

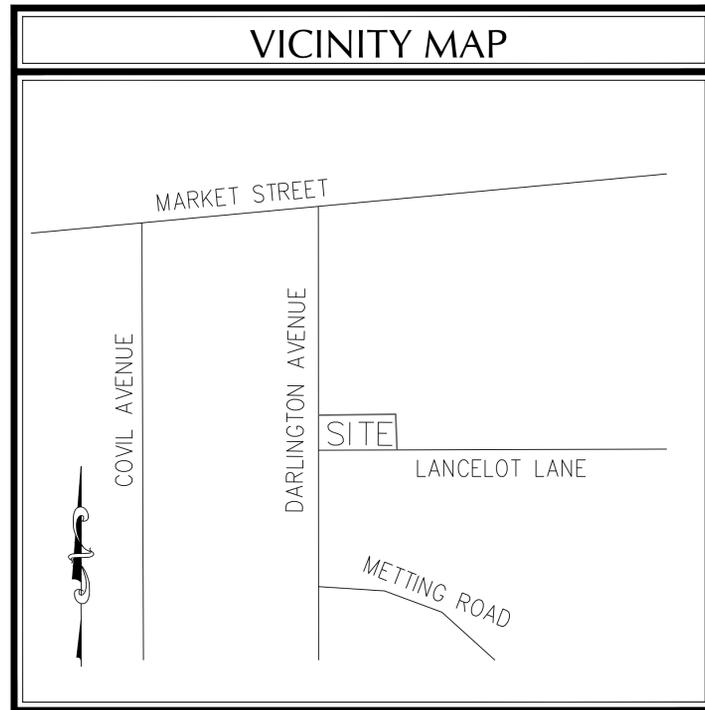
SITE DEVELOPMENT PLAN

FOR

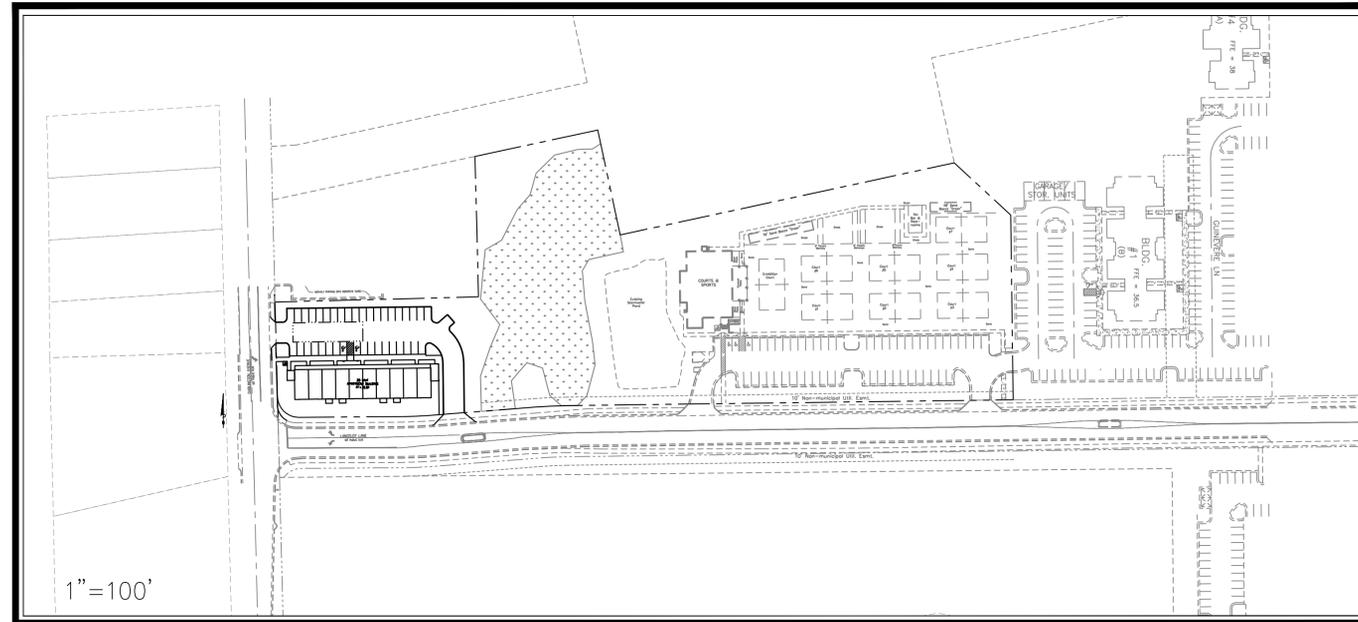
SAXON PLACE

WILMINGTON, NORTH CAROLINA

FEBRUARY 2014



VICINITY MAP
(NTS)



DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL	—	—
5' CONTOUR INTERVAL	---	---
PROPERTY LINE	----	----
ROADWAY CENTERLINE	----	----
RIGHT OF WAY LIMITS	----	----
EASEMENT LINE	----	----
CURB & GUTTER	----	----
SANITARY SEWER FACILITIES	—○—	—●—
STORM SEWER FACILITIES	—■—	—■—
WATERLINE	—□—	—□—
FIRE HYDRANT ASSEMBLY	⊕	⊕
WATERWAYS	—	N/A
PROPOSED LOT AND S.F.	ⓐ	ⓐ
OPEN SPACE LABEL	▨	▨
OPEN SPACE	▨	▨
BUILDING SET BACKS	----	----
PRIVATE SANITARY SET BACKS	----	----
	STREET SIGN	STREET SIGN
	404 WETLANDS	404 WETLANDS
	FLOW DIRECTION	FLOW DIRECTION

DEVELOPER/OWNER

DBNC Holdings, LLC.
5123 Oriole Drive
Wilmington, NC 28403
PHONE: (910) 793-7544

PREPARED BY:

GSP CONSULTING, PLLC
ENGINEERING

6626 Gordon Road, Unit C, Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659 License # P-0718

INDEX OF SHEETS

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

Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

SITE DATA TABLE	
GENERAL NOTES:	
1. NEW HANOVER COUNTY PARCEL NOS.: PIN 313705.19.9426 / PID R04917-004-030-000 PIN 313705.29.2583 / PID R04917-004-017-000 SITE ADDRESS: 73 DARLINGTON AVENUE & 3525 LANCELOT LANE	
2. TOTAL TRACT AREA: 4.47 AC.± (194,601 S.F.)	
3. ZONING DISTRICT: O&I (CDMU)	
REQ'D. SETBACKS -	PROVD SETBACKS -
20' FRONT	20.6' FRONT
20' CORNER	20.3' CORNER
20' REAR	75.2' REAR
10' INTERIOR SIDE	(N/A) INTERIOR SIDE
4. CAMA LAND CLASSIFICATION: URBAN	
5. THERE ARE WETLANDS LOCATED ON THIS PROPERTY.	
6. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720313700J, EFFECTIVE DATE APRIL 3, 2006	
DEVELOPMENT DATA:	
TOTAL TRACT AREA = 4.47 AC.	
DEVELOPMENT AREA - 4.47 AC. PROPOSED DENSITY 20 UNITS - 4.47 UNITS/AC	
BUILDING COVERAGE - 10,939 S.F. (16.2%)	
TOTAL HEATED GROSS FLOOR AREA - 23,760 S.F. GFA	
RESTAURANT = 4,699 S.F.±	
APARTMENTS = 12,480 S.F.± (6,240 SF/FLOOR)	
17,179 SF (8.8%)	
TOTAL BEDROOMS - 20	
20 X 1 BR = 20 BR	
MAX. BLDG. HGT. - 2-STORY / 35' MEAN ROOF	
PROPOSED - 35' MEAN ROOF	
PARKING -	
20 - 1 BR UNITS X 1.5 MIN. SP./UNIT = 30	
151 SEAT RESTAURANT - 1 SP./4 SEATS = 38	
MINIMUM TOTAL SPACES REQ'D. = 68	
20 UNITS X 2.5 MAX. SP./UNIT = 50	
151 SEAT RESTAURANT - 1 SP./2.5 SEATS = 60	
MAXIMUM TOTAL SPACES PERMIT'D. = 110	
** 37+59=96 TOTAL SPACES PROVD. (5 H/C) **	
PER ADA REGS FOR PARKING FACILITY WITH 76-100	
SPACES 4 H/C SPACES REQUIRED	
BIKE PARKING REQ'D = 5 MIN/100 SPACES	
BIKE PARKING PROVD = 10	
NEW IMPERVIOUS SURFACES -	
ROOFTOP - 7,070 S.F.	
ASPHALT PAVEMENT - 12,618 S.F.	
CONCRETE - 1,702 S.F.	
NEW TOTAL - 21,390 S.F. (NEW)	
EX. IMPERVIOUS SURFACES	
EX. BLDGS - 6,010 S.F.	
EX. ASPHALT - 20,820 S.F.	
EX. CONCRETE - 5,690 S.F.	
EX. TOTAL - 32,520 S.F. (COURTS & SPORTS)	
TOTAL - 53,910 S.F. (27.7%)	
UTILITY CAPACITY REQUESTS:	
EXISTING SEWER USE - 6,040 GPD	
PROPOSED SEWER CAPACITY -	
20-1 BR @ 240 GPD/BR = 4,800 GPD (NEW)	
EXISTING WATER USE - 7,550 GPD	
PROPOSED WATER CAPACITY -	
20 UNITS @ 400 GPD/UNIT = 8,000 GPD (NEW)	
NOTE:	
ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE, TECHNICAL STANDARDS MANUAL & THE STATE OF NORTH CAROLINA.	



COORDINATION NOTES

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL WORK IS TO BE IN ACCORDANCE WITH CITY OF WILMINGTON, NEW HANOVER COUNTY, THE CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) AND THE STATE OF NORTH CAROLINA.
3. THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THE PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS. CONTRACTOR SHALL EMPLOY A PROFESSIONAL SURVEYOR TO PERFORM SITE IMPROVEMENT STAKEOUT(S).
4. ANYTIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.

GENERAL NOTES:

1. EXISTING TOPOGRAPHY, BOUNDARY AND UTILITIES, HAVE BEEN PREPARED BY FIELD SURVEY BY ROBERT SESSOMS & ASSOCIATES, PLLC., APPROVED PLANS BY WITHERS & RAVENEL, INC. AND OTHER AVAILABLE INFORMATION.
2. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES. IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF TRENCHING OPERATIONS SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING LOSS OF UTILITY REVENUES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
3. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
4. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAGMEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE DOT.
5. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
7. CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 1 (800) 632-4949 AND ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
8. CONTRACTOR SHALL REMOVE ASPHALT, AGGREGATE BASE COURSE, AND CONCRETE CURB & GUTTER WITHIN LIMITS OF DEMOLITION AS SHOWN ON PLAN.

DEMOLITION NOTES

1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
2. CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.
3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.
5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
6. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
7. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
11. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES:

1. CLEAR AND REMOVE FROM SITE ALL TREES, ROOTS, ROOT MAT, ETC. FROM THE AREA WITHIN DESIGNATED CLEARING LIMITS.
2. PLANT GRASS OVER ALL GRADED AREAS AS SHOWN IN THE TABLE ON THIS SHEET OF CEASE OF ANY GRADING ACTIVITY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORING TO PRE-CONSTRUCTION CONDITIONS ANY AREAS OUTSIDE THE PROJECT LIMITS THAT MAY INADVERTENTLY BE DAMAGED DUE TO THE FAILURE OF THE EROSION MEASURES.
4. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETED, CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL INSPECTION AND APPROVAL BY NEW HANOVER COUNTY.
5. WATER, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SODDED AND PLANTED AREAS UNTIL FINAL APPROVAL BY NEW HANOVER COUNTY.
6. ANY BORROW MATERIAL BROUGHT ONTO SITE MUST BE FROM A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.
7. ANY EXCESS MATERIAL REMOVED FROM SITE MUST BE HAULED TO A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. ALL CONSTRUCTION ENTRANCES WILL BE PERIODICALLY SOD DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. ANY SEDIMENT THAT IS TRACKED INTO THE STREET WILL BE IMMEDIATELY REMOVED.
3. SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. SILT FENCE STAKES WILL BE SPACED 6 FEET APART UNLESS A WIRE BACKING IS USED WITH 8 FOOT STAKE SPACING.
4. INSPECT INLET PROTECTION AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

INSPECT SILT SACKS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE SILT SACK OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE THE SILT SACK DURING SEDIMENT REMOVAL. REPLACE AS NEEDED.
5. ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
6. INSPECT SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH.

CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE AND MAKE ANY REQUIRED REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE POOL AREAS.
7. INSPECT EXCELSIOR MATTING AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT REPAIR IMMEDIATELY. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE MATTING. ANY AREAS OF THE MATTING THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED. MONITOR AND REPAIR THE MATTING AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED.

STABILIZATION NOTES

1. ALL DISTURBED AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS OF CEASE OF ANY PHASE OF ACTIVITY AND SLOPES WITHIN 21 CALENDAR DAYS.

PERMANENT SEEDING SCHEDULE – MIXTURE 5CP

SPECIES	RATE (LB./ACRE)
CENTPEDE GRASS	10-20

Seeding Dates
MARCH – JUNE

Soil Amendments
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 300 LB/ACRE 10-10-10 FERTILIZER.

Mulch
DO NOT MULCH.

Maintenance
FERTILIZE VERY SPARINGLY LB/ACRE NITROGEN IN SPRING WITH NO PHOSPHORUS. CENTPEDE GRASS CANNOT TOLERATE HIGH PH OR EXCESS FERTILIZER.

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

WINTER AND EARLY SPRING

SPECIES	RATE (LB./ACRE)
Rye (GRAIN)	120
*ANNUAL LESPEDEZA (KOBÉ IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	50

*OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SUMMER

SPECIES	RATE (LB./ACRE)
GERMAN MILLET	40

FALL

SPECIES	RATE (LB./ACRE)
RYE (GRAIN)	120

Seeding dates

COASTAL PLAIN – DEC.1-APR. 15 – LATE WINTER AND EARLY SPRING
APRIL 15 – AUG. 15 – SUMMER
AUG. 15 – DEC. 30 – FALL

Soil omdments

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

Mulch

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

Maintenance

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

GENERAL GRADING NOTES

1. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF SUCH UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF THE DITCHING OPERATION BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF THE TRENCHING OPERATIONS SO AS TO AVOID AND PREVENT DAMAGE TO THE EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING BUT NOT LIMITED TO REPAIRS AND LOSS SERVICE REVENUE. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
2. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
3. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAG MEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE NCDOT.
4. ALL MATERIAL CLEARED AND GRUBBED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK, SUCH AS TREES, VEGETATION, FENCING, ETC., SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR BURNED IF PROPER PERMITS ARE RECEIVED.

SITE NOTES

1. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT NORTH CAROLINA ONE CALL* TOLL FREE 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.
11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
13. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
14. ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

GENERAL STORM SEWER NOTES

1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WILMINGTON AND THE STATE OF NORTH CAROLINA REQUIREMENTS AS SPECIFIED ON THE DRAWINGS AND IN THE PROJECT SPECIFICATIONS.
2. BEDDING FOR ALL STORM SEWER PIPE SHALL BE AS SPECIFIED ON THE DRAWINGS, PROJECT SPECIFICATIONS, AND MANUFACTURER SPECIFICATIONS.
3. ALL STORM SEWER PIPES TO BE HDPE ADS N-12 OR EQUIVALENT, UNLESS OTHERWISE SPECIFIED.
4. ALL STORM SEWER PIPES SHOWN AS RCP ON THE PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.

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

EXISTING UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
2. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

UTILITY CONTACTS:

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING AND DIGGING. 1-800-632-4949

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO ANY EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT 1-800-632-4949
EMERGENCY DIAL 911 POLICE - FIRE - RESCUE

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.

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____



No.	Revision	Date	By

Designer	GSP	Scale	
Drawn By	GSP	Date	February 2014
License #	P-0718	Job No.	2013-0012

Wilmington **SAXON PLACE** **New Hanover County** **North Carolina**

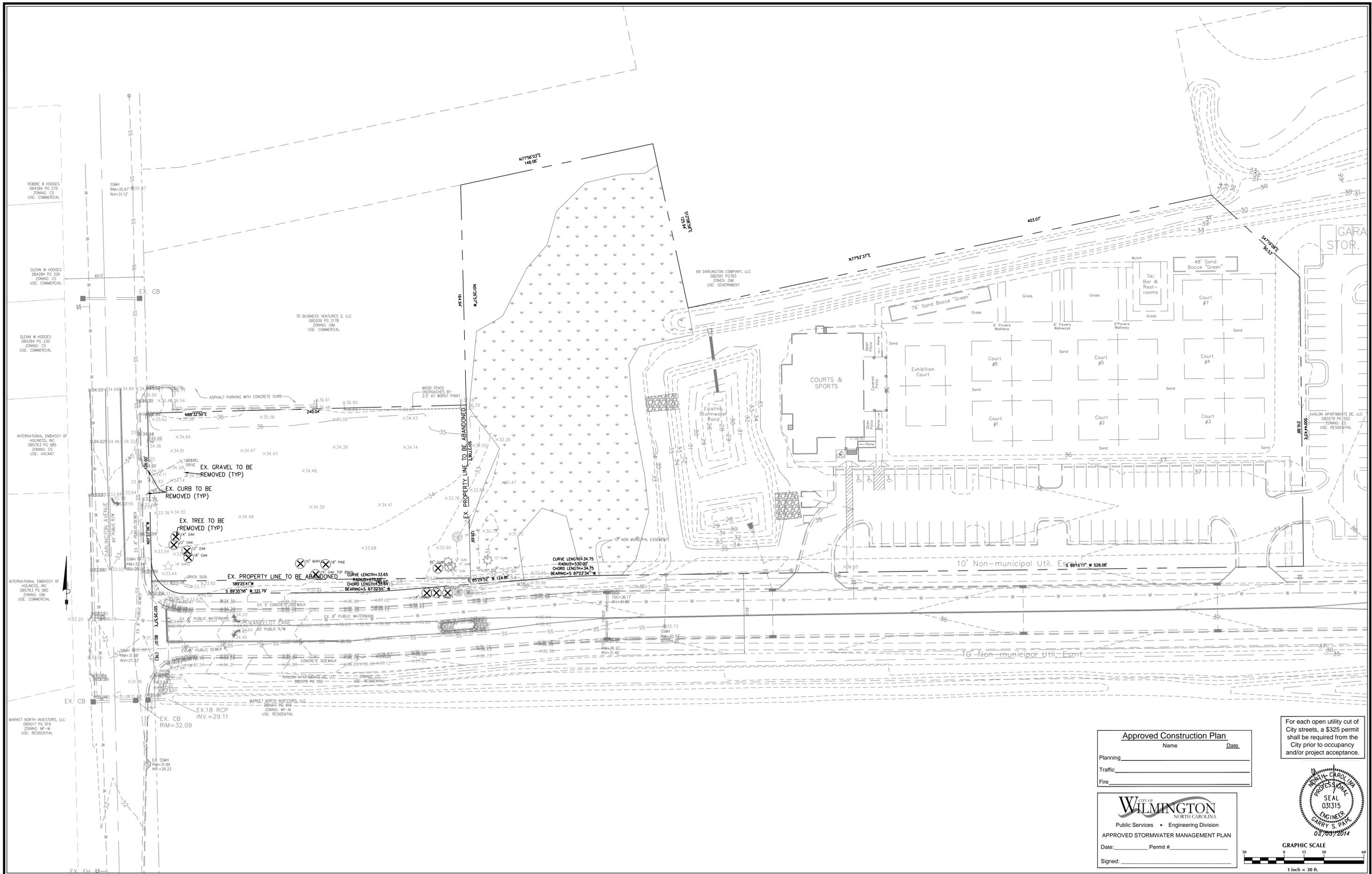
GENERAL NOTES

PREPARED FOR:
DBNC HOLDINGS, LLC
5123 ORIOLE DRIVE
WILMINGTON, NC 28403
910-793-7544

GSP CONSULTING, PLLC
ENGINEERING

6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

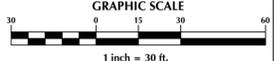
Sheet No.
C-1



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.

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____



No.	Revision	Date	By

Designer	GSP	Scale	1" = 30'
Drawn By	GSP	Date	February 2014
License #	P-0718	Job No.	2013-0012

SAXON PLACE
 New Hanover County
 North Carolina

EXISTING CONDITIONS

PREPARED FOR:
 DBNC HOLDINGS, LLC
 5123 ORIOLE DRIVE
 WILMINGTON, NC 28403
 910-793-7544

GSP CONSULTING, PLLC
 ENGINEERING
 6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-2

ROBBIE B HODGES
DB4284 PG 270
ZONING: CS
USE: COMMERCIAL

GLENN W HODGES
DB4284 PG 226
ZONING: CS
USE: COMMERCIAL

GLENN W HODGES
DB4284 PG 230
ZONING: CS
USE: COMMERCIAL

INTERNATIONAL EMBASSY OF
HOLINESS, INC
DB5763 PG 985
ZONING: CS
USE: VACANT

INTERNATIONAL EMBASSY OF
HOLINESS, INC
DB5763 PG 985
ZONING: O&I
USE: COMMERCIAL

Tree Legend / Inventory
 ○ - OAK
 ☆ - MAPLE
 ⊙ - HOLLY
 ⊙ - GUM
 ⊙ - PINE
 ⊗ - TREE TO BE REMOVED

MARKET NORTH INVESTORS, LLC
DB5017 PG 919
ZONING: MF-M

SSMH
RIM=35.97
INV=31.12

EX. CB

EX. CB

SSMH
RIM=32.54
INV=28.02

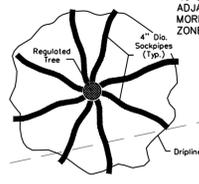
EX. 8" PUBLIC WATERMAIN

EX. 8" PUBLIC WATERMAIN

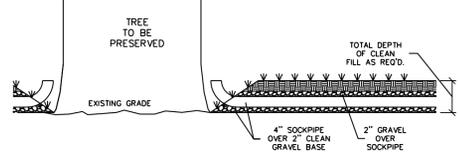
EX. CB
RIM=32.09

Site Inventory Notes:

1. Soils Type: Be (Boymeode)
2. This property is not impacted by any AEC.
3. There are no Conservation Overlay boundaries affecting this property.
4. This site is not impacted by any recognized historic or archeological significance.
5. No cemeteries were evidenced on the site.
6. Existing vegetation has been located and is labeled.
7. There is evidence of jurisdictional wetlands on the site.
8. There is no evidence of endangered species or habitat issues on the site.
9. This property is not within any flood hazard area as evidenced on N.C. Flood Map 3720313700J.
10. The site drainage flows into the Burnt Mill Creek drainage basin, C, Sw classified waters.



Filling Around Tree / Aeration Detail
(Not to Scale)



Filling Around Tree / X-Section
(Not to Scale)

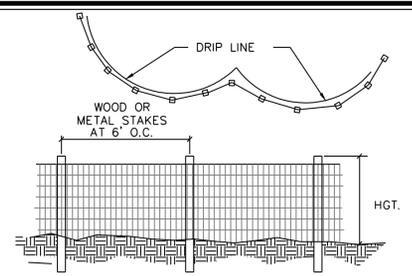
NOTE: ALL TREES ON ADJACENT PROPERTY, NO MORE THAN 40% OF ROOT ZONE TO BE ENCROACHED

TREES TO BE SAVED

12" GUM	2
15" GUM	12
4" HOLLY	9
18" MAPLE	3
24" OAK	2

TREES TO BE REMOVED

15" GUM	1
4" HOLLY	3
12" OAK	1
14" OAK	1
15" OAK	2
18" OAK	1
22" OAK	1
18" PINE	1



NOTES:
1. PRIOR TO ANY LAND DISTURBING ACTIVITIES, TREE PROTECTION FENCES SHALL BE INSTALLED ALONG THE DRIP LINES OF ALL EXISTING TREES LABELED AS TO BE RETAINED. NO STORAGE OF MATERIALS, FILL, ETC. AND NO PEDESTRIAN OR VEHICULAR TRAFFIC SHALL BE ALLOWED INSIDE OF THE FENCES DURING CONSTRUCTION.
2. TREE PROTECTION FENCING SHOULD BE LOCATED ONE FOOT OUT FROM THE TRUNK FOR EACH ONE INCH OF TRUNK DIAMETER.

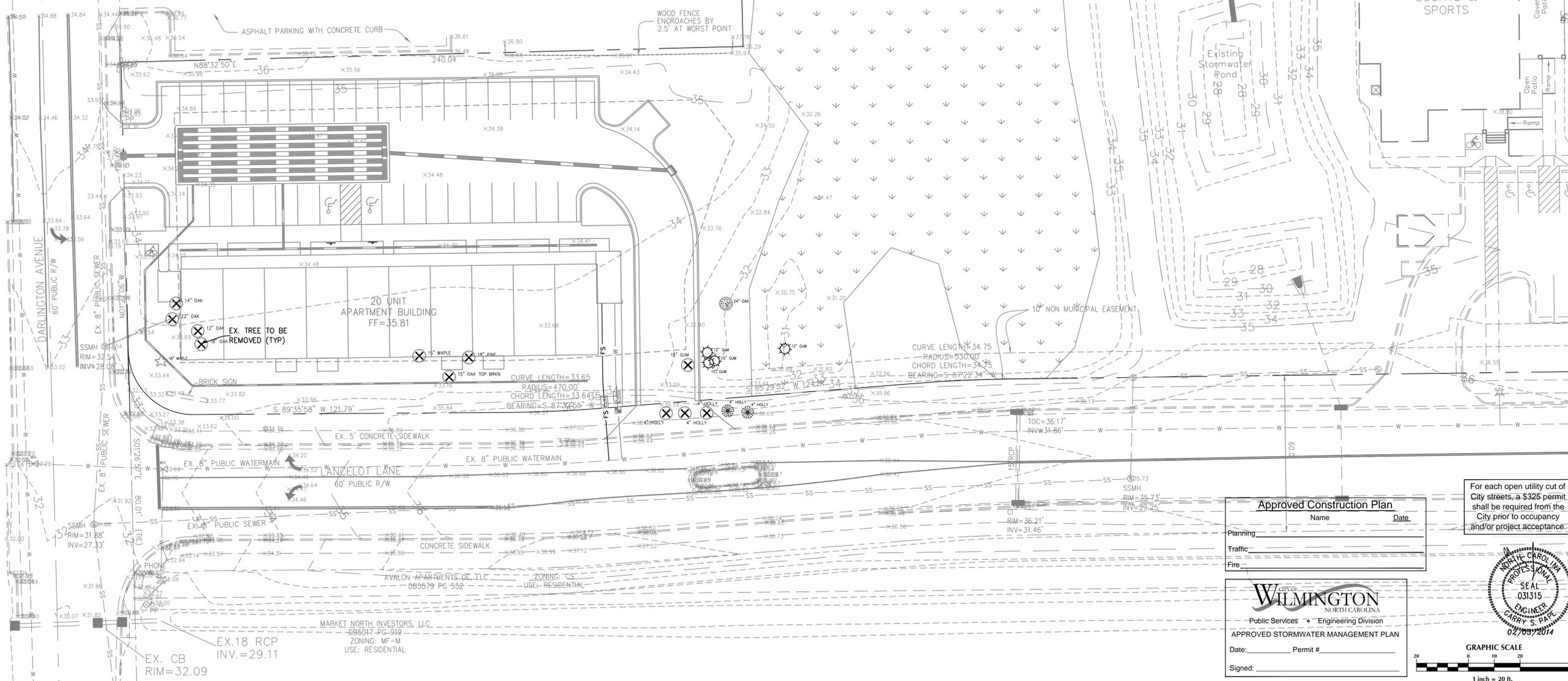
Tree Protection Fence Detail

69 DARLINGTON COMPANY
DB2501 PG783
ZONED: O&I
USE: GOVERNMENT



Robert G. Sessoms
ROBERT G. SESSOMS
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4659

TD BUSINESS VENTURES 2, LLC
DB5209 PG 2178
ZONING: O&I
USE: COMMERCIAL



Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

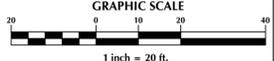
Fire _____

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

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit #: _____

Signed: _____



No.	Revision	Date	By

Designer	GSP	Scale	1" = 20'
Drawn By	GSP	Date	February 2014
License #	P-0718	Job No.	2013-0012

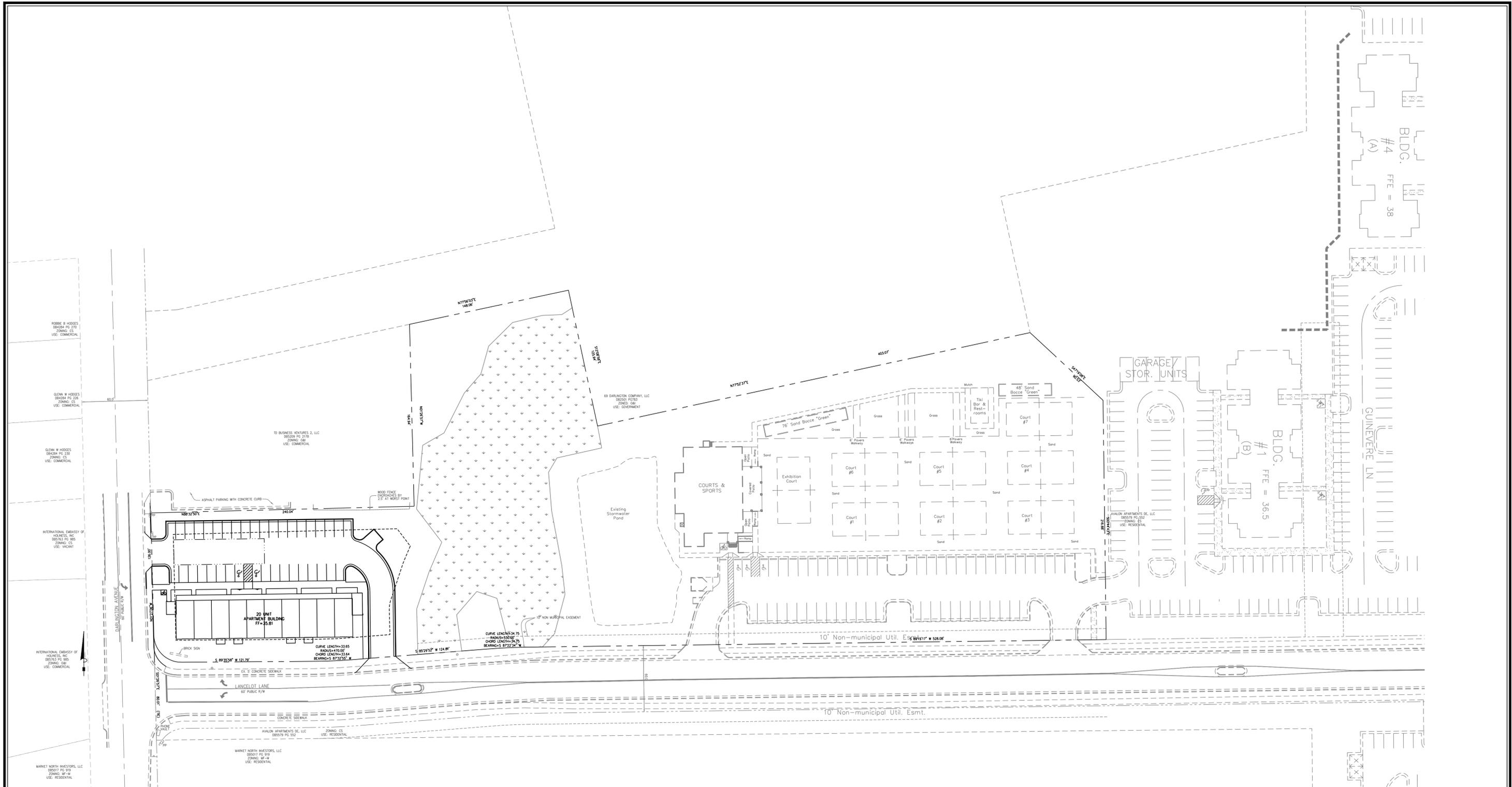
Wilmington **SAXON PLACE** **North Carolina**
 New Hanover County

SITE INVENTORY PLAN

PREPARED FOR:
DBNC HOLDINGS, LLC
5123 ORIOLE DRIVE
WILMINGTON, NC 28403
910-793-7544

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-2.1



Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

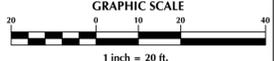
Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

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.



No.	Revision	Date	By

Designer	GSP	Scale	1" = 20'
Drawn By	GSP	Date	February 2014
License #	P-0718	Job No.	2013-0012

SAXON PLACE
 New Hanover County
 North Carolina

OVERALL SITE PLAN

PREPARED FOR:
 DBNC HOLDINGS, LLC
 5123 ORIOLE DRIVE
 WILMINGTON, NC 28403
 910-793-7544

GSP CONSULTING, PLLC
 ENGINEERING
 6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-3.1

ROBBIE B HODGES
DB4284 PG 270
ZONING: CS
USE: COMMERCIAL

GLENN W HODGES
DB4284 PG 226
ZONING: CS
USE: COMMERCIAL

GLENN W HODGES
DB4284 PG 230
ZONING: CS
USE: COMMERCIAL

INTERNATIONAL EMBASSY OF
HOLINESS, INC
DB5763 PG 985
ZONING: CS
USE: VACANT

INTERNATIONAL EMBASSY OF
HOLINESS, INC
DB5763 PG 985
ZONING: O&I
USE: COMMERCIAL

MARKET NORTH INVESTORS, LLC
DB5017 PG 919
ZONING: MF-M
USE: RESIDENTIAL

TD BUSINESS VENTURES 2, LLC
DB5209 PG 2178
ZONING: O&I
USE: COMMERCIAL

TD BUSINESS VENTURES 2, LLC
DB5209 PG 2178
ZONING: O&I
USE: COMMERCIAL

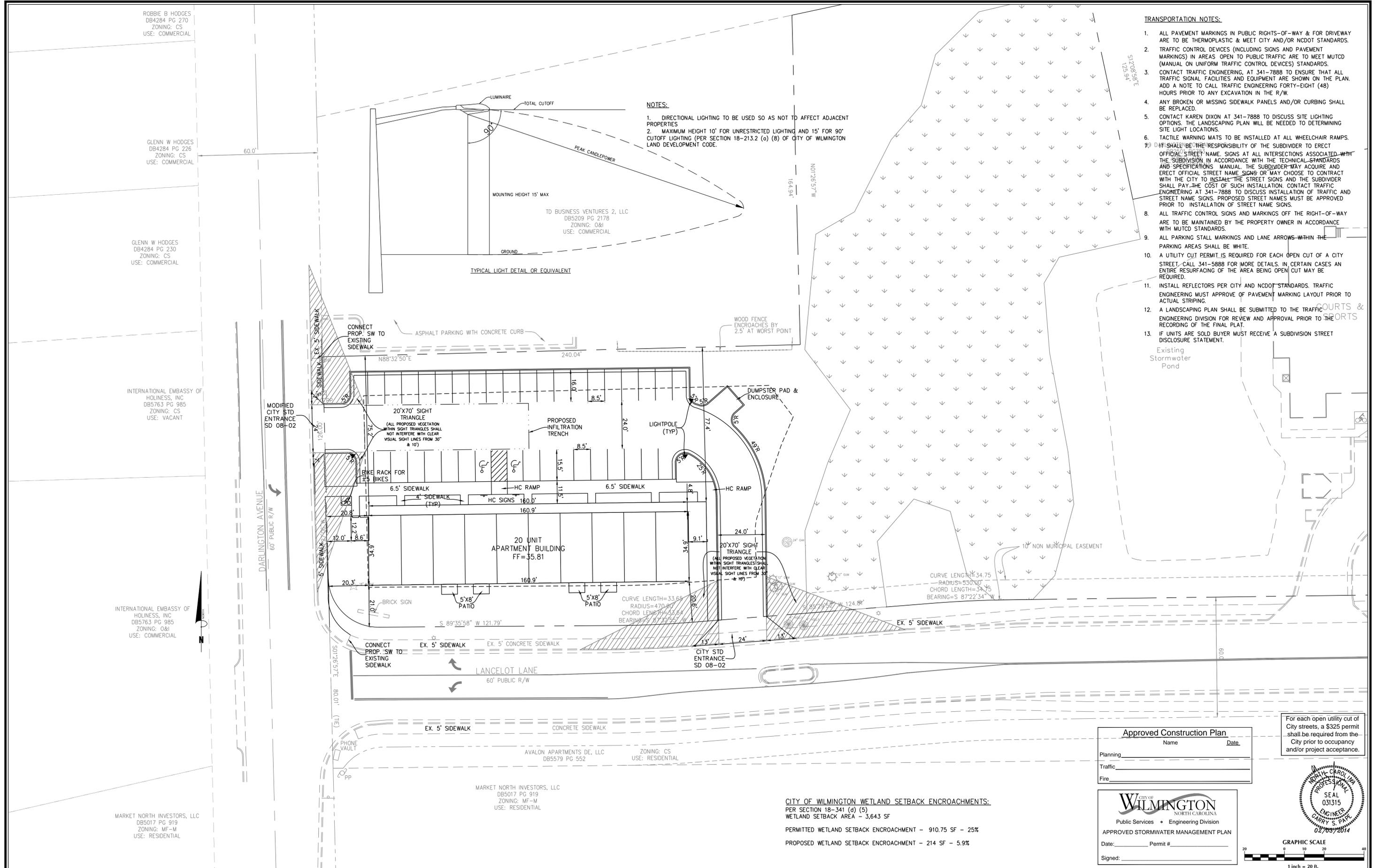
AVALON APARTMENTS DE, LLC
DB5579 PG 552
ZONING: CS
USE: RESIDENTIAL

MARKET NORTH INVESTORS, LLC
DB5017 PG 919
ZONING: MF-M
USE: RESIDENTIAL

- NOTES:**
1. DIRECTIONAL LIGHTING TO BE USED SO AS NOT TO AFFECT ADJACENT PROPERTIES
 2. MAXIMUM HEIGHT 10' FOR UNRESTRICTED LIGHTING AND 15' FOR 90° CUTOFF LIGHTING (PER SECTION 18-213.2 (a) (8) OF CITY OF WILMINGTON LAND DEVELOPMENT CODE.

TRANSPORTATION NOTES:

1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY ARE TO BE THERMOPLASTIC & MEET CITY AND/OR NCDOT STANDARDS.
2. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
3. CONTACT TRAFFIC ENGINEERING, AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. ADD A NOTE TO CALL TRAFFIC ENGINEERING FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE R/W.
4. ANY BROKEN OR MISSING SIDEWALK PANELS AND/OR CURBING SHALL BE REPLACED.
5. CONTACT KAREN DIXON AT 341-7888 TO DISCUSS SITE LIGHTING OPTIONS. THE LANDSCAPING PLAN WILL BE NEEDED TO DETERMINE SITE LIGHT LOCATIONS.
6. TACTILE WARNING MATS TO BE INSTALLED AT ALL WHEELCHAIR RAMPS.
7. IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
8. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
9. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
10. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CALL 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
11. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
12. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN.
13. IF UNITS ARE SOLD BUYER MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT.



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.

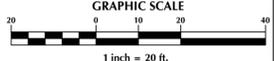


CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____



CITY OF WILMINGTON WETLAND SETBACK ENCROACHMENTS:
PER SECTION 18-341 (d) (5)
WETLAND SETBACK AREA - 3,643 SF

PERMITTED WETLAND SETBACK ENCROACHMENT - 910.75 SF - 25%

PROPOSED WETLAND SETBACK ENCROACHMENT - 214 SF - 5.9%

No.	Revision	Date	By

Designer	GSP	Scale	1" = 20'
Drawn By	GSP	Date	February 2014
License #	P-0718	Job No.	2013-0012

SAXON PLACE
New Hanover County
North Carolina

SITE PLAN

PREPARED FOR:
DBNC HOLDINGS, LLC
5123 ORIOLE DRIVE
WILMINGTON, NC 28403
910-793-7544

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-3

ROBBIE B HODGES
DB4284 PG 270
ZONING: CS
USE: COMMERCIAL

GLENN W HODGES
DB4284 PG 226
ZONING: CS
USE: COMMERCIAL

GLENN W HODGES
DB4284 PG 230
ZONING: CS
USE: COMMERCIAL

INTERNATIONAL EMBASSY OF
HOLINESS, INC
DB5763 PG 985
ZONING: CS
USE: VACANT

INTERNATIONAL EMBASSY OF
HOLINESS, INC
DB5763 PG 985
ZONING: O&I
USE: COMMERCIAL

MARKET NORTH INVESTORS, LLC
DB5017 PG 919
ZONING: MF-M
USE: RESIDENTIAL

GENERAL UTILITY NOTES:

- PROJECT SHALL COMPLY WITH CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) CROSS CONNECTION REQUIREMENTS. WATER METER(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET AND NCDENR HAS ISSUED THEIR "FINAL APPROVAL". CALL 332-6558 FOR INFORMATION.
- 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.
- TO USE CFPUA WATER FOR IRRIGATION IT MUST BE METERED SEPARATELY.
- WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 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 AND FITTINGS. THIS WIRE IS TO BE ACCESSIBLE AT ALL VALVES, FIRE HYDRANTS, AND WATER METER BOXES TO AID IN FUTURE LOCATIONS OF FACILITIES.
- TREES ARE NOT TO BE PLANTED OVER WATER MAINS OR WITHIN UTILITY EASEMENTS.
- STATE WATER AND SEWER PERMITS SHALL BE OBTAINED PRIOR TO RELEASE OF THE PROJECT FOR CONSTRUCTION.
- ALL WATERMAIN WITHIN PUBLIC RIGHT OF WAY TO BE PUBLIC. WATERMANS LOCATED ON PRIVATE PROPERTY TO BE PRIVATE.

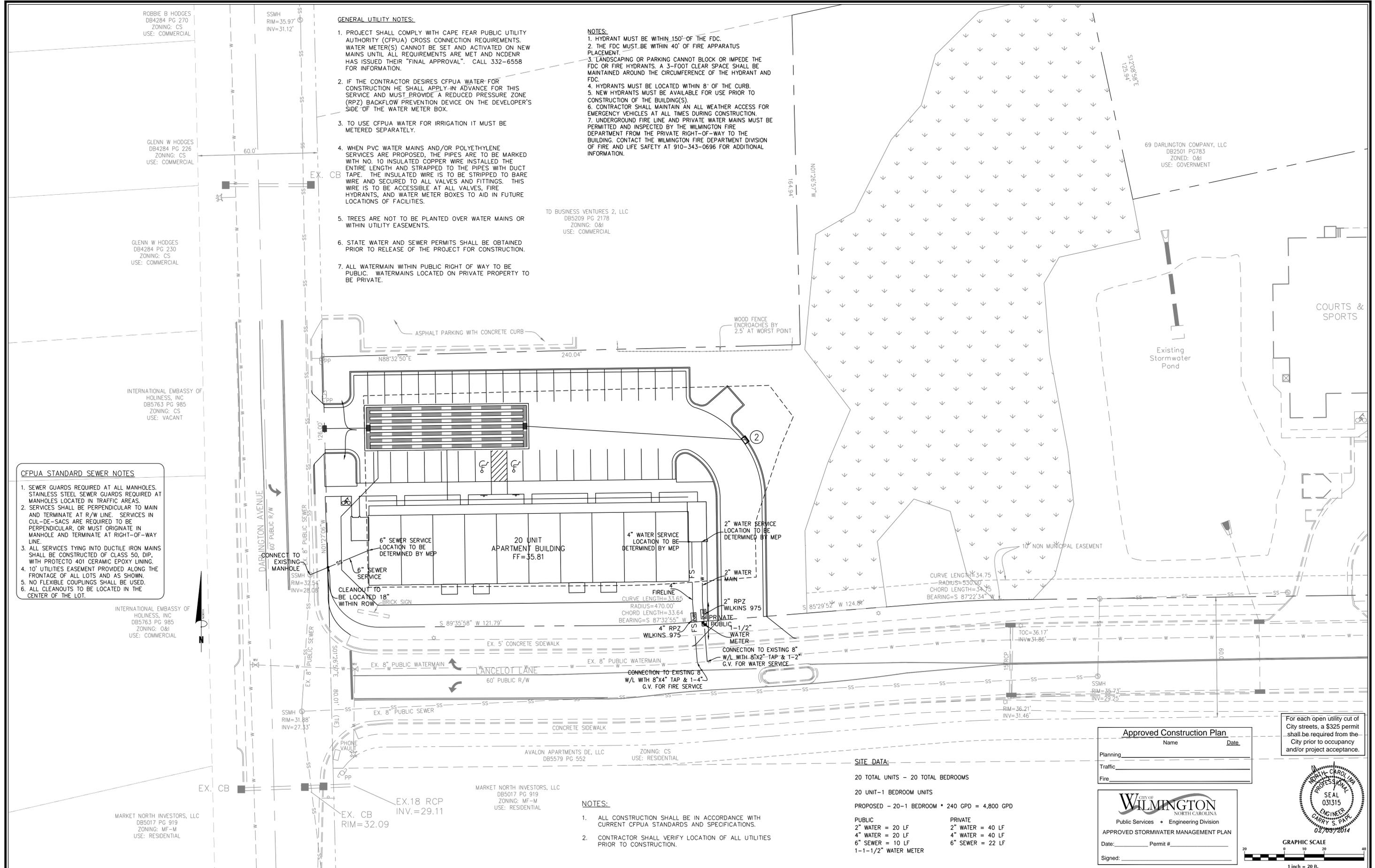
NOTES:

- HYDRANT MUST BE WITHIN 150' OF THE FDC.
- THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
- 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.
- HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
- NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDING(S).
- CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- UNDERGROUND FIRE LINE AND PRIVATE WATER MAINS MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PRIVATE RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.

TO BUSINESS VENTURES 2, LLC
DB5209 PG 2178
ZONING: O&I
USE: COMMERCIAL

CFPUA STANDARD SEWER NOTES

- SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
- SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT R/W LINE. SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
- ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50, DIP, WITH PROTECTO 401 CERAMIC EPOXY LINING.
- 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN.
- NO FLEXIBLE COUPLINGS SHALL BE USED.
- ALL CLEANOUTS TO BE LOCATED IN THE CENTER OF THE LOT.



No.	Revision	Date	By

Designer: **GSP**
Scale: 1" = 20'
Drawn By: **GSP**
Date: February 2014
License #: **P-0718**
Job No.: **2013-0012**

SAXON PLACE
New Hanover County
North Carolina

UTILITY PLAN

PREPARED FOR:
DBNC HOLDINGS, LLC
5123 ORIOLE DRIVE
WILMINGTON, NC 28403
910-793-7544

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-4

Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____

WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit #: _____
Signed: _____

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



SITE DATA:

20 TOTAL UNITS - 20 TOTAL BEDROOMS
20 UNIT-1 BEDROOM UNITS
PROPOSED - 20-1 BEDROOM • 240 GPD = 4,800 GPD

PUBLIC: 2" WATER = 20 LF, 4" WATER = 20 LF, 6" SEWER = 10 LF
PRIVATE: 2" WATER = 40 LF, 4" WATER = 40 LF, 6" SEWER = 22 LF
1-1-1/2" WATER METER

NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CFPUA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ROBBIE B HODGES
DB4284 PG 270
ZONING: CS
USE: COMMERCIAL

GLENN W HODGES
DB4284 PG 226
ZONING: CS
USE: COMMERCIAL

GLENN W HODGES
DB4284 PG 230
ZONING: CS
USE: COMMERCIAL

INTERNATIONAL EMBASSY OF
HOLINESS, INC
DB5763 PG 985
ZONING: CS
USE: VACANT

INTERNATIONAL EMBASSY OF
HOLINESS, INC
DB5763 PG 985
ZONING: O&I
USE: COMMERCIAL

MARKET NORTH INVESTORS, LLC
DB5017 PG 919
ZONING: MF-M
USE: RESIDENTIAL

SSMH
RIM=35.97'
INV=31.12'

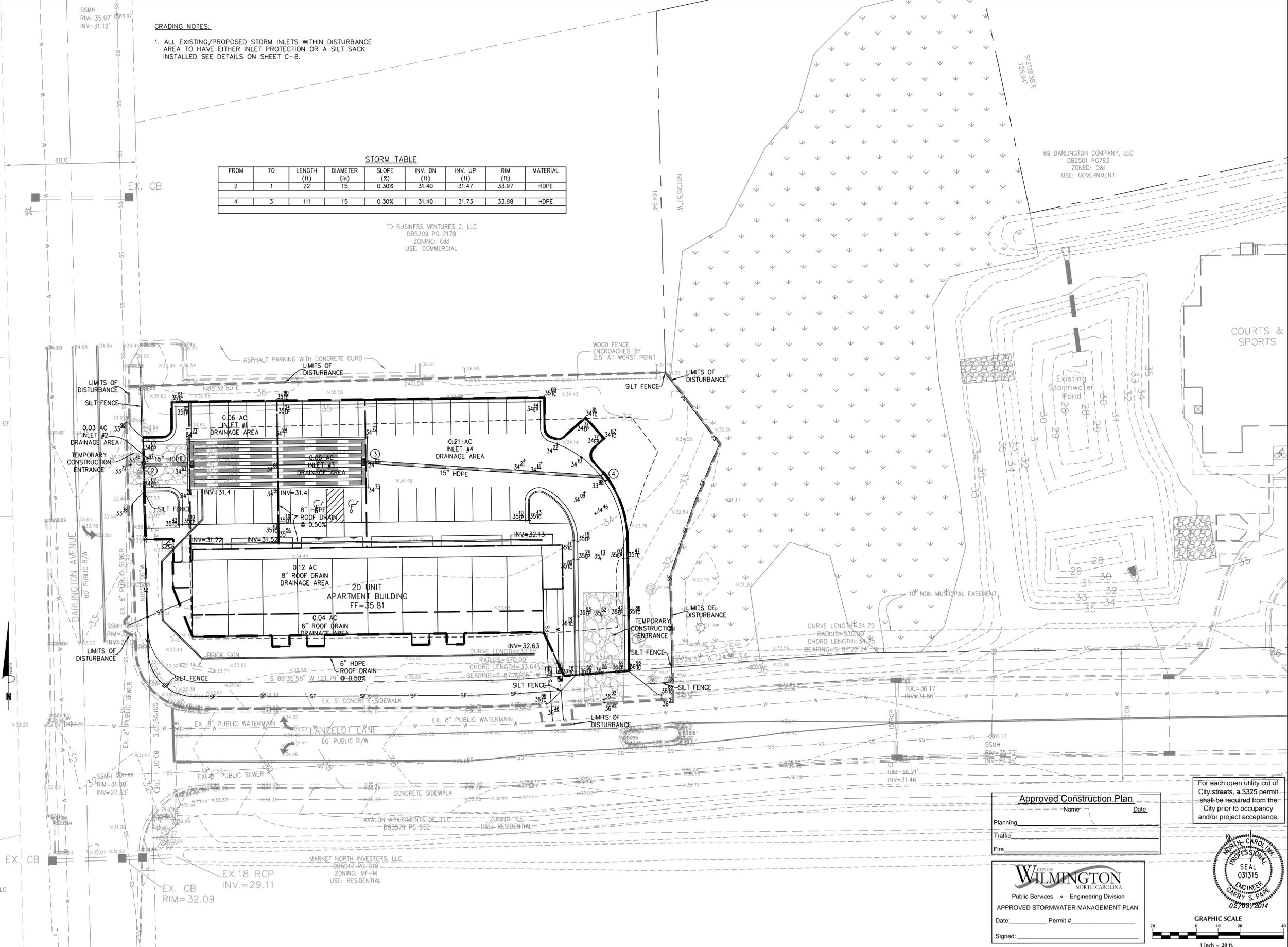
GRADING NOTES:
1. ALL EXISTING/PROPOSED STORM INLETS WITHIN DISTURBANCE AREA TO HAVE EITHER INLET PROTECTION OR A SILT SACK INSTALLED SEE DETAILS ON SHEET C-8.

STORM TABLE

FROM	TO	LENGTH (ft)	DIAMETER (in)	SLOPE (%)	INV. DN (ft)	INV. UP (ft)	RIM (ft)	MATERIAL
2	1	22	15	0.30%	31.40	31.47	33.97	HDPE
4	3	111	15	0.30%	31.40	31.73	33.98	HDPE

TD BUSINESS VENTURES 2, LLC
DB5209 PG 2178
ZONING: O&I
USE: COMMERCIAL

69 DARLINGTON COMPANY, LLC
DB2501 PG783
ZONED: O&I
USE: GOVERNMENT



Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

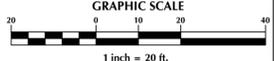
Fire: _____

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

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit #: _____

Signed: _____



No.	Revision	Date	By

Designer: GSP
Scale: 1" = 20'
Date: February 2014
Drawn By: GSP
Job No.:
License #: P-0718
2013-0012

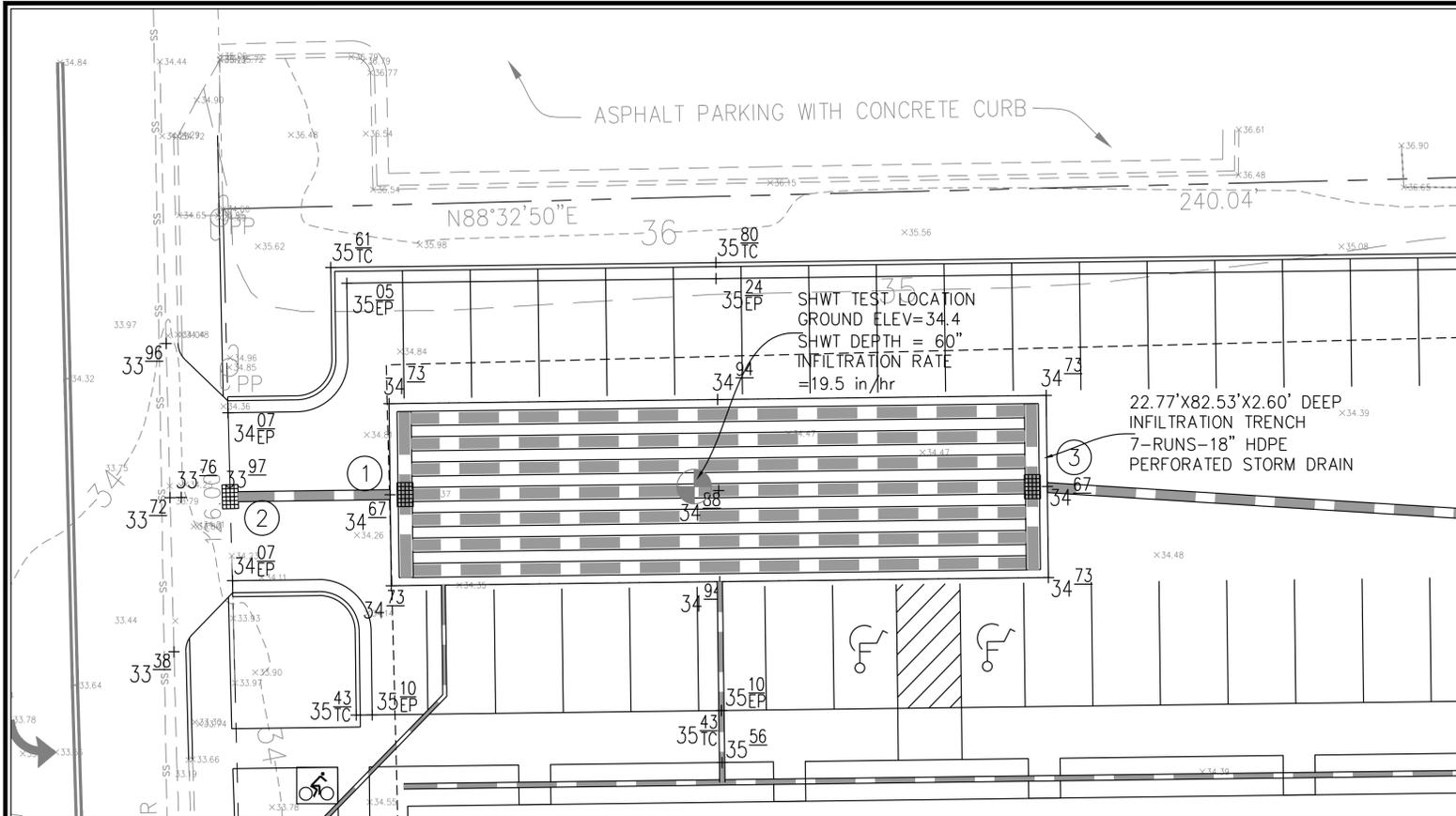
SAXON PLACE
New Hanover County
North Carolina

GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN

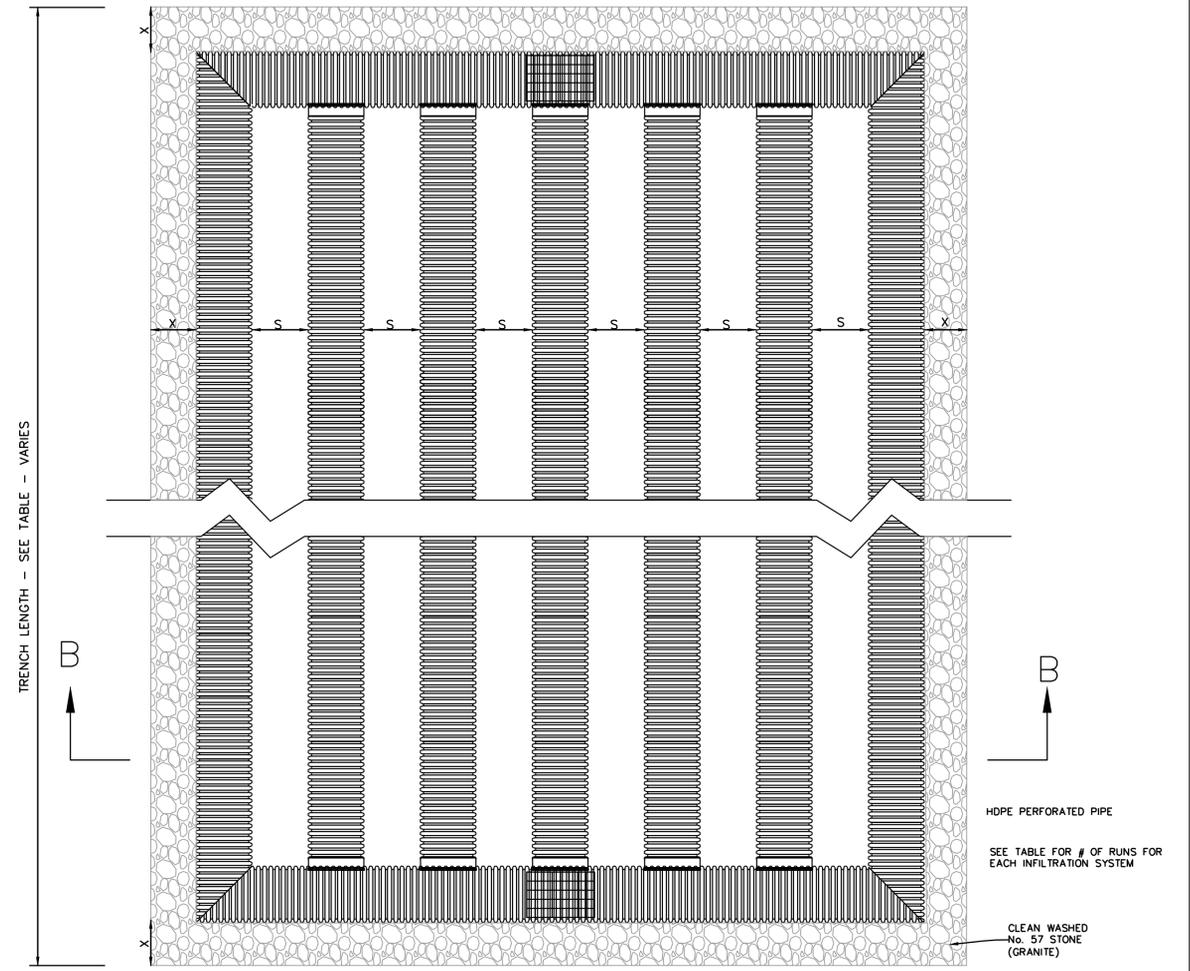
PREPARED FOR:
DBNC HOLDINGS, LLC
5123 ORIOLE DRIVE
WILMINGTON, NC 28403
910-793-7544

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-5



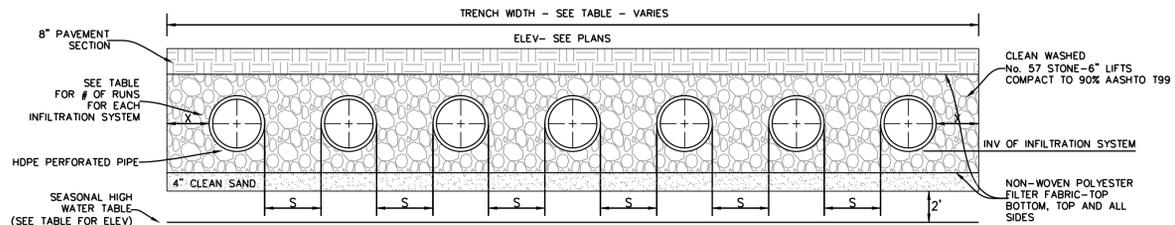
INFILTRATION TRENCH



PLAN

INFILTRATION TRENCH
N.T.S.

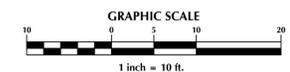
NOTE:
ALL HDPE PIPE TO BE ADS N-12 PIPE (DESIGNED TO SUPPORT H-20 LIVE LOADS) OR EQUIVALENT & INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ALL JOINTS TO BE SOIL TIGHT OR BETTER.



SECTION B-B

INFILTRATION TRENCH TABLE

TRENCH #	# OF RUNS	PIPE DIAMETER	MIN. X (in.)	MIN. S (in.)	TRENCH WIDTH (FT.)	TRENCH LENGTH (FT.)	SYSTEM BOTTOM ELEV.	SHWT ELEV.
1	7	18"	12	16.8	22.77	82.53	31.4	29.4



Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

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.



No.	Revision	Date	By

Designer: GSP
Scale: 1" = 10'
Drawn By: GSP
Date: February 2014
License #: P-0718
Job No.: 2013-0012

SAXON PLACE
New Hanover County
North Carolina

INFILTRATION TRENCH DETAILS

PREPARED FOR:
DBNC HOLDINGS, LLC
5123 ORIOLE DRIVE
WILMINGTON, NC 28403
910-793-7544

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-6

GENERAL NOTES

I. LOCATION OF WHEELCHAIR RAMPS:

- IN ACCORDANCE WITH THE RATIFIED HOUSE BILL 1296, ALL STREET CURBS IN NORTH CAROLINA BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRAFFIC OPERATIONS, REPAIRS, CORRECTION OF UTILITIES OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1, 1973 SHALL PROVIDE WHEELCHAIR RAMPS FOR THE PHYSICALLY HANDICAPPED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTERS AND SIDEWALKS ARE PROVIDED AND AT OTHER MAJOR POINTS OF PEDESTRIAN FLOW.
- WHEELCHAIR RAMPS SHOULD BE LOCATED AS INDICATED IN DETAIL DRAWINGS, HOWEVER EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. MAY AFFECT PLACEMENT.

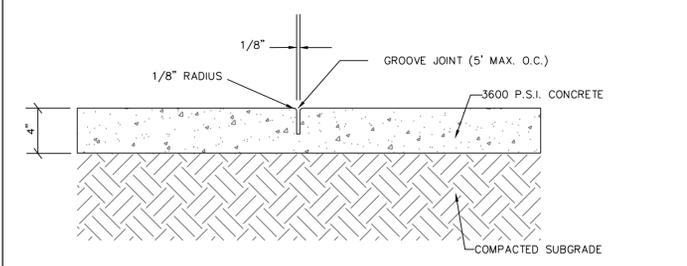
II. CONSTRUCTION NOTES:

- NO SLOPE SHALL EXCEED 1"-1" (12:1) ON THE RAMP OR SIDEWALK.
- IN NO CASE SHALL THE WIDTH OF WHEELCHAIR RAMPS BE LESS THAN 40" (3'-4"). WIDTHS MAY EXCEED 40" IF NECESSARY.
- USE CLASS "A" CONCRETE WITH THE SURFACE HAVING A ROUGH, NON-SKID TYPE FINISH.
- 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
- CONSTRUCTION METHODS SHALL CONFORM WITH THOSE OF THE GOVERNING BODY WHICH HAS JURISDICTION OF THE PARTICULAR STREET.

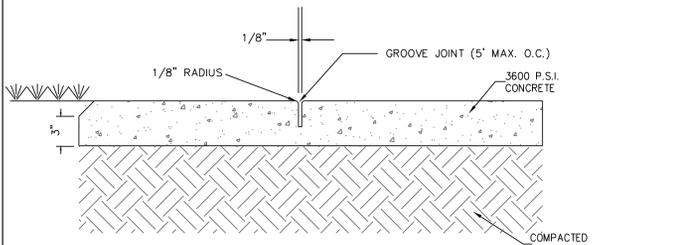
III. ADDITIONAL NOTES:

- THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE ESTABLISHED BY BISECTING THE INTERSECTION RADII WHERE MARKED (SEE NOTE 6).
- THE WHEELCHAIR RAMP SHALL BE LOCATED SO THAT THE BEGINNING OF THE WHEEL CHAIR RAMP WILL BE TWO FEET FROM THE INSIDE PEDESTRIAN CROSSWALK LINE.
- THE WIDTH OF THE PEDESTRIAN CROSSWALK SHALL BE 10 FEET UNLESS A GREATER WIDTH IS REQUIRED TO ACCOMMODATE THE PEDESTRIAN TRAFFIC.
- 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 REQUIREMENTS.
- PARKING SHALL BE ELIMINATED A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
- 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 IS AVAILABLE FROM THE SUPERINTENDENT OF DOCUMENTS, U.S GOVERNMENT PRINTING OFFICE, WASHINGTON, D.C. 20402.

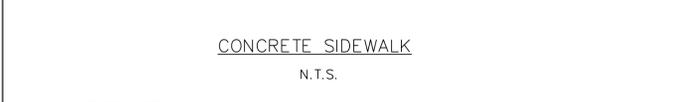
GUIDELINES FOR WHEELCHAIR RAMPS



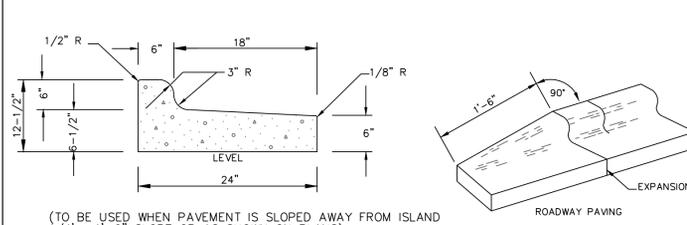
CONCRETE SIDEWALK DETAIL



SIDEWALK ADJACENT TO GRASSED AREAS AND PLANTERS



GENERAL NOTES:
A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK ABUTS ANY CURB & GUTTER AND ANY RIGID STRUCTURES. IN SIDEWALKS & PLAZA AREAS EXPANSION JOINTS ARE REQUIRED AT NO GREATER THAN 30' INTERVALS CONCRETE SHALL BE 3600 PSI. IN 28 DAYS.



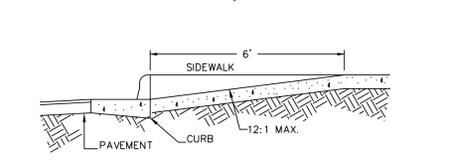
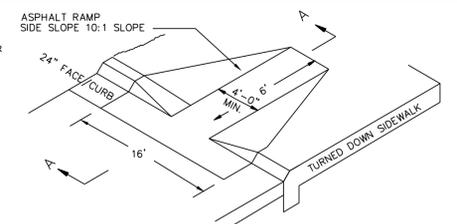
24" CURB AND GUTTER (REVERSE SLOPE)



24" CURB & GUTTER TERMINATION DETAIL

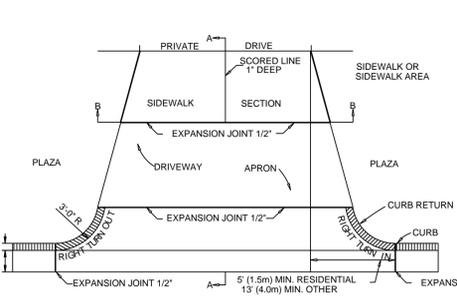
GENERAL NOTES:
CONTRACTION JOINTS SHALL BE SPACED AT MAX. 10' INTERVALS, EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS, WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1-1/2" SHALL BE OBTAINED. ALL CONTRACTION JOINTS EXCEPT IN 8" X 6" MEDIAN CURB SHALL BE FILLED WITH JOINT SEALER. EXPANSION JOINTS SHALL BE SPACED AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

CONSTRUCTION JOINT

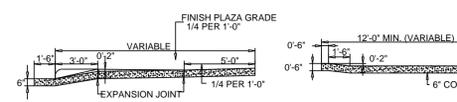


SECTION A-A WHEELCHAIR RAMP (DROP CURB)

WHEELCHAIR RAMP N.T.S.



PAVEMENT PLAN



SECTION A-A STANDARD DRIVEWAY DETAIL

SD 8-02 N.T.S.



ASPHALT DETAIL FOR PARKING LOT

PAVEMENT DETAIL N.T.S.

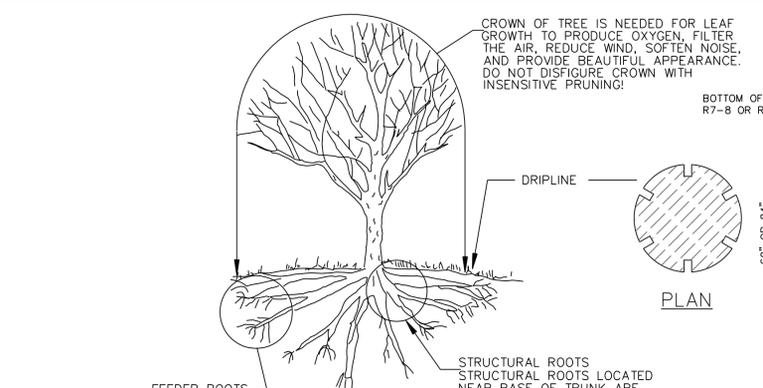


CONSTRUCTION JOINT N.T.S.



6" CURB TRANSITION TO 4" TURNDOWN SIDEWALK

N.T.S.



ELEVATION

TREE PROTECTION DURING CONSTRUCTION

- 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 EDGE OF THE OVERHEAD BRANCH CANOPY. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. A PROTECTIVE BARRIER SHOULD PREVENT DAMAGE FROM OCCURRING DURING CONSTRUCTION.
- NO CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK. THESE ARE ESSENTIAL IN SUPPORTING THE TREE AND HOLDING IT UPRIGHT IN HIGH WINDS. REMOVAL OF THESE ROOTS ALONG ONE SIDE IS OFTEN DONE BECAUSE OF A WALK, PAVING OR BUILDING WHICH IS BEING CONSTRUCTED.
- AVOID CUT AND FILL WITHIN DIAMETER OF TREE CROWN DURING EXCAVATION.

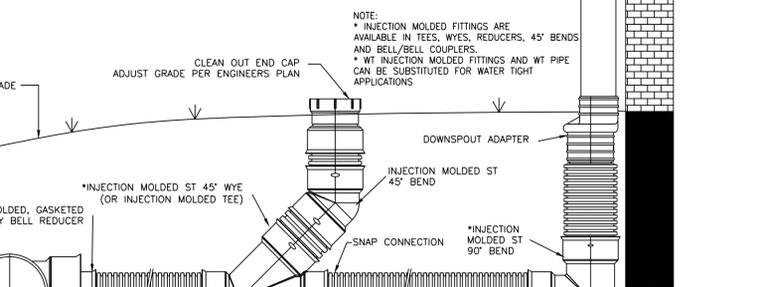
METHOD OF TREE PROTECTION DURING CONSTRUCTION

SD 15-09 NOT TO SCALE



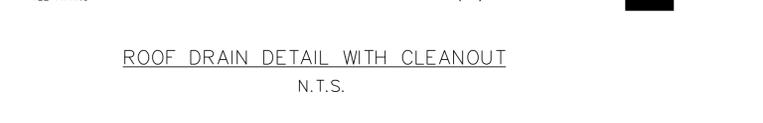
ROOF DRAIN DETAIL WITH CLEANOUT

N.T.S.



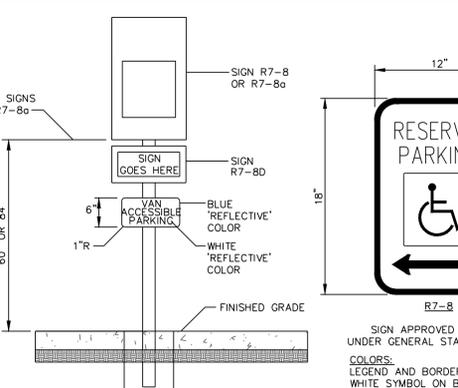
STANDARD CURB SECTION TYPE "A"

SD 7-01 NOT TO SCALE



METHOD OF TREE PROTECTION DURING CONSTRUCTION

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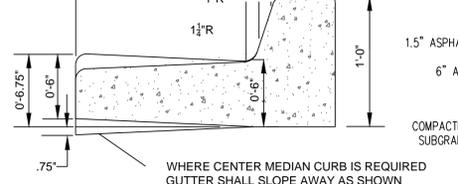
HANDICAP PARKING SIGNAGE

N.T.S.



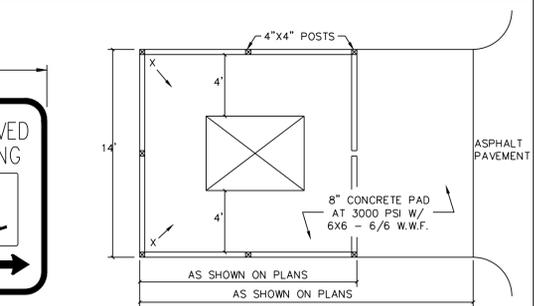
DUMPSTER PAD & ENCLOSURE DETAIL

N.T.S.



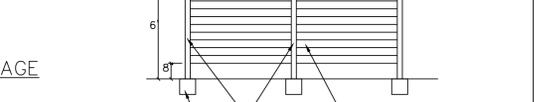
TURNDOWN SIDEWALK DETAIL

N.T.S.



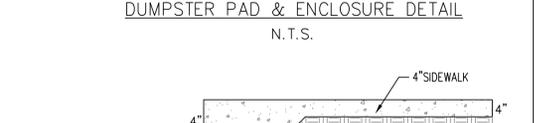
RESERVED PARKING

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METHOD OF TREE PROTECTION DURING CONSTRUCTION

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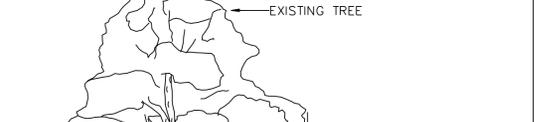
6" CURB TRANSITION TO 4" TURNDOWN SIDEWALK

N.T.S.



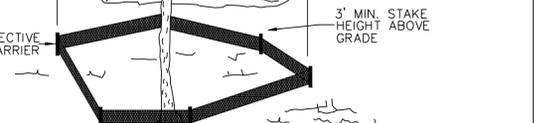
METHOD OF TREE PROTECTION DURING CONSTRUCTION

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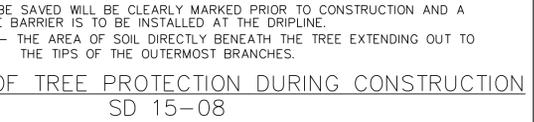
METHOD OF TREE PROTECTION DURING CONSTRUCTION

SD 15-08 NOT TO SCALE



METHOD OF TREE PROTECTION DURING CONSTRUCTION

SD 15-08 NOT TO SCALE



METHOD OF TREE PROTECTION DURING CONSTRUCTION

SD 15-08 NOT TO SCALE

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit #: _____

Signed: _____

SEAL
031315
ENGINEER
CARRY S. PARK
02/09/2014

No.	Revision	Date	By

Designer	GSP	Scale	1" = 30'
Drawn By	GSP	Date	February 2014
License #	P-0718	Job No.	2013-0012

Wilmington **Saxon Place** **New Hanover County** **North Carolina**

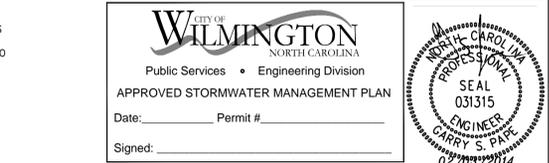
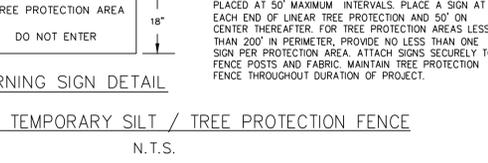
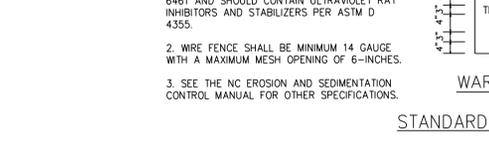
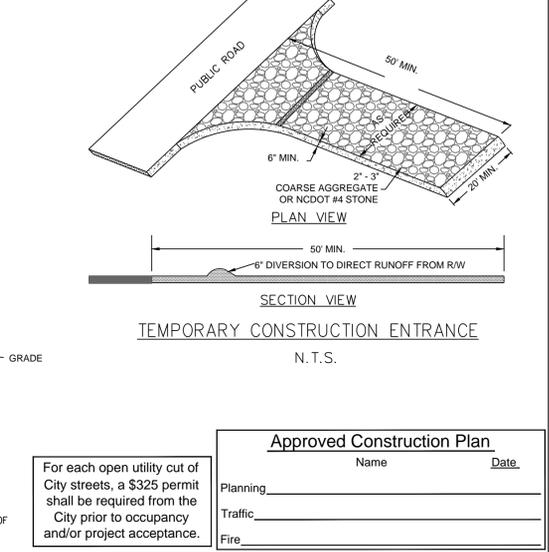
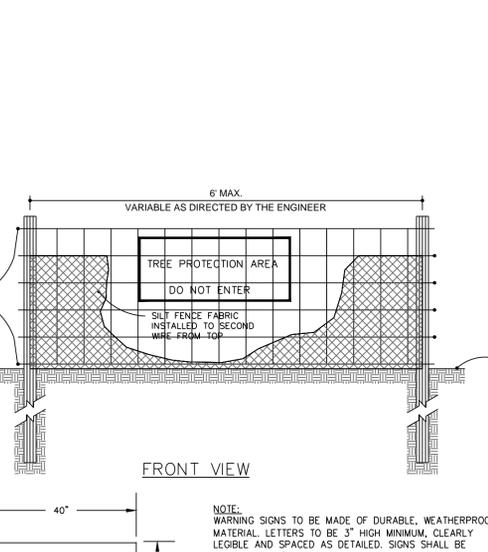
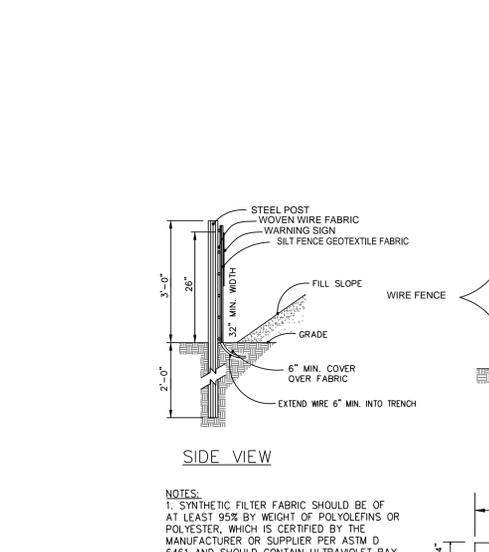
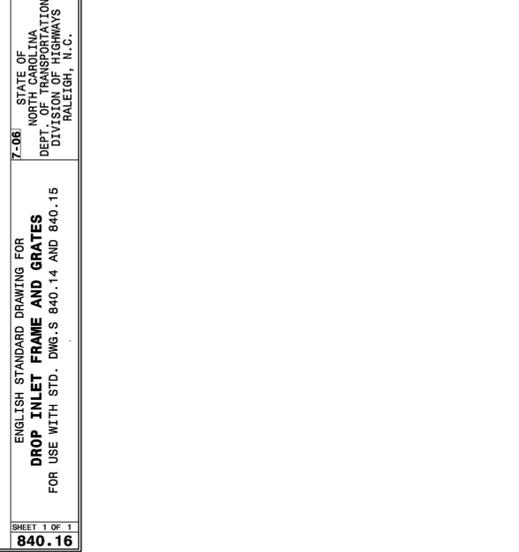
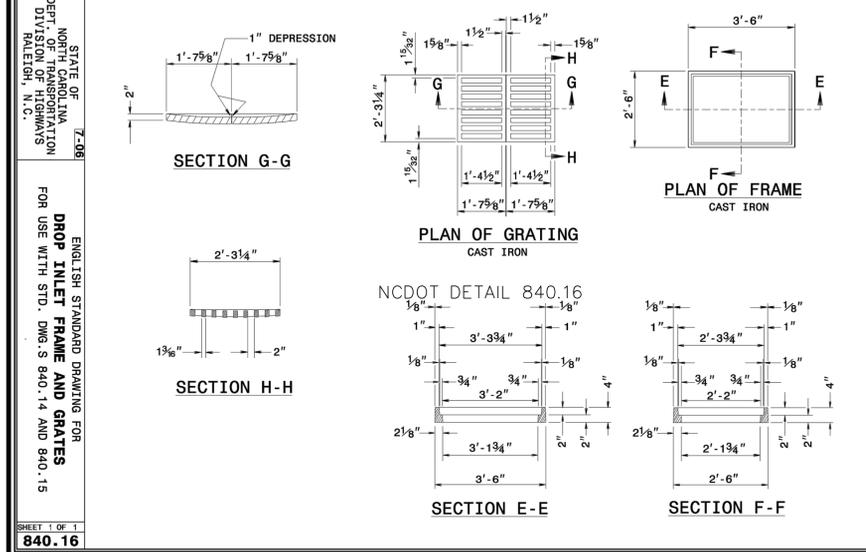
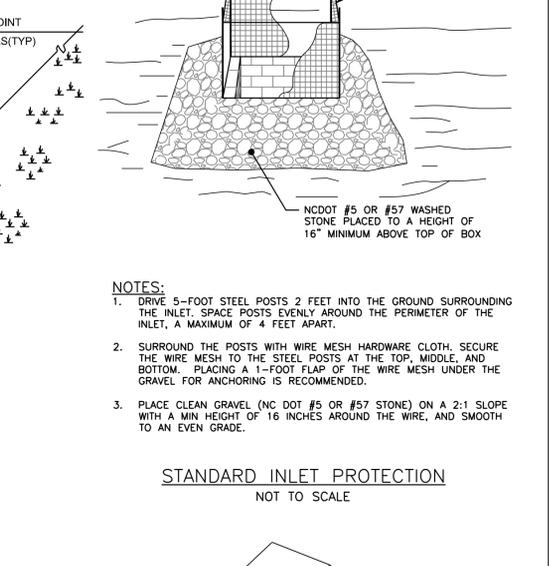
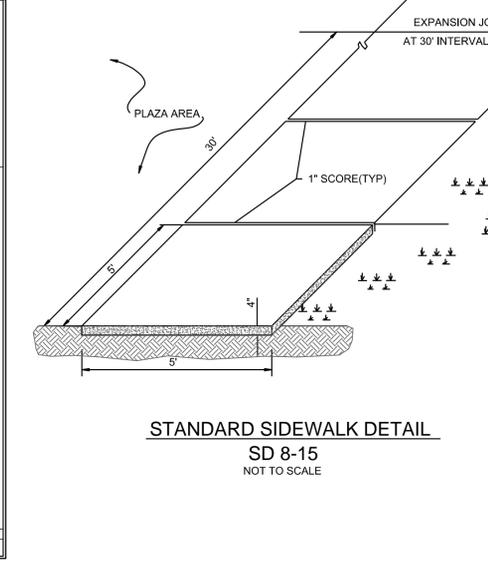
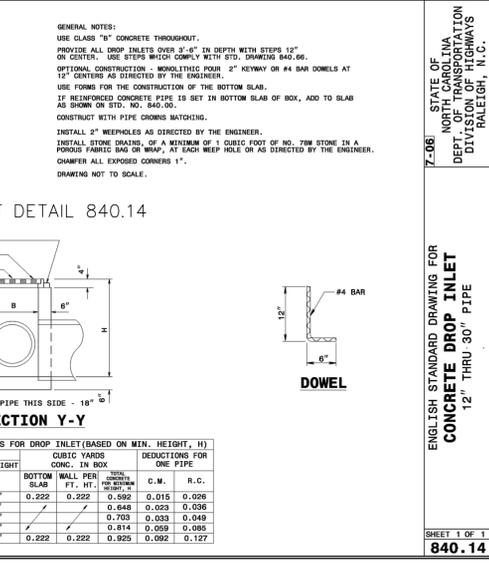
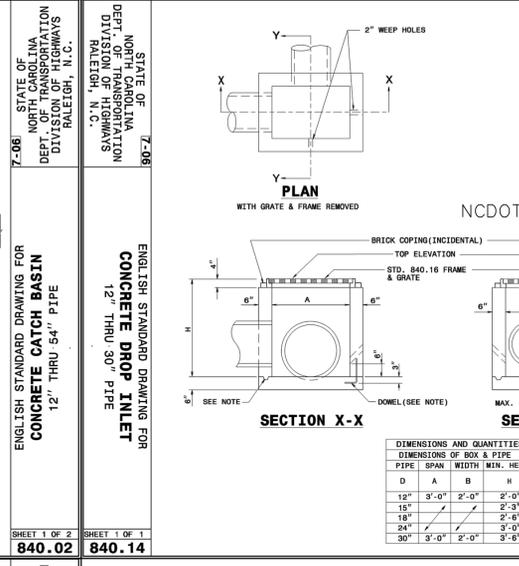
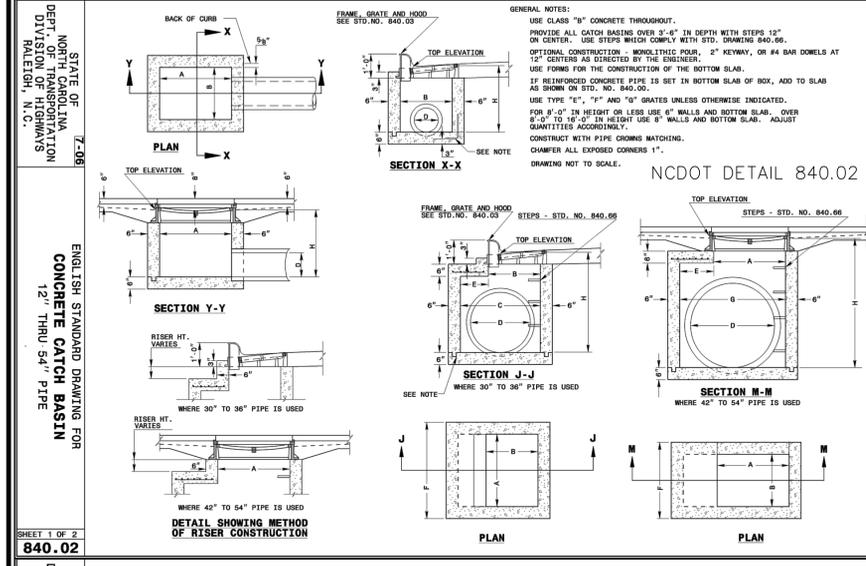
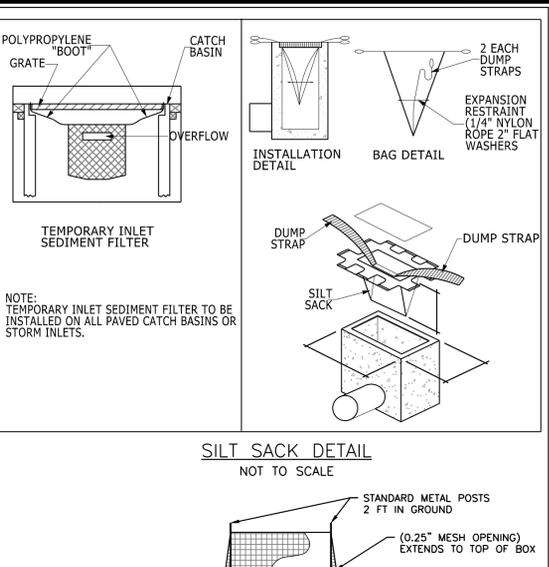
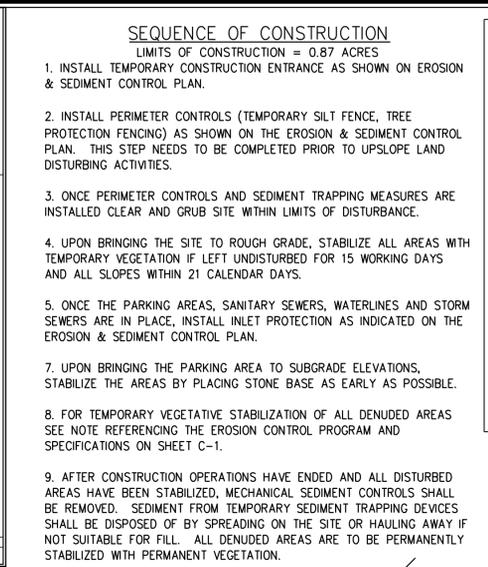
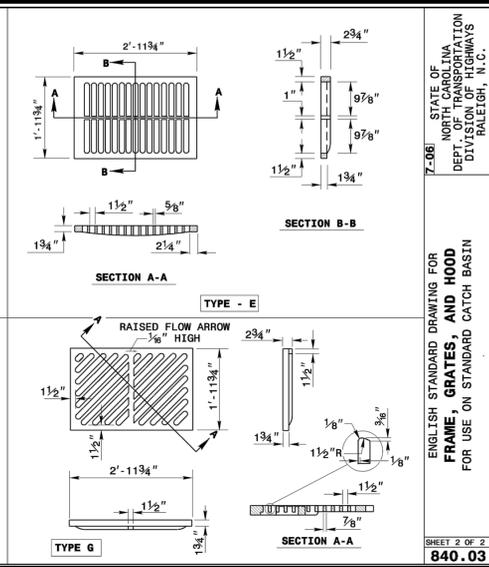
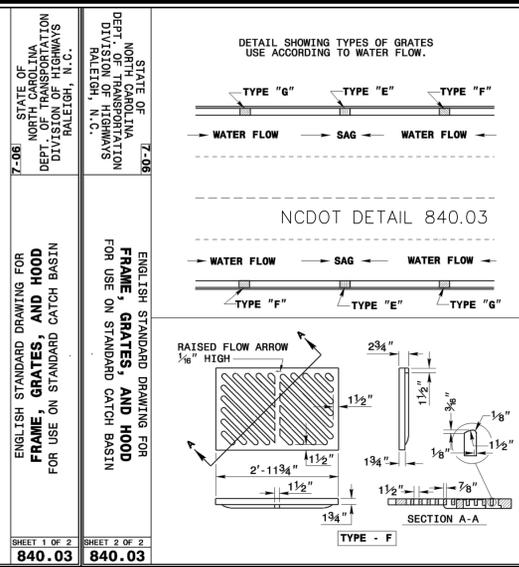
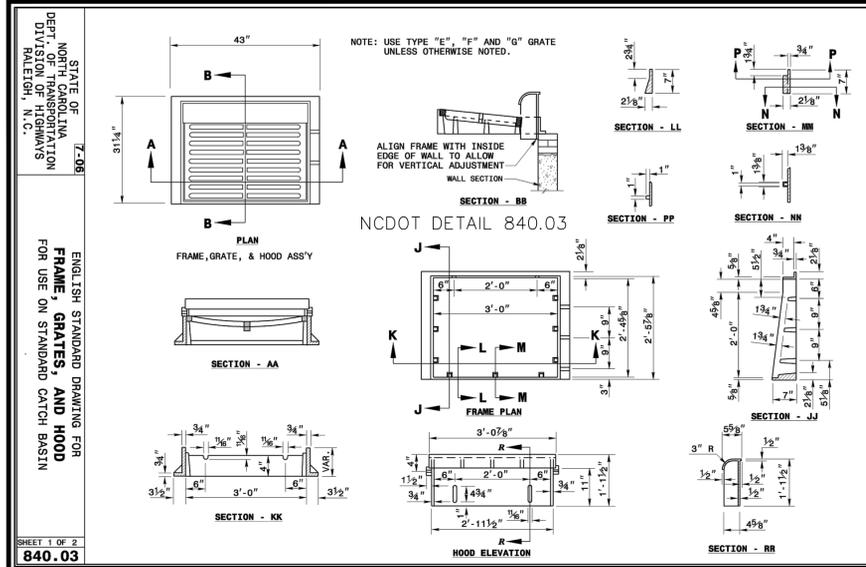
STANDARD DETAILS

PREPARED FOR:
DBNC HOLDINGS, LLC
5123 ORIOLE DRIVE
WILMINGTON, NC 28403
910-793-7544

GSP CONSULTING, PLLC
ENGINEERING

6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-7



No.	Revision	Date	By

Designer	GSP	Scale	1" = 30'
Drawn By	GSP	Date	February 2014
License #	P-0718	Job No.	2013-0012

SAXON PLACE
New Hanover County
North Carolina

STANDARD DETAILS

PREPARED FOR:
DBNC HOLDINGS, LLC
5123 ORIOLE DRIVE
WILMINGTON, NC 28403
910-793-7544

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-8

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.

WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____

SEAL 031315
ENGINEER
CARY S. PIPER
02/08/2014