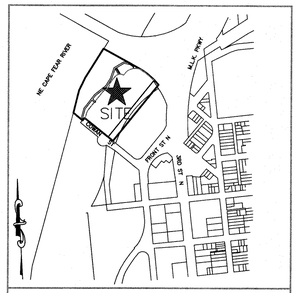


VICINITY MAP
N.T.S.

CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
SAWMILL POINT
TRC SUBMITTAL

~~JANUARY 22, 2014~~
MAY 7, 2014
NOT FOR CONSTRUCTION

OWNER / DEVELOPER:

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

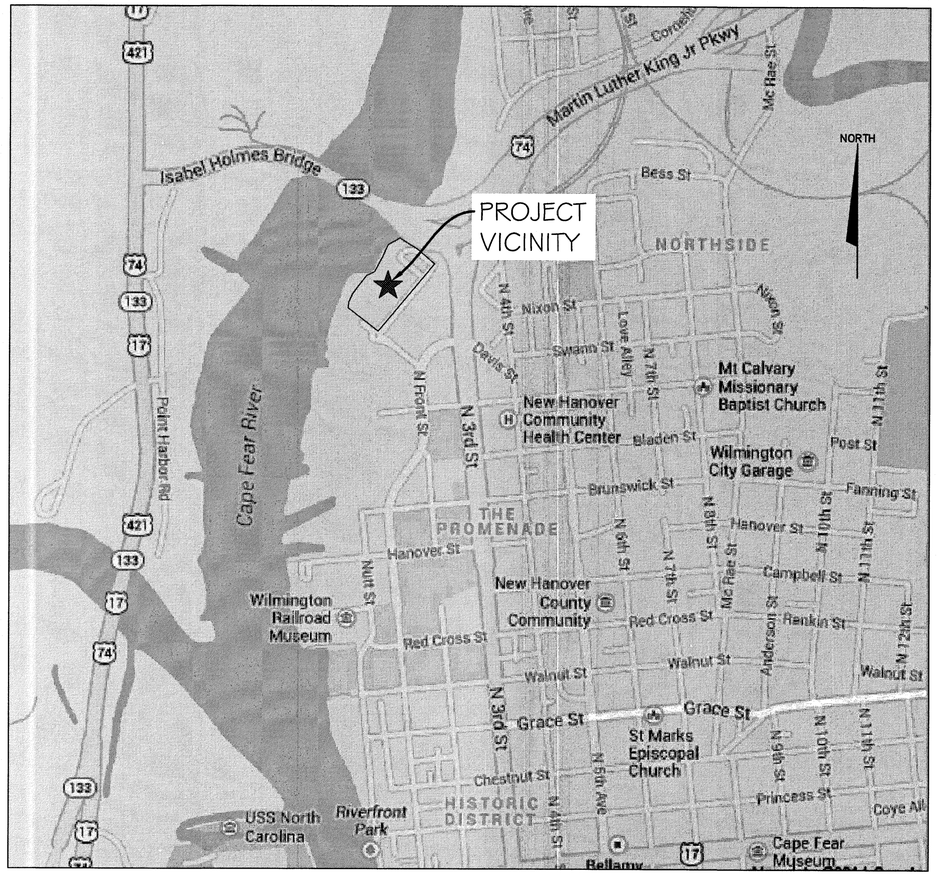
OWNER'S DESIGNATED REPRESENTATIVE:
BLAIR M. BOOTH, PRESIDENT
SAWMILL POINT APARTMENTS, LLC
bbooth@symphony-properties.com
(919) 349-8915

PROJECT ENGINEER / REPRESENTATIVE:
RICHARD A. CHRISTENSEN, PE
McKIM & CREED, INC.
243 NORTH FRONT STREET
WILMINGTON, NORTH CAOLINA 28401
rchristensen@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



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX - SAWMILL POINT

SHEET #	FILE #	DESCRIPTION
1	G-001	COVER SHEET
2	G-002	GENERAL NOTES & LEGEND
3	CX-101	EXISTING CONDITIONS – SITE INVENTORY MAP
4	CE-101	SEDIMENT & EROSION CONTROL PLAN – STAGE 1
5	CD-101	DEMOLITION PLAN
6	CS-101	SITE PLAN
7	CG-101	GRADING PLAN
8	CG-102	STORM DRAINAGE PLAN
9	CG-502	STORMWATER MANAGEMENT DETAILS
10	CE-102	SEDIMENT & EROSION CONTROL PLAN – STAGE 2
~~11~~	~~CT-701~~	~~NUTT STREET ROADWAY PROFILE~~
12	CU-101	UTILITY PLAN
13	CS-501	SITE DETAILS
14	CS-502	SITE DETAILS
15	CE-501	SEDIMENT & EROSION CONTROL DETAILS
16	CG-501	STORM DRAINAGE AND GRADING DETAILS

REFERENCE DRAWINGS

L1.00	LANDSCAPE PLAN – OVERALL SITE
L1.01	LANDSCAPE PLAN – NORTH PARKING AREA
GA3.1	FIRST FLOOR PLAN – AREA A
GA3.2	FIRST FLOOR PLAN – AREA B
GA3.3	SECOND FLOOR PLAN – AREA A
GA3.4	SECOND FLOOR PLAN – AREA B
GA3.5	THIRD FLOOR PLAN – AREA A
GA3.6	THIRD FLOOR PLAN – AREA B
GA3.7	FOURTH FLOOR PLAN – AREA A
GA3.8	FOURTH FLOOR PLAN –AREA B
GA3.9	FIFTH FLOOR PLAN – AREA A
GA3.10	FIFTH FLOOR PLAN – AREA B
GA4.1	ENLARGED MAIL & MAINTENANCE ROOM
GA4.2	ENLARGED TRASH ROOM
A5.1	EAST ELEVATION
A5.2	EAST ELEVATION
A5.3	WEST ELEVATION
A5.4	WEST ELEVATION
A5.5	SOUTH ELEVATION

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

NORTH CAROLINA PROFESSIONAL SEAL 038577 ENGINEER RICHARD A. CHRISTENSEN
5-9-2014

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

SYMPHONY properties
Orchestrating REAL Solutions

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

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.

SAWMILL POINT
TRC SUBMITTAL - MAY 9, 2014
06586-0001

STANDARD NOTE

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

SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTRANCE AREA TO 6 INCHES DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW*).
5. CONTINUE TILLAGE UNTIL A WELL – PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RE–SEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, RE–ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
10. * APPLY: AGRICULTURAL LIMESTONE – 2 TONS/ACRE
    FERTILIZER – 1000 LBS/ACRE (10–10–10)
    SUPERPHOSPHATE – 500 LBS/ACRE (20%)
    MULCH – 2 TONS/ACRE (SMALL GRAIN STRAW)
    ANCHOR – ASPHALT EMULSION AT 450 GAL/ACRE

TEMPORARY SEEDING

GRASS TYPE	AMOUNT/ 1000 S.F.	TIME OF SEEDING	INITIAL
RYE GRAIN	1-2 LBS.	APRIL - JUNE	25 LBS. 10-10-10
BROWNTOP MILLET	1-2 LBS	JUNE - AUGUST	25 LBS 10-10-10

PERMANENT SEEDING

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

GROUND STABILIZATION CRITERIA

SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
PERIMETER 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 HQW ZONES)

EXCAVATION, GRADING, AND BACKFILLING NOTES

1. ANY UNDERCUTTING IN GOOD SOIL SHALL BE REPLACED AND THE REPLACEMENT MATERIAL SHALL BE COMPACTED TO NINETY–FIVE (95) PERCENT OF MAXIMUM DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE ASTM D 698 STANDARD PROCTOR TEST METHOD. IN THE EVENT THAT MATERIAL ENCOUNTERED AT PIPE GRADE, SUBGRADE OF PARKING OR ROADWAYS AND SUBGRADE OF BUILDING FOUNDATIONS IS FOUND TO BE SOFT, SPONGY, OR IN ANY OTHER WAY UNSUITABLE, THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER IMMEDIATELY. SUCH UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AS SPECIFIED BY THE GEOTECHNICAL ENGINEER AND REPLACED WITH A MINIMUM OF SIX (6) INCHES OF STONE, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
2. BEFORE BACKFILLING IS COMMENCED OVER PIPES AND OTHER INSTALLATIONS, EARTH FILL SHALL BE SOLIDLY TAMPED AROUND AND ABOVE THE PIPE TO A DEPTH OF ONE (1) FOOT ABOVE THE TOP OF THE PIPE. CARE SHALL BE TAKEN TO PREVENT ANY DISTURBANCE TO THE PIPE OR DAMAGE TO NEWLY MADE JOINTS. THE FILLING OF THE TRENCH SHALL BE CARRIED OUT SIMULTANEOUSLY ON BOTH SIDES OF THE PIPES IN SUCH A MANNER THAT INJURIOUS SIDE PRESSURES DO NOT OCCUR.
3. THE MATERIAL FOR BACKFILLING SHALL BE FREE FROM ALL PERISHABLE AND OBJECTIONABLE MATERIALS. BEFORE PLACING ANY BACKFILL, ALL RUBBISH, FORM, BLOCKS, WIRES OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM EXCAVATION. THE BACK–FILLING OVER PIPES SHALL BE PLACED IN LAYERS NOT OVER SIX (6) INCHES THICK AND COMPACTED TO A MINIMUM DENSITY OF NINETY–FIVE (95) PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST TO A DEPTH OF 12 INCHES BELOW FINISHED GRADE. THE LAST 12 INCHES OF BACKFILL SHALL BE PLACED IN LAYERS NOT OVER SIX (6) INCHES THICK AND COMPACTED TO A MINIMUM DENSITY OF NINETY–EIGHT (98) PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIARIZED WITH FIELD DEMOLITION CONDITIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLISHED DEBRIS ASSOCIATED WITH THE PROJECT IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST GENERATED BY THE WORK, INCLUDING BUT NOT LIMITED TO DEMOLITION AND CONSTRUCTION ACTIVITIES, SITE VEHICULAR TRAFFIC AND RELATED OPERATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING ANY DEMOLITION. CONTRACTOR SHALL CONTACT NC ONE CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND ENGINEER IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF DISCONNECTING AND ABANDONING ALL EXISTING UTILITIES WITH THE OWNER UNLESS OTHERWISE NOTED. ALL EXISTING UTILITIES AND ASSOCIATED PIPING, ETC. NOT IN USE ON THE SITE SHALL BE PROPERLY ABANDONED AND REMOVED AS REQUIRED. COORDINATE WITH THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING UTILITIES THAT REMAIN IN SERVICE DURING DEMOLITION.
8. THE CONTRACTOR IS RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS AND SLOPES ON AND OFF SITE IN ACCORDANCE WITH THE EROSION CONTROL MEASURES SPECIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE WHO IS RESPONSIBLE FOR PROVIDING THE PERMANENT STABILIZATION MEASURES AND THE TYPE OF PERMANENT MEASURES PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION. THE PERMANENT STABILIZATION MEASURES SHALL BE IN PLACE AND ACCEPTABLE TO THE OWNER'S REPRESENTATIVE AND ENGINEER PRIOR TO PROJECT CLOSEOUT. COORDINATE INSPECTION WITH THE OWNER AND ENGINEER PRIOR TO PROJECT CLOSEOUT.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CONTACTING THE ENGINEER FOR THE REQUIRED INSPECTIONS ON THE PROJECT.
10. WETLANDS DO EXIST ON SITE AND ARE NOTED ON THE PLANS. UNLESS OTHERWISE INDICATED, THE WETLANDS SHALL NOT BE DISTURBED DURING CONSTRUCTION OF THIS PROJECT.

STORM DRAINAGE AND GRADING NOTES

1. IN ACCORDANCE WITH NC GENERAL STATUTES, NPDES REGULATIONS, AND NCDENR REQUIREMENTS, STORMWATER DISCHARGE OUTFALLS SHALL BE INSPECTED BY THE CONTRACTOR. INSPECTIONS SHALL BE PERFORMED BY THE CONTRACTOR AFTER EACH STORM EVENT OF 1/2 INCH OR GREATER, WITH ONE WEEKLY INSPECTION MINIMUM. NCDENR STANDARD INSPECTION REPORTS SHALL BE PREPARED AND SIGNED WITH COPIES PROVIDED TO THE OWNER, ARCHITECT, AND ENGINEER, BY THE CONTRACTOR.
2. INLET PROTECTION SHALL BE INSTALLED AROUND OUTFALL. DEVICES SHALL BE CONSTRUCTED TO FINAL PROPOSED CONDITION UPON STABILIZATION OF CONTRIBUTING GROUND SURFACES AND REMOVAL OF SEDIMENT FROM STORM PIPES.
3. SEDIMENT / EROSION DEVICES SHALL BE CHECKED BY THE CONTRACTOR DAILY. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
4. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5. UNLESS OTHERWISE NOTED, GRADES AND SPOT ELEVATIONS NOTED ON PLANS INDICATE FINISHED GRADE OR PAVEMENT SURFACE. ALL DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE INDICATED.
6. ALL AREAS TO BE GRADED SO THAT NO AREAS OF STANDING WATER OCCUR.

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.

1 inch

UTILITY NOTES

1. WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS. SCHEDULE A PRE–CONSTRUCTION MEETING WITH CAPE FEAR PUBLIC UTILITY AUTHORITY 48 HOURS PRIOR TO CONSTRUCTION OF WATER AND SEWER LINES.
2. WATER AND SANITARY SEWER UTILITY MAINS ARE PRIVATE BEYOND THE PUBLIC STREET RIGHT–OF–WAY.
3. THIS PROJECT SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND NCDENR HAS ISSUED THE "FINAL APPROVAL". CALL (910) 343–3910 FOR INFORMATION.
4. ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CFPUA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO CFPUA AND APPROVED BY USCFCCCHR OR ASSE.
5. ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS. CALL (919) 343–3910 FOR INFORMATION.
6. ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
7. CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
8. BACKFLOW PREVENTION AND METERS WILL BE PROVIDED FOR BOTH FIRE LINES (RPDA) AND DOMESTIC SERVICE (RPZ). FIRE LINE BACKFLOW PREVENTER AND DOMESTIC SERVICE BACKFLOW PREVENTER WILL BE LOCATED AS SHOWN ON THE UTILITY PLANS. INSTALLER OF BACKFLOW PREVENTERS MUST CONTACT CFPUA PRIOR TO INSTALLING UNITS TO GIVE CFPUA THE OPTION TO VERIFY INSTALLATION PROCEDURES.
   - 8.1. REDUCED PRESSURE PRINCIPLE ASSEMBLY FOR DOMESTIC WATER SERVICE
   - 8.2. REDUCE PRESSURE DETECTOR ASSEMBLY WILL BE UTILIZED FOR THE BACKFLOW PREVENTER ON THE FIRE SERVICE.
9. IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
10. WATER: 1.5" & 2" PVC MAINS SHALL BE CONSTRUCTED USING ASTM D2241, IPS, GASKETED PIPE, SDR 21. 4"–12" PVC MAINS AND SERVICES SHALL BE CONSTRUCTED USING AWWA C–900 PVC, CL235 (DR–18).
11. SANITARY SEWER: FOR PIPE SIZES 4" AND 6" PIPE SHALL BE SCH 40 CONFORMING TO THE REQUIREMENTS OF ASTM D1785 WITH SOLVENT WELD JOINTS CONFORMING TO ASTM D2672. FOR PIPE SIZES 8" THROUGH 12", PIPE SHALL BE CLASS 150, DR18 CONFORMING TO THE REQUIREMENTS OF AWWA C900 WITH ELASTOMERIC PUSH–ON JOINTS CONFORMING TO ASTM D3212 OR ASTM D3139.
12. WATER AND SEWER SERVICES CANNOT BE ACTIVATED ON NEW MAINS UNTIL ENGINEER'S CERTIFICATION AND AS–BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY PUBLIC WATER SUPPLY SECTION OF NCDENR AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY OF NCDENR.
13. PVC WATER MAINS AND POLYETHYLENE SERVICES ARE TO BE MARKED WITH NO. 10 SINGLE STRAND INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES. THIS WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
14. SITE UTILITY CONTRACTOR TO PROVIDE WATER AND SANITARY SEWER SERVICE TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLANS.
15. MAXIMUM BENDING RADIUS FOR 8" C–900 PVC WATER MAIN BENDS IS 380' (ONE–HALF MANUFACTURER'S RECOMMENDED ALLOWABLE LONGITUDINAL BENDING).
16. FIRE SPRINKLERS WILL BE PROVIDED FOR BUILDING.
17. UNDERGROUND UTILITIES: ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND TERMINAL FACILITIES FOR STREET LIGHTING ALONG THE PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
18. MINIMUM OF 36" COVERAGE ABOVE ALL WATERMAINS.
19. MINIMUM OF 36" VERTICAL SEPARATION BETWEEN WATERLINES AND STORMDRAIN CURB INLETS.

RELATION OF WATER MAINS TO SEWERS:

1. LATERAL SEPARATION OF SEWERS AND WATER MAINS: WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION, IN WHICH CASE:
   - 1.1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
   - 1.2. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND ABOVE THE TOP OF THE SEWER.
2. CROSSING A WATER MAIN OVER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 24 INCHES ABOVE THE TOP OF THE SEWER MAIN. UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 24 INCH VERTICAL SEPARATION – IN WHICH CASE BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
3. CROSSING A WATER MAIN UNDER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER MAIN BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
4. CROSSING A SEWER MAIN/WATER MAIN OVER OR UNDER A STORM DRAIN: WHENEVER IT IS NECESSARY FOR A SEWER MAIN/WATER MAIN TO CROSS A STORM DRAIN PIPE, THE SEWER MAIN/WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE OUTSIDE OF THE SEWER MAIN/WATER MAIN NEAREST TO THE OUTSIDE OF THE STORM DRAIN PIPE SHALL MAINTAIN A 24 INCH CLEAR SEPARATION DISTANCE HORIZONTAL, OR THE SEWER MAIN/WATER MAIN SHALL EITHER BE CONSTRUCTED OF DUCTILE IRON PIPE OR ENCASED IN EITHER CONCRETE OR DUCTILE IRON PIPE FOR AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING.

EROSION CONTROL NOTES

1. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
2. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF STATE LAW AND IS SUBJECT TO A FINE.
3. A GROUND COVER MUST BE PROVIDED ON EXPOSED SLOPES WITHIN 15 WORKING DAYS OR 21 CALENDAR DAYS (WHICHEVER IS SHORTER), FOLLOWING COMPLETION OF ANY PHASE OF GRADING; AND, A PERMANENT GROUND COVER FOR ALL DISTURBED AREAS WITHIN 10 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
4. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF NEW HANOVER COUNTY.
5. SLOPES SHALL BE GRADED NO STEEPER THAN 3:1.
6. ADDITIONAL DEVICES MAY BE REQUIRED AS AGREED UPON BY THE FIELD INSPECTOR, ENGINEER, AND OWNER.
7. IF ACTIVE CONSTRUCTION CEASES IN ANY AREA FOR MORE THAN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER), ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, AND TACKED UNLESS WRITTEN APPROVAL IS GRANTED BY THE EROSION CONTROL OFFICER.

EROSION CONTROL MAINTENANCE PLAN:

1. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AND REPAIRED, AS NECESSARY, EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE–HALF (0.5) INCH.
2. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP. THE SEDIMENT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
4. ALL AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
5. STONE CONSTRUCTION ENTRANCE TO BE CLEANED WHEN SEDIMENT ACCUMULATIONS ARE VISIBLE OR SEDIMENT IS TRACKED ON TO THE PAVEMENT. STONE WILL BE PERIODICALLY TOP DRESSED WITH 2 INCHES OF #4 STONE TO MAINTAIN 6 INCH DEPTH. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS REQUIRED.
6. INSPECT TEMPORARY DIVERSIONS AND CHECK DAMS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE AND CHECK DAM. 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.
7. INSPECT TEMPORARY SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2" OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN IT ACCUMULATES TO ONE–HALF THE DESIGN DEPTH. PLACE REMOVED SEDIMENT IN AN AREA WITH SEDIMENT CONTROLS.
8. CHECK THE SEDIMENT BASIN 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.
9. INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (0.5" OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED. INLET PROTECTION SHOULD BE CLEANED OUT WHEN IT IS HALF FULL.
10. INSPECT TEMPORARY SEDIMENT TRAPS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2" OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS WHEN IT ACCUMULATES TO ONE–HALF THE DESIGN DEPTH. PLACE REMOVED SEDIMENT IN AN AREA WITH SEDIMENT CONTROLS.
11. REPAIR THE BAFFLES IF THEY ARE DAMAGED. RE–ANCHOR THE BAFFLES IF WATER IS FLOWING UNDERNEATH OR AROUND THEM.
12. INSPECT THE SKIMMER FOR CLOGGING. PULL THE SKIMMER TO THE SIDE OF THE BASIN AND REMOVE ANY DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER AND THE ARM OR BARREL PIPE FOR CLOGGING; IF CLOGGED, REMOVE THE DEBRIS.

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.

CITY OF WILMINGTON STANDARD NOTES

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1–800–632–4949.
2. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
3. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS–OF–WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
4. ONCE 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.
5. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
6. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING SHALL BE REPLACED BY THE CONTRACTOR.
7. CONTACT KAREN DIXON AT (910) 341–7888 TO DISCUSS STREET LIGHTING OPTIONS.
8. 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.
9. THE NUMBER AND SPACING OF DRIVEWAYS FOR ALL INTERCONNECTED SITES WILL BE DETERMINED BY THE COMBINED FRONTAGE OF THE INTERCONNECTED PROPERTIES.
10. 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.
11. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
12. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
13. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT–OF–WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
14. STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
15. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY UTILITY.
16. NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.

TREE PROTECTION NOTES

1. PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
2. NO LAND DISTURBANCE, INCLUDING TREE REMOVAL, IS TO OCCUR OUTSIDE THE PROJECT BOUNDARY SHOWN ON THE PLANS, UNLESS OTHERWISE NOTED. TREE PROTECTION FENCING IS SHOWN OUTSIDE OF PROJECT BOUNDARY FOR PROTECTION OF EXISTING TREES IN CLOSE PROXIMITY TO PROPOSED CONSTRUCTION. [18–457(B)]
3. PROTECTIVE FENCING IS TO BE PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND CONTRACTOR SHALL RECEIVE ADEQUATE INSTRUCTIONS ON TREE PROTECTION METHODS. [18–458]
4. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS. [18–457(D)]
5. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT. [18–458]
6. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS. [18–458]
7. REGULATED AND SIGNIFICANT TREES IN THE STREET YARD [18–456(C)] AND ANY TREES IN ANY REQUIRED BUFFERS [18–456(B)] ARE REQUIRED TO BE RETAINED. TREE PROTECTION FENCING SHOWN ON PLANS DELINEATES TREES TO BE RETAINED.

NOTE COW(18–458)

NO EQUIPMENT IS ALLOWED ONSITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED BY LANDSCAPE ARCHITECT.

FIRE PROTECTION NOTES

1. HYDRANT MUST BE WITHIN 150' OF THE FDC.
2. THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
3. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3–FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
4. HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
5. COMBUSTIBLE MATERIALS MAY NOT BE STORED OR ERECTED ONSITE WITHOUT CITY FIRE INSPECTOR APPROVAL.
6. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDING(S).
7. UNDERGROUND FIRE LINE AND PRIVATE WATER MAINS MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT–OF–WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910–343–0696 FOR ADDITIONAL INFORMATION.
8. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM UNDERGROUND UTILITIES
9. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.

REV.NO	DESCRIPTIONS	DATE

REVISIONS

SEAL

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 038577 ENGINEER RICHARD A. CHRISTENSEN
5-9-2014

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
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

GENERAL NOTES & LEGEND

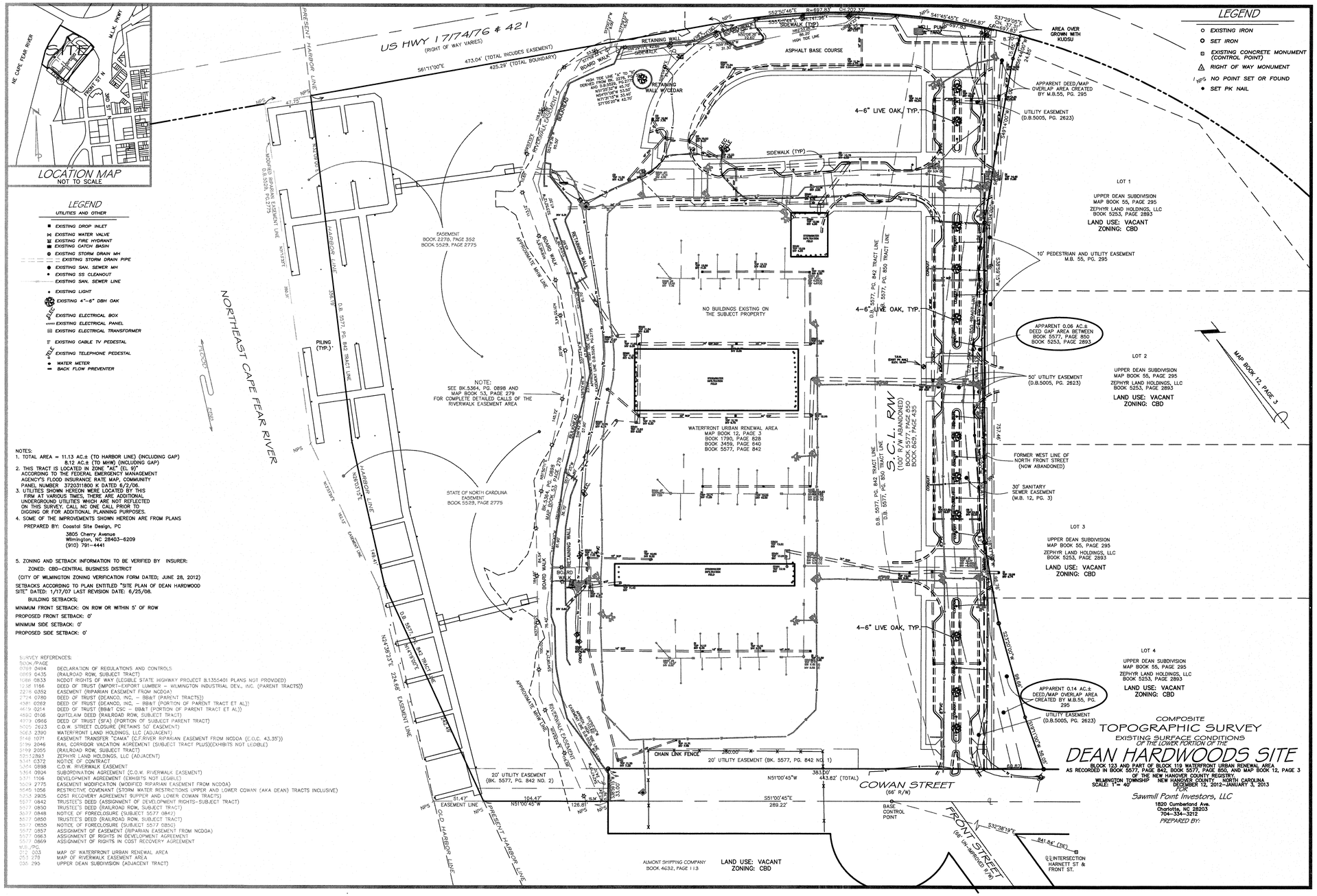
DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: N/A
VERTICAL:

M&C FILE NUMBER
G002
DRAWING NUMBER
2

STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION

ADDITIONAL SUE SURVEY COMPLETED BY MCKIM & CREED, INC. AFTER ORIGINAL SURVEY WAS SUBMITTED.



NOTES:
1. TOTAL AREA = 11.13 AC.± (TO HARBOR LINE) (INCLUDING GAP)
   8.12 AC.± (TO MHW) (INCLUDING GAP)
2. THIS TRACT IS LOCATED IN ZONE "AE" (EL 9)* ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3720311800 K DATED 6/2/06.
3. UTILITIES SHOWN HEREON WERE LOCATED BY THIS FIRM AT VARIOUS TIMES. THERE ARE ADDITIONAL UNDERGROUND UTILITIES WHICH ARE NOT REFLECTED ON THIS SURVEY. CALL NC ONE CALL PRIOR TO DIGGING OR FOR ADDITIONAL PLANNING PURPOSES.
4. SOME OF THE IMPROVEMENTS SHOWN HEREON ARE FROM PLANS

PREPARED BY: Coastal Site Design, PC
3805 Cherry Avenue
Wilmington, NC 28403-6209
(910) 791-4441

5. ZONING AND SETBACK INFORMATION TO BE VERIFIED BY INSURER:
ZONED: CBD-CENTRAL BUSINESS DISTRICT
(CITY OF WILMINGTON ZONING VERIFICATION FORM DATED; JUNE 28, 2012)
SETBACKS ACCORDING TO PLAN ENTITLED "SITE PLAN OF DEAN HARDWOOD SITE" DATED: 1/17/07 LAST REVISION DATE: 6/25/08.
BUILDING SETBACKS;
MINIMUM FRONT SETBACK: ON ROW OR WITHIN 5' OF ROW
PROPOSED FRONT SETBACK: 0'
MINIMUM SIDE SETBACK: 0'
PROPOSED SIDE SETBACK: 0'

SURVEY REFERENCES:

BOOK/PAGE		
0769	0494	DECLARATION OF REGULATIONS AND CONTROLS
0869	0435	(RAILROAD ROW, SUBJECT TRACT)
1066	0833	NCDOT RIGHTS OF WAY (LEGIBLE STATE HIGHWAY PROJECT B.1355401 PLANS NOT PROVIDED)
1258	1166	DEED OF TRUST (IMPORT-EXPORT LUMBER - WILMINGTON INDUSTRIAL DEV., INC. (PARENT TRACTS))
2276	0352	EASEMENT (RIPARIAN EASEMENT FROM NCDOA)
2724	0780	DEED OF TRUST (DEANCO, INC. - BB&T (PARENT TRACTS))
4581	0262	DEED OF TRUST (DEANCO, INC. - BB&T (PORTION OF PARENT TRACT ET AL))
4619	0214	DEED OF TRUST (BB&T CSC - BB&T (PORTION OF PARENT TRACT ET AL))
4892	0106	QUITCLAIM DEED (RAILROAD ROW, SUBJECT TRACT)
4979	0966	DEED OF TRUST (SFA) (PORTION OF SUBJECT PARENT TRACT)
5025	2623	C.O.W. STREET CLOSURE (RETAINS 50' EASEMENT)
5063	2390	WATERFRONT LAND HOLDINGS, LLC (ADJACENT)
5146	1071	EASEMENT TRANSFER "CAMA" (C.F.RIVER RIPARIAN EASEMENT FROM NCDOA (E.O.C. 43,35"))
5199	2046	RAIL CORRIDOR VACATION AGREEMENT (SUBJECT TRACT PLUS)(EXHIBITS NOT LEGIBLE)
5199	2055	(RAILROAD ROW, SUBJECT TRACT)
5251	2893	ZEPHYR LAND HOLDINGS, LLC (ADJACENT)
5341	0372	NOTICE OF CONTRACT
5364	0898	C.O.W. RIVERWALK EASEMENT
5364	0904	SUBORDINATION AGREEMENT (C.O.W. RIVERWALK EASEMENT)
5371	1106	DEVELOPMENT AGREEMENT (EXHIBITS NOT LEGIBLE)
5529	2775	EASEMENT MODIFICATION (MODIFIED RIPARIAN EASEMENT FROM NCDOA)
5545	1056	RESTRICTIVE COVENANT (STORM WATER RESTRICTIONS UPPER AND LOWER COWAN (AKA DEAN) TRACTS INCLUSIVE)
5253	2805	COST RECOVERY AGREEMENT (UPPER AND LOWER COWAN TRACTS)
5577	0842	TRUSTEE'S DEED (ASSIGNMENT OF DEVELOPMENT RIGHTS-SUBJECT TRACT)
5577	0850	TRUSTEE'S DEED (RAILROAD ROW, SUBJECT TRACT)
5577	0848	NOTICE OF FORECLOSURE (SUBJECT 5577 0842)
5577	0850	TRUSTEE'S DEED (RAILROAD ROW, SUBJECT TRACT)
5577	0855	NOTICE OF FORECLOSURE (SUBJECT 5577 0850)
5577	0857	ASSIGNMENT OF EASEMENT (RIPARIAN EASEMENT FROM NCDOA)
5577	0863	ASSIGNMENT OF RIGHTS IN DEVELOPMENT AGREEMENT
5577	0869	ASSIGNMENT OF RIGHTS IN COST RECOVERY AGREEMENT
M.B./PG.		
012	003	MAP OF WATERFRONT URBAN RENEWAL AREA
053	279	MAP OF RIVERWALK EASEMENT AREA
055	295	UPPER DEAN SUBDIVISION (ADJACENT TRACT)

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

1 inch

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

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

COMPOSITE
TOPOGRAPHIC SURVEY
EXISTING SURFACE CONDITIONS
OF THE LOWER PORTION OF THE
DEAN HARDWOODS SITE
BLOCK 123 AND PART OF BLOCK 119 WATERFRONT URBAN RENEWAL AREA
AS RECORDED IN BOOK 5577, PAGE 842, BOOK 5577, PAGE 850, AND MAP BOOK 12, PAGE 3
OF THE NEW HANOVER COUNTY REGISTRY.
WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA
SCALE: 1" = 40' DECEMBER 12, 2012-JANUARY 3, 2013
FOR
Sawmill Point Investors, LLC
1820 Cumberland Ave.
Charlotte, NC 28203
704-334-3212
PREPARED BY:

REV.NO.	DESCRIPTIONS	DATE

REVISIONS

SEAL

SEAL 038577 ENGINEER

McKIM&CREED
243 North Front Street
Wilmington, NC 28401
Phone: (910)343-1048, Fax: (910)251-8282
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SYMPHONY properties
Orchestrating REAL Solutions

SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

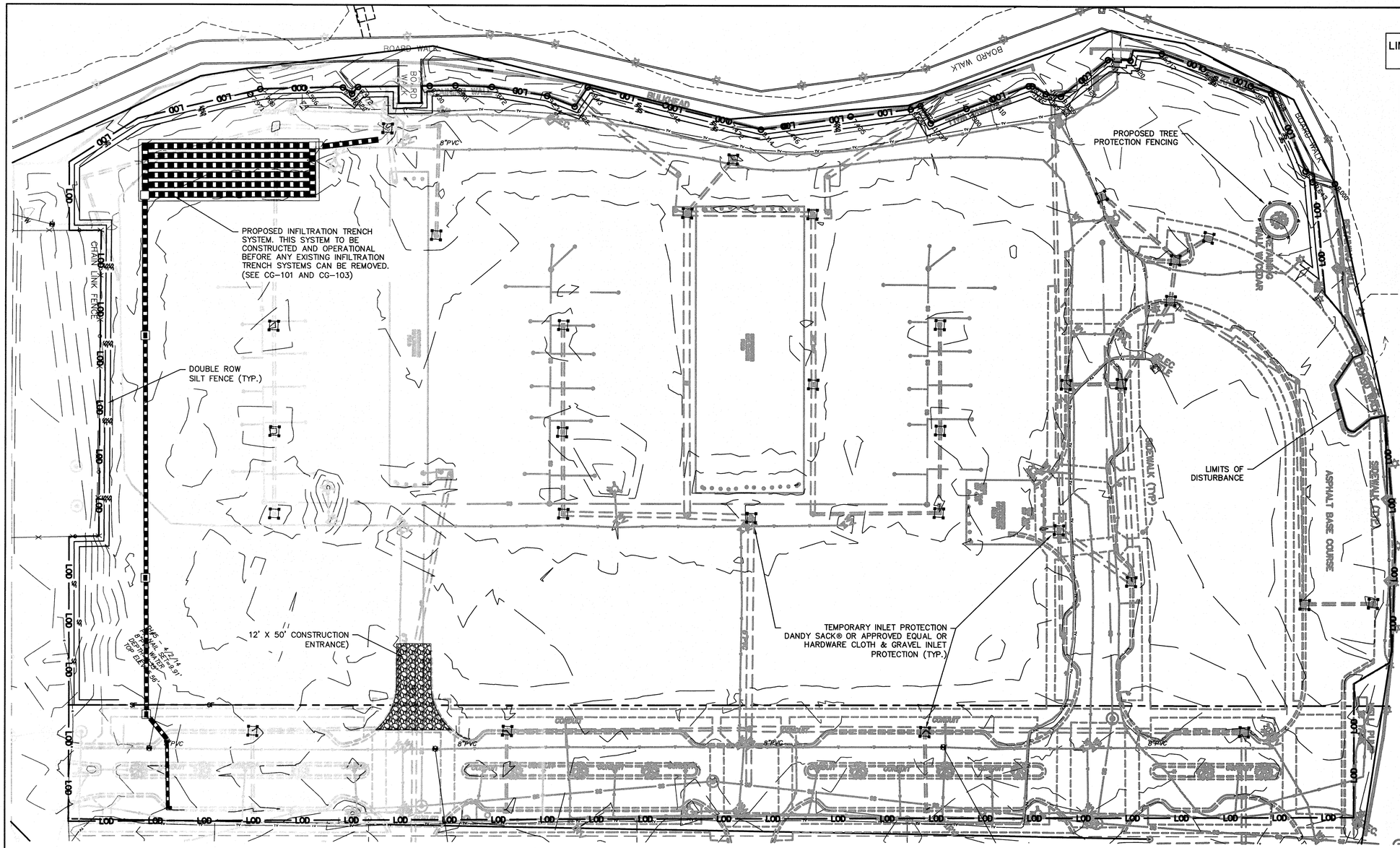
EXISTING CONDITIONS
SITE INVENTORY MAP

DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=50'
VERTICAL:

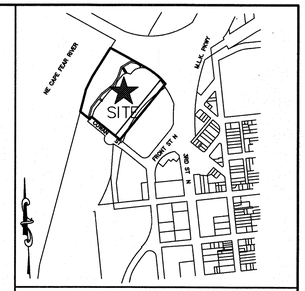
M&C FILE NUMBER CX101
DRAWING NUMBER 3

STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION



LIMITS OF DISTURBANCE = 7.11 AC

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



VICINITY MAP
N.T.S.

CONSTRUCTION SEQUENCE:

PHASE 1 CONSTRUCTION SEQUENCE

1. ESTABLISH LIMITS OF DISTURBANCE AS SHOWN.
2. A PRECONSTRUCTION CONFERENCE MUST BE HELD 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE EROSION CONTROL INSPECTOR, ENGINEER, AND CONTRACTOR SHALL MEET AT THE NEW HANOVER COUNTY EROSION CONTROL INSPECTOR'S OFFICE.
3. INSTALL TEMPORARY GRAVEL CONSTRUCTION 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.
4. INSTALL TREE PROTECTION FENCING AND SILT FENCING AS NOTED ON PLANS BEFORE COMMENCING ANY LAND DISTURBANCE ACTIVITY. ADDITIONAL TREE PROTECTION FENCING AND SILT FENCE MAY BE REQUIRED.
5. 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 STORMDRAIN SYSTEM(S) SHALL NOT COMMENCE UNTIL PROPOSED STORMDRAIN SYSTEM SHOWN ON THIS PLAN IS CONSTRUCTED.
6. COMMENCE GRUBBING AND ROUGH GRADING WITHIN THE LIMITS OF CONSTRUCTION.
7. COMMENCE DEMOLITION OF EXISTING INFILTRATION TRENCH SYSTEM(S) NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED INFILTRATION TRENCH SYSTEM AS SHOWN ON THIS PLAN.
8. COMMENCE CONSTRUCTION OF PROPOSED INFILTRATION TRENCH SYSTEM AS SHOWN ON THIS PLAN (SEE ALSO CG-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.
9. COMMENCE DEMOLITION OF EXISTING ASPHALT, CURB & 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.
10. COORDINATE DISCONNECTION OF EXISTING UTILITIES WITH THE PROPER AUTHORITIES.
11. PROVIDE TEMPORARY STABILIZATION AND SEEDING AS NECESSARY TO PREVENT EROSION. REFER TO SHEET CE-501 FOR GROUND STABILIZATION CRITERIA AND SEEDING SCHEDULE.

EROSION CONTROL NOTES:

1. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE. LIMITS OF DISTURBANCE 7.11 ACRES.
2. 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.
3. SEE SHEET CE501 FOR GROUND STABILIZATION REQUIREMENTS.
4. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE NEW HANOVER COUNTY ENGINEERING DEPARTMENT.
5. SLOPES SHALL BE GRADED NO STEEPER THAN 3:1.
6. ADDITIONAL DEVICES MAY BE REQUIRED AS AGREED UP ON BY FIELD INSPECTOR, ENGINEER, AND OWNER.
7. IF ACTIVE CONSTRUCTION CEASES IN ANY AREA FOR MORE THAN 15 WORKING DAYS, ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, AND TACKED UNLESS WRITTEN APPROVAL IS GRANTED BY THE EROSION CONTROL OFFICER.
8. WITHIN 24 HOURS FOLLOWING ANY RAIN EVENT, THE CONTRACTOR SHALL INSPECT AND REPAIR, AS NECESSARY, ALL DAMAGED EROSION CONTROL MEASURES.
9. ALL ACTIVITY AND INSTALLATION OF EROSION CONTROL MATTING WILL BE COMPLETE PRIOR TO ANY RAIN EVENT.

EROSION CONTROL MAINTENANCE PLAN:

1. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AND REPAIRED, AS NECESSARY, EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH.
2. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP. THE SEDIMENT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
4. ALL AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
5. STONE CONSTRUCTION ENTRANCE TO BE CLEANED WHEN SEDIMENT ACCUMULATIONS ARE VISIBLE OR SEDIMENT IS TRACKED ON TO THE PAVEMENT. STONE WILL BE PERIODICALLY TOP DRESSED WITH 2 INCHES OF #4 STONE TO MAINTAIN 6 INCH DEPTH. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS REQUIRED.
6. INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (0.5" OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED. INLET PROTECTION SHOULD BE CLEANED OUT WHEN IT IS HALF FULL.

LEGEND

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

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

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

1 inch

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

N

30' 0 30' 60'
SCALE: 1"=30' (Horiz.)

NOTE COW(18-458)

NO EQUIPMENT IS ALLOWED ONSITE 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, DEVISES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

TREE PROTECTION NOTES:

1. NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS. [18-457(b)]
2. PROTECTIVE FENCING IS TO BE PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. [18-458]
3. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS. [18-457(d)]
4. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS. [18-458]
5. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED. [18-458]
6. REGULATED AND SIGNIFICANT TREES IN THE STREET YARD [18-456(c)] AND ANY TREES IN ANY REQUIRED BUFFERS [18-456(b)] ARE REQUIRED TO BE RETAINED.

REV NO	DESCRIPTIONS	DATE

REVISIONS

SEAL

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 038577 ENGINEER RICHARD M. CRESSWELL
5-9-2014

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SYMPHONY properties
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SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

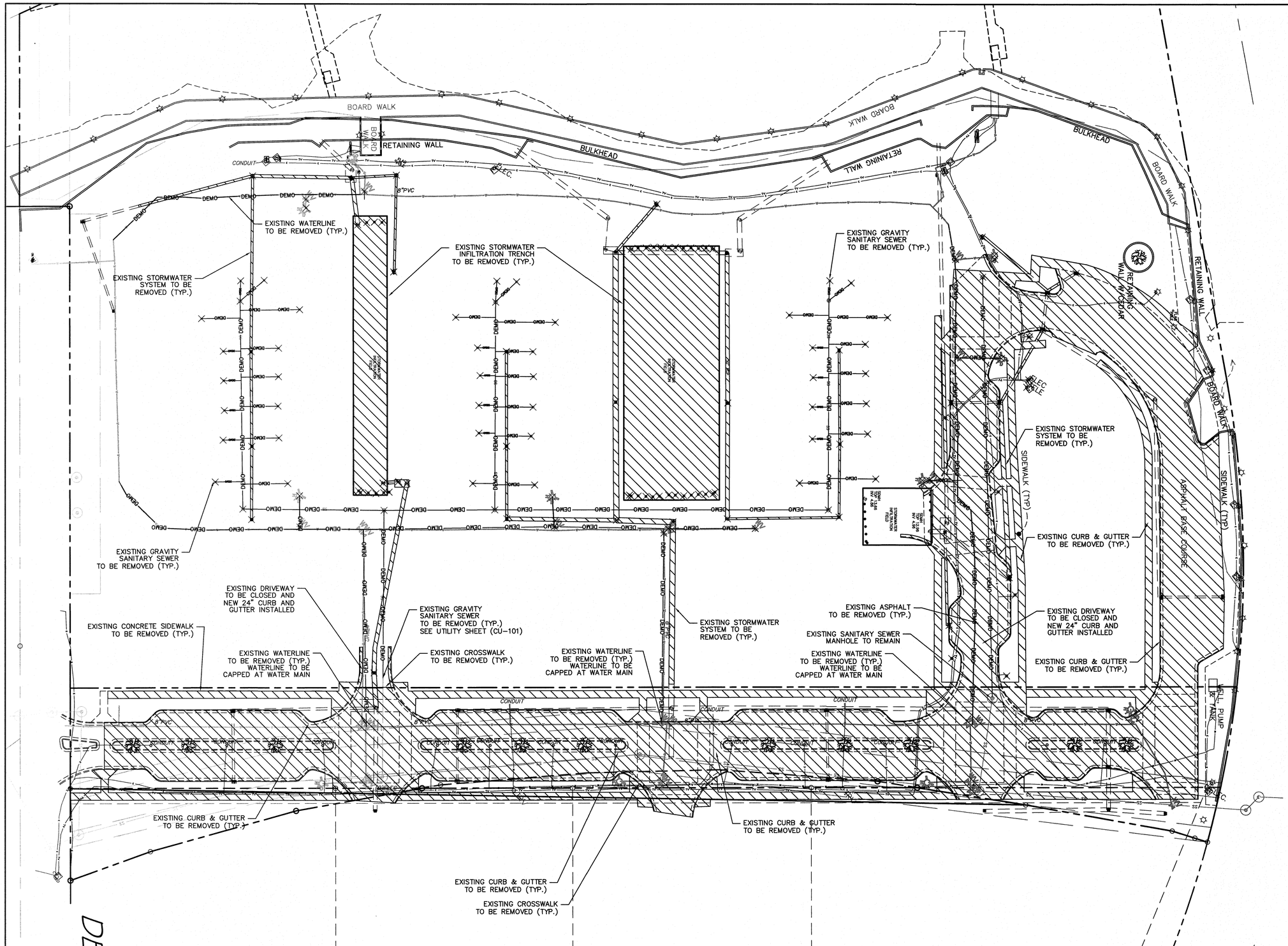
SEDIMENT & EROSION CONTROL STAGE 1

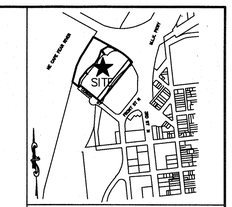
DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL:

M&C FILE NUMBER: CE101
DRAWING NUMBER: 4

STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION





VICINITY MAP
N.T.S.

30' 0 30' 60'
SCALE: 1"=30' (Horiz.)

LEGEND

RBC	= REBAR & CAP		= SANITARY SEWER MANHOLE
IPF	= IRON PIPE FOUND		= POWER POLE
INV.	= INVERT	GW	= GUY WIRE
EL.	= ELEVATION		= CABLE PEDESTAL
W	= WELL		= TELEPHONE PEDESTAL
	= FIRE HYDRANT		= TELEPHONE MANHOLE
	= WATER VALVE		= GAS VALVE
	= GRATED INLET		= ASPHALT PAVEMENT
	= YARD INLET		= TEMPORARY TREE PROTECTION
	= STORM DRAIN MANHOLE		= TEMPORARY INLET PROTECTION
SD		SD	= UNDERGROUND STORM LINE
SS		SS	= UNDERGROUND SANITARY LINE
W		W	= UNDERGROUND WATER LINE

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

1 inch

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

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

REV.NO.	DESCRIPTIONS	DATE

REVISIONS

SEAL

SEAL
REGISTERED PROFESSIONAL ENGINEER SEAL 038577 RICHARD A. CRUTCHFIELD
5-9-2014

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
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

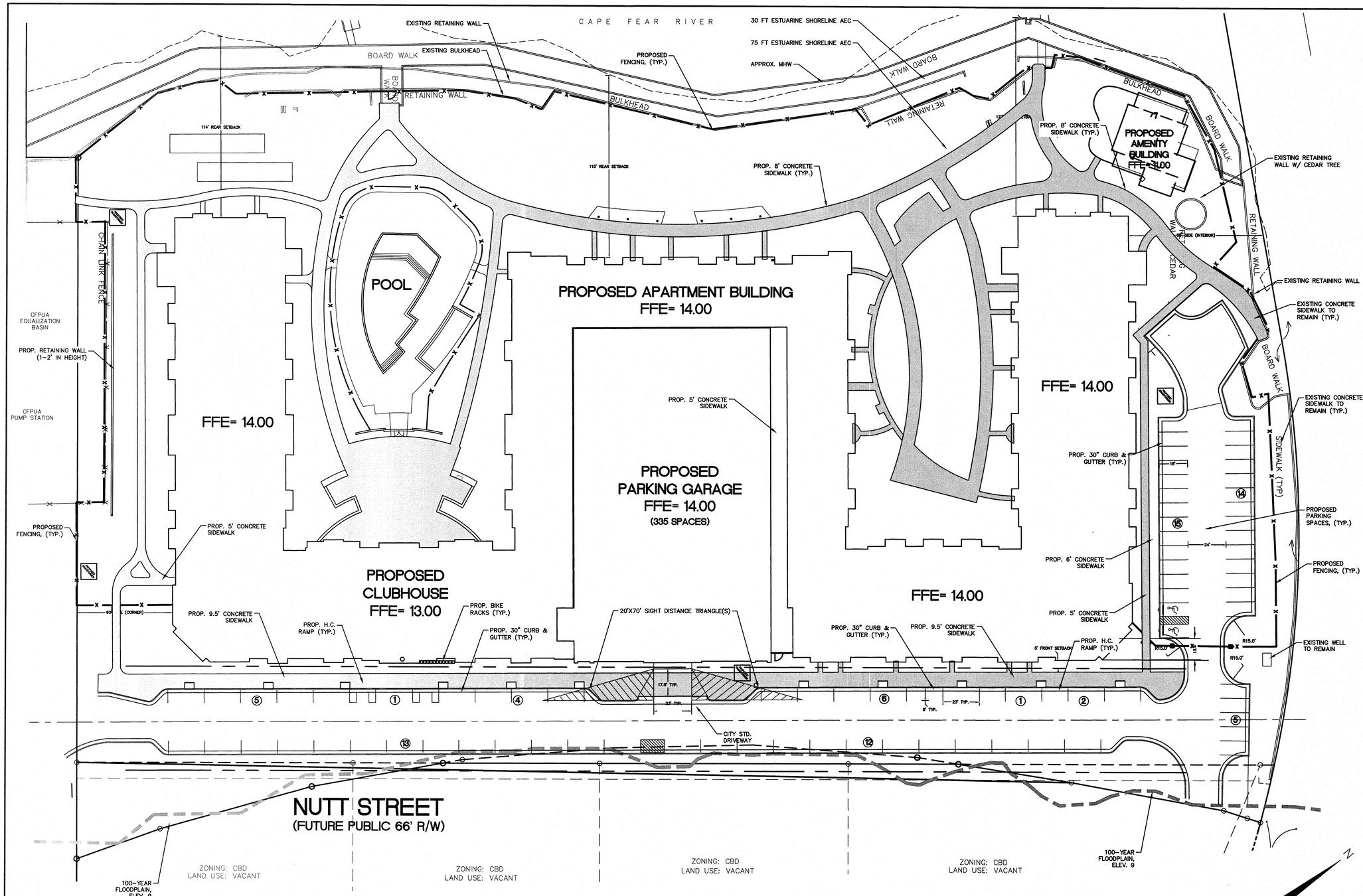
DEMOLITION PLAN

DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL:

M&C FILE NUMBER CD101
DRAWING NUMBER 5

STATUS: IN-PROGRESS PLANS
REVISION
NOT FOR CONSTRUCTION



SITE DATA TABLE	SAWMILL POINT	
PARCEL ADDRESS	1015 NUTT STREET	
BUILDING SETBACKS	REQUIRED	PROPOSED
FRONT	ON R/W OR WITHIN 5'	WITHIN 5'
REAR	0	114', 115', 127,
SIDE (INTERIOR)	0	86'
SIDE (CORNER)	0	61'
TAX PARCEL IDENTIFICATION NUMBER(S):	R04712-002-003-000	
	R04712-002-004-000	
CURRENT ZONING:	CBD-CENTRAL BUSINESS DISTRICT	
TOTAL ACREAGE TO EXISTING HARBOUR LINE	11.13 ACRES (484,823 SF)	
TOTAL ACREAGE WITHIN THE PROJECT BOUNDARIES (TO MHW)	8.12 ACRES (353,707 SF)	
BUILDING SIZE WITH SQUARE FOOTAGE	330,448 GROSS SF	
NC BUILDING CODE CONSTRUCTION TYPE	VA	
BUILDING LOT COVERAGE	23.40%	
NUMBER OF UNITS	278	
NUMBER OF BUILDINGS	1	
BUILDING HEIGHT	55'	
NUMBER OF STORIES & SQUARE FEET PER FLOOR	4 STORIES – 82,612 SF/FLOOR	
TOTAL AMOUNT OF DISTURBED AREA	13.31 ACRES (579,611 SF)	
CAMA LAND USE CLASSIFICATION	CONSERVATION*	
EXISTING IMPERVIOUS AREA	90,680	SF (25.6%)
* PROJECT IS LOCATED IN THE "URBAN WATERFRONT" AS DESCRIBED BY COASTAL AREA MANAGEMENT ACT (CAMA).		
IMPERVIOUS AREA (PROPOSED)		
ROOF TOPS	82,650	SF
ROADWAYS	0	SF
PARKING	40,920	SF
SIDEWALKS	30,060	SF
OFF-SITE IMPERVIOUS (WITHIN PROPOSED PUBLIC R/W)	0	SF
TOTAL S.F. (ONSITE IMPERVIOUS AREA)	153,630	SF
PERCENTAGE (ONSITE IMPERVIOUS AREA/ONSITE AREA)	43.40	%
PARKING CALCULATIONS		
PROPOSED USE:	MULTI-FAMILY	
TOTAL SPACES PROVIDED	429 (1.54 SPACES PER UNIT)	
SURFACE PARKING PROVIDED	29 SPACES	
PARKING DECK SPACES PROVIDED	360 SPACES	
SPACES PROVIDED ON NUTT STREET	39 SPACES	
ACCESSIBLE SPACES IN PARKING DECK	4	
ACCESSIBLE SPACES IN SURFACE LOT	2	
ACCESSIBLE SPACES PROVIDED	6 (4 VAN)	
BICYCLE SPACES PROVIDED (5 PER 100 SPACES)	21	
SEC. 18-529, EACH PARKING SPACE LOCATED AT THE PERIMETER OF A PARKING FACILITY SHALL BE EQUIPPED WITH A CURB, WHEEL STOP, OR SIMILAR DEVICE TO PREVENT VEHICLE ENCROACHMENT BEYOND PROPERTY LINES OF PARKING LOTS AND INTO PEDESTRIAN WAYS OR TRAFFIC AISLES.		
BUILDING FRONTAGE CALCULATIONS		
TOTAL BUILDING FRONTAGE	560 LF	
BUILDING FRONTAGE WITHIN 5' OF R/W REQUIRED	280 LF	
BUILDING FRONTAGE WITHIN 5' OF R/W PROVIDED	299 LF	

NOTE: CAMA LAND CLASSIFICATION IS CONSERVATION.

NOTE: ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SITE LINES FROM 30" – 10'.

NOTE: WASTE DISPOSAL RECEPTACLES WILL BE WITHIN PARKING GARAGE ONLY.

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

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

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

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	

SEAL

SEAL
CAROLINA PROFESSIONAL SEAL 038577 ENGINEER RICHARD CHRISTOPHER MCKIM
5-9-2014

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
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

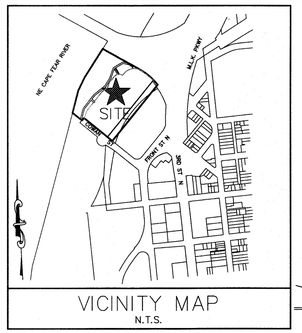
SITE PLAN

DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL:

M&C FILE NUMBER CS101
DRAWING NUMBER 6

STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION



VICINITY MAP
N.T.S.

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

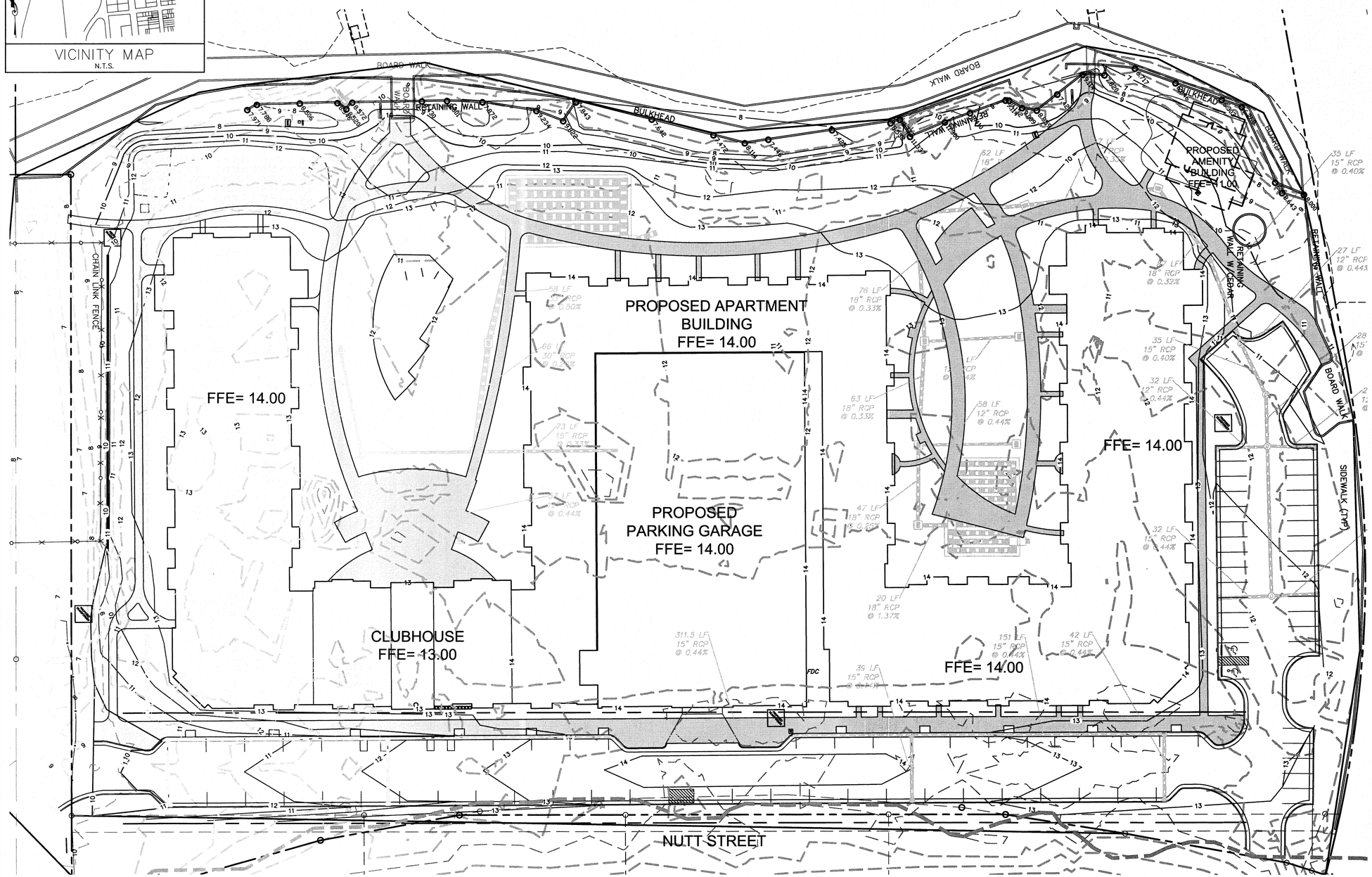
Approved Construction Plan		
	Name	Date
Planning		
Traffic		
Fire		

30' 0 30' 60'
SCALE: 1"=30' (Horiz.)
1 inch

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

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM DRAINAGE PIPE
- BUILDING ROOF OUTLINE
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE CATCH BASIN
- 7.820 SPOT ELEVATION (EXISTING GRADE ALONG BULKHEAD)



STORM DRAINAGE AND GRADING NOTES:

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

STORM DRAINAGE NOTES:

1. ALL PIPE BEDDING SHALL BE CLASS "C" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
2. ALL STORM DRAINAGE PIPES SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.
3. DO NOT PLANT TREES WITHIN UTILITY AND DRAINAGE EASEMENTS.
4. THE ENGINEER AND THE CONTRACTOR SHALL INSPECT ALL EXISTING PIPES USED IN THE FINAL DRAINAGE SYSTEM AND AGREE ON THE CONDITION OF THE PIPES PRIOR TO CONSTRUCTION. IF DAMAGE OCCURS TO THESE PIPES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE PIPE(S).
5. THE CONTRACTOR SHALL CONTACT ONECALL BEFORE COMMENCING ANY WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WHETHER INDICATED ON THE DRAWINGS OR NOT. THE CONTRACTOR WILL ASSURE THE PRESENCE ONSITE OF A REPRESENTATIVE OF THE GAS COMPANY WHEN WORKING IN THE VICINITY OF ANY GAS MAINS.

CITY OF WILMINGTON STANDARD NOTES:

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
2. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
3. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
4. ONCE 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.
5. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
6. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING SHALL BE REPLACED BY THE CONTRACTOR.
7. CONTACT KAREN DIXON AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
8. 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.
9. THE NUMBER AND SPACING OF DRIVEWAYS FOR ALL INTERCONNECTED SITES WILL BE DETERMINED BY THE COMBINED FRONTAGE OF THE INTERCONNECTED PROPERTIES.
10. CONTACT TRAFFIC ENGINEERING 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.
11. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.

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, DEVISES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

NOTE COW(18-458)

NO EQUIPMENT IS ALLOWED ONSITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED BY LANDSCAPE ARCHITECT.

REV.NO	DESCRIPTIONS	DATE

REVISIONS

SEAL

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 038577 ENGINEER
RICHARD MICHAEL CREED
5-9-2014

McKIM&CREED
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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
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

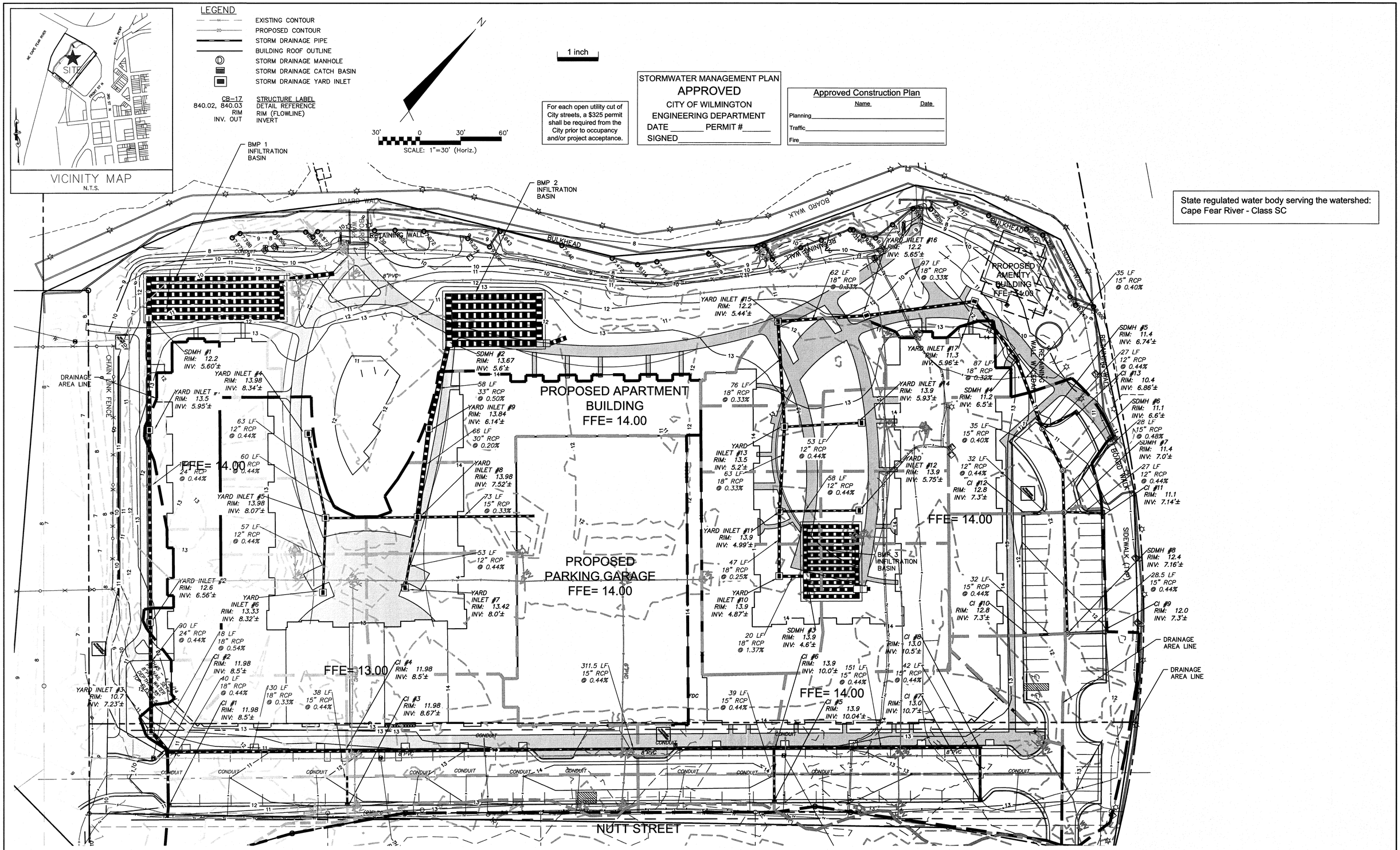
GRADING PLAN

DATE:	9 MAY 2014
MCE PROJ. #	06588-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL:

M&C FILE NUMBER: CG101
DRAWING NUMBER: 7

STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION



REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	

SEAL

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 038577 ENGINEER RICHARD M. CREED
5-9-2014

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Wilmington, NC 28401
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SYMPHONY properties
Orchestrating REAL Solutions

SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

STORM DRAINAGE PLAN

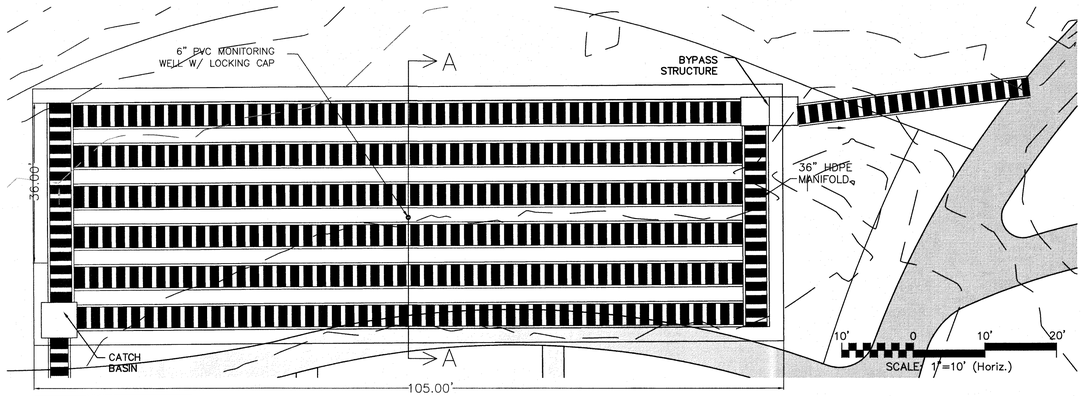
DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL:

M&C FILE NUMBER CG102
DRAWING NUMBER 8

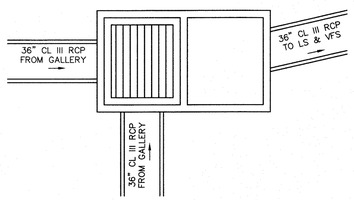
STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION

INFILTRATION GALLERY A

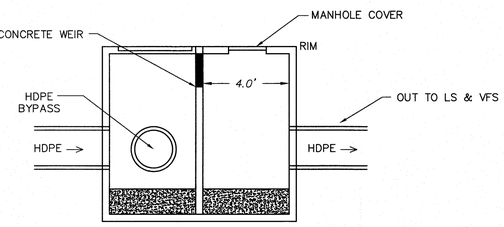


INFILTRATION GALLERY A
DA= 1.97AC
STORAGE VOL.= 5,405 CF

PLAN VIEW
SCALE: 1" = 10'

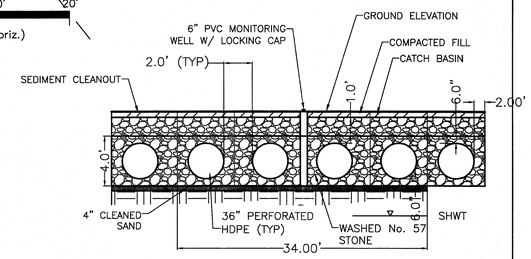


PLAN VIEW



SECTION

BYPASS STRUCTURE
NOT TO SCALE

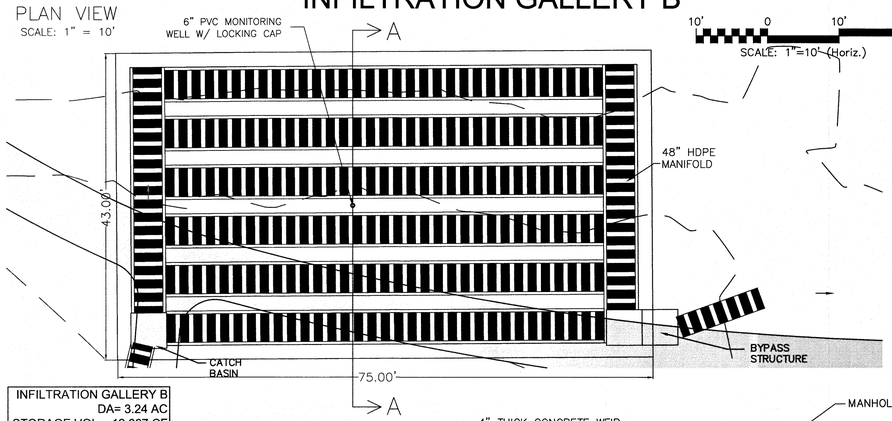


NOTE: WRAP No. 57 STONE WITH NON-WOVEN FABRIC ON ALL SIDES. OVERLAP PER CITY OF WILMINGTON TECHINCAL STANDARDS.

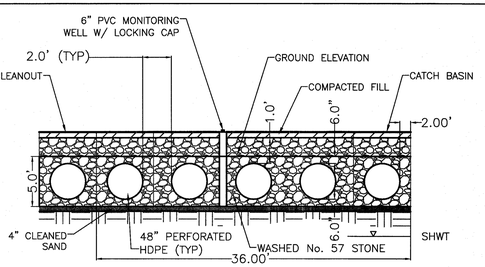
SECTION A–A
SCALE: N.T.S.

INFILTRATION GALLERY B

PLAN VIEW
SCALE: 1" = 10'

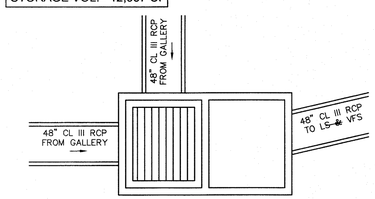


INFILTRATION GALLERY B
DA= 3.24 AC
STORAGE VOL.= 12,067 CF

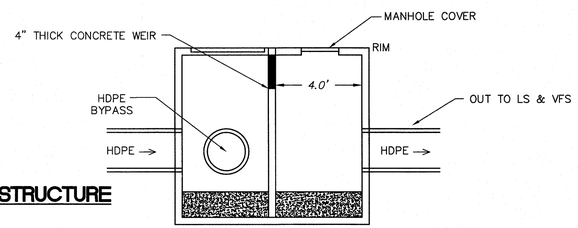


NOTE: WRAP No. 57 STONE WITH NON-WOVEN FABRIC ON ALL SIDES. OVERLAP PER CITY OF WILMINGTON TECHINCAL STANDARDS.

SECTION A–A
SCALE: N.T.S.



PLAN VIEW

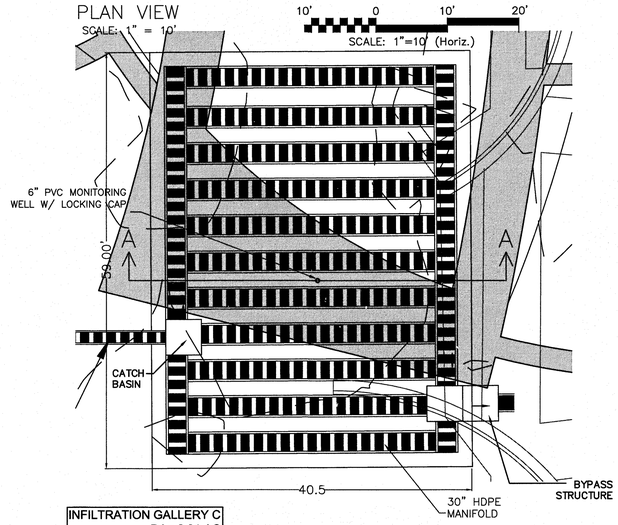


SECTION

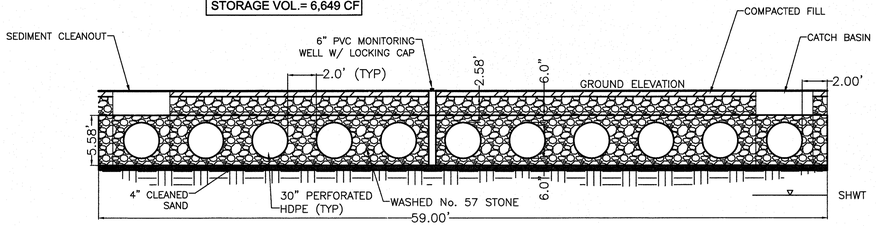
BYPASS STRUCTURE
NOT TO SCALE

INFILTRATION GALLERY C

PLAN VIEW
SCALE: 1" = 10'

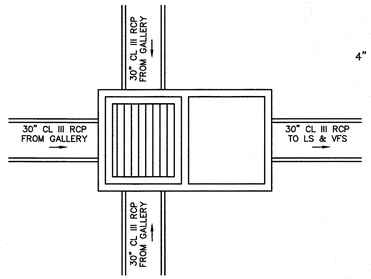


INFILTRATION GALLERY C
DA= 2.21 AC
STORAGE VOL.= 6,649 CF

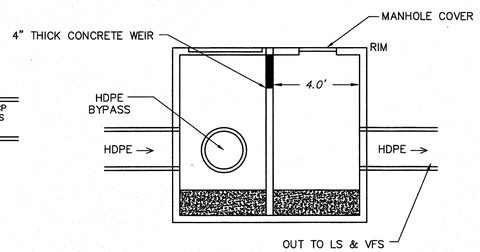


NOTE: WRAP No. 57 STONE WITH NON-WOVEN FABRIC ON ALL SIDES. OVERLAP PER CITY OF WILMINGTON TECHINCAL STANDARDS.

SECTION A–A
SCALE: N.T.S.



PLAN VIEW



SECTION

BYPASS STRUCTURE
NOT TO SCALE

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.

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

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

REV.NO.	DESCRIPTIONS	DATE

REVISIONS

SEAL

SEAL
CAROLINA
SEAL
038577
ENGINEER
5 May 2014

McKIM&CREED
243 North Front Street
Wilmington, NC 28401
Phone: (910)343-1048, Fax: (910)251-8282
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SYMPHONY properties
Orchestrating REAL Solutions

SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

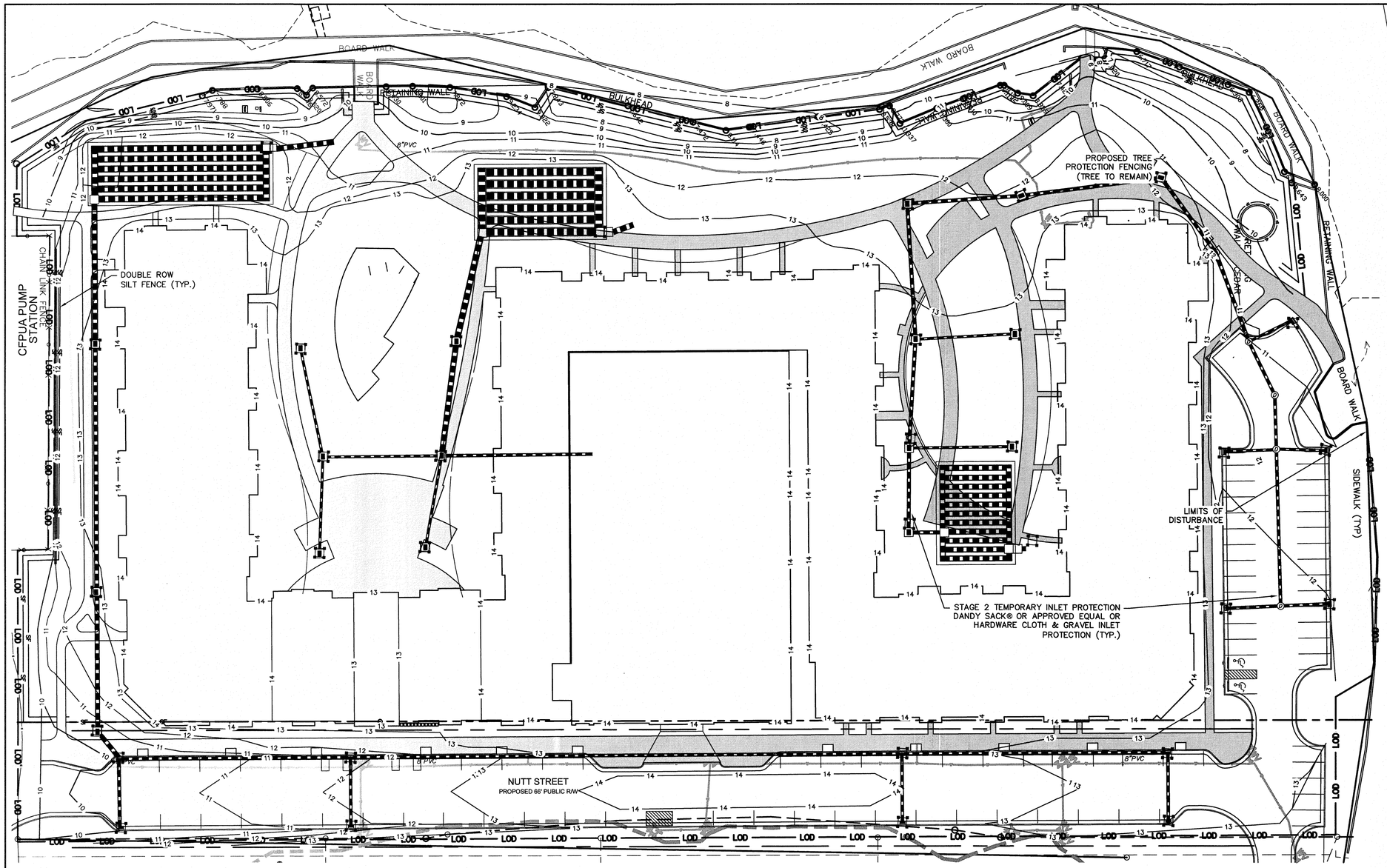
STORMWATER MANAGEMENT DETAILS

DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: N/A
VERTICAL:

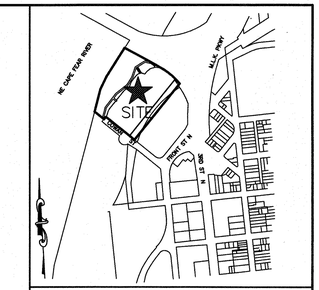
M&C FILE NUMBER
CG502
DRAWING NUMBER
9

STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION



LIMITS OF DISTURBANCE = 7.11 AC

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



VICINITY MAP
N.T.S.

STAGE 2 CONSTRUCTION SEQUENCE

1. 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.
2. REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT CONTROL MEASURES AS REQUIRED ON THE PLANS AND PERMIT.
3. COMPLETE PARKING AREAS AND ENTRANCE CONSTRUCTION TO SUBGRADE. COMPACT ALL FILL AREAS TO 95% STD. PROCTOR MAXIMUM DRY DENSITY.
4. INSTALL GRAVEL BASE IN PARKING AREAS.
5. INSTALL CONCRETE CURB AND GUTTER.
6. INSTALL FIRST LIFT OF ASPHALT BASE COURSE, AND THEN HOLD OFF ON THE FINAL ASPHALT COURSE UNTIL END OF CONSTRUCTION SEQUENCE..
7. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN EROSION CONTROL MEASURES AND CLEAN AND REPAIR TEMPORARY SEDIMENT MEASURES TO MEET NEW HANOVER COUNTY APPROVAL.
8. 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.
9. INSTALL LANDSCAPING AND ESTABLISH FINAL GRADES AS SHOWN ON CG-101.
10. 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.
11. REMOVE ALL SEDIMENT FROM ALL STORM DRAIN PIPES.
12. SILT FENCE MUST REMAIN INSTALLED AND FUNCTIONING PROPERLY UNTIL THE LIMITS OF CONSTRUCTION HAVE BEEN PERMANENTLY STABILIZED.

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, DEVISES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

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 HQW ZONES)

LEGEND

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

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

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

1 inch

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

30' 0 30' 60'
SCALE: 1"=30' (Horiz.)

REV.NO.	DESCRIPTIONS	DATE

REVISIONS

SEAL

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 038577
5-9-2014

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
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

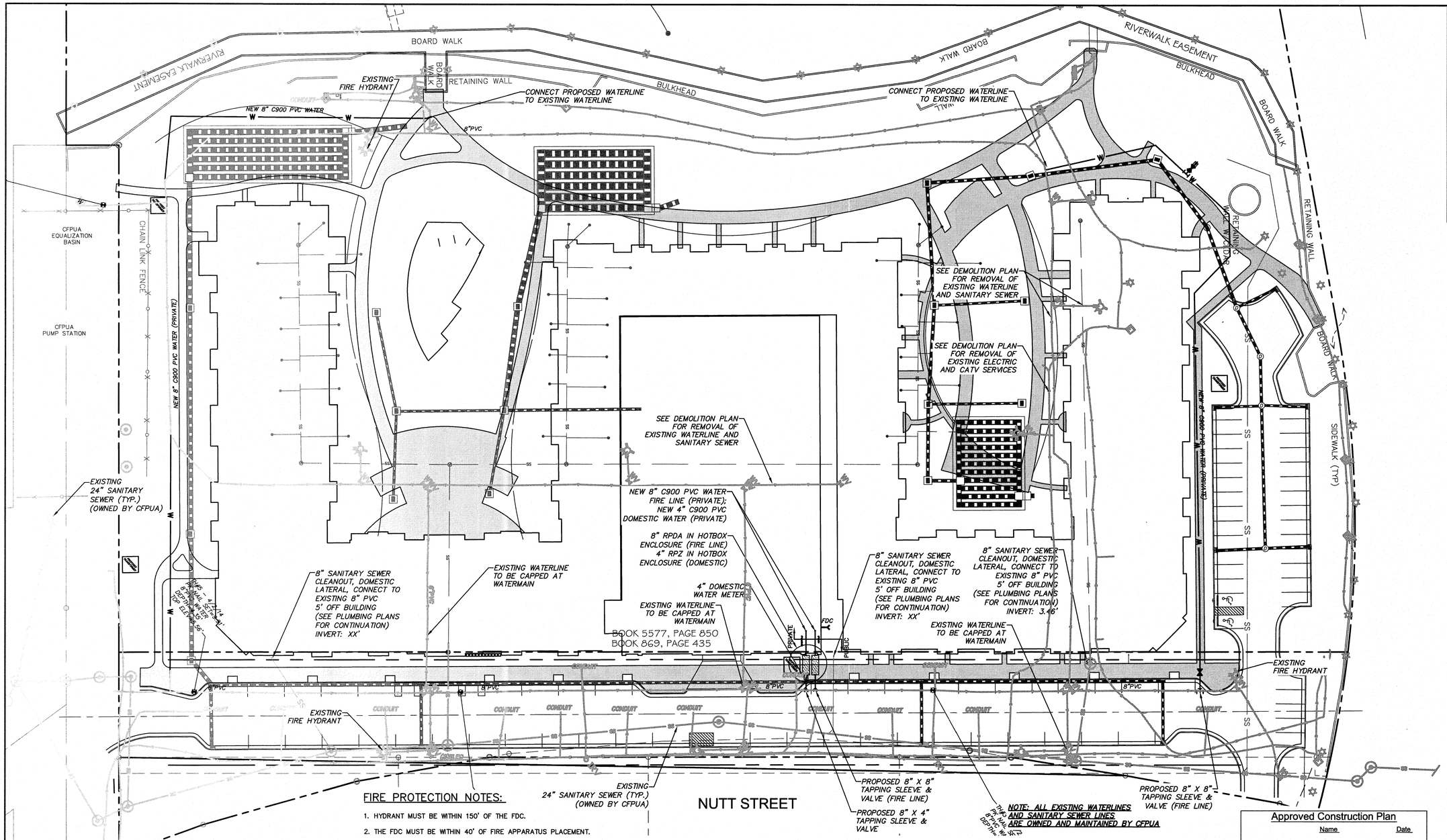
SEDIMENT & EROSION CONTROL
STAGE 2

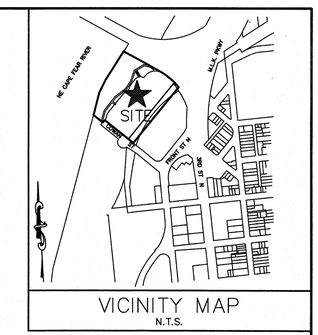
DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL:

M&C FILE NUMBER CE102
DRAWING NUMBER 10

STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION





VICINITY MAP
N.T.S.

N

30' 0 30' 60'
SCALE: 1"=30' (Horiz.)

FIRE PROTECTION NOTES:

1. HYDRANT MUST BE WITHIN 150' OF THE FDC.
2. THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
3. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
4. HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
5. COMBUSTIBLE MATERIALS MAY NOT BE STORED OR ERECTED ONSITE WITHOUT CITY FIRE INSPECTOR APPROVAL.
6. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDING(S).
7. UNDERGROUND FIRE LINE AND PRIVATE WATER MAINS MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
8. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM UNDERGROUND UTILITIES
9. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.

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.

ESTIMATED WATER & SANITARY DEMAND

PROPOSED USE	EXISTING FLOW (GPD)	REQUIREMENT	FLOW (GAL)
RESIDENTIAL	360 (SINGLE RESIDENCE)	360 GALLONS/DAY/UNIT	100,080
		TOTAL =	100,080

EXISTING WATER & SANITARY DEMAND

EXISTING USE	EXISTING FLOW (GPD)	REQUIREMENT	FLOW (GAL)
VACANT	0	0	0
		TOTAL =	0

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

NOTE: ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND TERMINAL FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.

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_____

REV.NO	DESCRIPTIONS	DATE
	REVISIONS	

SEAL

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 038577 ENGINEER RICHARD M. CHRISTENSEN
5-9-2014

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SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

UTILITY PLAN

DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL:

MSC FILE NUMBER CU101
DRAWING NUMBER 12

STATUS: IN-PROGRESS PLANS
REVISION
NOT FOR CONSTRUCTION

GENERAL CONSTRUCTION NOTES:

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

GENERAL NOTES

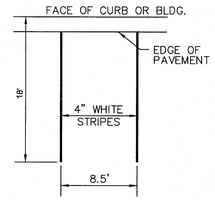
1. IN ACCORDANCE WITH N.C.G.S. 136-44.14, ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED SHALL PROVIDE WHEELCHAIR RAMPS FOR THE PHYSICALLY HANDICAPPED ON EACH SIDE OF ANY STREET OR ROAD, WHERE CURBS AND SIDEWALKS ARE PROVIDED AND AT OTHER MAJOR POINTS OF PEDESTRIAN FLOW.
2. WHEELCHAIR RAMPS SHALL BE LOCATED AS INDICATED IN DETAIL DRAWINGS; HOWEVER, EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. MAY AFFECT PLACEMENT.
3. CURB RAMPS SHALL HAVE DETECTABLE WARNINGS EXTENDING THE FULL WIDTH OF THE RAMP AND A MINIMUM OF 2-FT. IN LENGTH.

CONSTRUCTION NOTES

1. CONSTRUCTION SHALL CONFORM WITH CONSTRUCTION STANDARDS OF THE GOVERNING BODY WHICH HAS JURISDICTION OF THE PARTICULAR STREET.
2. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED OF CLASS "A" CONCRETE WITH THE SURFACE HAVING A ROUGH, NON-SKID TYPE FINISH.
3. A ½-IN. EXPANSION JOINT SHALL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
4. IN NO CASE SHALL THE WIDTH OF A CURB RAMP OR CURB CUT BE LESS THAN 40-IN. (3-FT, 4-IN.), NOT INCLUDING THE FLARED SIDES.
5. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
6. THE MAXIMUM SLOPE ON THE CURB RAMP RUN IS 1:12.
7. THE MAXIMUM CROSS SLOPE OF THE CURB RAMP IS 1:50.
8. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
9. ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48-IN. LONG BETWEEN THE CURB RAMPS.
10. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9-IN., A HEIGHT OF NOMINAL 0.2-IN. AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35-IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

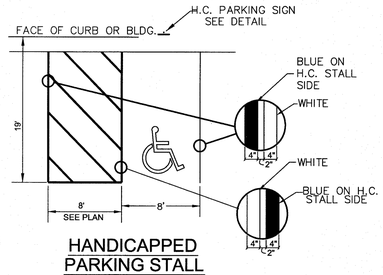
ADDITIONAL NOTES

1. STOP BARS SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN OR OTHER LEGAL REQUIREMENT.
2. PARKING SHALL BE ELIMINATED A MINIMUM OF 20 FEET BACK OF THE PEDESTRIAN CROSSWALK.
3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION. THIS DOCUMENT IS AVAILABLE FROM THE SUPERINTENDENT OF DOCUMENTS, U.S. GOVERNMENT PRINTING OFFICE, WASHINGTON, D.C. 20402.
4. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
5. THE BOTTOM OF DIAGONAL (CORNER TYPE) CURB RAMPS AT MARKED CROSSINGS SHALL HAVE 48-IN. MINIMUM CLEAR SPACE WITHIN THE MARKINGS.
6. IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL HAVE AT LEAST A 24-IN. LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.



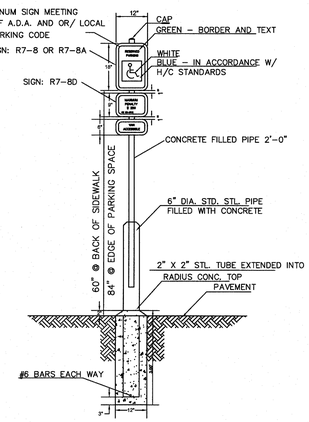
TYPICAL PARKING STALL

NOT TO SCALE



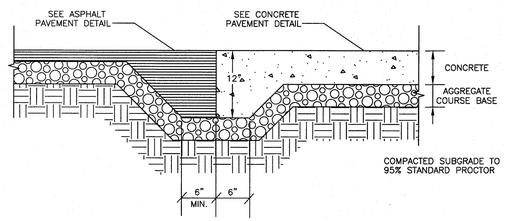
HANDICAPPED PARKING STALL

NOT TO SCALE



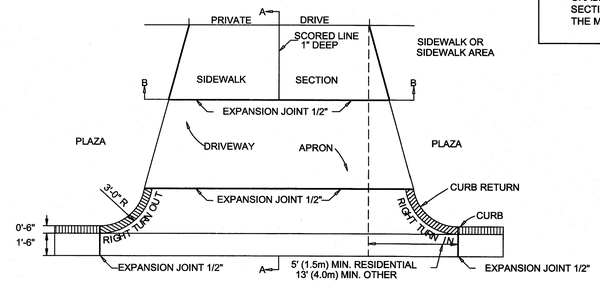
HANDICAP PARKING SIGN

NOT TO SCALE

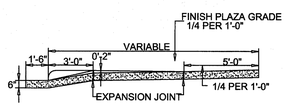


ASPHALT TO CONCRETE TRANSITION

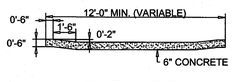
NOT TO SCALE



PAVEMENT PLAN



SECTION A-A

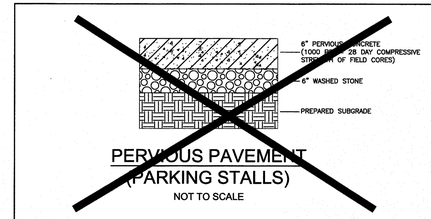


SECTION B-B

STANDARD DRIVEWAY DETAIL

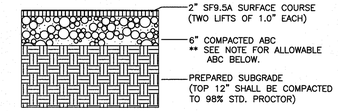
SD 8-02

NOT TO SCALE



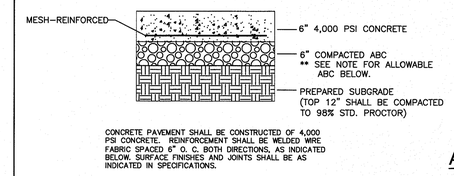
PERVIOUS PAVEMENT (PARKING STALLS)

NOT TO SCALE



ASPHALT PAVEMENT SECTION (DRIVE AISLE)

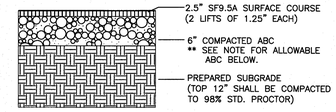
NOT TO SCALE



CONCRETE PAVEMENT SHALL BE CONSTRUCTED OF 4,000 PSI CONCRETE. REINFORCEMENT SHALL BE WELDED WIRE FABRIC SPACED 6" O. C. BOTH DIRECTIONS, AS INDICATED BELOW. SURFACE FINISHES AND JOINTS SHALL BE AS INDICATED IN SPEOFICATIONS.

CONCRETE PAVEMENT SECTION (DUMPSTER PAD)

NOT TO SCALE

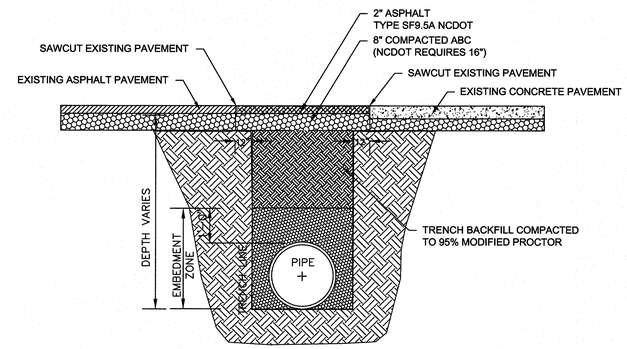


ASPHALT PAVEMENT SECTION (PUBLIC STREETS)

NOT TO SCALE

** COMPACTED ABC NOTE-1:
COMPACTED ABC MUST MEET THE NCDOT STANDARD SPECIFICATION GRADATION. REFER TO NCDOT STD SPECS (JAN 2012 EDITION) SECTION 520, AND SECTIONS 1005, 1006, AND 1010 FOR ALL OF THE MATERIAL GRADATION AND SPECIFICATIONS.

** COMPACTED ABC NOTE-2:
GRANITE BASED ABC IS NOT REQUIRED FOR THIS PROJECT. THE FOLLOWING TYPE OF MATERIALS MAY BE USED FOR ABC;
1. MARL - 6" IN DEPTH;
2. CRUSHED CONCRETE - CAN REDUCE TO 4" IN DEPTH;
3. ASPHALT MILLING CRUSHED TO ¾" DIAMETER - 6" IN DEPTH.



NOTES:

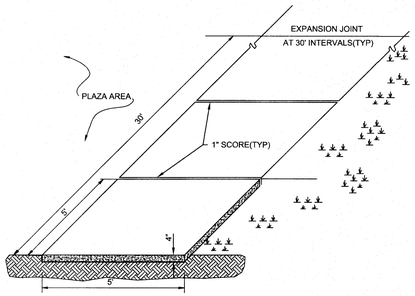
* BACKFILL TO BE INSTALLED IN 6" LIFTS (MAXIMUM) AND COMPACTED TO A MINIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED A.A.S.H.T.O. STANDARD METHOD T-99
* CUT - BACK TO BE PREPARED AFTER TRENCH BACKFILLING AND COMPACTION

STANDARD SHOWING METHOD MAKING PAVEMENT REPAIRS WHERE PIPE IS INSTALLED

PAVEMENT REPAIR DETAIL

SD 1–16

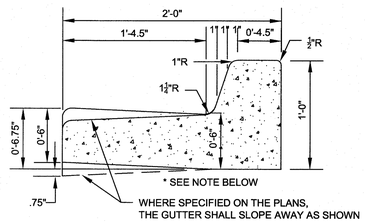
NOT TO SCALE



STANDARD SIDEWALK DETAIL

SD 8-15

NOT TO SCALE

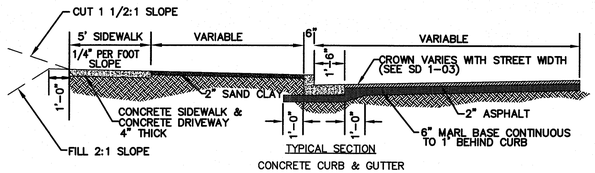


*NOTE: 4" OF COMPACTED ABC SHALL BE PLACED BELOW TYPE-A CURB AND GUTTER. FURTHER, THE 6" ABC DEPTH SHALL BE EXTENDED 12" BEHIND THE BACK OF CURB PER CITY STD SD 1-02.

STANDARD CURB SECTION TYPE "A"

SD 7-01

NOT TO SCALE



NOTES:
*COMBINED CONCRETE CURB & GUTTER, CONCRETE SIDEWALK AND DRIVEWAYS TO BE 3000 POUNDS STRENGTH CONCRETE.
*SCORE JOINTS TO BE PLACED EVERY 5' ACROSS SIDEWALK, IN SIDEWALK AREA OF DRIVEWAYS.
*EXPANSION JOINTS TO BE PLACED ACROSS SIDEWALK EVERY 30'.
*EXPANSION JOINTS TO BE PLACED BETWEEN: SIDEWALK AND CURB, SIDEWALK AND DRIVEWAY, AND DRIVEWAY AND CURB RETURN WHERE THEY ADJOIN.

STANDARD STREET SECTION

SD 1-02

NOT TO SCALE

1 inch

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Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
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DATE _____ PERMIT # _____
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REVISIONS

SEAL

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NORTH CAROLINA PROFESSIONAL SEAL 038577 ENGINEER RICHARD M. CREED, JR.
5-9-2014

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
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

SITE DETAILS

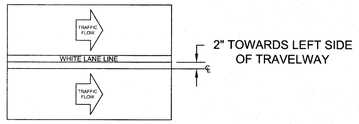
DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: N/A
VERTICAL:

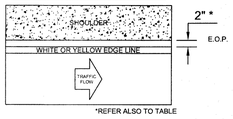
M&C FILE NUMBER CS501
DRAWING NUMBER 13

STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION

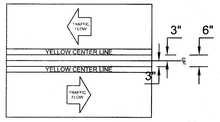
LANE LINE OFFSET DETAIL



EDGE LINE OFFSET DETAIL



CENTER LINE OFFSET DETAIL



PAVEMENT MARKINGS OFFSETS

SD 11–02

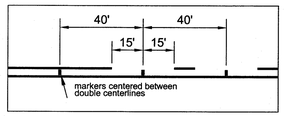
TABLE 1		
EDGE LINE OFFSETS FOR 2-LANE, 2-WAY ROADWAYS WITH UN-PAVED SHOULDERS		
WIDTH OF TRAVEL PAVEMENT	MAX. EDGE LINE OFFSET FROM E. O. P.	MINIMUM LANE WIDTH
16' - 20'	2"	8' - 10'
22'	2"	11'
24'	1'	11'
26'	2'	11'
28'	2'	12'
30'	3'	12'
32'	4'	12'

PAVEMENT MARKER SPACING CHART	
TYPE OF PAVEMENT MARKING	TYPICAL SPACING in FT (speed limit <= 45mph)
Centerlines--along through lanes	40
Centerlines--along horizontal curves	per Traffic Engineering
Skip Lines--along through lanes	40
Turn Lanes--Skip Lines	40
Turn Lanes--Solid Lane Lines	20
Turn Lanes--Centerlines	40
Painted Islands--White	20
Painted Islands--Yellow	40
Raised Median Islands	40
Other Markings	per Traffic Engineering

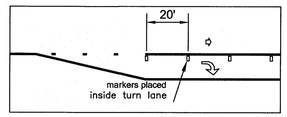
GENERAL NOTES

-CRYSTAL/RED MARKERS SHALL BE USED ALONG WHITE PAVEMENT MARKINGS UNLESS OTHERWISE DIRECTED BY TRAFFIC ENGINEERING. RED SIDE OF MARKER TO FACE "WRONG-WAY" TRAFFIC.
-PAVEMENT MARKERS SHOULD NOT BE PLACED CLOSER THAN 2 INCHES TO A PAVEMENT CONSTRUCTION JOINT, EXCEPT WHEN PLACED BETWEEN DOUBLE YELLOW CENTERLINES.
-PAVEMENT MARKERS SHALL NOT BE PLACED DIRECTLY ON PAVEMENT MARKINGS.
-PAVEMENT MARKERS USED IN CONJUNCTION WITH DOUBLE YELLOW CENTERLINES SHALL BE PLACED MID-WAY BETWEEN THE LINES, WITH A GAP BETWEEN MARKER AND MARKINGS.

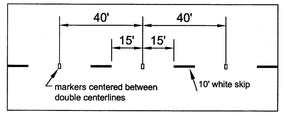
PLACEMENT ALONG YELLOW CENTERLINES



PLACEMENT ALONG TURN LANE LINES



PLACEMENT ALONG WHITE SKIP LINES

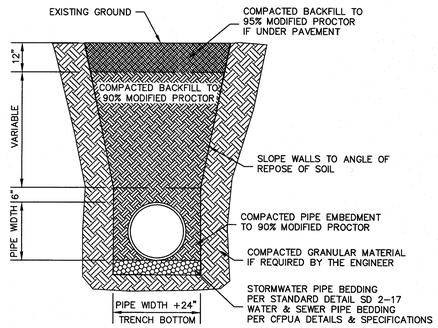


LEGEND

- DIRECTION OF TRAFFIC FLOW
- AMBER / AMBER MARKER
- CRYSTAL / RED MARKER

PAVEMENT MARKINGS RAISED PAVEMENT MARKERS

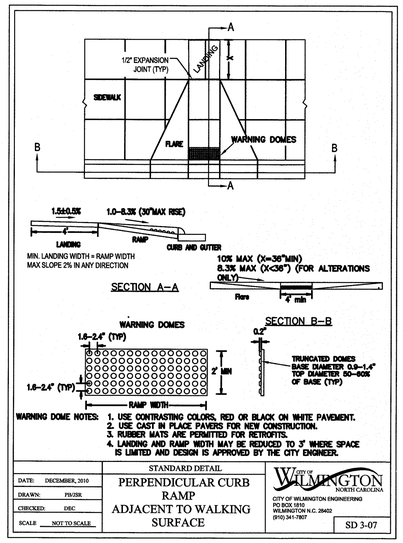
SD 11-10



STANDARD PIPE TRENCH DETAIL

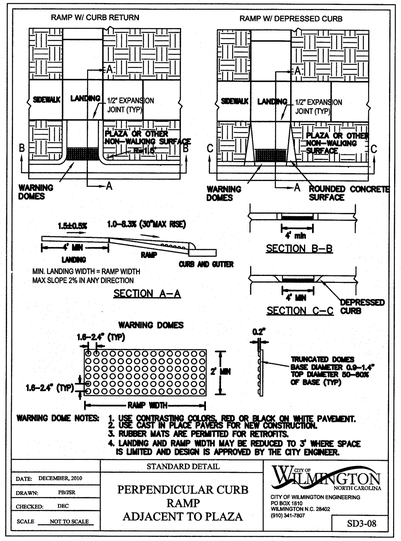
SD 1–07

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	CITY OF WILMINGTON NORTH CAROLINA
DRAWN: PB/JSR	PERPENDICULAR CURB RAMP ADJACENT TO WALKING SURFACE	CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807
CHECKED: DRC		
SCALE: NOT TO SCALE		SD 3-07



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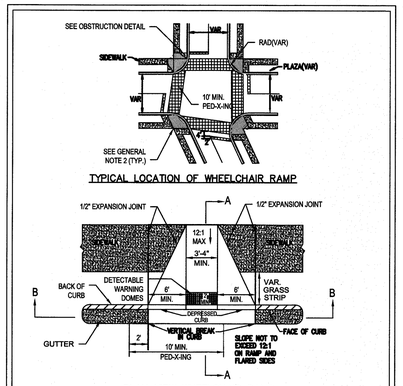
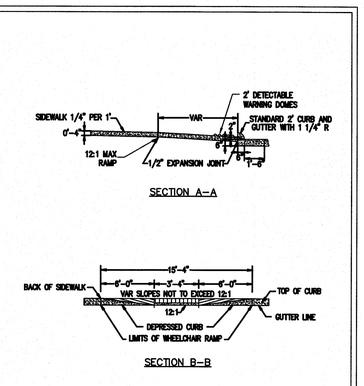
DATE: DECEMBER, 2010	STANDARD DETAIL	CITY OF WILMINGTON NORTH CAROLINA
DRAWN: PB/JSR	PERPENDICULAR CURB RAMP ADJACENT TO PLAZA	CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807
CHECKED: DRC		
SCALE: NOT TO SCALE		SD3-08



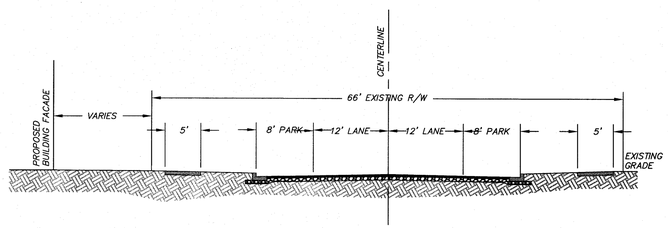
GUIDELINES FOR WHEELCHAIR RAMPS & DEPRESSED CURBS

SD 8–10

DATE: 2/29/2008	STANDARD DETAIL	CITY OF WILMINGTON NORTH CAROLINA
DRAWN BY: J. RHYNE	GUIDELINES FOR WHEELCHAIR RAMPS & DEPRESSED CURBS SHEET 1 OF 2	CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807
CHECKED BY: AMS, P.E.		
SCALE: NOT TO SCALE		SD 8-10

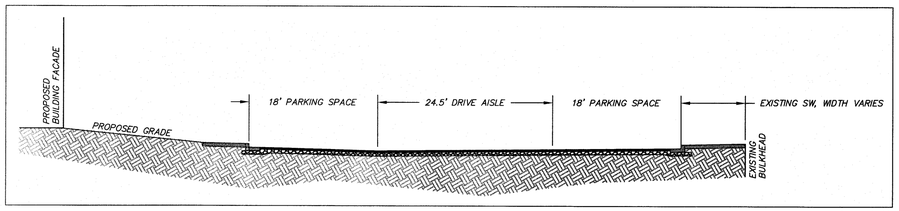


DATE: 2/29/2008	STANDARD DETAIL	CITY OF WILMINGTON NORTH CAROLINA
DRAWN BY: J. RHYNE	GUIDELINES FOR WHEELCHAIR RAMPS & DEPRESSED CURBS SHEET 2 OF 2	CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807
CHECKED BY: AMS, P.E.		
SCALE: NOT TO SCALE		SD 8-10



PROPOSED NUTT STREET CROSS SECTION

SCALE: 1" = 10'



PROPOSED PARKING AREA CROSS SECTION

SCALE: 1" = 10'

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.

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

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

REV.NO.	DESCRIPTIONS	DATE

REVISIONS

SEAL

SEAL

McKIM&CREED
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SYMPHONY properties
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SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

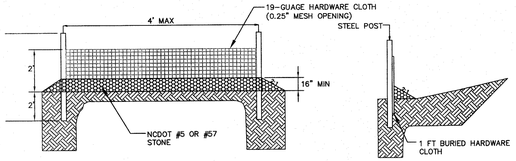
SITE DETAILS

DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: N/A
VERTICAL:

MKC FILE NUMBER: CS502
DRAWING NUMBER: 14

STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION

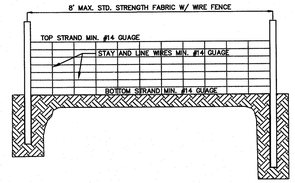


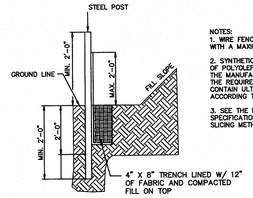
NOTES:

1. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
2. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 1-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
3. PLACE CLEAN GRAVEL (NC DOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.

GUIDELINES FOR HARDWARE CLOTH
& GRAVEL INLET PROTECTION

SD 13-01
NOT TO SCALE

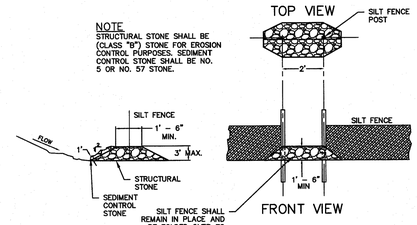




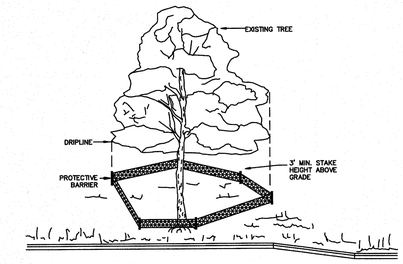
NOTES:
1. WIRE FENCE (IF USED) SHALL BE MINUMUM 14 GAUGE WITH A MAXIMUM MESH OPENING OF 6-INCHES.
2. SYNTHETIC FILTER FABRIC OF AT LEAST 55% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6461 AND ALSO SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS ACCORDING TO ASTM D 4355.
3. SEE THE NC EROSION CONTROL MANUAL FOR SPECIFICATIONS INSTALLING SEDIMENT FENCE USING THE SLICING METHOD MACHINERY.

TEMPORARY SILT FENCE
NOT TO SCALE

NOTE
STRUCTURAL STONE SHALL BE (CLASS "B") STONE FOR EROSION CONTROL PURPOSES. SEDIMENT CONTROL STONE SHALL BE NO. 5 OR NO. 57 STONE.



SILT FENCE STONE OUTLET
NOT TO SCALE



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

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

SEEDBED PREPARATION:

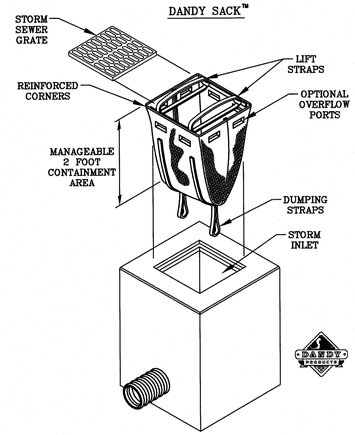
1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTRANCE AREA TO 6 INCHES DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW*).
5. CONTINUE TILLAGE UNTIL A WELL – PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
10. APPLY:
    AGRICULTURAL LIMESTONE – 2 TONS/ACRE
    FERTILIZER – 1000 LBS/ACRE (10–10–10)
    SUPERPHOSPHATE – 500 LBS/ACRE (20%)
    MULCH – 2 TONS/ACRE (SMALL GRAIN STRAW)
    ANCHOR – ASPHALT EMULSION AT 450 GAL/ACRE

TEMPORARY SEEDING			
GRASS TYPE	AMOUNT/ 1000 S.F.	TIME OF SEEDING	INITIAL
RYE GRAIN	1–2 LBS.	APRIL – JUNE	25 LBS. 10–10–10
BROWNTOP MILLET	1–2 LBS	JUNE – AUGUST	25 LBS 10–10–10

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

GROUND STABILIZATION CRITERIA		
SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
PERIMETER 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 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 HIGH ZONES)

DANDY SACK™



DETAIL OF INLET SEDIMENT CONTROL DEVICE

DANDY SACK
NOT TO SCALE

DANDY SACK™
SPECIFICATIONS

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

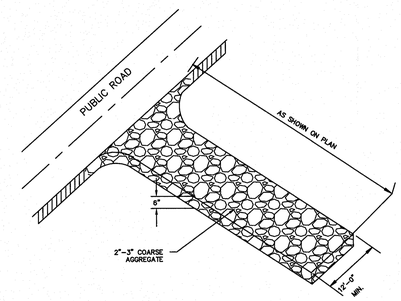
REGULAR FLOW DANDY SACK™ (BLACK)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	5508 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	1/min/m² (gal/min/ft²)	3853 (70)
Permittivity	ASTM D 4491	Sec⁻¹	0.80

HI-FLOW DANDY SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	1/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

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



CONSTRUCTION ENTRANCE/EXIT
SD 13-03
NOT TO SCALE

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

1 inch

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

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

REV.NO.	DESCRIPTIONS	DATE

REVISIONS

SEAL

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 038577 ENGINEER RICHARD A. CRISTADORO
5-9-2014

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
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

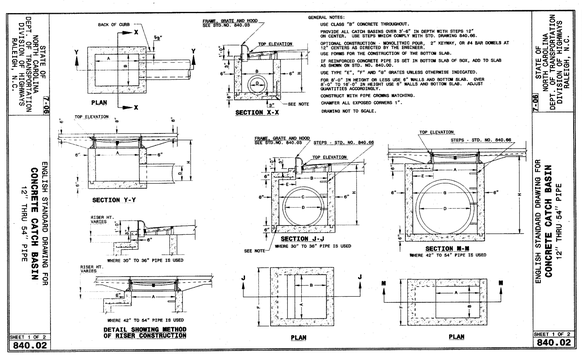
SEDIMENT & EROSION CONTROL
DETAILS

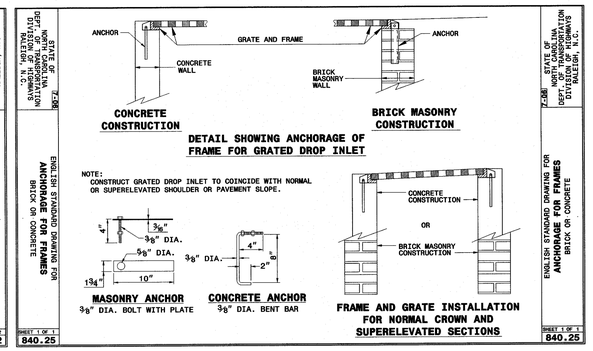
DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

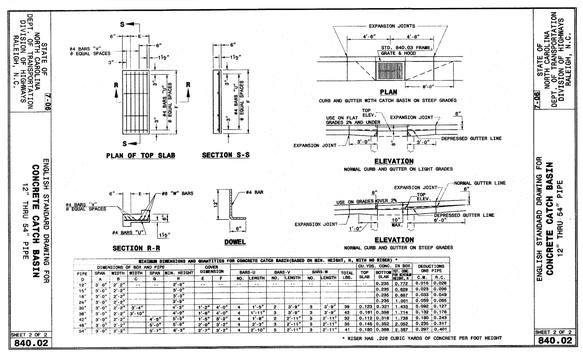
SCALE
HORIZONTAL: N/A
VERTICAL:

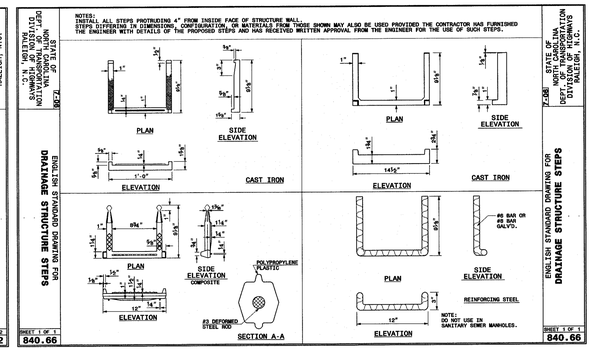
M&C FILE NUMBER CE501
DRAWING NUMBER 15

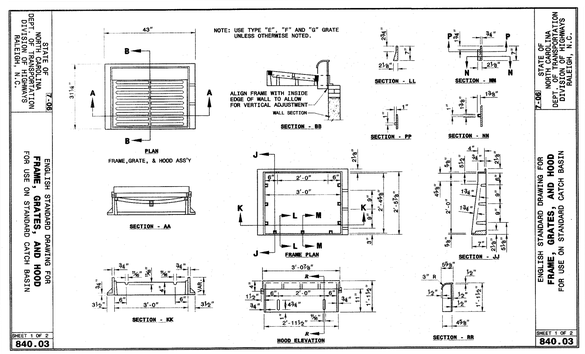
STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION

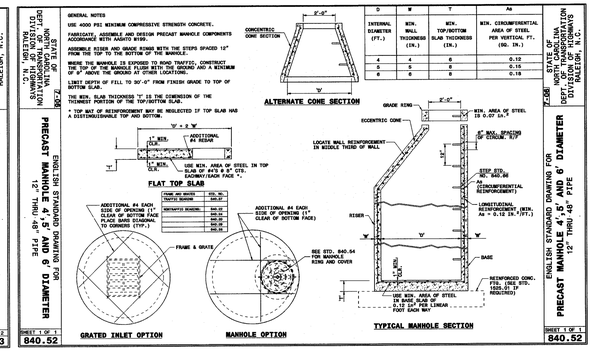


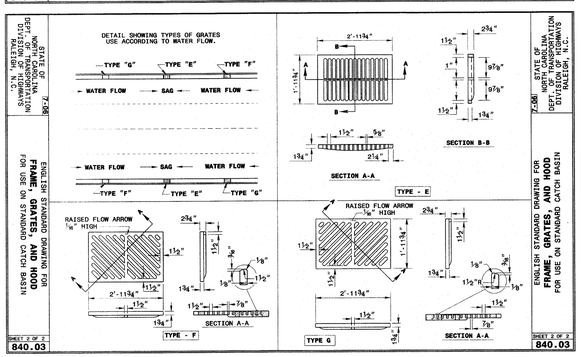


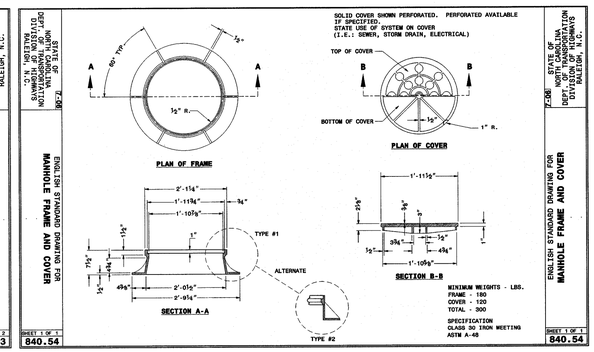


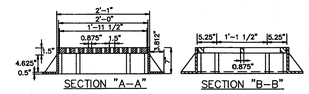




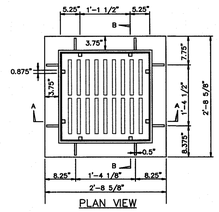




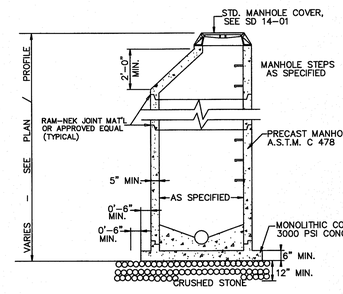




MINIMUM AVERAGE WEIGHT
FRAME 195 LBS.
GRATE 145 LBS.

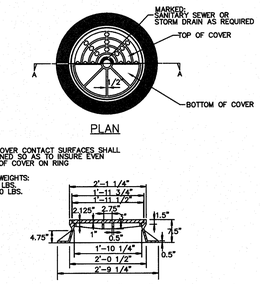


GRILL BASIN CASTINGS
SD 14-04
NOT TO SCALE



NOTE:
EXTENDED BASE MAY NOT BE REQUIRED WHERE MANHOLES ARE GREATER THAN 4 FEET INSIDE DIAMETER

PRECAST MANHOLE
SD 14-11
NOT TO SCALE

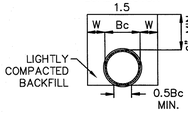


NOTE:
RING & COVER CONTACT SURFACES SHALL BE MACHINED SO AS TO INSURE EVEN BEARING OF COVER ON RING

MINIMUM WEIGHTS:
RING 190 LBS.
COVER 120 LBS.

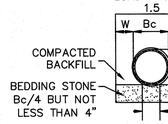
STANDARD MANHOLE RING AND COVER
SD 14-01
NOT TO SCALE

FIG. 1
CLASS - C
SHAPED BOTTOM



HAND SHAPED FROM FIRM UNDISTURBED SOIL

FIG. 2
CLASS - C
SHAPED BOTTOM



W=12"
Bc=PIPE I.D.

HAND SHAPED FROM ANGULAR BEDDING MATERIAL

GUIDELINES FOR BEDDING DETAILS, STORM SEWER CLASS C

SD 2-17
NOT TO SCALE

STORM DRAINAGE NOTES:

1. ALL PIPE BEDDING SHALL BE CLASS "C" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
2. ALL STORM DRAINAGE PIPES SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.
3. DO NOT PLANT TREES WITHIN UTILITY AND DRAINAGE EASEMENTS.
4. THE ENGINEER AND THE CONTRACTOR SHALL INSPECT ALL EXISTING PIPES USED IN THE FINAL DRAINAGE SYSTEM AND AGREE ON THE CONDITION OF THE PIPES PRIOR TO CONSTRUCTION. IF DAMAGE OCCURS TO THESE PIPES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE PIPE(S).
5. THE CONTRACTOR SHALL CONTACT ONECALL BEFORE COMMENCING ANY WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WHETHER INDICATED ON THE DRAWINGS OR NOT. THE CONTRACTOR WILL ASSURE THE PRESENCE ONSITE OF A REPRESENTATIVE OF THE GAS COMPANY WHEN WORKING IN THE VICINITY OF ANY GAS MAINS.

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

1 inch

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

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

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	

SEAL

SEAL
038577
RICHARD M. CHRISTENSEN
ENGINEER
5-9-2014

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
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

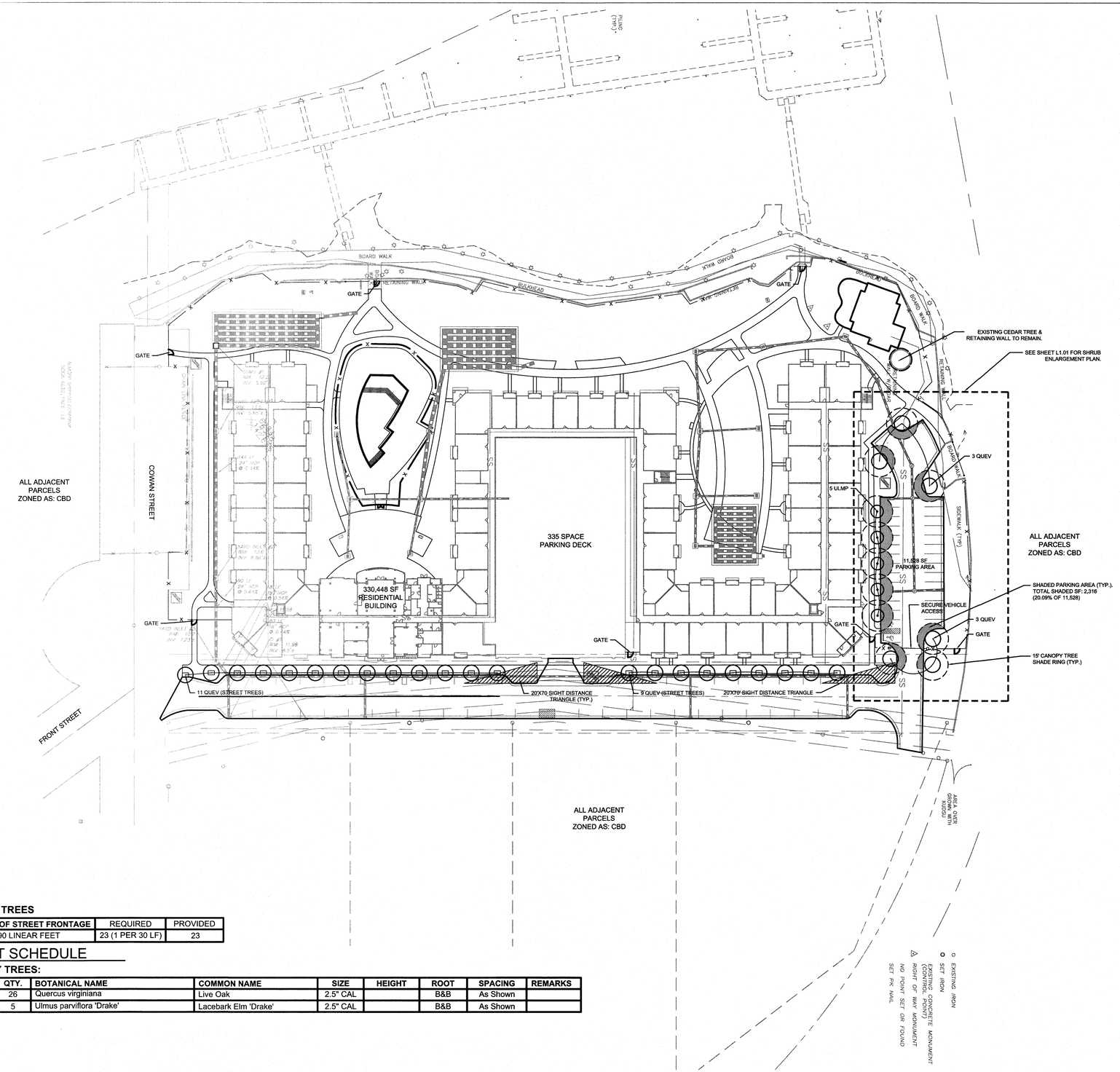
STORM DRAINAGE AND GRADING DETAILS

DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	TCM/RAC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: N/A
VERTICAL:

M&C FILE NUMBER CG501
DRAWING NUMBER 16

STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION



LANDSCAPING NOTES:

1. ALL TREES TO BE A MINIMUM OF 2.5" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
2. TREE PROTECTION NOTE: PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
3. PURSUANT TO ARTICLE 8, SEC 18-196 CB. CENTRAL BUSINESS DISTRICT. E.1: NO SETBACKS/ BUFFERS REQUIRED EXCEPT WHERE ABUTTING A RESIDENTIAL DISTRICT.
4. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30"-10'. [SEC. 18-566 COFW LDC]

DETAILS

NOTES:

1) PERFORM PERCOLATION TEST FOR EACH TREE PIT. PROVIDE GRAVEL SUMP FILTER FABRIC & VENT PIPE IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS. INCLUDE ALL SUMPS IN BASE BID. SHOULD SUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE CHANGE ORDER DEDUCT TO OWNER.

2) IF PLANTING HOLES ARE DUG WITH A LARGE AUGER BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.

3) WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" (10-15CM) OVER THE ENTIRE AREA.

4) FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

5) DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.

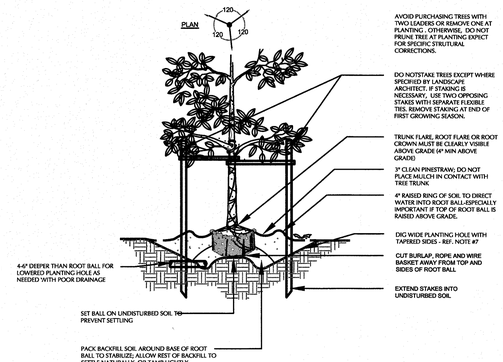
6) THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

7) THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

8) DO NOT WRAP TRUNK; MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

9) WIDTH OF PLANTING HOLE IS 3X ROOT BALL DIAMETER IN HIGHLY COMPACTED OR CLAY SOIL; 2X THE ROOT BALL DIAMETER MINIMUM IN ALL OTHERS

10) BEFORE PLANTING, ADD 3-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.



1 / L1.00 LARGE TREE
SECTION/ELEVATION

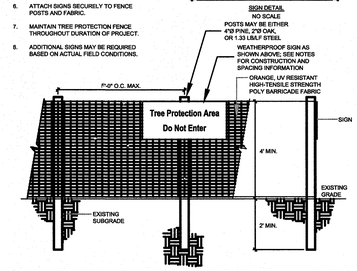
NOT TO SCALE

NOTES:

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

SIGN DETAIL
NO SCALE

SIGN DETAIL
NO SCALE



CLEARLY MARK THE TREE TO BE SAVED PRIOR TO CONSTRUCTION AND ERECT A PROTECTIVE BARRIER AT THE DRIP LINE. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO HEAVY MATERIALS SHALL BE STORED BENEATH TREES. RESULTS OF COMPACTION CAUSE WATER AND AIR NOT TO REACH THE ROOTS AND THE TREE WILL DIE. THESE FEEDING ROOTS OCCUR WELL AWAY FROM THE BASE OF THE TREE TO THE OVERHEAD BRANCH CANOPY. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. THE PROTECTION BARRIER SHOULD PREVENT DAMAGE FROM OCCURRING DURING CONSTRUCTION.

TREE PROTECTION FENCE & SIGNAGE MUST BE IN PLACE PRIOR TO AND THROUGHOUT CONSTRUCTION ACTIVITIES. INSTALL TREE PROTECTION FENCE AROUND DRIPLINE OF THE EXISTING TREE.

2 / L1.00 TREE PROTECTION DETAIL
SECTION/ELEVATION

STREET TREES

LENGTH OF STREET FRONTAGE	REQUIRED	PROVIDED
690 LINEAR FEET	23 (1 PER 30 LF)	23

PLANT SCHEDULE

CANOPY TREES:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ROOT	SPACING	REMARKS
QUEV	26	Quercus virginiana	Live Oak	2.5" CAL		B&B	As Shown	
ULMP	5	Ulmus parviflora 'Drake'	Lacebark Elm 'Drake'	2.5" CAL		B&B	As Shown	

0 25 50 100

SCALE: 1" = 50'

NORTH

REV.NO.	DESCRIPTIONS	DATE

REVISIONS

STEWART
421 FAYETTEVILLE ST., STE 400
RALEIGH, NC 27601
T 919.380.8750
FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT #: 309009

SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1791 JENNIFER L. WAGNER

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

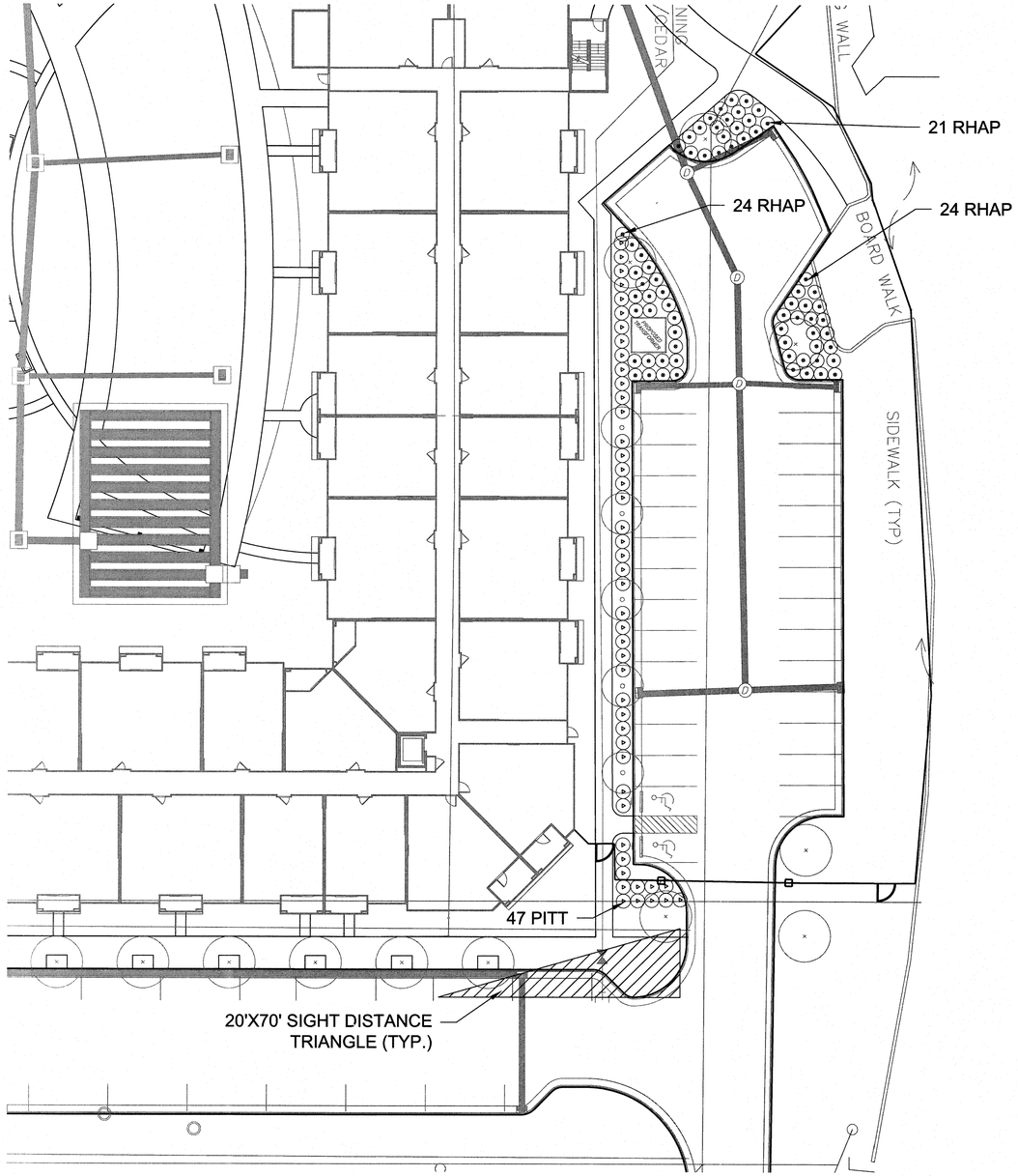
SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	DCB
CHECKED	JW
PROJ. MGR.	JW

SCALE
HORIZONTAL:
VERTICAL:

M&C FILE NUMBER
DRAWING NUMBER
L1.00

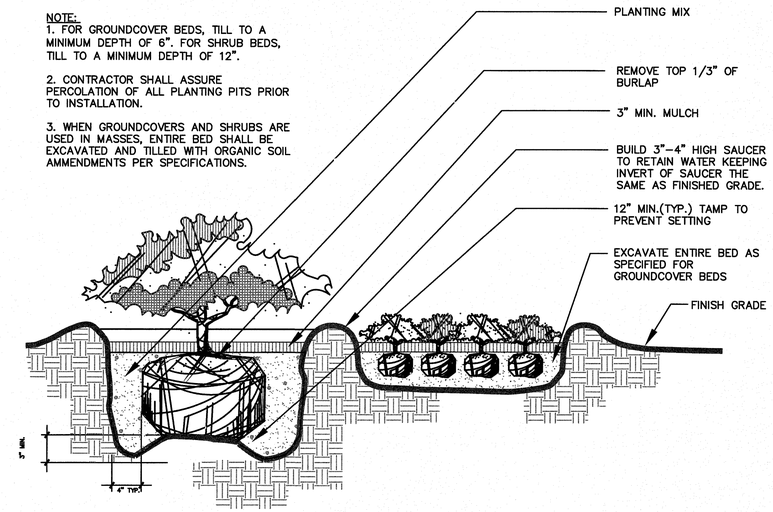
STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION



NOTE:
1. FOR GROUNDCOVER BEDS, TILL TO A MINIMUM DEPTH OF 6". FOR SHRUB BEDS, TILL TO A MINIMUM DEPTH OF 12".

2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

3. WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED SHALL BE EXCAVATED AND TILLED WITH ORGANIC SOIL AMMENDMENTS PER SPECIFICATIONS.



1 / L1.01 SHRUB AND GROUNDCOVER
SECTION/ELEVATION — NOT TO SCALE

PLANT SCHEDULE

SHRUBS:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ROOT	SPACING	REMARKS
PITT	47	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum		18" MIN	CONT	As Shown	
RHAP	69	Rhaphiolepis indica	Indian Hawthorne		18" MIN	CONT	As Shown	

0 10 20 40
SCALE: 1" = 20'
NORTH

REV NO.	DESCRIPTIONS	DATE

REVISIONS

STEWART
421 FAYETTEVILLE ST., STE 400
RALEIGH, NC 27601
T 919.360.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: S09089

SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
1791
JENNIFER L. WAGNER

McKIM&CREED
243 North Front Street
Wilmington, NC 28401
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NC LICENSE F-1222
www.mckimcreed.com

SYMPHONY properties
Orchestrating REAL Solutions

SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

DATE:	9 MAY 2014
MCE PROJ. #	06586-0001
DRAWN	TCM/RAC
DESIGNED	DCB
CHECKED	JW
PROJ. MGR.	JW

SCALE
HORIZONTAL:
VERTICAL:

M&C FILE NUMBER
DRAWING NUMBER
L1.01

STATUS: IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
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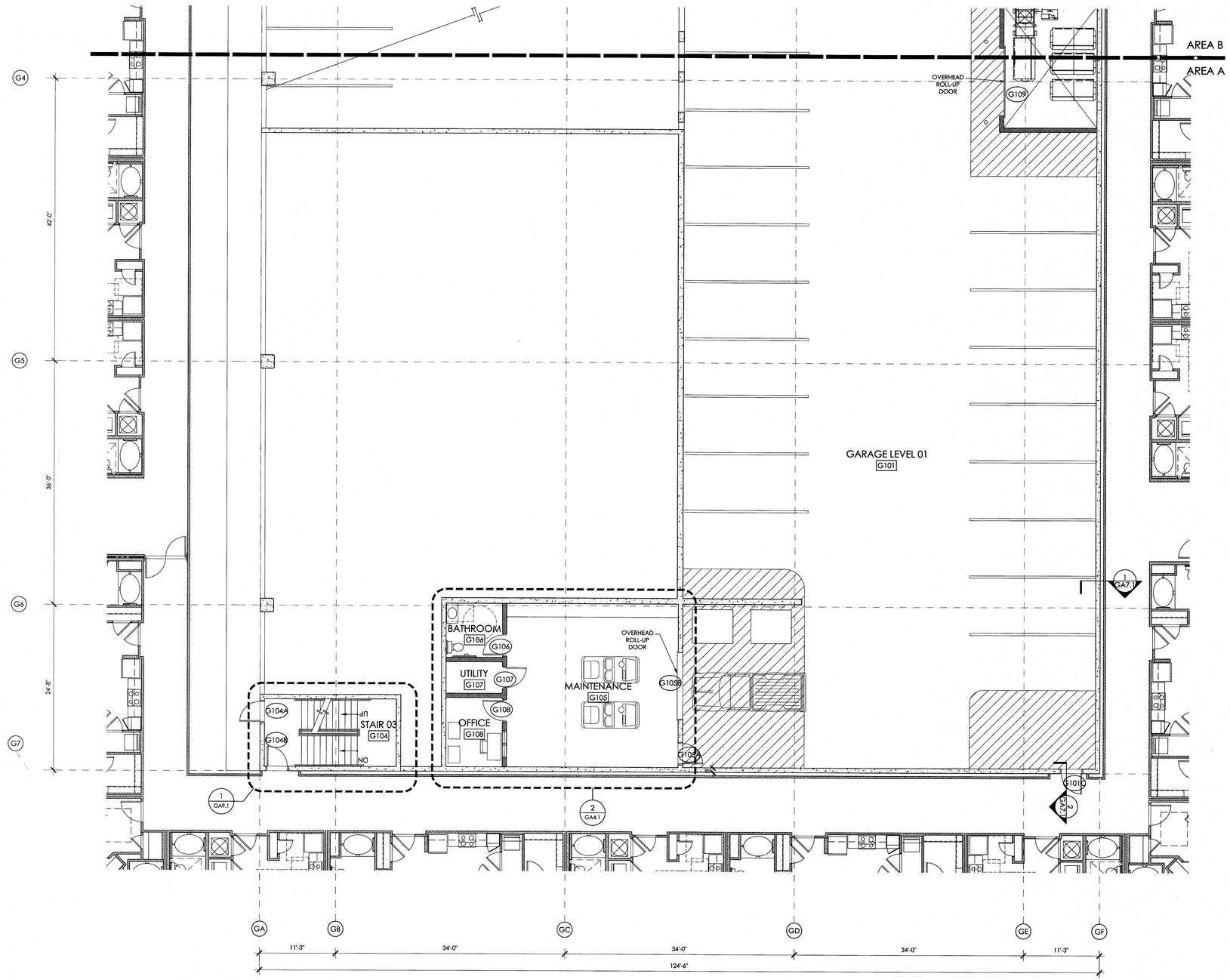


1 FIRST FLOOR PLAN - AREA A
1/8" = 1'-0"

SAWMILL POINT PARKING DECK

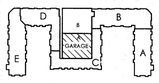
WILMINGTON, NORTH CAROLINA

SYMPHONY properties

NOT FOR CONSTRUCTION

Project No: 1321
Issue Date: 02 MAY 2014
Issued For: 60% PACKAGE

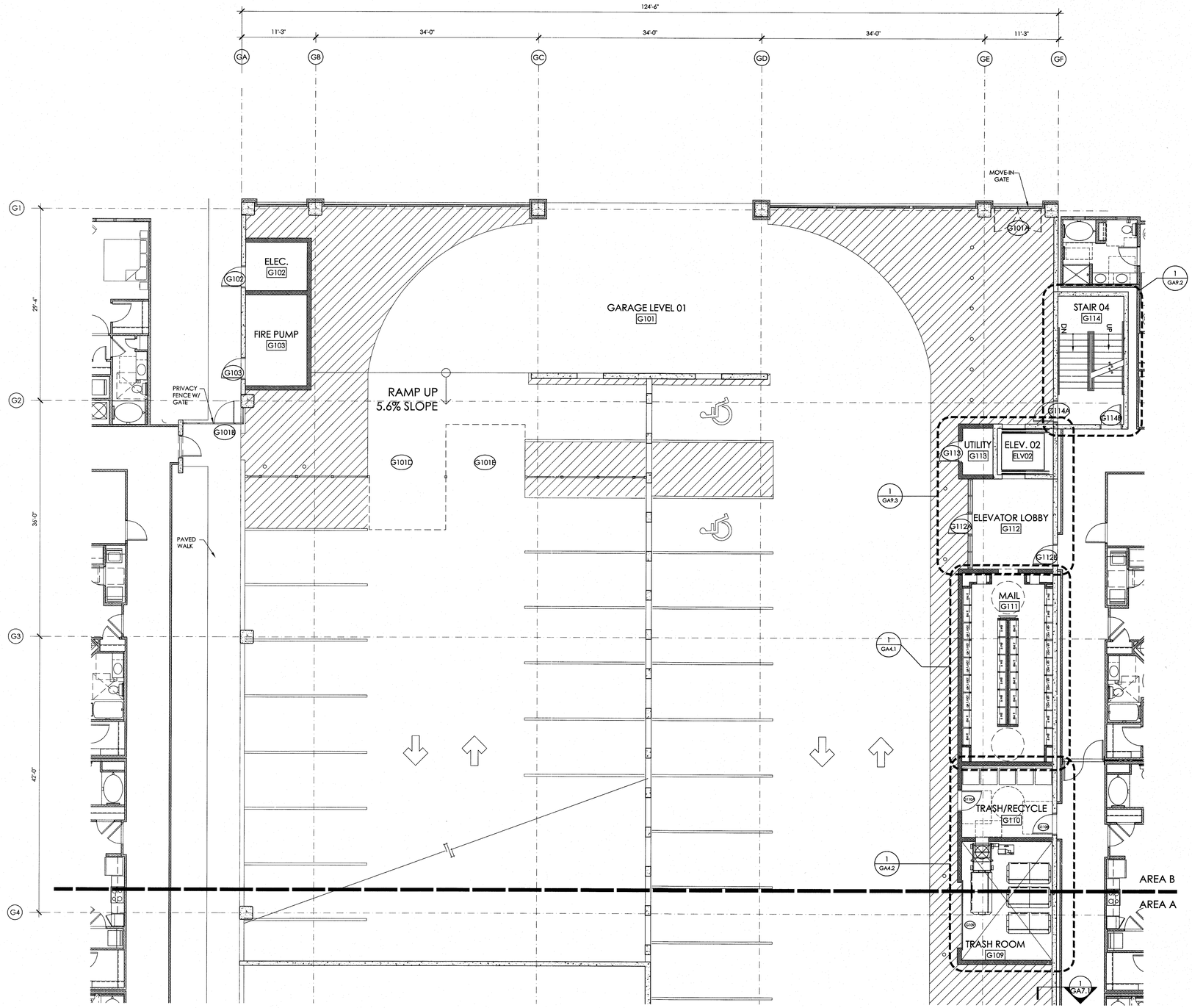
Key Plan



FIRST FLOOR PLAN - AREA A

GA3.1

GA3.1 FIRST FLOOR PLAN - AREA A.DWG



1 FIRST FLOOR PLAN - AREA B
1/8" = 1'-0"

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

SAWMILL POINT PARKING DECK

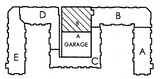
WILMINGTON, NORTH CAROLINA

SYMPHONY properties
Orchestrating REAL Solutions

NOT FOR CONSTRUCTION

Project No: 1321
Issue Date: 02 MAY 2014
Issued For: 60% PACKAGE

Key Plan

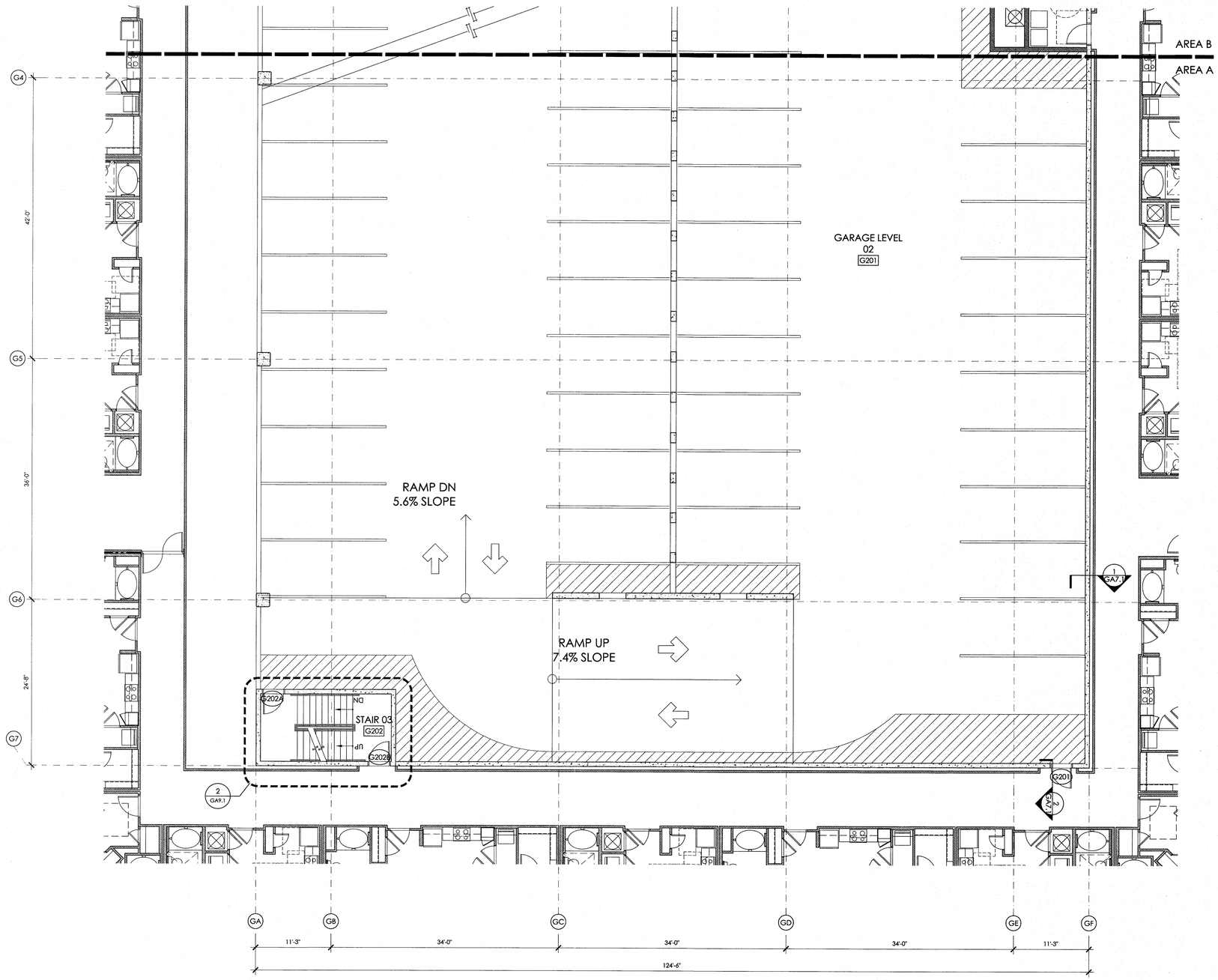


FIRST FLOOR PLAN - AREA B

GA3.2

GA3.2 FIRST FLOOR PLAN - AREA B.DWG

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380



1 SECOND FLOOR PLAN - AREA A
1/8" = 1'-0"

SAWMILL POINT PARKING DECK

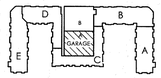
WILMINGTON, NORTH CAROLINA

SYMPHONY properties
Orchestrating REA Solutions

NOT FOR CONSTRUCTION

Project No: 1321
Issue Date: 02 MAY 2014
Issued For: 60% PACKAGE

Key Plan

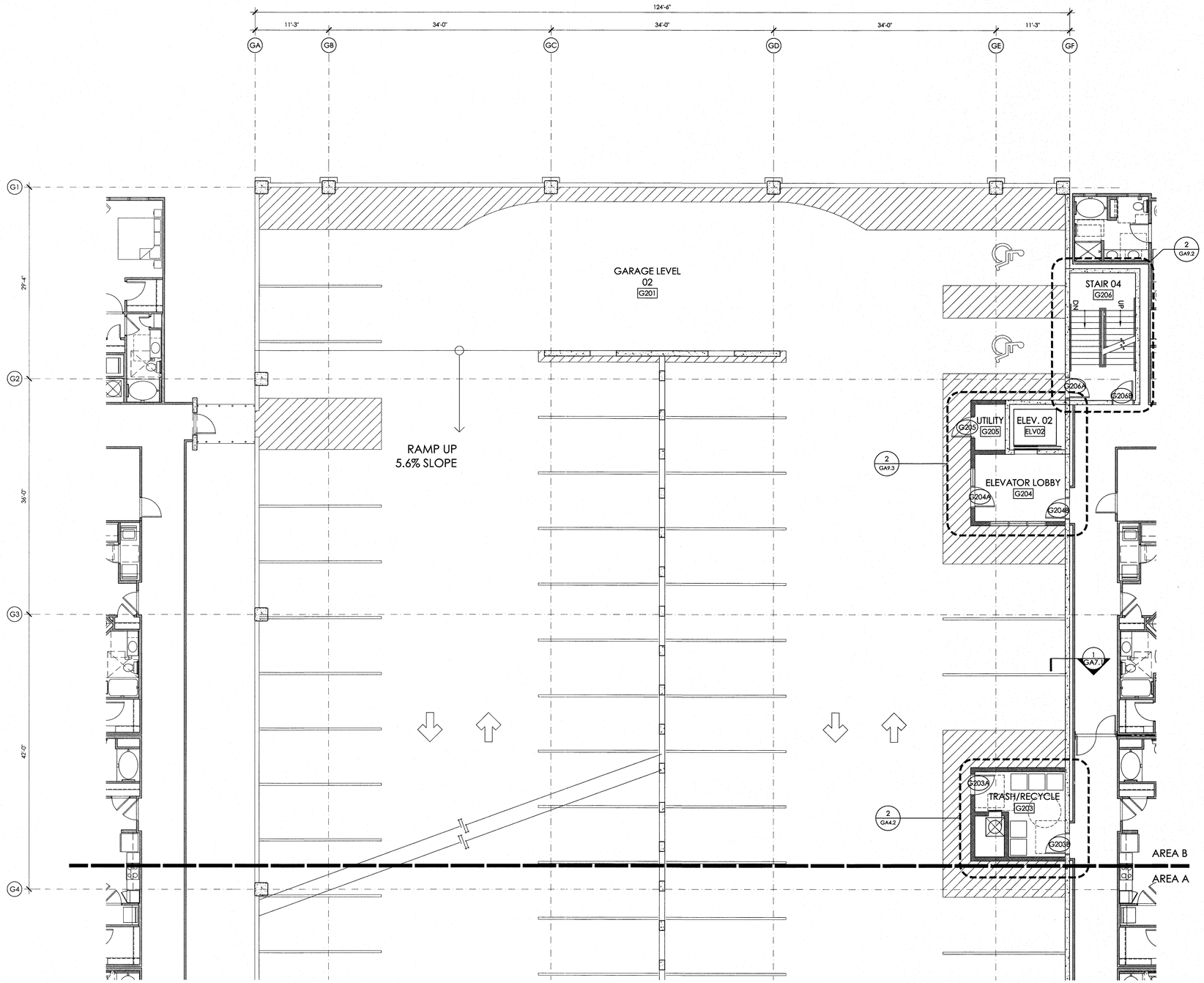


SECOND FLOOR PLAN AREA A

GA3.3

GA3.3 SECOND FLOOR PLAN AREA A.DWG

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380



1 SECOND FLOOR PLAN - AREA B
1/8" = 1'-0"

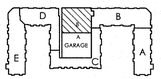
SAWMILL POINT
PARKING DECK
WILMINGTON, NORTH CAROLINA

SYMPHONY properties
Orchestrating REAL Solutions

NOT FOR CONSTRUCTION

Project No: 1321
Issue Date: 02 MAY 2014
Issued For: 60% PACKAGE

Key Plan

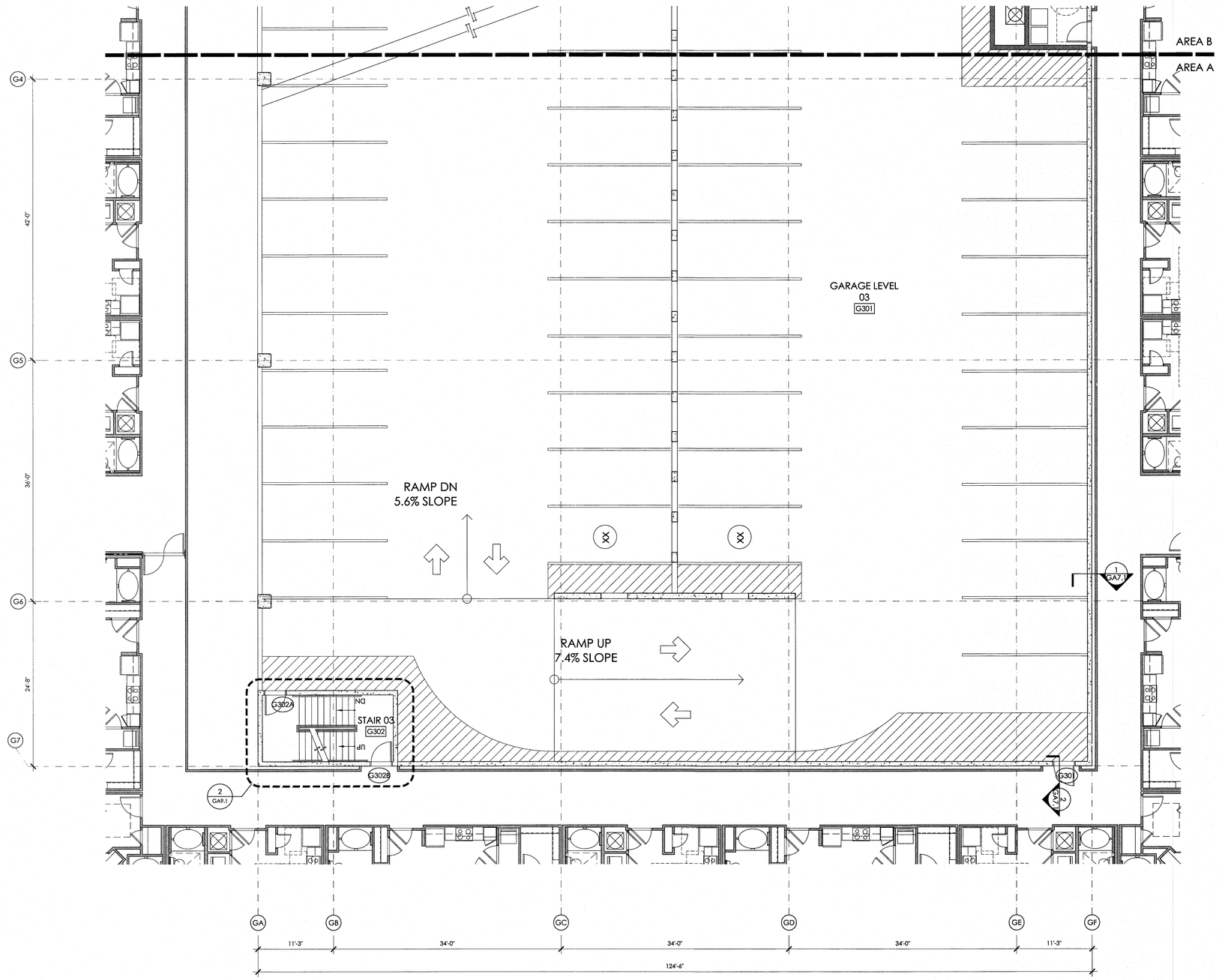


SECOND FLOOR
PLAN - AREA B

GA3.4

GA3.4 SECOND FLOOR PLAN - AREA B.DWG

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380



1 THIRD FLOOR PLAN - AREA A
1/8" = 1'-0"

SAWMILL POINT PARKING DECK

WILMINGTON, NORTH CAROLINA

SYMPHONY properties
Orchestrating REAL Solutions

NOT FOR CONSTRUCTION

Project No: 1321
Issue Date: 02 MAY 2014
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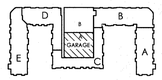
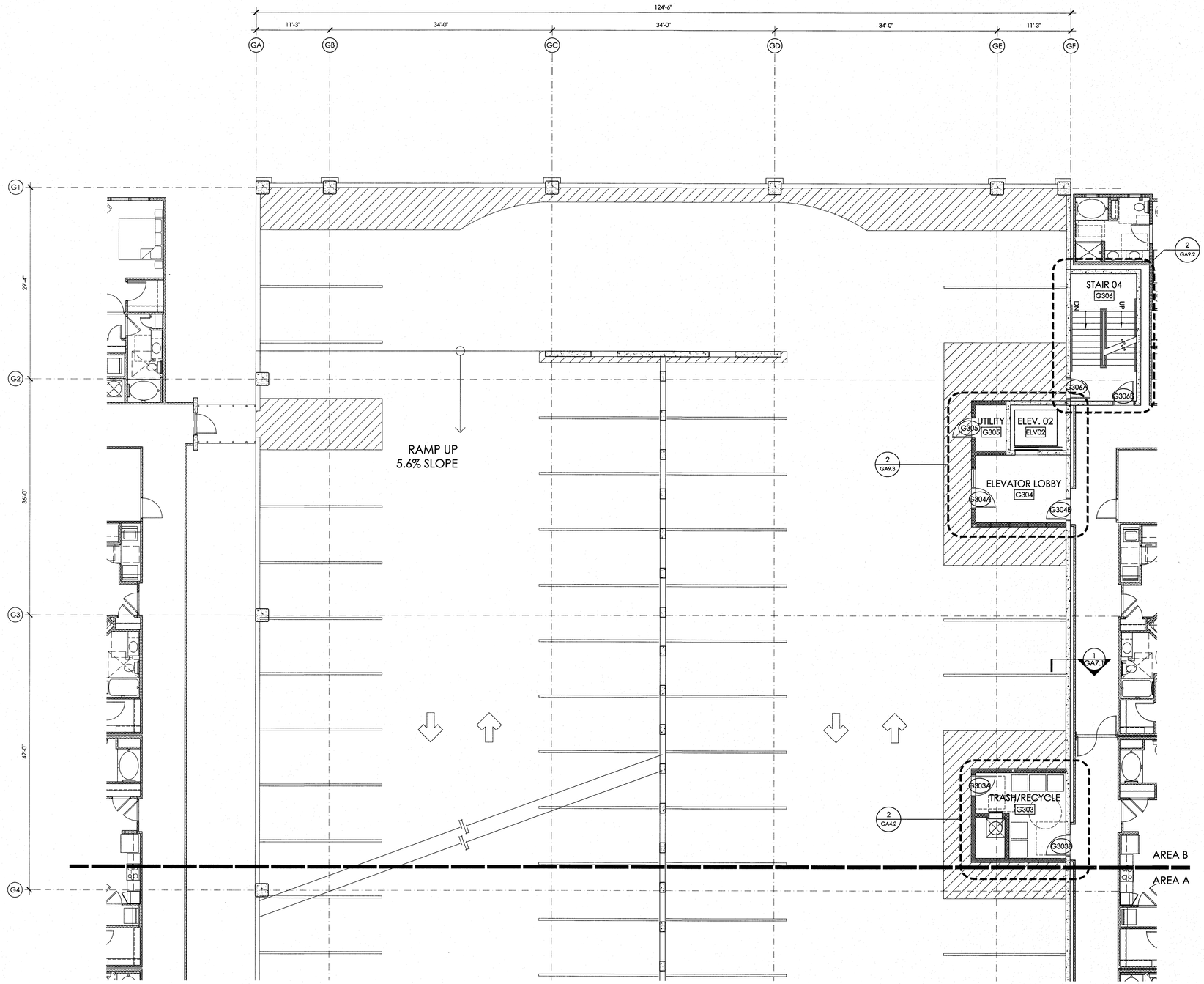
Key Plan



THIRD FLOOR PLAN - AREA A

GA3.5

GA3.5 THIRD FLOOR PLAN - AREA A.DWG



1 THIRD FLOOR PLAN - AREA B
1/8" = 1'-0"

GA3.6 THIRD FLOOR PLAN - AREA B.DWG

HOUSING STUDIO
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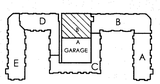
SAWMILL POINT
PARKING DECK
WILMINGTON, NORTH CAROLINA

SYMPHONY properties
Differentiating REAL Solutions

NOT FOR CONSTRUCTION

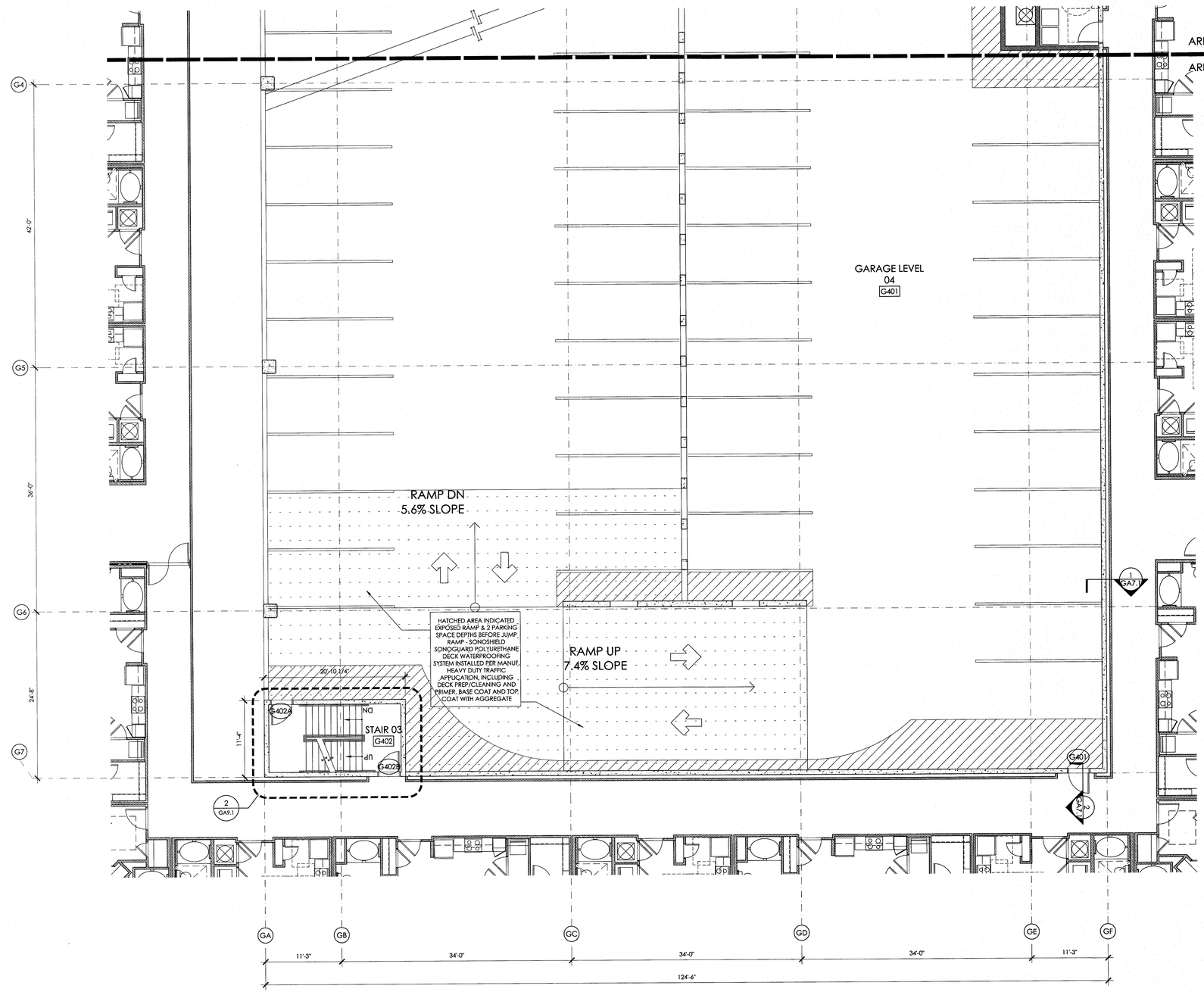
Project No: 1321
Issue Date: 02 MAY 2014
Issued For: 60% PACKAGE

Key Plan



THIRD FLOOR PLAN
- AREA B

GA3.6



1 FOURTH FLOOR PLAN - AREA A
1/8" = 1'-0"

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WILMINGTON, NORTH CAROLINA

SYMPHONY properties
Orchestrating REAL Solutions

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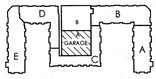
Project No: 1321
Issue Date: 02 MAY 2014
Issued For: 60% PACKAGE

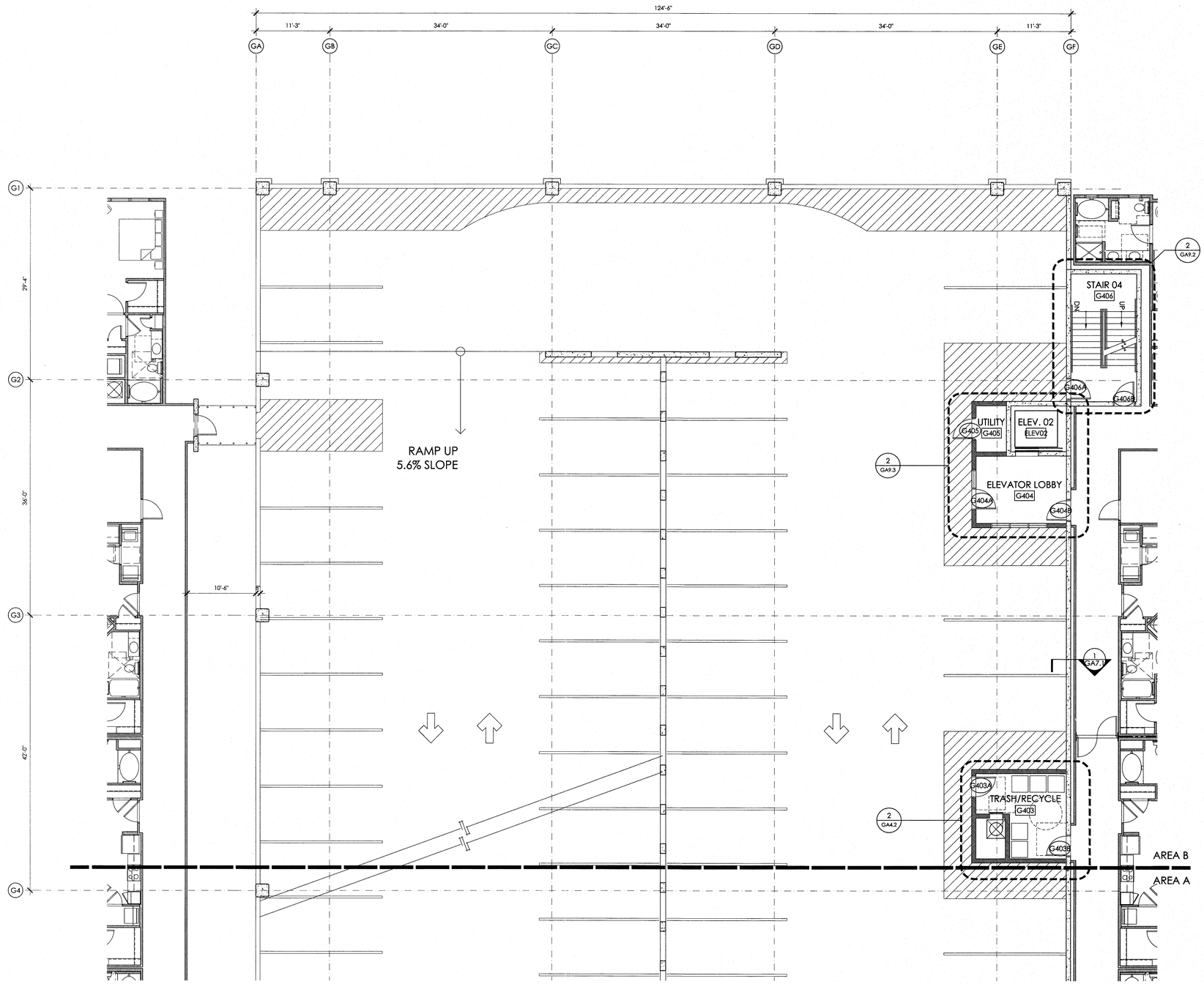
Key Plan



FOURTH FLOOR PLAN - AREA A

GA3.7

GA3.7 FOURTH FLOOR PLAN - AREA A.DWG



1 FOURTH FLOOR PLAN - AREA B
1/8" = 1'-0"

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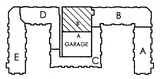

FOURTH FLOOR PLAN - AREA B

GA3.8

GA3.8 FOURTH FLOOR PLAN - AREA B.DWG

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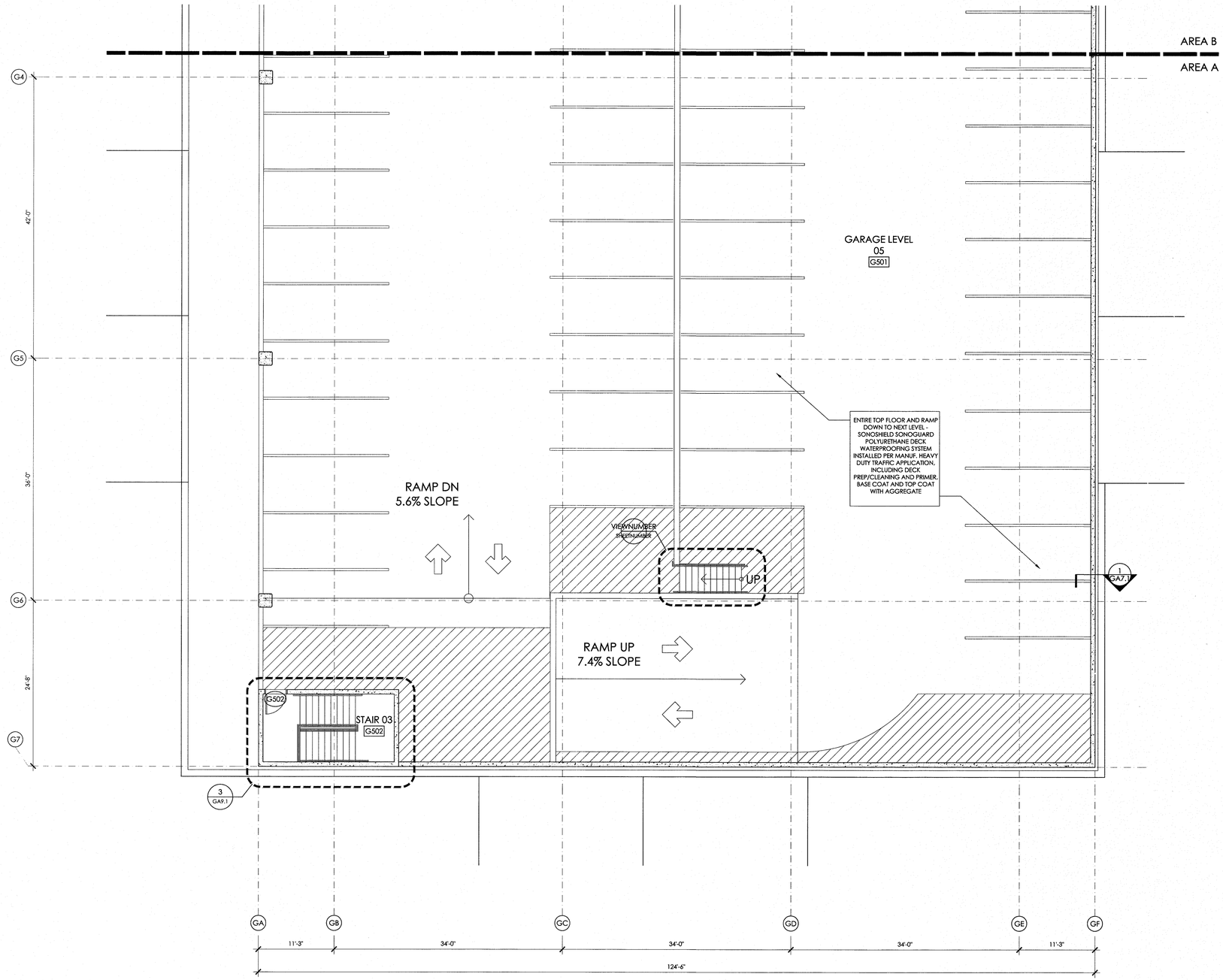

1 FIFTH FLOOR PLAN - AREA A
1/8" = 1'-0"

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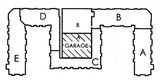
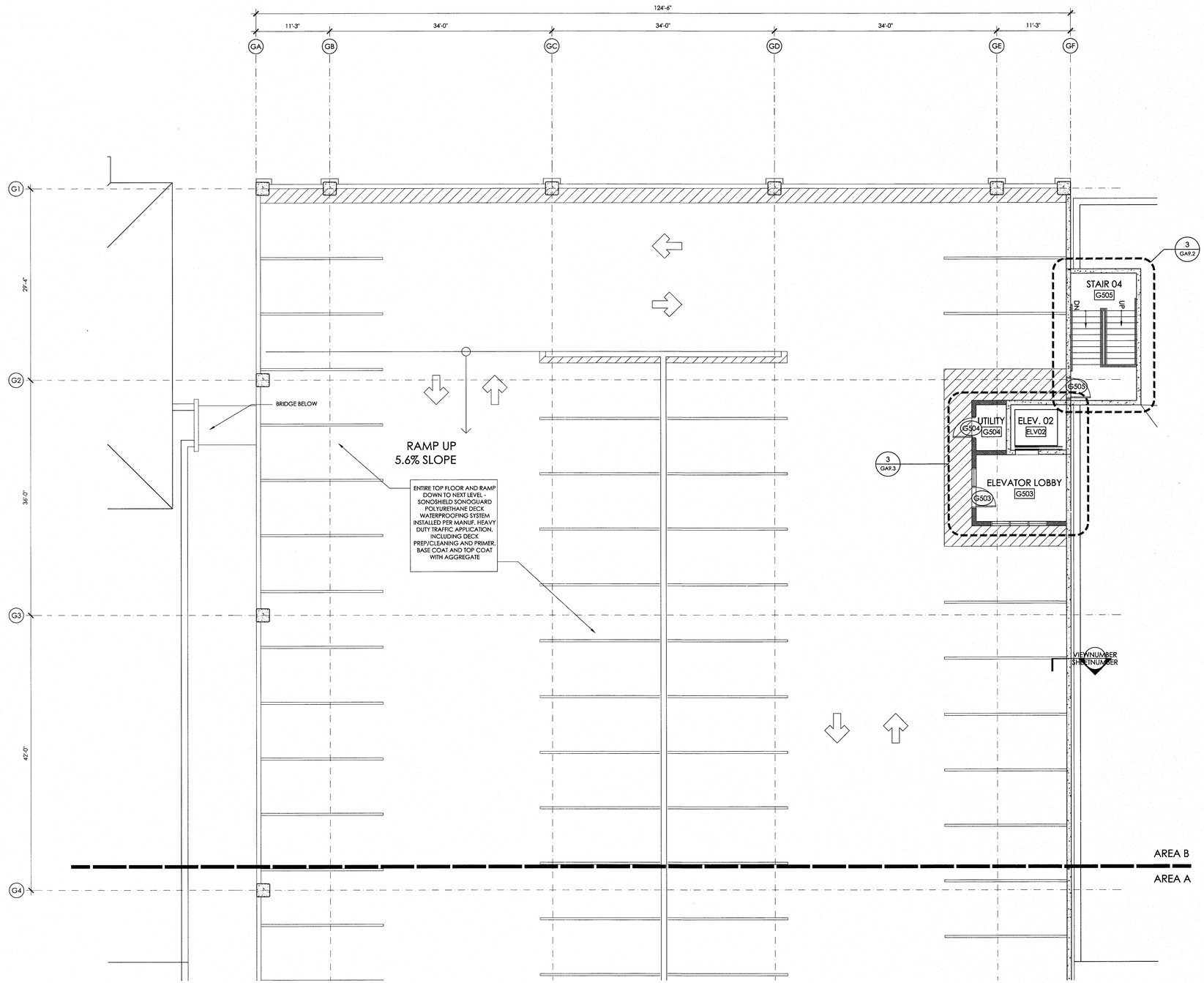


FIFTH FLOOR PLAN - AREA A

GA3.9

GA3.9 FIFTH FLOOR PLAN - AREA A.DWG



1 FIFTH FLOOR PLAN - AREA B
1/8" = 1'-0"

GA3.10 FIFTHFLOOR PLAN - AREA B.DWG

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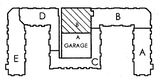
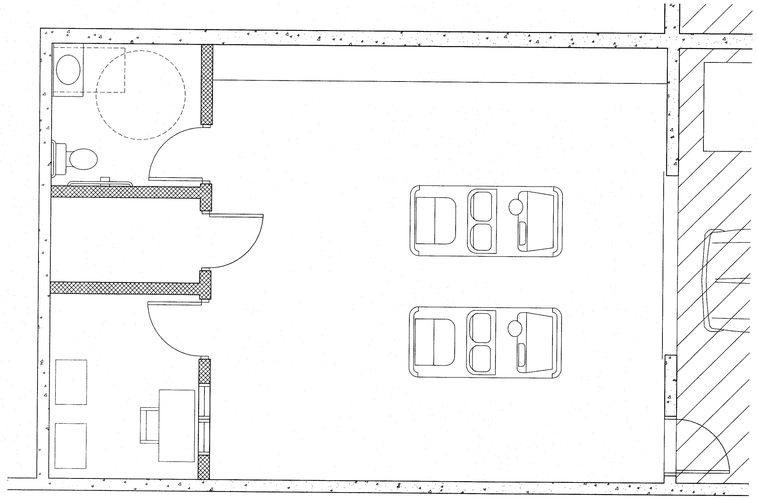
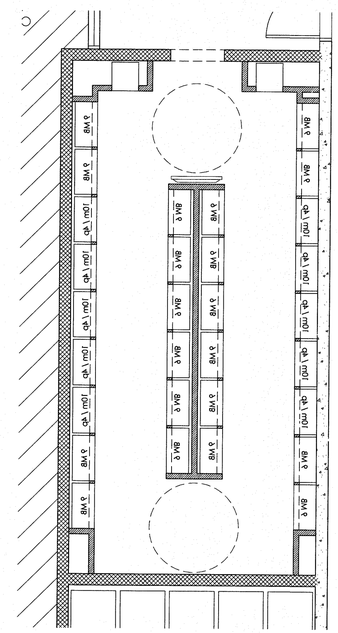


FIFTH FLOOR PLAN
- AREA B

GA3.10



2 MAINTENANCE
1/4" = 1'-0"



1 MAIL ROOM
1/4" = 1'-0"

GA4.1 ENLARGED MAIL & MAINTENANCE ROOM.DWG

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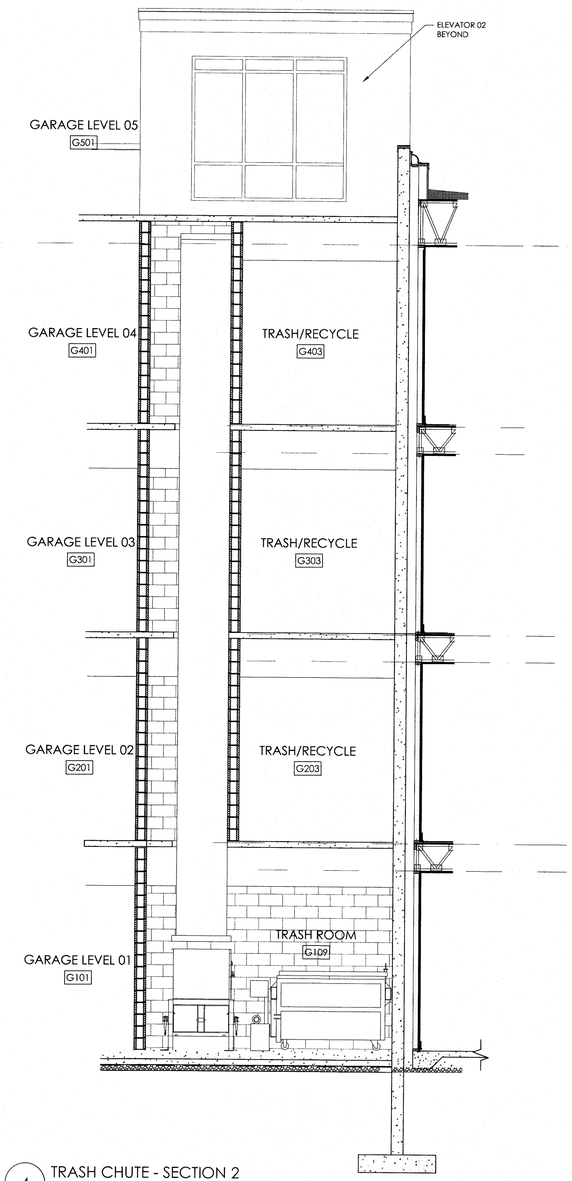
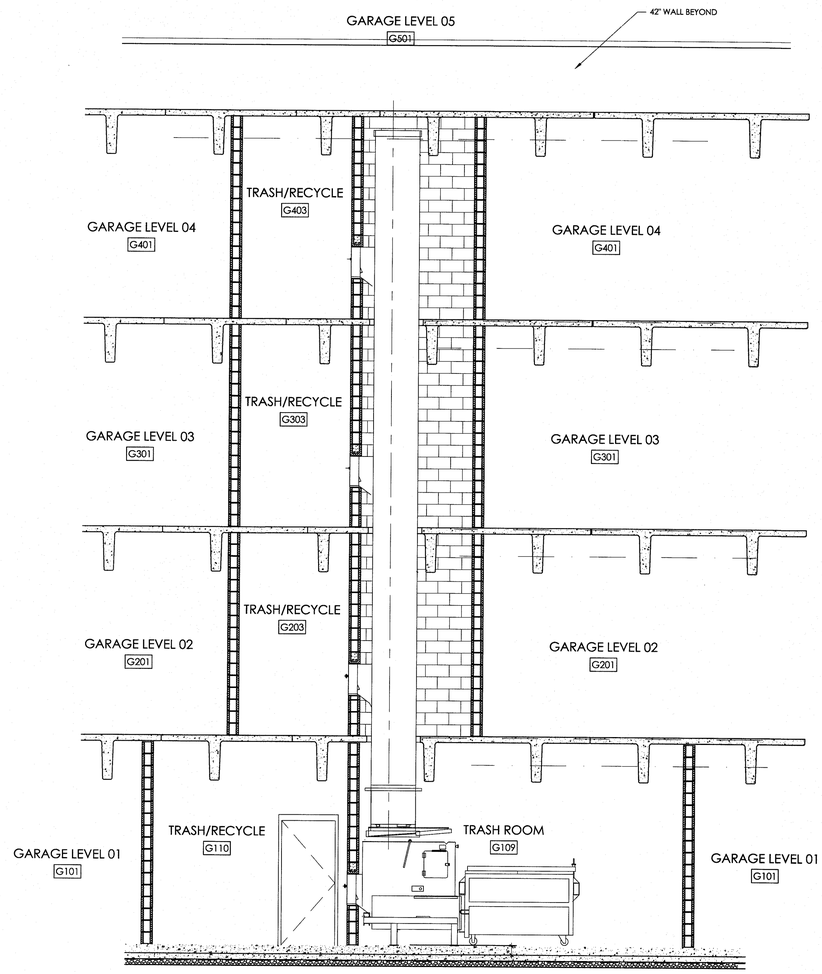
Key Plan

ENLARGED MAIL & MAINTENANCE ROOM

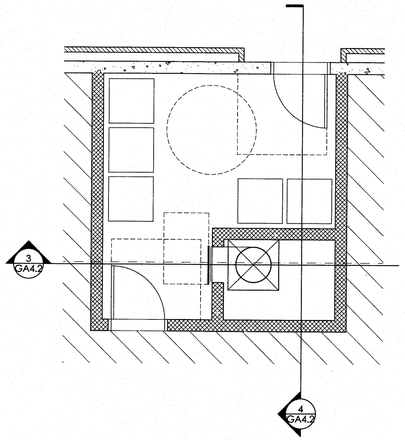
GA4.1



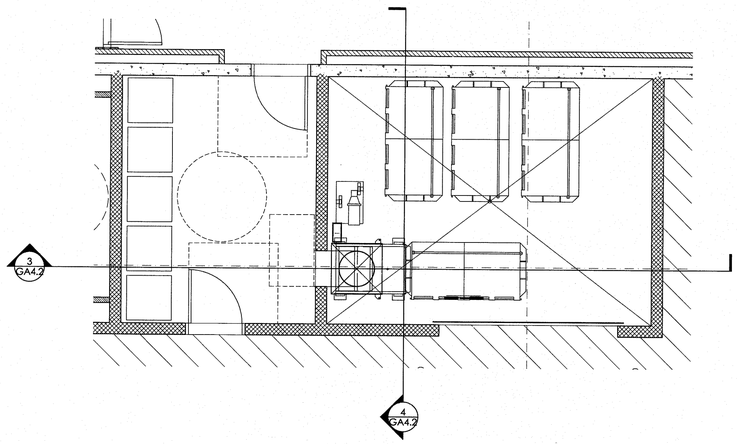
4 TRASH CHUTE - SECTION 2
1/4" = 1'-0"



3 TRASH CHUTE - SECTION 1
1/4" = 1'-0"



2 TRASH ROOM - SECOND - FOURTH FLOOR PLAN
1/4" = 1'-0"



1 TRASH ROOM - FIRST FLOOR PLAN
1/4" = 1'-0"

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Key Plan

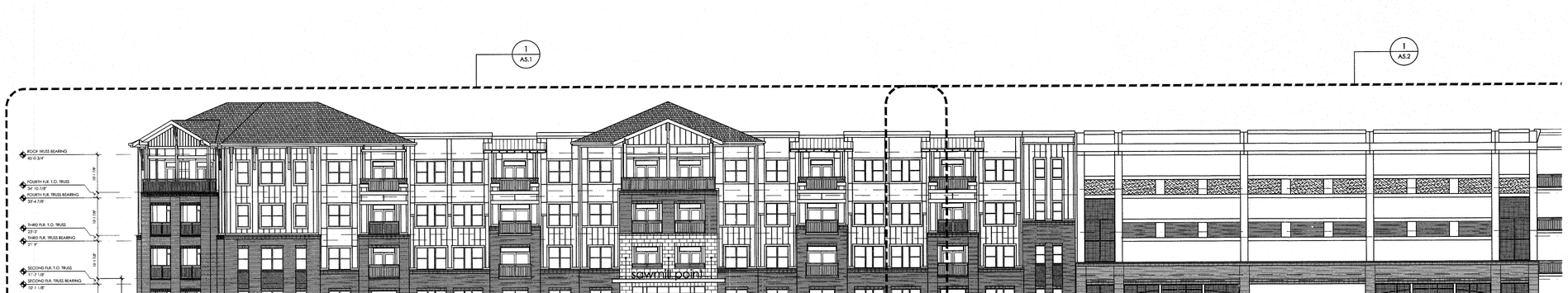
ENLARGED TRASH ROOM

GA4.2

GA4.2 ENLARGED TRASH ROOM.DWG

3 EAST ELEVATION - AREA A
1/8" = 1'-0"

2 OVERALL EAST ELEVATION KEY - NORTH END
1/16" = 1'-0"



1 OVERALL EAST ELEVATION KEY - SOUTH END
1/16" = 1'-0"

A5.1 EAST ELEVATION.DWG

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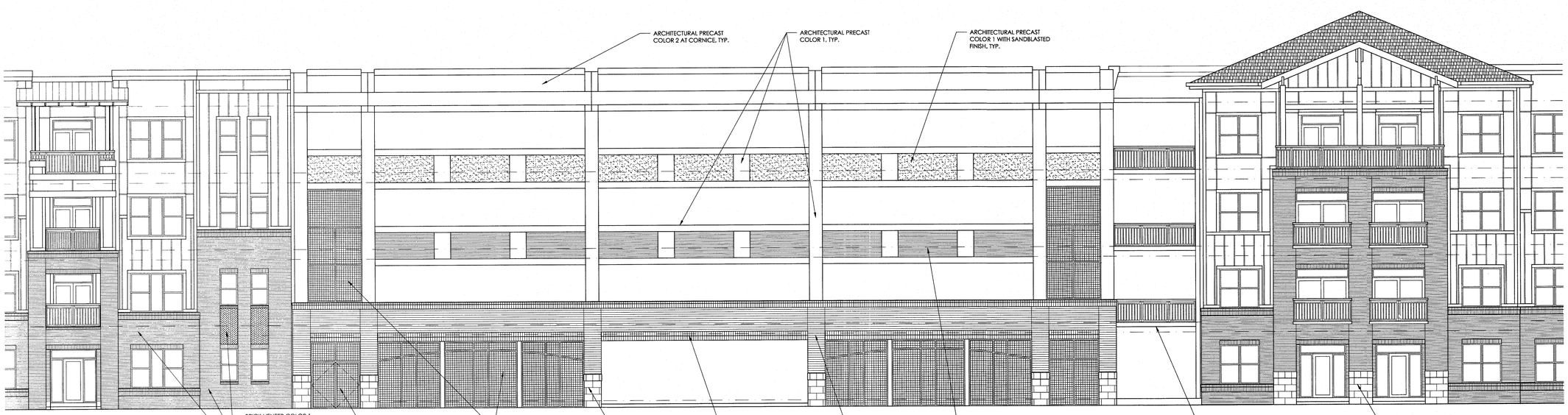
Key Plan

EAST ELEVATION

A5.1

NOTE:
SEE DETAIL 2/A5.1 FOR GENERAL MATERIAL CALLOUTS.

2 EAST ELEVATION - AREA C
1/8" = 1'-0"



NOTE:
SEE DETAIL 2/A5.1 FOR GENERAL MATERIAL CALLOUTS.

1 EAST ELEVATION - AREA B
1/8" = 1'-0"

A5.2 EAST ELEVATION.DWG

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Key Plan

EAST ELEVATION

A5.2

3 WEST ELEVATION - AREA A
1/8" = 1'-0"

2 OVERALL WEST ELEVATION KEY - SOUTH END
1/16" = 1'-0"

1 OVERALL WEST ELEVATION KEY - NORTH END
1/16" = 1'-0"

A5.3-WEST ELEVATION.DWG

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WEST ELEVATION

A5.3

2 WEST ELEVATION - AREA C
1/8" = 1'-0"

1 WEST ELEVATION - AREA B
1/8" = 1'-0"

A5.4 WEST ELEVATION.DWG

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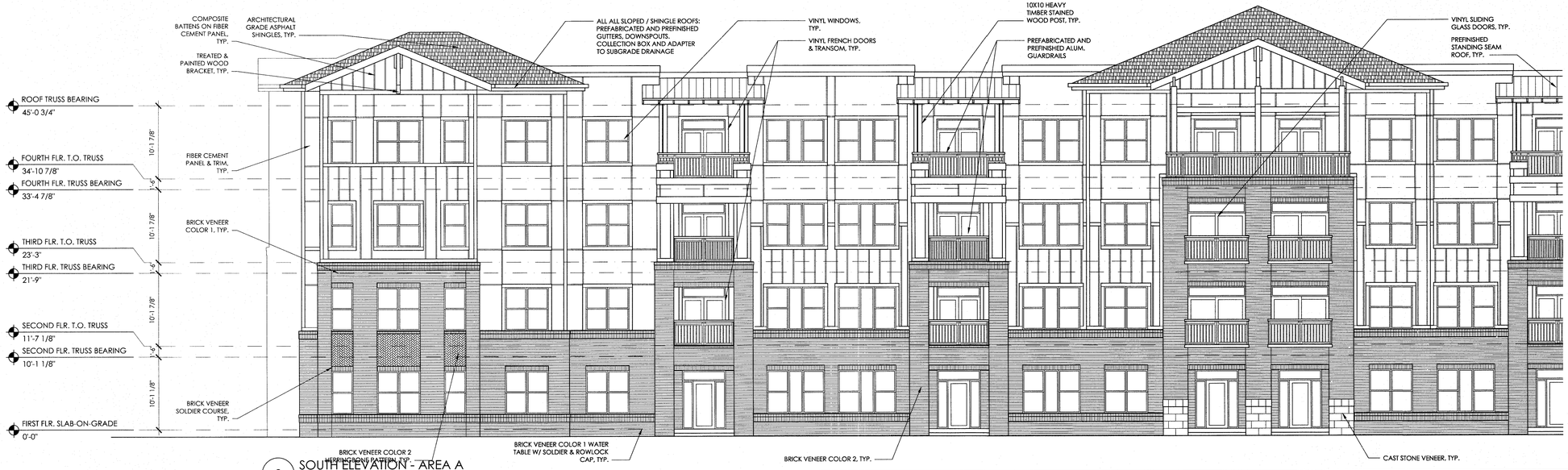
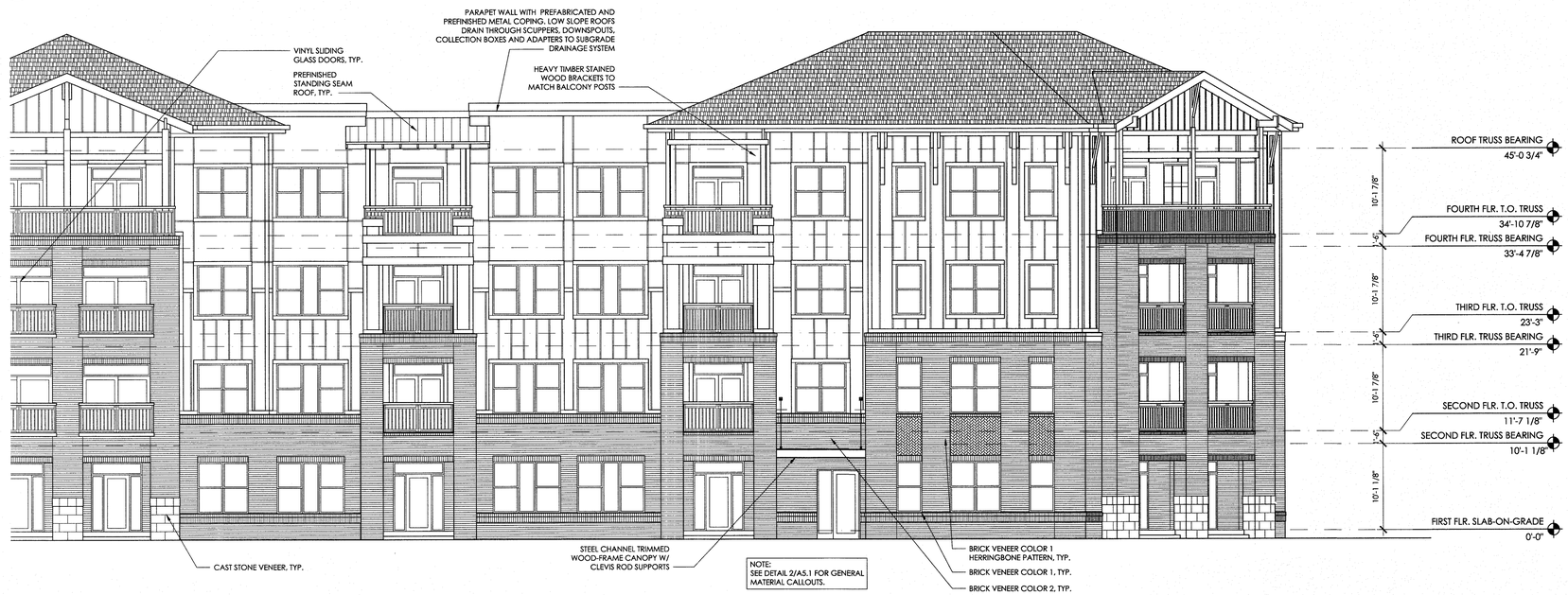
Key Plan

WEST ELEVATION

A5.4



3 SOUTH ELEVATION - AREA A
1/8" = 1'-0"



2 SOUTH ELEVATION - AREA B
1/8" = 1'-0"

1 OVERALL SOUTH ELEVATION KEY (NORTH - O.H.)
1/16" = 1'-0"

A5.5 NORTH ELEVATION.DWG

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Key Plan

SOUTH ELEVATION

A5.5