

SAWMILL POINT APARTMENTS

1015 NUTT ST. WILMINGTON, NORTH CAROLINA

RE-ISSUED FOR CONSTRUCTION CIVIL SET

SEPTEMBER 23, 2016

SHEET INDEX - SAWMILL POINT

SHEET #	FILE #	DESCRIPTION
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OWNER / DEVELOPER:

SAWMILL POINT APARTMENTS, LLC
103 TORREY PINES DRIVE
CARY, NORTH CAROLINA 27513

OWNER'S DESIGNATED REPRESENTATIVE:

BLAIR M. BOOTH, PRESIDENT
SAWMILL POINT APARTMENTS, LLC
bbooth@symphony-properties.com
(919) 439-1040

PROJECT ENGINEER / REPRESENTATIVE:

TAMARA MURPHY, PE
MCKIM & CREED, INC.
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
tmurphy@mckimcreed.com
(910) 343-1048

PROJECT ADDRESS:

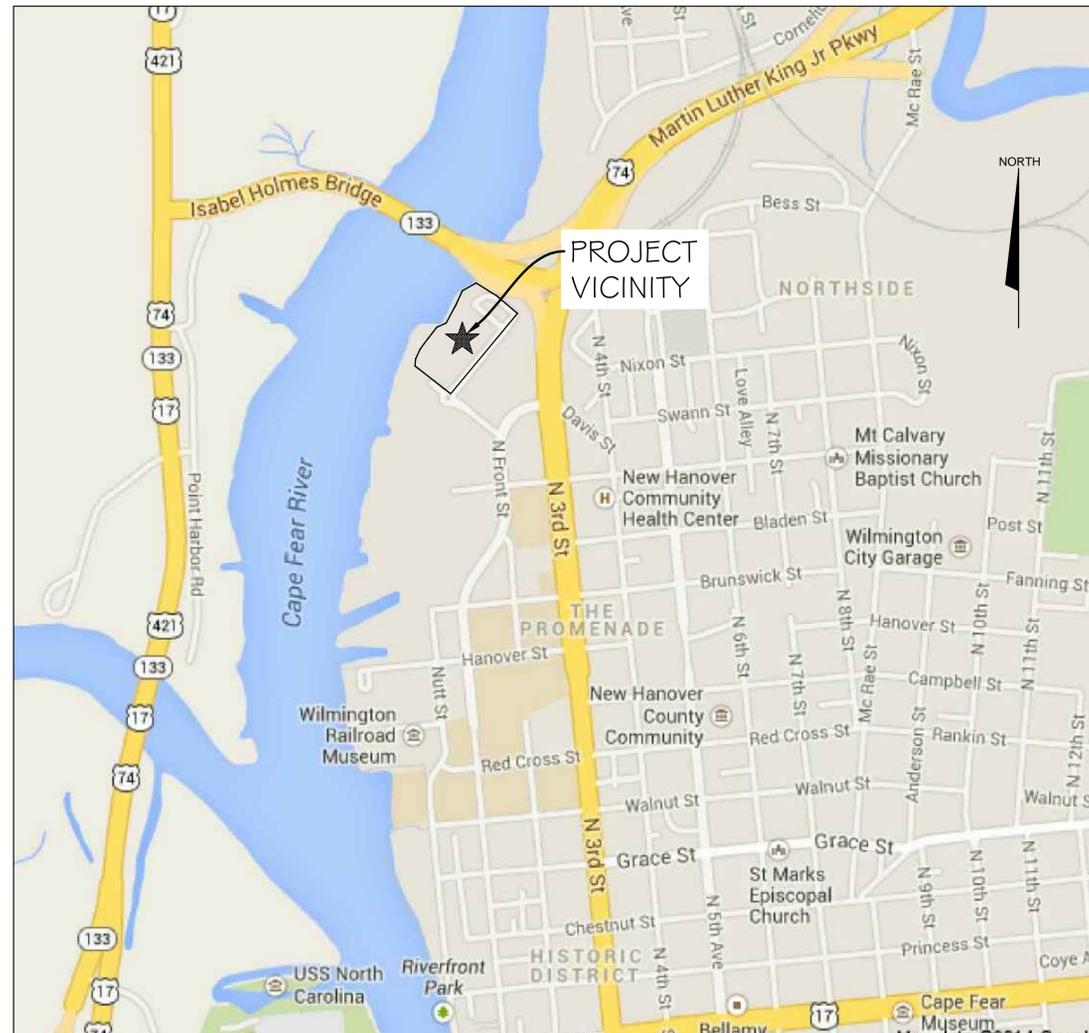
1015 NUTT STREET
WILMINGTON, NC 28401

TAX PARCEL IDENTIFICATION NUMBER:

R04712-002-003-000

PROPERTY ZONING:

CBD - CENTRAL BUSINESS DISTRICT



REF. GOOGLE MAP IMAGES ONLINE

VICINITY MAP
SCALE: 1" = 1000'

CITY OF WILMINGTON STANDARD NOTES

- CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT '811'.
- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- ONCE PUBLIC STREETS ARE OPEN TO TRAFFIC, THE DEVELOPER SHALL CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- 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.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS, AND CURBING SHALL BE REPLACED.
- CONTACT KAREN DIXON AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE SHALL APPLY WITH THE CFPUA IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
- CONTACT TRAFFIC ENGINEERING AT (910)341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. CALL TRAFFIC ENGINEERING FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
- TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OUTSIDE THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY UTILITY.
- NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
- PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. NCDOT/CITY OF WILMINGTON WILL NOT ALLOW THESE OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.

Approved Construction Plan	
Name	Date
Planning _____	
Traffic _____	
Fire _____	

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

1 inch

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



Know what's below.
Call before you dig.

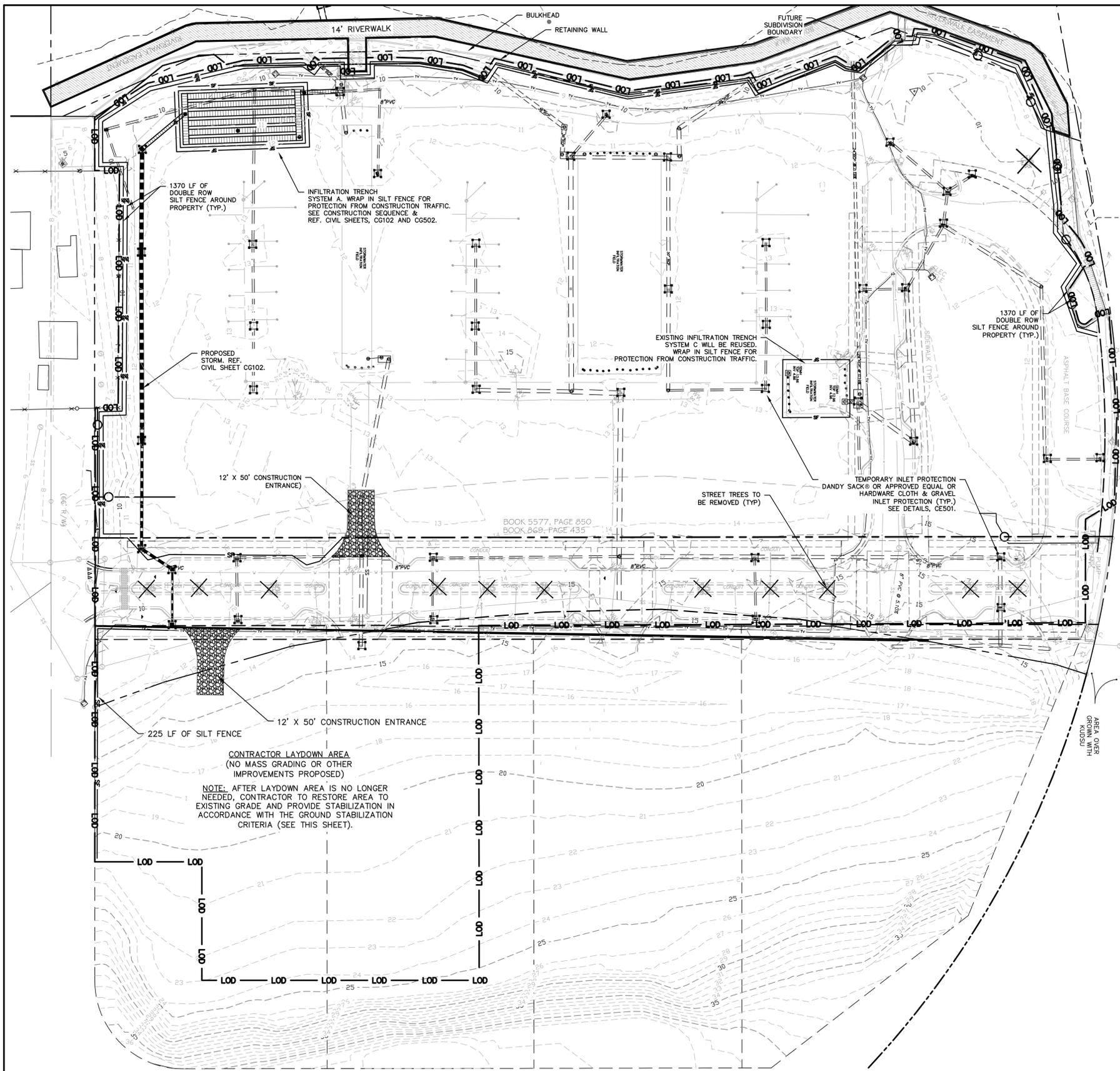
RE-ISSUED FOR CONSTRUCTION
SUPERCEDES PREVIOUS SETS



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

NC LICENSE NO. F-1222
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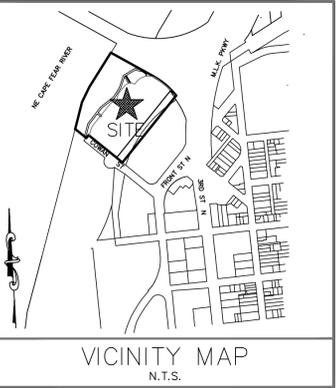


PREVIOUSLY APPROVED
LIMITS OF DISTURBANCE =
7.11 AC

ADDITIONAL PROPOSED
LIMITS OF DISTURBANCE =
1.60 AC

TOTAL LIMITS OF
DISTURBANCE = 8.71 AC

LAT: 34° 14' 59" N
LONG: 77° 56' 59" W



LEGEND

● RBC - REBAR & CAP	● SANITARY SEWER MANHOLE
● IFF - IRON PIPE FOUND	● POWER POLE
INV. - INVERT	Y/GW - GUY WIRE
EL. - ELEVATION	□ CABLE PEDESTAL
● WELL	□ TELEPHONE PEDESTAL
● WATER METER	□ TELEPHONE MANHOLE
● FIRE HYDRANT	□ GAS VALVE
● WATER VALVE	□ ASPHALT PAVEMENT
● GRATED INLET	□ TEMPORARY INLET PROTECTION
● YARD INLET	
● STORM DRAIN MANHOLE	
— LOD — LOD —	— LIMITS OF DISTURBANCE LINE
— SF —	— SILT FENCE LINE
— SS — SS —	— UNDERGROUND STORM LINE
— W —	— UNDERGROUND SANITARY LINE
	— UNDERGROUND WATER LINE

STORMWATER MANAGEMENT PLAN
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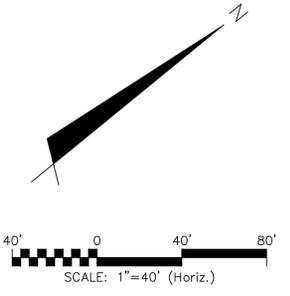
Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____



NOTE COW(18-458)
NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.

NOTE (G.S. 113A-57 (2))
THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

- STAGE 1 CONSTRUCTION SEQUENCE**
- ESTABLISH LIMITS OF DISTURBANCE AS SHOWN.
 - A PRECONSTRUCTION CONFERENCE MUST BE HELD 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE EROSION CONTROL INSPECTOR, ENGINEER, AND CONTRACTOR SHALL MEET AT THE NEW HANOVER COUNTY EROSION CONTROL INSPECTOR'S OFFICE.
 - INSTALL TEMPORARY GRAVEL ENTRANCE AS SHOWN. CONTRACTOR SHALL MAINTAIN A SUFFICIENT GRAVEL ENTRANCE UNTIL FINAL SUBGRADE IS ESTABLISHED. IF DIRT/MUD GETS ON THE STREET, THEN A WASH RACK WILL NEED TO BE INSTALLED.
 - INSTALL SILT FENCING AS NOTED ON PLANS BEFORE COMMENCING ANY LAND DISTURBANCE ACTIVITY. ENSURE SILT FENCE PROTECTS INFILTRATION SYSTEMS.
 - INSTALL INLET PROTECTION AS SHOWN ON PLANS. CONTRACTOR TO USE DANDY SACK® OR APPROVED EQUAL OR HARDWARE CLOTH & GRAVEL INLET PROTECTION DEPENDING ON INLET'S LOCATION. INLET PROTECTION TO REMAIN IN PLACE UNTIL INLET IS REMOVED ACCORDING TO DEMOLITION PLAN. DEMOLITION OF EXISTING STORM DRAIN SYSTEM(S) SHALL NOT COMMENCE UNTIL PROPOSED STORM DRAIN SYSTEM SHOWN ON THIS PLAN IS CONSTRUCTED.
 - COMMENCE GRUBBING AND ROUGH GRADING WITHIN THE LIMITS OF CONSTRUCTION.
 - COMMENCE DEMOLITION OF EXISTING INFILTRATION TRENCH SYSTEM(S) NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED INFILTRATION TRENCH SYSTEM AS SHOWN ON THIS PLAN.
 - COMMENCE CONSTRUCTION OF PROPOSED INFILTRATION TRENCH SYSTEM AS SHOWN ON THIS PLAN (SEE CD-502). DEMOLITION OF REMAINING EXISTING INFILTRATION TRENCH SYSTEM(S) SHALL NOT COMMENCE UNTIL PROPOSED INFILTRATION TRENCH SYSTEM SHOWN ON THIS PLAN IS CONSTRUCTED AND OPERATIONAL.
 - COMMENCE DEMOLITION OF EXISTING ASPHALT, CURBS & GUTTER, SIDEWALKS, CROSSWALKS, UTILITY SERVICES, REMAINING INFILTRATION TRENCH SYSTEMS, ETC PER THE DEMOLITION PLAN (CD-101). ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF, SALVAGED, OR RECYCLED PER THE PROJECT SPECIFICATIONS.
 - COORDINATE DISCONNECTION OF EXISTING UTILITIES WITH THE PROPER AUTHORITIES.
 - PROVIDE TEMPORARY STABILIZATION AND SEEDING AS NECESSARY TO PREVENT EROSION. REFER TO SHEET CE501 FOR GROUND STABILIZATION CRITERIA AND SEEDING SCHEDULE.

- EROSION CONTROL NOTES:**
- ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE. **LIMITS OF DISTURBANCE 8.71 ACRES.**
 - GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE. ANY BUILDER THAT ANTICIPATES THE DISTURBANCE OF MORE THAN 1 CUMULATIVE ACRE WILL BE REQUIRED TO GET AN EROSION CONTROL PERMIT FROM NEW HANOVER COUNTY.
 - SEE SHEET CE501 FOR GROUND STABILIZATION REQUIREMENTS.
 - ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE NEW HANOVER COUNTY ENGINEERING DEPARTMENT.
 - SLOPES SHALL BE GRADED NO STEEPER THAN 3:1.
 - ADDITIONAL DEVICES MAY BE REQUIRED AS AGREED UP ON BY FIELD INSPECTOR, ENGINEER, AND OWNER.
 - IF ACTIVE CONSTRUCTION CEASES IN ANY AREA FOR MORE THAN 15 WORKING DAYS, ALL DISTURBED AREAS MUST BE SEED, MULCH, AND TACKED.
 - WITHIN 24 HOURS FOLLOWING ANY RAIN EVENT, THE CONTRACTOR SHALL INSPECT AND REPAIR, AS NECESSARY, ALL DAMAGED EROSION CONTROL MEASURES.

- EROSION CONTROL MAINTENANCE PLAN:**
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF INCH RAINFALL.
 - ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES/EXITS THAT WILL BE PERIODICALLY TOP-DRESSED WITH 2-3" COARSE STONE TO MAINTAIN 6" THICKNESS. ENTRANCES/EXITS 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/EXIT OR PUBLIC ROADWAYS. (NCDENR PRACTICE 6.06)
 - SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF-FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET MAX. WITH THE USE OF EXTRA STRENGTH FABRIC, WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET MAX. WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. (NCDENR PRACTICE 6.62)
 - SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTIONS WHEN THE SEDIMENT REACHES HALF OF THE DEPTH TO THE TOP OF THE ROCK. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT CONTROL MEASURE NO LONGER DRAINS AS INTENDED. REMOVE DEBRIS FROM THE ROCK AS NECESSARY TO ALLOW FOR PROPER DRAINAGE. (NCDENR PRACTICES 6.51)
 - SILT SACKS SHALL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND SILT SACKS ONCE A WEEK AND AFTER EVERY RAIN EVENT. (NHC PRACTICES)
 - ALL SEEDING AREAS WILL BE FERTILIZED, RE-SEEDING AS NECESSARY AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES.



REV. NO.	DATE	DESCRIPTIONS
21	3/18/14	REVISION TO SUBMIT A EROSION CONTROL PLAN FOR COMMENTS RECD 3-18-14
19	2/24/14	REVISION TO SUBMIT A EROSION CONTROL PLAN TO INCLUDE UPPER DEAN LIMITS OF DISTURBANCE
NA	10/01/13	REASSUED FOR CONSTRUCTION TO MCKINLEY BUILDING (Memorandum covering Civil Revisions 15-18)
NA	9/22/13	REASSUED FOR CONSTRUCTION TO THE HOUSING STUDIO (Memorandum covering Civil Revisions 2-14)
NA	7/28/13	REASSUED FOR CONSTRUCTION TO MCKINLEY BUILDING (Memorandum covering Civil Revisions 2-8)
1	4/23/13	ISSUED FOR CONSTRUCTION TO MCKINLEY BUILDING



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SEDIMENT & EROSION CONTROL
STAGE 1

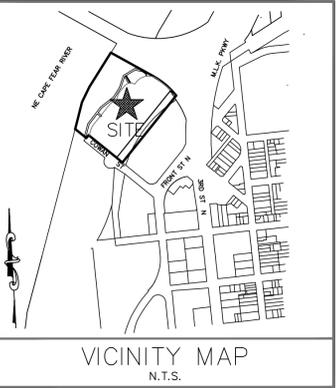
DATE: 16 DEC 2014	SCALE: 1"=40'	FIG FILE NUMBER: CE101
MCE PROJ.#: 06586-0001	HORIZONTAL: 1"=40'	DRAWING NUMBER: 3
DRAWN: TCM/RAC	VERTICAL: 1"=40'	
DESIGNED: JBS/TCM/RAC		
CHECKED: JBS/RMC		
PROJ. MGR.: RMC		
STATUS: RE-ISSUED FOR CONSTRUCTION		

PREVIOUSLY APPROVED
LIMITS OF DISTURBANCE =
7.11 AC

ADDITIONAL PROPOSED
LIMITS OF DISTURBANCE =
1.60 AC

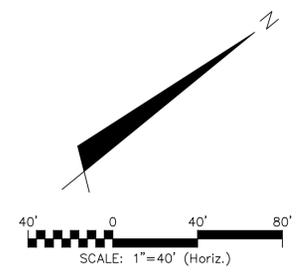
TOTAL LIMITS OF
DISTURBANCE = 8.71 AC

LAT: 34° 14' 59" N
LONG: 77° 56' 59" W



STAGE 2 CONSTRUCTION SEQUENCE

- INSTALL SEWER AND WATER AND STORMWATER MANAGEMENT FACILITIES TO INCLUDE PIPING, CATCH BASINS, DROP INLETS AND INFILTRATION TRENCH SYSTEMS INCLUDING INSTALLATION OF STAGE TWO INLET PROTECTION.
- REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT CONTROL MEASURES AS REQUIRED ON THE PLANS AND PERMIT.
- COMPLETE PARKING AREAS AND ENTRANCE CONSTRUCTION TO SUBGRADE. COMPACT ALL FILL AREAS TO 95% STD. PROCTOR MAXIMUM DRY DENSITY.
- INSTALL GRAVEL BASE IN PARKING AREAS.
- INSTALL CONCRETE CURB AND GUTTER.
- CONTRACTOR SHALL CONTINUOUSLY MAINTAIN EROSION CONTROL MEASURES AND CLEAN AND REPAIR TEMPORARY SEDIMENT MEASURES TO MEET NEW HANOVER COUNTY APPROVAL.
- UPON COMPLETION OF CONSTRUCTION, PRIOR TO FINAL ASPHALT LIFT INSTALLATION, CONTRACTOR TO REQUEST FINAL INSPECTION FROM NEW HANOVER COUNTY EROSION CONTROL INSPECTOR TO ALLOW REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES.
- INSTALL LANDSCAPING AND ESTABLISH FINAL GRADES AS SHOWN ON CG101. REPAIR LAYDOWN AREA TO ENSURE DRAINAGE PATTERN MIMICS PRE-CONSTRUCTION DRAINAGE PATTERN. REPAIR ANY AREAS OF RUTTING WITHIN LAYDOWN AREA AND PREPARE AREA FOR SEEDING.
- INSTALL PERMANENT SEEDING. REFER TO GROUND STABILIZATION CRITERIA TABLE FOR AREAS THAT REQUIRE 7-DAY STABILIZATION. ALL OTHER AREAS NOT REQUIRING 7-DAY STABILIZATION SHALL BE STABILIZED WITHIN 14-DAYS.
- REMOVE ALL SEDIMENT FROM ALL STORM DRAIN PIPES.
- SILT FENCE MUST REMAIN INSTALLED AND FUNCTIONING PROPERLY UNTIL THE LIMITS OF CONSTRUCTION HAVE BEEN PERMANENTLY STABILIZED.



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

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

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

NOTE COW(18-458)

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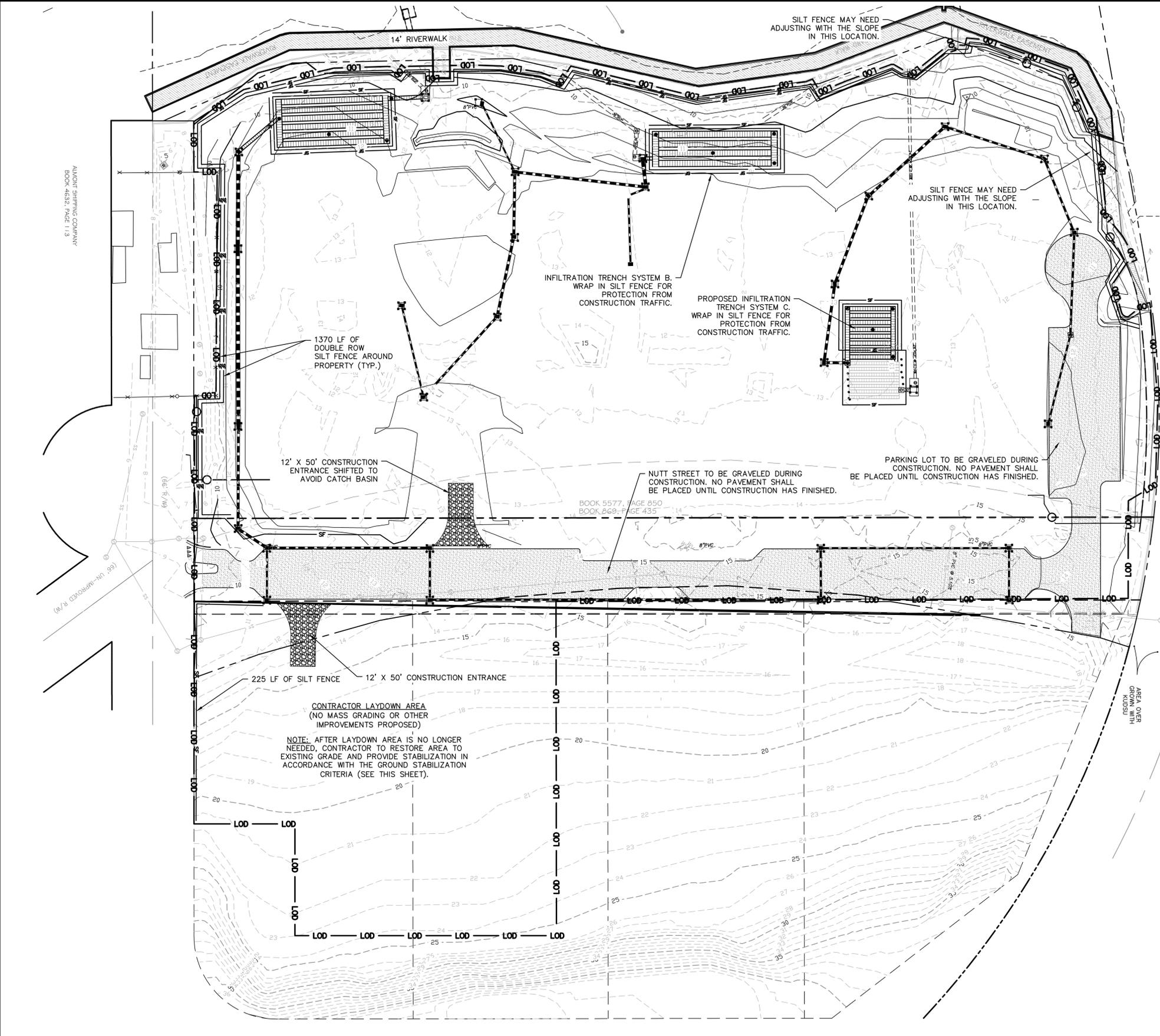


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LEGEND

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REV. NO.	DATE	DESCRIPTIONS
21	3/18/14	REVISION TO SUBMIT A EROSION CONTROL PLAN FOR COMMENTS RECD 3-18-14
19	2/24/14	REVISION TO SUBMIT A EROSION CONTROL PLAN TO INCLUDE UPPER DEBRIS LIMITS OF DISTURBANCE
NA	10/01/13	RE-ASSIGNED FOR CONSTRUCTION TO MCKIMLEY BUILDING (Memorandum covering Civil Revisions 13-18)
NA	9/22/13	RE-ASSIGNED FOR CONSTRUCTION TO THE HOUSING STUDIO (Memorandum covering Civil Revisions 2-14)
NA	7/28/13	RE-ASSIGNED FOR CONSTRUCTION TO MCKIMLEY BUILDING (Memorandum covering Civil Revisions 2-8)
1	4/23/13	ISSUED FOR CONSTRUCTION TO MCKIMLEY BUILDING



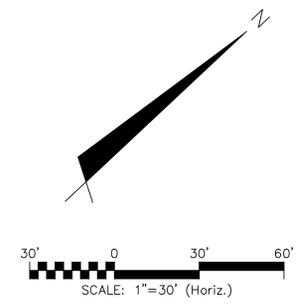
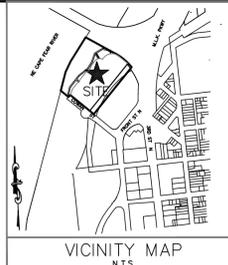
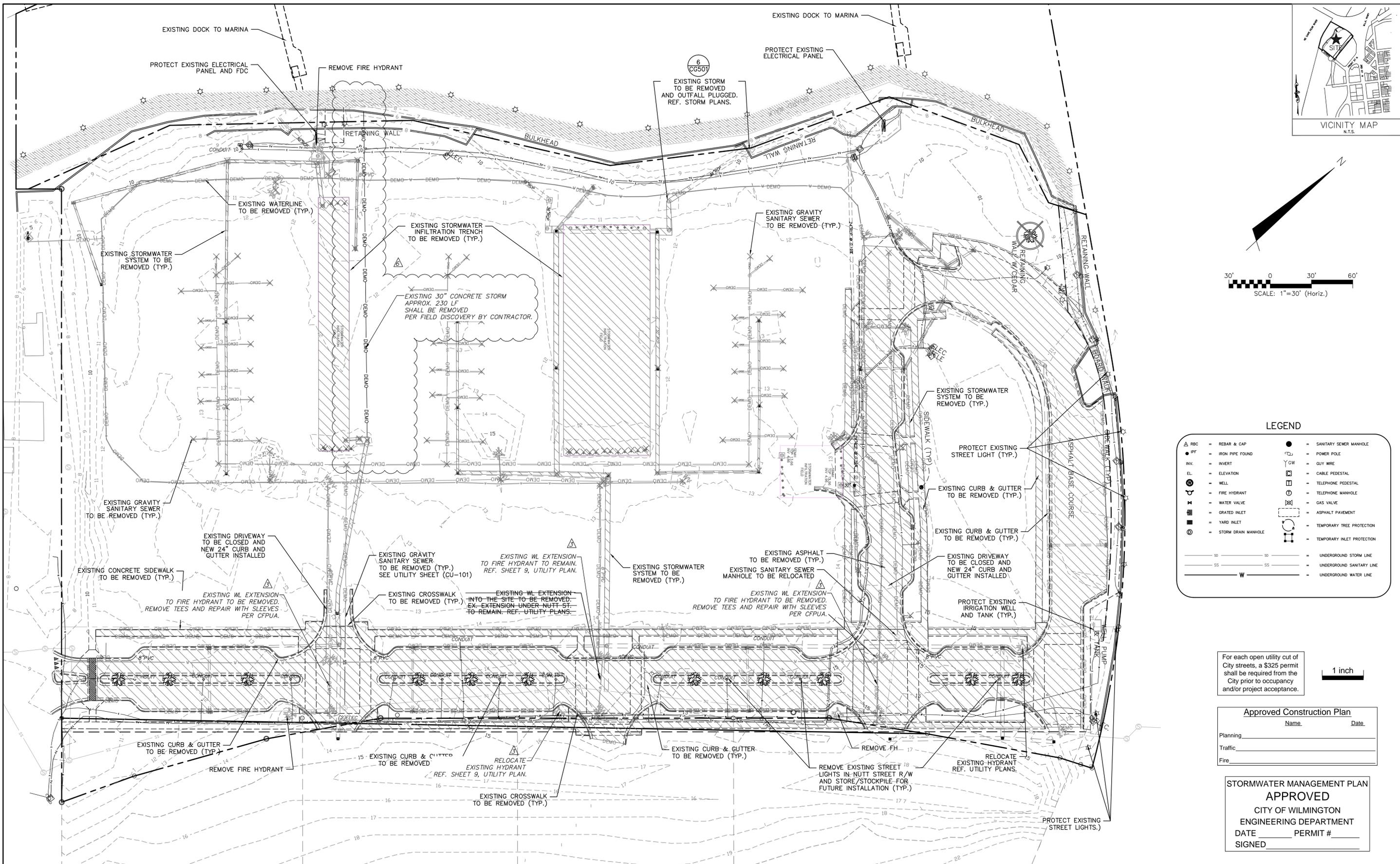
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WILMINGTON, NORTH CAROLINA

**SEDIMENT & EROSION CONTROL
STAGE 2**

DATE: 16 DEC 2014	SCALE: 1"=40'	MAC FILE NUMBER: CE102
MCE PROJ.#: 06586-0001	HORIZONTAL: 1"=40'	DRAWING NUMBER: 4
DRAWN: TCM/RAC	VERTICAL: 1"=40'	
DESIGNED: JBS/TCM/RAC		
CHECKED: JBS/RMC		
PROJ. MGR.: RMC		
STATUS: RE-ISSUED FOR CONSTRUCTION	REVISION:	



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Approved Construction Plan

Name _____ Date _____

Planning _____

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STORMWATER MANAGEMENT PLAN APPROVED

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

REV. NO.	DESCRIPTIONS	DATE
1	ISSUED FOR CONSTRUCTION TO MCKIMLEY BUILDING	4/28/15
2	RE-DESIGNED FOR CONSTRUCTION TO THE HOUSING STUDIO (Memorandum covering Civil Revisions 2-4)	5/22/15
3	WATER AND SEWER REVISIONS PER CFPUA PRE-CON AND ENGINEER'S DESIGN REVISIONS	6/2/15
4	ADDITIONAL REMOVAL OF CONCRETE PIPE	7/1/15
5	RE-DESIGNED FOR CONSTRUCTION TO MCKIMLEY BUILDING (Memorandum covering Civil Revisions 15-18)	10/2/15



MCKIM & CREED

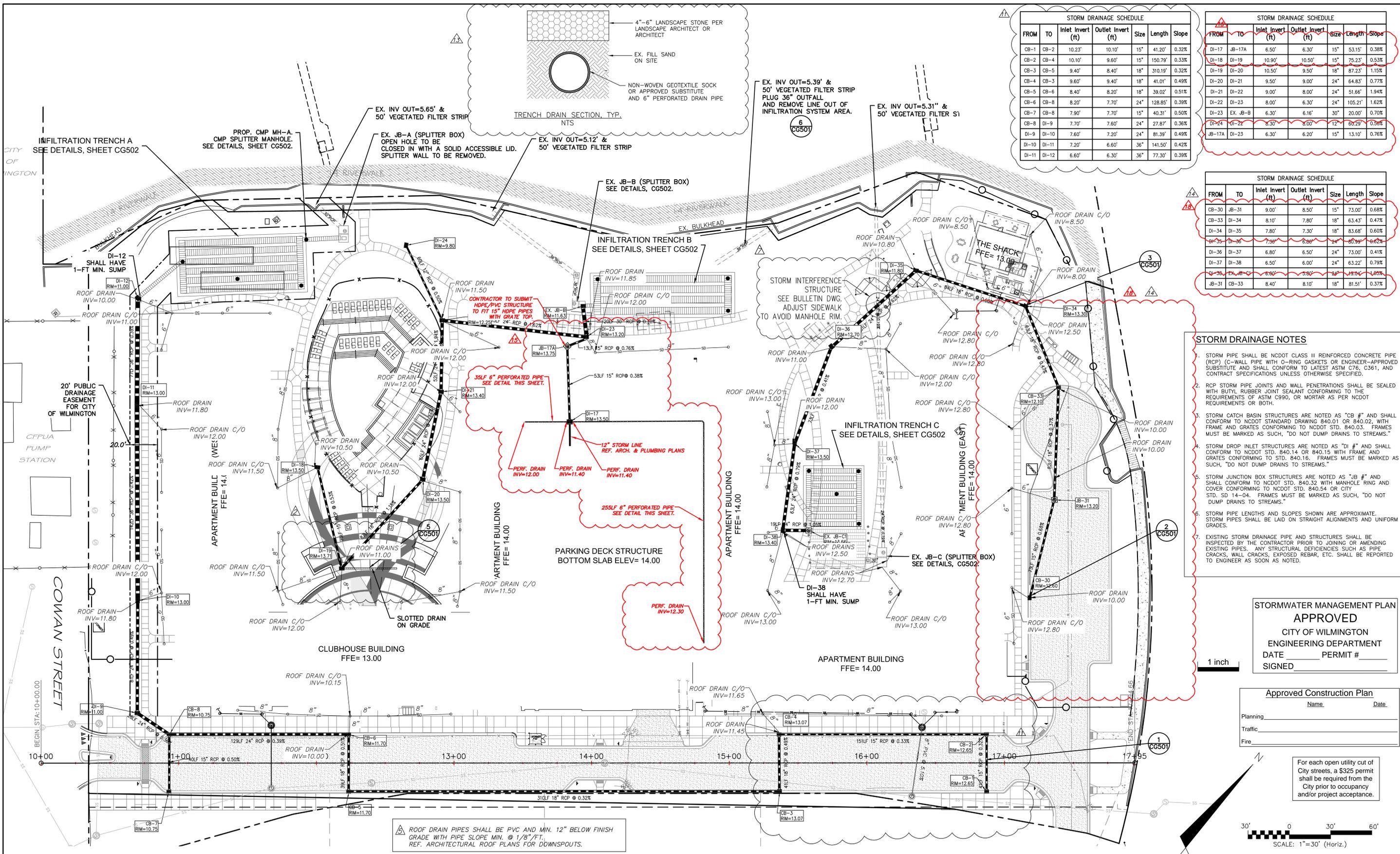
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SAWMILL POINT APARTMENTS
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

DEMOLITION PLAN

DATE:	16 DEC 2014	SCALE:	1"=30'	MAC FILE NUMBER:	CD101
MCE PROJ. #:	06586-0001	HORIZONTAL:	1"=30'	DRAWING NUMBER:	5
DRAWN:	TCM/RAC	VERTICAL:			
DESIGNED:	JBS/TCM/RAC				
CHECKED:	JBS/RMC				
PROJ. MGR.:	RMC				
STATUS:	RE-ISSUED FOR CONSTRUCTION	REVISION:	6		



STORM DRAINAGE SCHEDULE

FROM	TO	Inlet Invert (ft)	Outlet Invert (ft)	Size	Length	Slope
CB-1	CB-2	10.23'	10.10'	15"	41.20'	0.32%
CB-2	CB-4	10.10'	9.60'	15"	150.79'	0.33%
CB-3	CB-5	9.40'	8.40'	18"	310.19'	0.32%
CB-4	CB-3	9.60'	9.40'	18"	41.01'	0.49%
CB-5	CB-6	8.40'	8.20'	18"	39.02'	0.51%
CB-6	CB-8	8.20'	7.70'	24"	128.85'	0.39%
CB-7	CB-8	7.90'	7.70'	15"	40.31'	0.50%
CB-8	DI-9	7.70'	7.60'	24"	27.87'	0.36%
DI-9	DI-10	7.60'	7.20'	24"	81.39'	0.49%
DI-10	DI-11	7.20'	6.60'	36"	141.50'	0.42%
DI-11	DI-12	6.60'	6.30'	36"	77.30'	0.39%

STORM DRAINAGE SCHEDULE

FROM	TO	Inlet Invert (ft)	Outlet Invert (ft)	Size	Length	Slope
DI-17	JB-17A	6.50'	6.30'	15"	53.15'	0.38%
DI-18	DI-19	10.90'	10.50'	15"	75.23'	0.53%
DI-19	DI-20	10.50'	9.50'	18"	87.23'	1.15%
DI-20	DI-21	9.50'	9.00'	24"	64.83'	0.77%
DI-21	DI-22	9.00'	8.00'	24"	51.66'	1.94%
DI-22	DI-23	8.00'	6.30'	24"	105.21'	1.62%
DI-23	EX. JB-B	6.30'	6.16'	30"	20.00'	0.70%
DI-24	DI-25	6.30'	6.00'	12"	60.29'	0.56%
JB-17A	DI-23	6.30'	6.20'	15"	13.10'	0.76%

STORM DRAINAGE SCHEDULE

FROM	TO	Inlet Invert (ft)	Outlet Invert (ft)	Size	Length	Slope
CB-30	JB-31	9.00'	8.50'	15"	73.00'	0.68%
CB-33	DI-34	8.10'	7.80'	18"	63.43'	0.47%
DI-34	DI-35	7.80'	7.30'	18"	83.68'	0.60%
DI-35	DI-36	7.30'	6.80'	24"	60.99'	0.67%
DI-36	DI-37	6.80'	6.50'	24"	73.00'	0.41%
DI-37	DI-38	6.50'	6.00'	24"	63.22'	0.79%
DI-38	EX. JB-C	6.00'	5.80'	24"	19.04'	1.05%
JB-31	CB-33	8.40'	8.10'	18"	81.51'	0.37%

- STORM DRAINAGE NOTES**
- STORM PIPE SHALL BE NCDOT CLASS III REINFORCED CONCRETE PIPE (RCP) (C-WALL PIPE WITH O-RING GASKETS OR ENGINEER-APPROVED SUBSTITUTE) AND SHALL CONFORM TO LATEST ASTM C76, C361, AND CONTRACT SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
 - RCP STORM PIPE JOINTS AND WALL PENETRATIONS SHALL BE SEALED WITH BUTYL RUBBER JOINT SEALANT CONFORMING TO THE REQUIREMENTS OF ASTM C930, OR MORTAR AS PER NCDOT REQUIREMENTS OR BOTH.
 - STORM CATCH BASIN STRUCTURES ARE NOTED AS "CB #". AND SHALL CONFORM TO NCDOT STANDARD DRAWING 840.01 OR 840.02, WITH FRAME AND GRATES CONFORMING TO NCDOT STD. 840.03. FRAMES MUST BE MARKED AS SUCH, "DO NOT DUMP DRAINS TO STREAMS."
 - STORM DROP INLET STRUCTURES ARE NOTED AS "DI #". AND SHALL CONFORM TO NCDOT STD. 840.14 OR 840.15 WITH FRAME AND GRATES CONFORMING TO STD. 840.16. FRAMES MUST BE MARKED AS SUCH, "DO NOT DUMP DRAINS TO STREAMS."
 - STORM JUNCTION BOX STRUCTURES ARE NOTED AS "JB #". AND SHALL CONFORM TO NCDOT STD. 840.32 WITH MANHOLE RING AND COVER CONFORMING TO NCDOT STD. 840.54 OR CITY STD. SD 14-04. FRAMES MUST BE MARKED AS SUCH, "DO NOT DUMP DRAINS TO STREAMS."
 - STORM PIPE LENGTHS AND SLOPES ARE APPROXIMATE. STORM PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND UNIFORM GRADES.
 - EXISTING STORM DRAINAGE PIPE AND STRUCTURES SHALL BE INSPECTED BY THE CONTRACTOR PRIOR TO JOINING OR AMENDING EXISTING PIPES. ANY STRUCTURAL DEFICIENCIES SUCH AS PIPE CRACKS, WALL CRACKS, EXPOSED REBAR, ETC. SHALL BE REPORTED TO ENGINEER AS SOON AS NOTED.

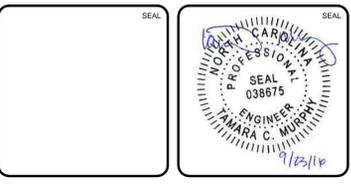
STORMWATER MANAGEMENT PLAN APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE _____ PERMIT # _____
 SIGNED _____

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

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

SCALE: 1"=30' (Horiz.)

REV NO.	DESCRIPTIONS	DATE
18	RE-ISSUED FOR CONSTRUCTION TO MCKIM & CREED (Memorandum covering Civil Revisions 16-18)	10/21/15
17	PARKING LOT STORM DRAINAGE - DESIGNER-SUBCONTRACTOR FIELD CHANGE	9/29/15
16	GARAGE-CORRIDOR STORM DRAINAGE AND REVISION - RFI 43, 44 & 45	9/29/15
15	PARKING LOT STORM DRAINAGE - RFI 2 & 3	9/21/15
14	GARAGE-CORRIDOR STORM DRAINAGE - RFI 43, 44, & 45	9/17/15
13	STORM DRAIN PIPE REVISION (CB-1, CB-2, CB-4)	8/20/15
12	STORM INTERFERENCE STRUCTURE	7/23/15
11	ROOF DRAINAGE LEAKERS REVISION	6/23/15
10	SLOTTED DRAIN REVISION	5/14/15
9	RE-ASSUED FOR CONSTRUCTION TO THE HOUSING STUDIO (Memorandum covering Civil Revisions 2-14)	9/21/15
8	RE-ASSUED FOR CONSTRUCTION TO MCKIM & CREED (Memorandum covering Civil Revisions 2-8)	9/21/15
7	ISSUED FOR CONSTRUCTION TO MCKIM & CREED (Memorandum covering Civil Revisions 2-6)	4/21/15
6		
5		
4		
3		
2		
1		



MCKIM & CREED
 243 North Front Street
 Wilmington, NC 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 NC LICENSE F-1222
 www.mckimcreed.com

SYMPHONY properties
 Orchestrating REAL Solutions

SAWMILL POINT APARTMENTS
 1015 NUTT STREET
 WILMINGTON, NORTH CAROLINA

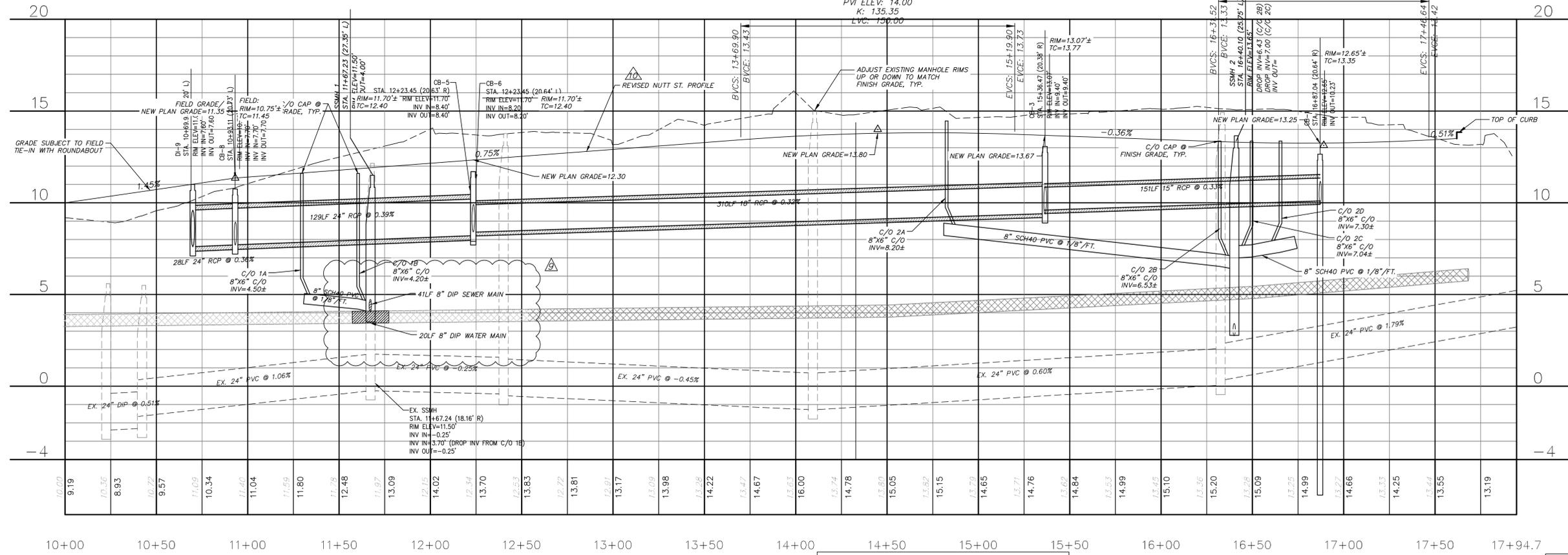
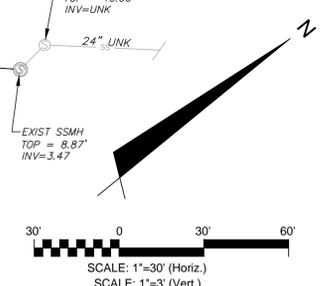
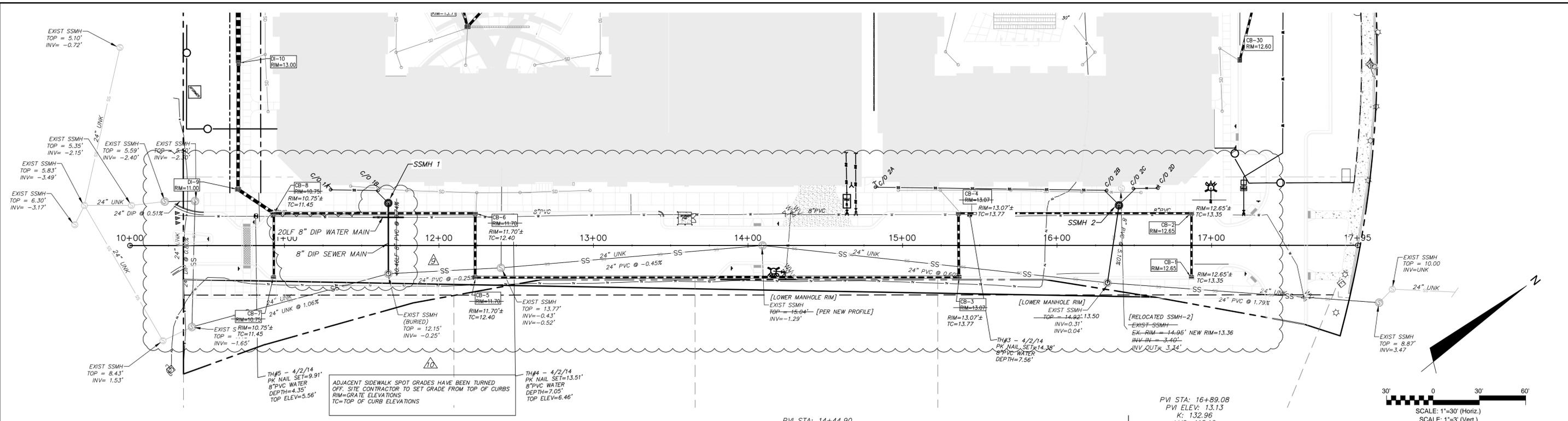
STORM DRAINAGE PLAN

DATE: 16 DEC 2014
 MCE PROJ #: 06586-0001
 DRAWN: TCM/RAC
 DESIGNED: JBS/TCM/RAC
 CHECKED: JBS/RMC
 PROJ. MGR.: RMC

SCALE: HORIZONTAL: 1"=30' VERTICAL: 1"=30'

PROJECT NUMBER: CG102
 DRAWING NUMBER: 8

STATUS: RE-ISSUED FOR CONSTRUCTION



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

1 inch

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

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

REV NO	DESCRIPTIONS	DATE
1	ISSUED FOR CONSTRUCTION TO MCKIM & CREED	4/20/15
2	ISSUED FOR CONSTRUCTION TO MCKIM & CREED	4/20/15
3	ISSUED FOR CONSTRUCTION TO MCKIM & CREED	4/20/15
4	ISSUED FOR CONSTRUCTION TO MCKIM & CREED	4/20/15
5	ISSUED FOR CONSTRUCTION TO MCKIM & CREED	4/20/15
6	ISSUED FOR CONSTRUCTION TO MCKIM & CREED	4/20/15
7	ISSUED FOR CONSTRUCTION TO MCKIM & CREED	4/20/15
8	ISSUED FOR CONSTRUCTION TO MCKIM & CREED	4/20/15
9	ISSUED FOR CONSTRUCTION TO MCKIM & CREED	4/20/15
10	ISSUED FOR CONSTRUCTION TO MCKIM & CREED	4/20/15



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 WILMINGTON, NORTH CAROLINA

NUTT STREET ROADWAY PROFILE

DATE: 16 DEC 2014
 MCE PROJ #: 06586-0001
 DRAWN: TCM/RAC
 DESIGNED: JBS/TCM/RAC
 CHECKED: JBS/RMC
 PROJ. MGR.: RMC

SCALE: HORIZONTAL: 1"=30'
 VERTICAL: 1"=3'

MAC FILE NUMBER: CT701
 DRAWING NUMBER: 10

STATUS: RE-ISSUED FOR CONSTRUCTION

NOTE: EXISTING WATER AND SEWER PROFILE DATA WAS TAKEN FROM ARNOLD CARSON, PLS SURVEY(S).

CFPJA RE-SURVEYED THE 24" MAIN LINE AND FOUND THIS DATA TO BE INCORRECT AND THE GRAVITY DOES FLOW POSITIVELY SOUTH TO THE PUMP STATION. FROM PRE-CON DISCUSSIONS WITH DAVID DALEY, JUNE 1, 2015 AND A VERIFICATION SURVEY VIA EMAIL JUNE 25, 2015.

CALLOUTS LABELED "TH#" ARE INDICATED AS TEST HOLES THAT WERE PERFORMED BY MCKIM & CREED SURVEY(S).