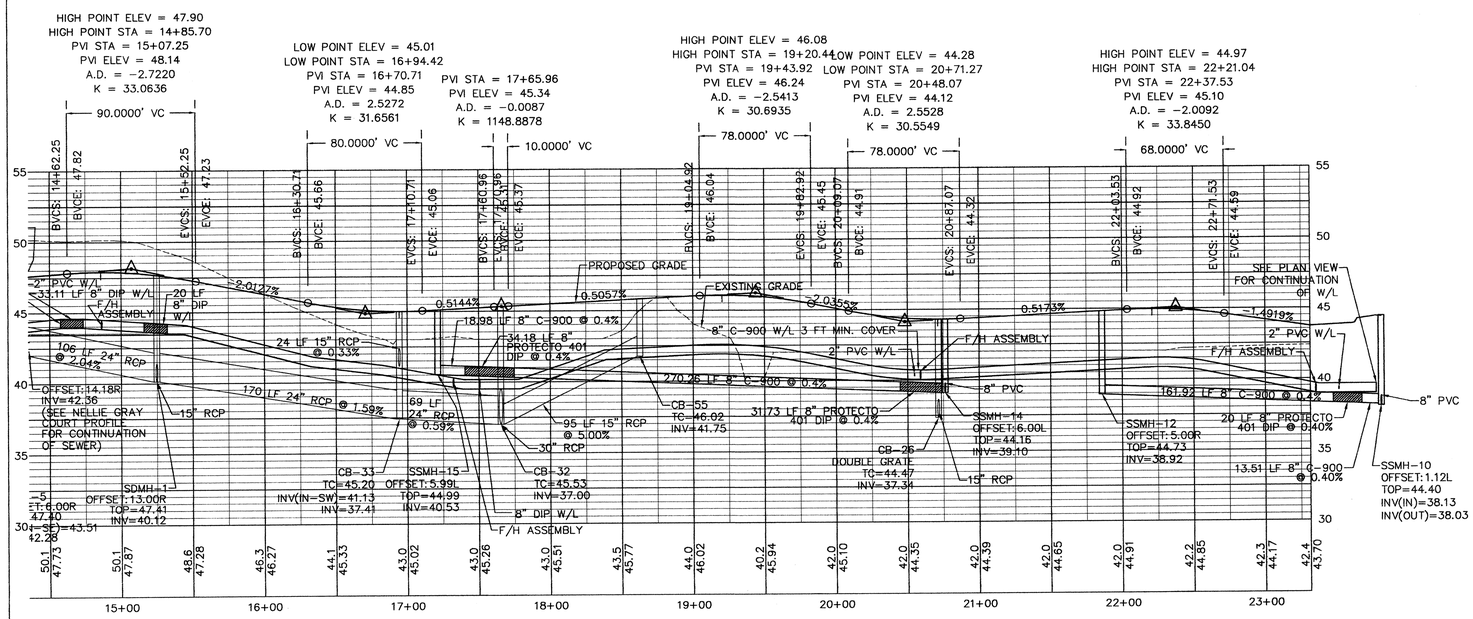
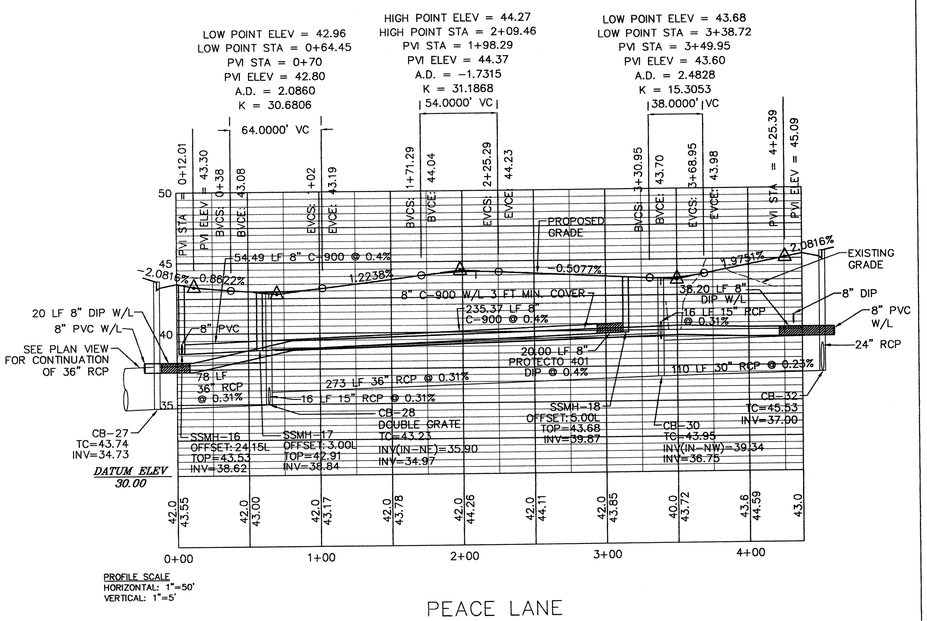






LEADER CIRCLE



PEACE LANE

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan

	Name	Date
Planning		8-28-14
Public Utilities	N/A	
Traffic		8/27/14
Fire		8-28-14

CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD SEWER NOTES:

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GRAPHIC SCALE

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(IN FEET)
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1	REVISED PER CLIENT.	4-15-14
2	REVISED PER CFPUA.	7-7-14
3	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
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5	REVISED PER MODOT PWIS.	8-22-14

REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION,
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PLAN PROFILE
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JUSTIN C. BISHOP 8-22-14

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3549
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 3-31-14
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 27 OF: 33

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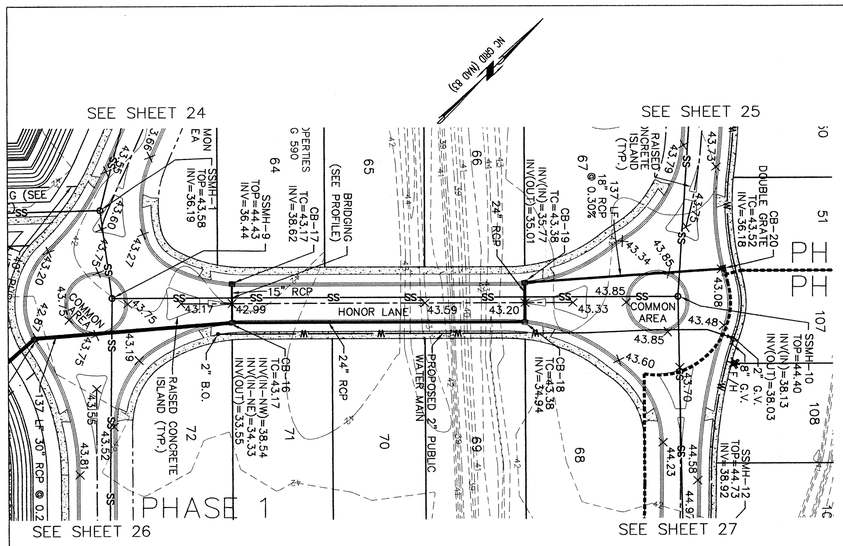

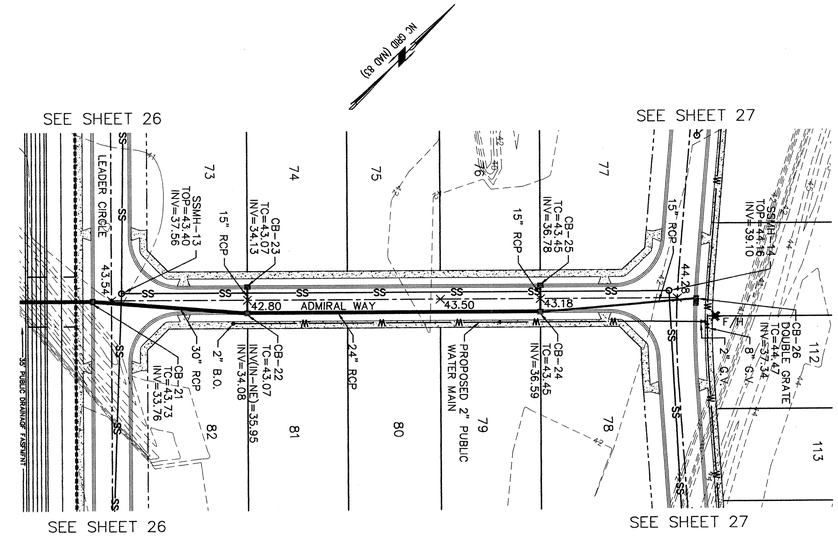

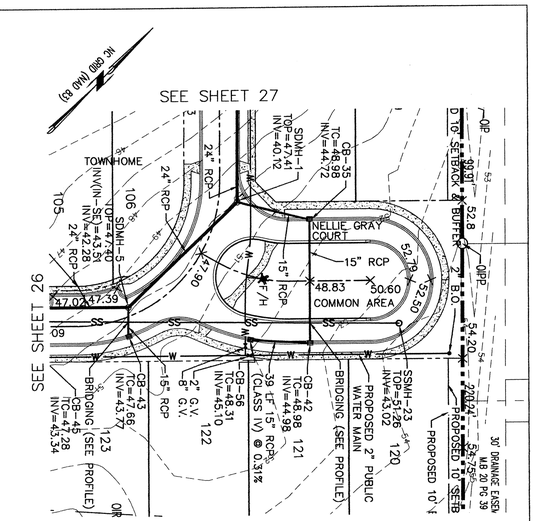

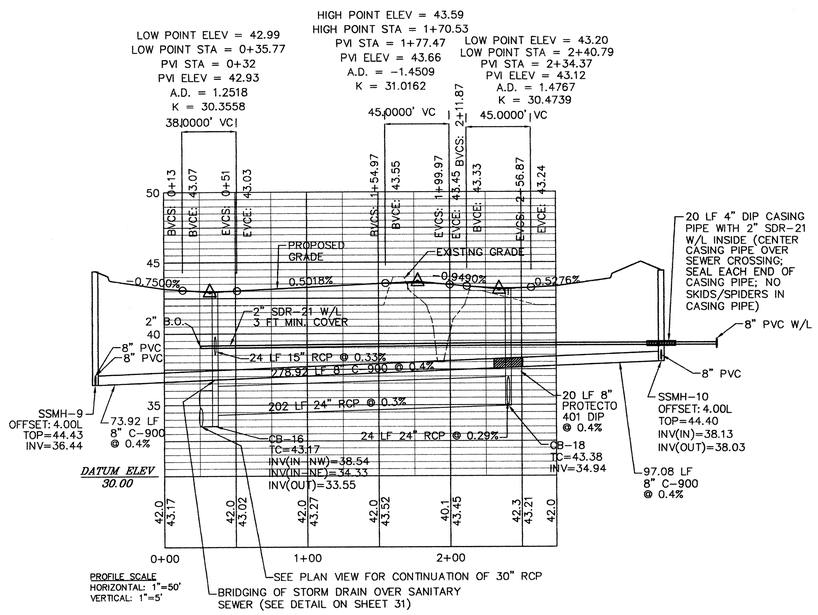

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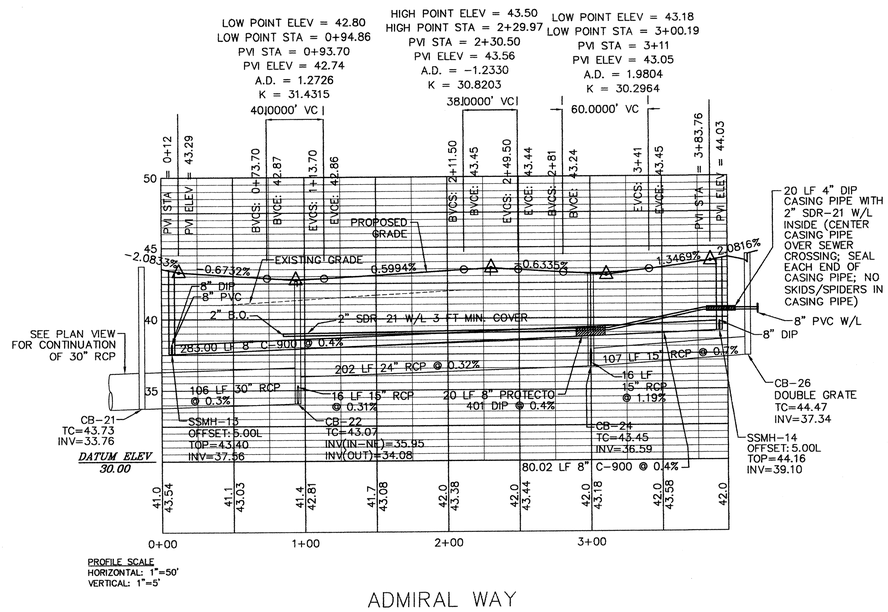

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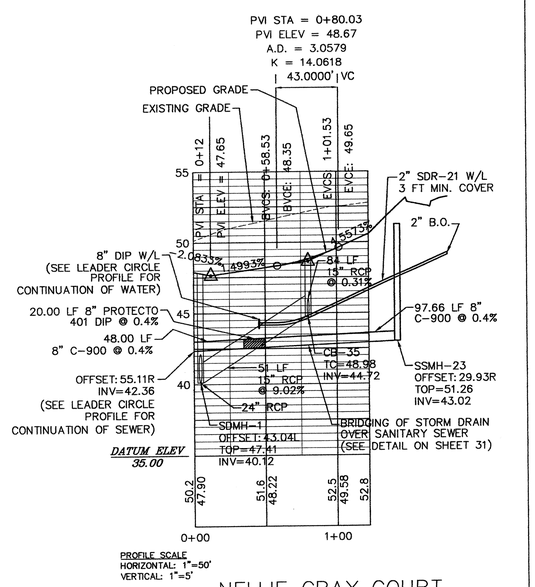

NELLIE GRAY COURT

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 2014023
SIGNED

Approved Construction Plan	Name	Date
Planning		8-28-14
Public Utilities	N/A	
Traffic		8/27/14
Fire		8/27/14

CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD SEWER NOTES:

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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1	REVISED PER CLIENT.	4-15-14
2	REVISED PER CLIENT TO ADJUST SEWER INVERTS.	4-28-14
3	REVISED PER CITPUA.	7-7-14
4	REVISED TO ADJUST 4" CASING PIPE LABEL.	7-11-14
5	REVISED PER CITY OF WILMINGTON TO ADJUST ROUNDABOUTS.	8-18-14
6	REVISED PER CITY OF WILMINGTON.	8-21-14
7	REVISED PER MODENR PWSS.	8-22-14

REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES.

PLAN PROFILE

THE FORKS AT GALLERY PARK

CITY OF WILMINGTON — NEW HANOVER COUNTY — NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036232 JOHN C. BISHOP

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-6243
Fax 910-392-5203
License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

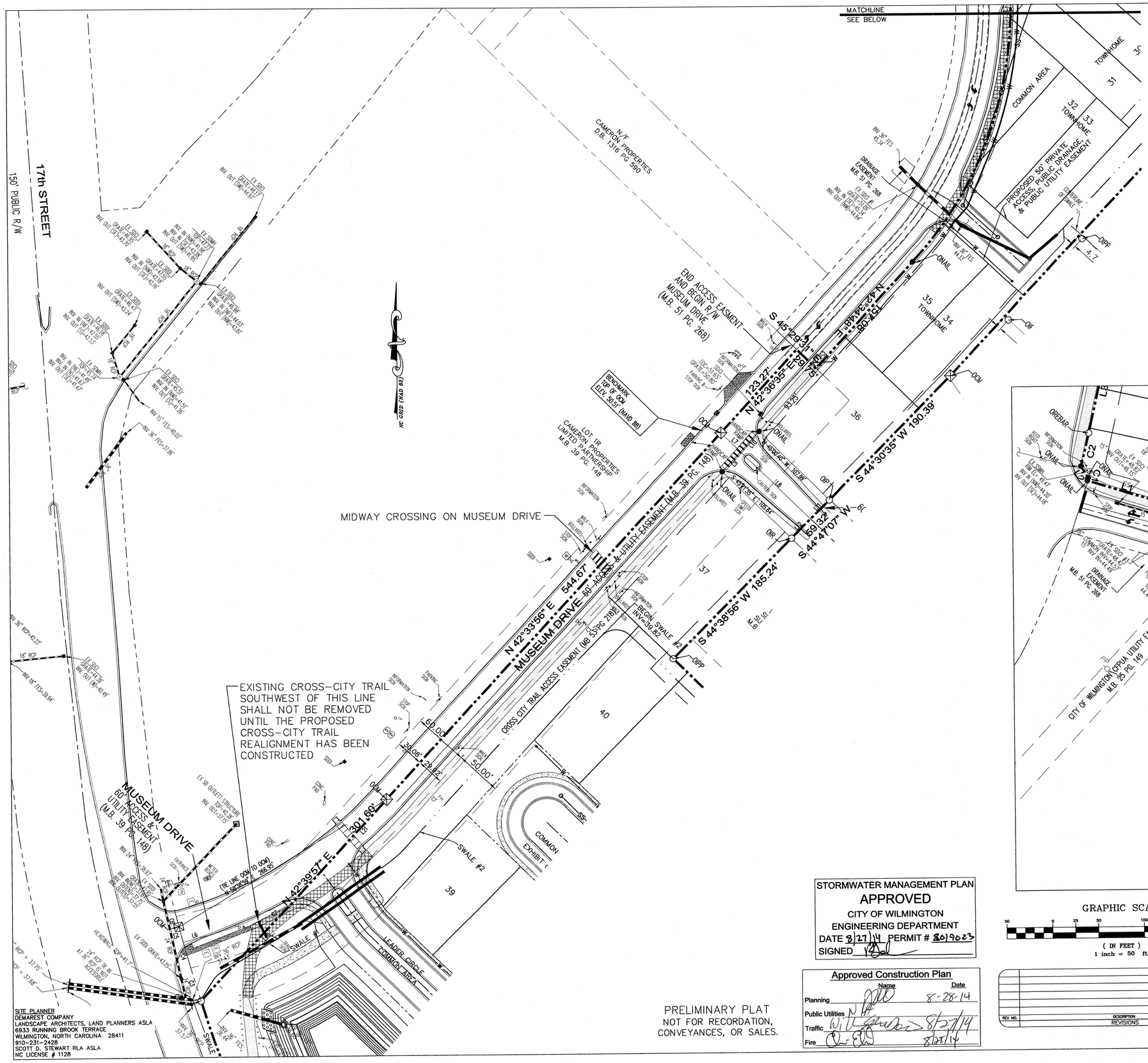
DATE: 3-31-14
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: 28
OF: 33

CROSS-CITY TRAIL CLOSURE SEQUENCE

THE CROSS CITY-TRAIL TO BE REMOVED/RELOCATED NEAR THE INTERSECTION OF MUSEUM DRIVE & 17TH STREET SHALL BE DONE AS FOLLOWS:

1) THE TRAIL FROM THE LINE LABELED ON THE PLAN TO JUST NORTHEAST OF LEADER CIRCLE SHALL BE REMOVED.
2) CROSS-CITY TRAIL USERS SHALL TRAVEL SOUTHWEST ON THE EXISTING SIDEWALK ALONG MUSEUM DRIVE, CROSS MUSEUM DRIVE AT THE INTERSECTION OF MUSEUM DRIVE & 17TH STREET, TRAVEL NORTHEAST ON THE EXISTING SIDEWALK ON THE OTHER SIDE OF MUSEUM DRIVE, AND CROSS MUSEUM DRIVE AT THE MIDWAY CROSSING TO CONTINUE ON THE CROSS-CITY TRAIL.
3) THE PROPOSED CROSS-CITY TRAIL REALIGNMENT SHALL BE CONSTRUCTED.
4) REMOVAL OF THE TRAIL SOUTHWEST OF THE LINE LABELED ON THE PLAN AND THE EXISTING STORM DRAIN PIPE UNDER IT SHALL OCCUR ONLY AFTER THE PROPOSED CROSS-CITY TRAIL REALIGNMENT HAS BEEN CONTRUCTED.
5) THE CROSS-CITY TRAIL MAY BE CLOSED DOWN FOR 48 HOURS TO MAKE THE CONNECTION BETWEEN THE EXISTING CROSS-CITY TRAIL AND THE PROPOSED CROSS-CITY TRAIL ALIGNMENT.

CLOSURE OF THE CROSS CITY-TRAIL ALONG MUSEUM DRIVE LOCATED NORTH OF CHARLES PAINE DRIVE, IN ORDER TO REMOVE & REPLACE IT DUE TO CONSTRUCTION ACTIVITIES, SHALL BE COORDINATED WITH THE CITY OF WILMINGTON THROUGH A UTILITY WORK PERMIT TO TEMPORARILY CLOSE THE CROSS-CITY TRAIL.



SITE PLANNER
DEMAREST COMPANY
LANDSCAPE ARCHITECTS, LAND PLANNERS ASLA
6933 RUNNING BROOK TERRACE
WILMINGTON, NORTH CAROLINA 28411
910-231-2428
SCOTT D. STEWART RLA ASLA
NC LICENSE # 1128

K:\AutoCAD\2005\243\THE FORKS(8-5-14).dwg

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/14 PERMIT # 8019023
SIGNED

Approved Construction Plan

	Name	Date
Planning		8-28-14
Public Utilities		8/27/14
Traffic		8/28/14
Fire		

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REV NO.	DESCRIPTION	DATE
	REVISIONS	

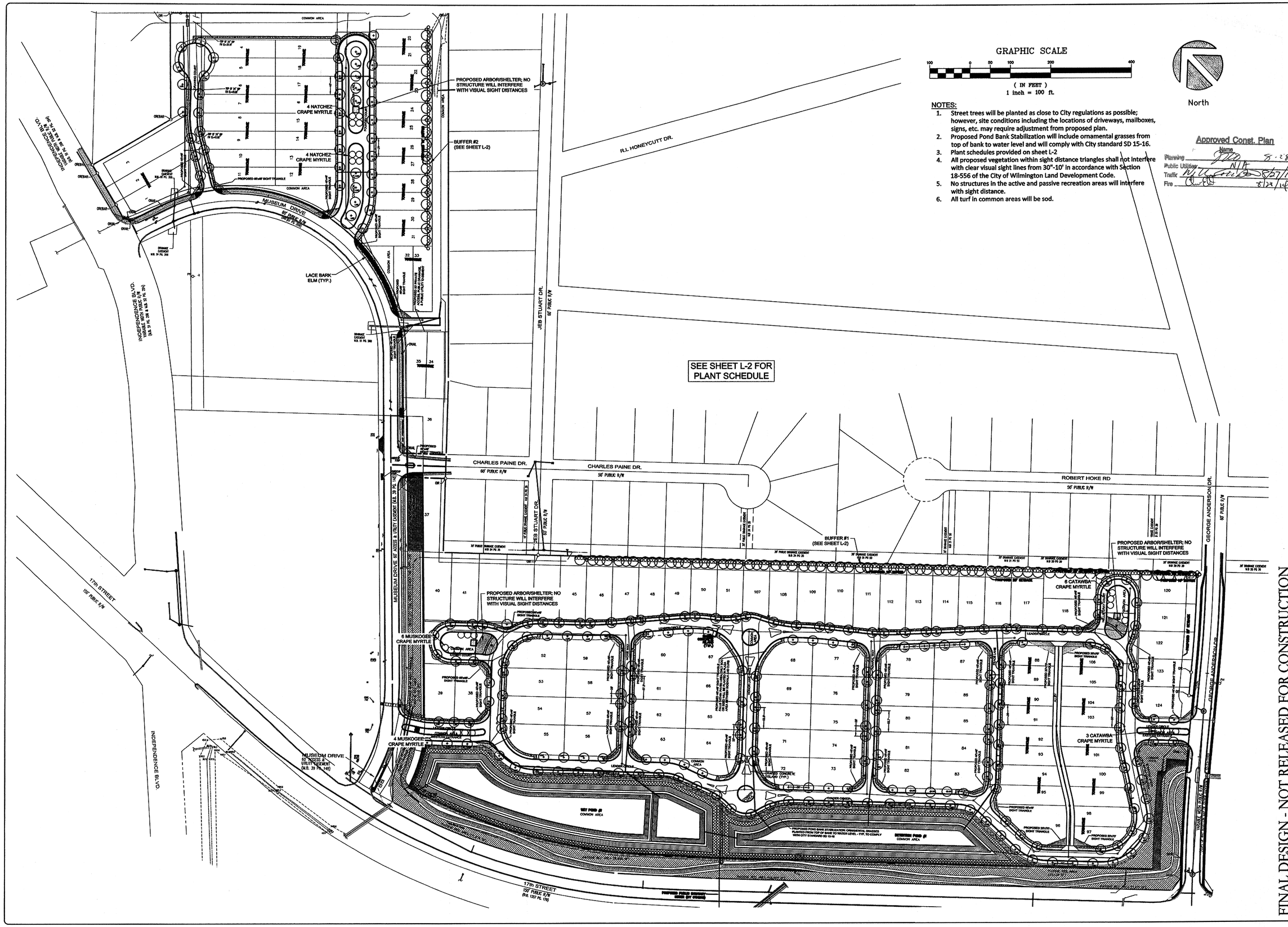
CROSS-CITY TRAIL CLOSURE PLAN
THE FORKS AT GALLERY PARK
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 036232 ENGINEER JOHN C. BISHOP 8-21-14

MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320

Owner: FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NORTH CAROLINA 28406
PHONE: 910-251-2324
FAX: 910-762-2680

DATE: 8-21-14
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 243
SHEET NO: T-1



NOTES:

1. Street trees will be planted as close to City regulations as possible; however, site conditions including the locations of driveways, mailboxes, signs, etc. may require adjustment from proposed plan.
2. Proposed Pond Bank Stabilization will include ornamental grasses from top of bank to water level and will comply with City standard SD 15-16.
3. Plant schedules provided on sheet L-2
4. All proposed vegetation within sight distance triangles shall not interfere with clear visual sight lines from 30"-10' in accordance with Section 18-556 of the City of Wilmington Land Development Code.
5. No structures in the active and passive recreation areas will interfere with sight distance.
6. All turf in common areas will be sod.

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

REVISED PER CITY OF WILMINGTON COMMENTS	061914
REVISED PER CITY OF WILMINGTON COMMENTS	072114
REVISED PER ENGINEERING REVISION	082614

CLIENT INFORMATION:

FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NC 28406

PARAMOUNTE ENGINEERING, INC.
WILMINGTON, NC FAYETTEVILLE, NC
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

LANDSCAPE PLAN - STREETSCAPE

THE FORKS
NEW HANOVER COUNTY
NORTH CAROLINA

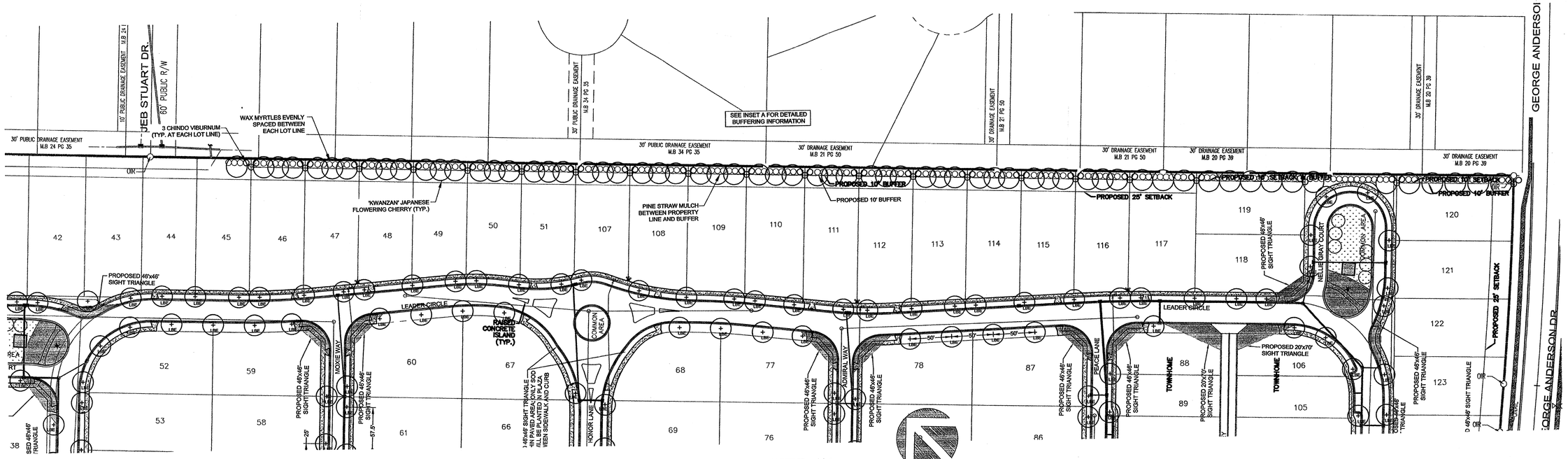
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 4/29/14
SCALE: 1" = 100'
DESIGNED: AE
DRAWN: GLM
CHECKED: DHW

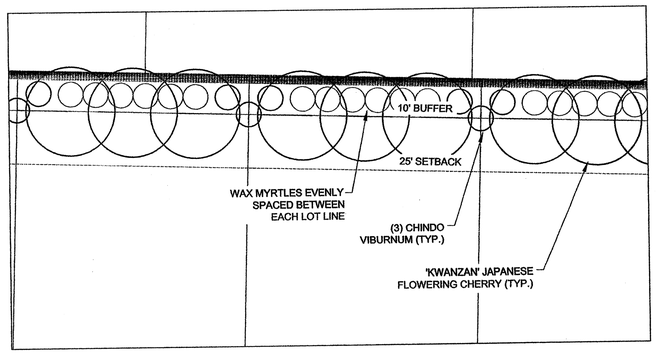
SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 0826 DANIEL H. WEEKS
8/26/14

L-1

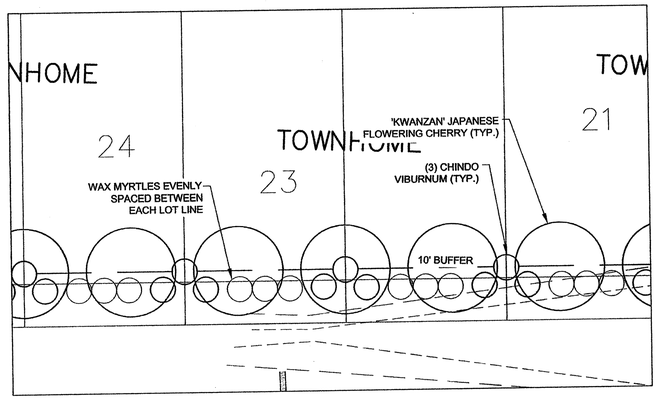
PEI JOB#: 14165.PE



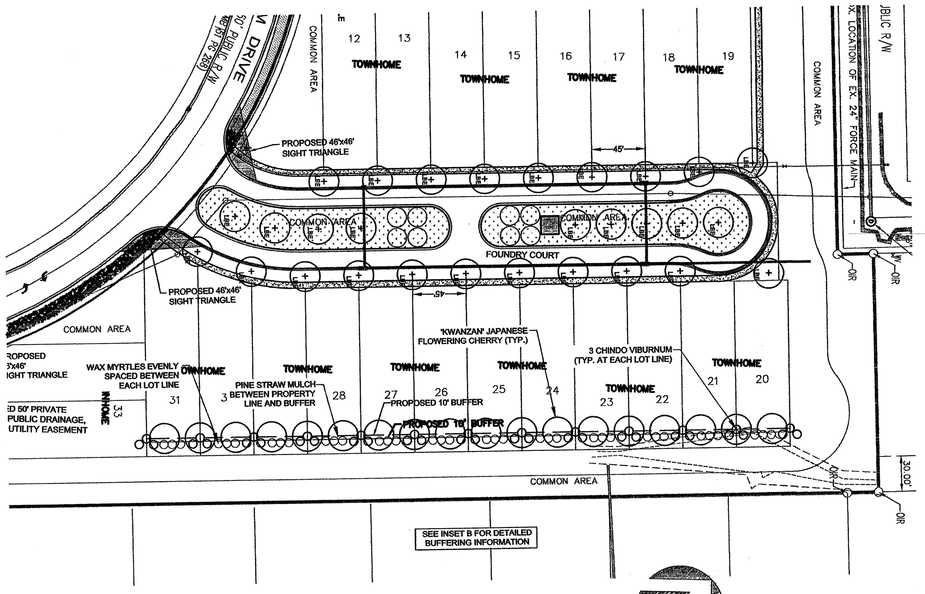
BUFFER #1
SCALE: 1"=60'



INSET A - BUFFER #1
SCALE: 1"=20'



INSET B - BUFFER #2
SCALE: 1"=20'



BUFFER #2
SCALE: 1"=60'

North

NOTES:
1. ALL SHRUBS TO BE 3' HEIGHT MINIMUM AT TIME OF PLANTING (SEE PLANT SCHEDULE)
2. BUFFER WILL MEET ORDINANCE AND PROVIDE AN OPAQUE SCREEN AT LEAST 6' IN HEIGHT WITHIN 3 YEARS OF PLANTING.

PLANT SCHEDULE

Qty	Common Name	Size & Specs.
Trees, Shrubs & Groundcover		
192	Wax Myrtle	4' ht., full to ground
101	Chindo Viburnum	4' ht.
81	Kwanzan' Japanese Flowering Cherry	10-12' ht. and spread
9	Catawba Crape Myrtle	8' ht. min., multi-stem
8	Natchez Crape Myrtle	8' ht. min., multi-stem
10	Muskogee Crape Myrtle	8' ht. min., multi-stem
247	Lacebark Elm	2" caliper min.
Turf		
31,036 sf	Centepede Seed	Use Manufacturer Specifications
43,000 sf	Centepede Sod	Sod all Common Areas
Mulch		
27,776 sf	Pine Straw Mulch	apply at 3" depth min. and 4" depth max.

STORMWATER POND SCHEDULE

Qty	Common Name	Size & Specs.
ORNAMENTAL GRASSES		
TBD	CROWN GRASS	1/3 total quantity of the pond stabilization plantings to be this variety; Size and quantities of all pond bank plantings will be determined upon construction of the ponds to assure the banks will be stabilized in accordance with all applicable rules and regulations
TBD	PINK MUHLY GRASS	1/3 total quantity of the pond stabilization plantings to be this variety
TBD	Cord Grass	1/3 total quantity of the pond stabilization plantings to be this variety

Ornamental Grass species may vary at time of installation, but all plantings will comply with City regulation SD 15-16.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

Approved Const. Plan

	Name	Date
Planning		8-28-14
Public Utilities	N/A	
Traffic		8/27/14
Fire		8-27-14

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:
- 8/18/14 REVISED PER CITY OF WILMINGTON COMMENTS
- 7/24/14 REVISED PER CITY OF WILMINGTON COMMENTS
- 6/26/14 REVISED PER ENGINEERING REVISIONS

CLIENT INFORMATION:
FORKS DEVELOPMENT, LLC
P.O. BOX 3649
WILMINGTON, NC 28406

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5911 Oleander Drive, Suite 201
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NC License #: C-2846

LANDSCAPE PLAN - BUFFER

THE FORKS
NEW HANOVER COUNTY
NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST.:

DRAWING INFORMATION
DATE: 4/28/14
SCALE: 1" = 60'
DESIGNED: JE
DRAWN: GLM
CHECKED: DHW

SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 0826 DANIEL H. WEEKS
8/28/14

L-2

PEI JOB#: 14165.PE