

SITE DATA

PARCEL ID: R04818-017-003-000

CURRENT ZONING: UMX (URBAN MIXED USE)

CAMA LAND USE CLASSIFICATION: URBAN

PROJECT ADDRESS: 920 PRINCESS ST. WILMINGTON, NC 28401

CURRENT OWNER: OSPREY LANDS, LLC PO BOX 2277 WILMINGTON, NC 28402

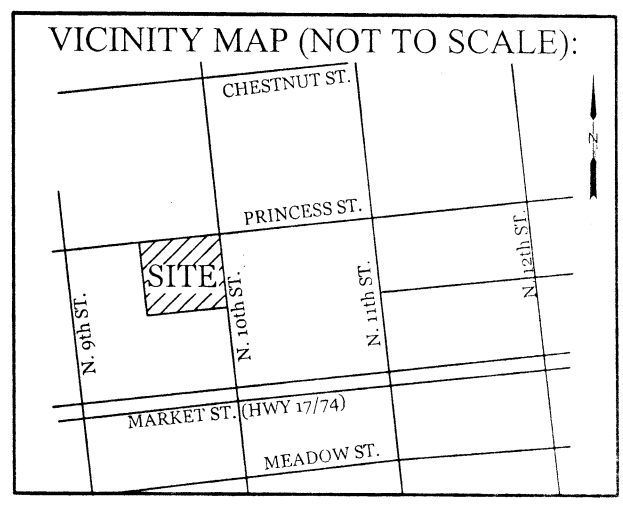
TOTAL ACREAGE IN PROJECT BOUNDARY: ± 0.50 ac. (21,690 S.F.)

EXISTING ONSITE IMPERVIOUS AREAS:

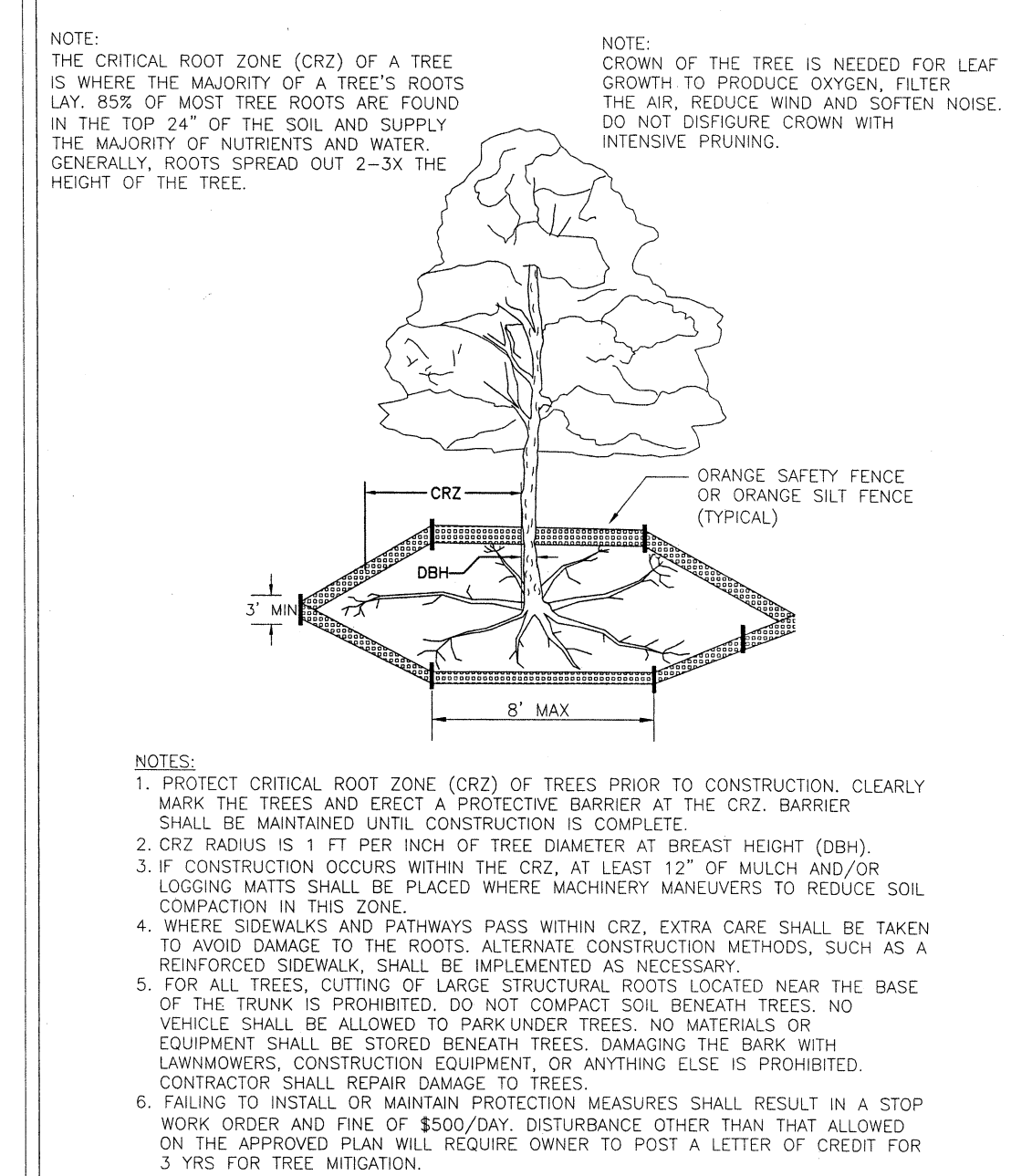
BUILDING	15,970 S.F.
CONCRETE	1,620 S.F.
TOTAL:	17,590 S.F.

EXISTING ONSITE IMPERVIOUS AREAS TO BE REMOVED:

CONCRETE	1,620 S.F.
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REVISIONS



STANDARD DETAIL

TREE PROTECTION DURING CONSTRUCTION

SHEET 1 of 2

DATE: JAN 2015

DRAWN BY: JSR

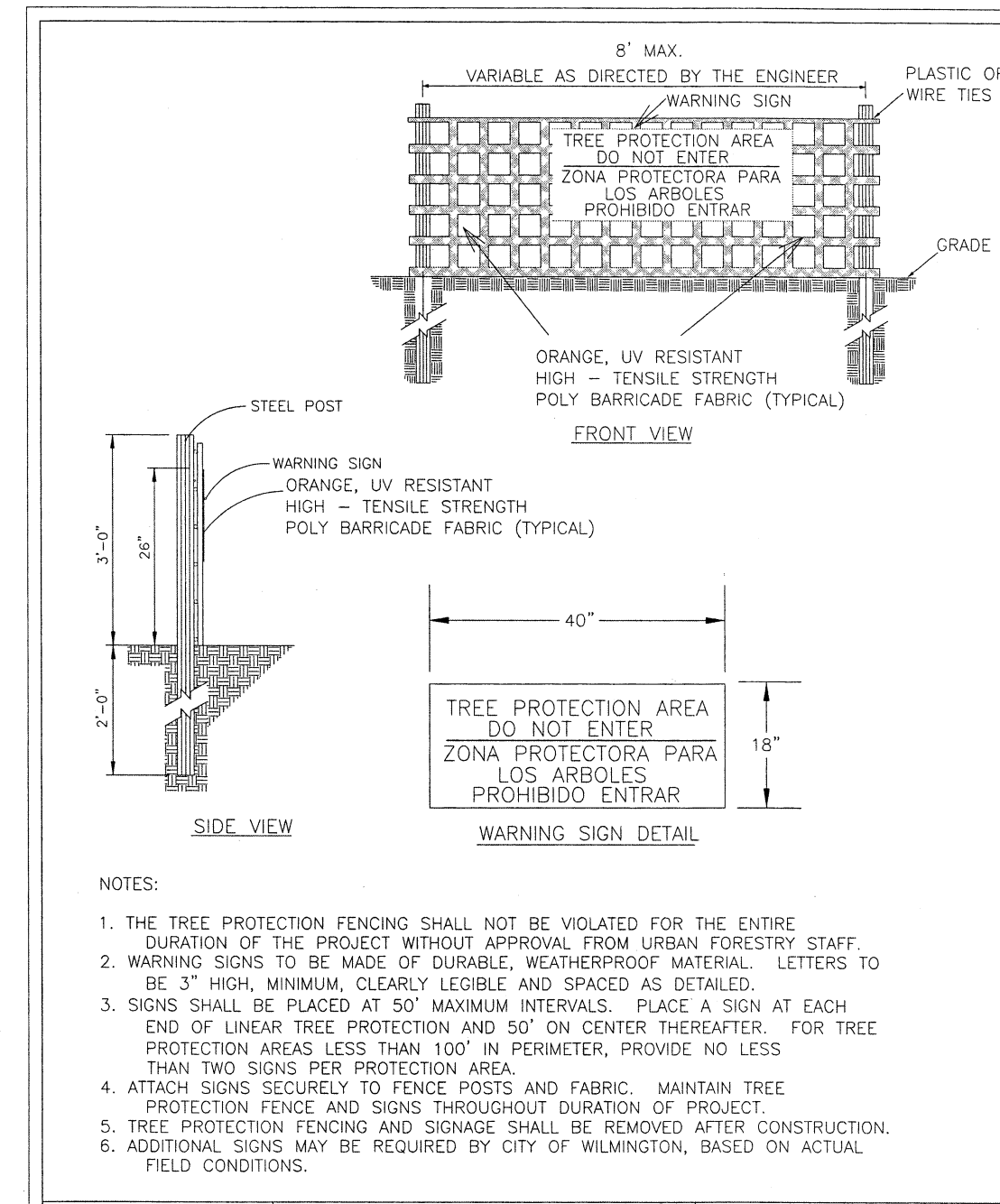
CHECKED BY: RDG, P.E.

SCALE: NOT TO SCALE

CITY OF WILMINGTON NORTH CAROLINA

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

SD 15-09



STANDARD DETAIL

TREE PROTECTION DURING CONSTRUCTION

SHEET 2 of 2

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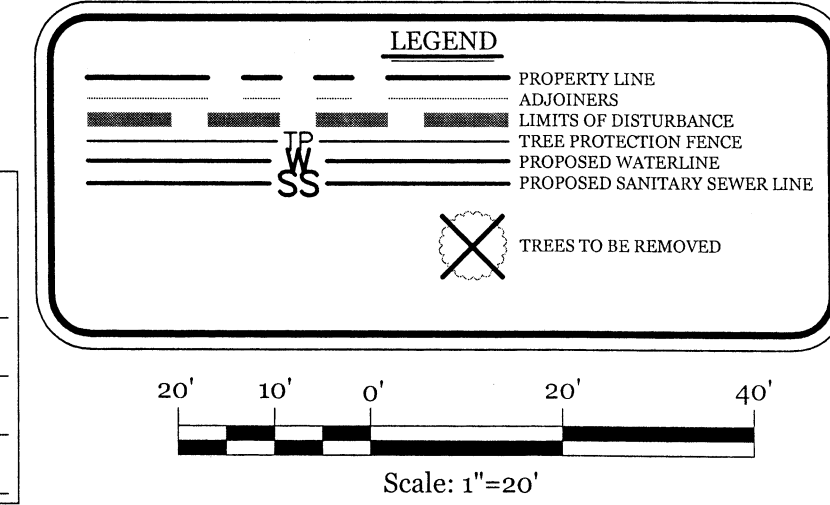
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SD 15-09



CITY OF WILMINGTON

Public Services • Engineering Division

APPROVED DRAINAGE PLAN

Date: 2/18/18 Permit # 2018004

Signed: [Signature]

Approved Construction Plan

Name: [Signature] Date: 2/17/18

Public Utilities

Traffic: [Signature] 2-8-18

Fire: [Signature] 2/8/18

INTRACOASTAL ENGINEERING, PLLC

5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662

EXISTING CONDITIONS, DEMOLITION AND TREE REMOVAL/PROTECTION PLAN

FOR

920 PRINCESS ST.

CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

CITY OF WILMINGTON

PROFESSIONAL SEAL

032555

CHARLES D. CALER

12-5-17

CLIENT INFORMATION:

Osprey Lands, LLC (James McFarland)
PO BOX 2277
Wilmington NC 28402
910-612-4995
neweastnc@gmail.com

RECEIVED
FEB 05 2018
PLANNING DIVISION

DRAWN: JAE SHEET SIZE: 24x36

CHECKED: CDC DATE: 12/5/2017

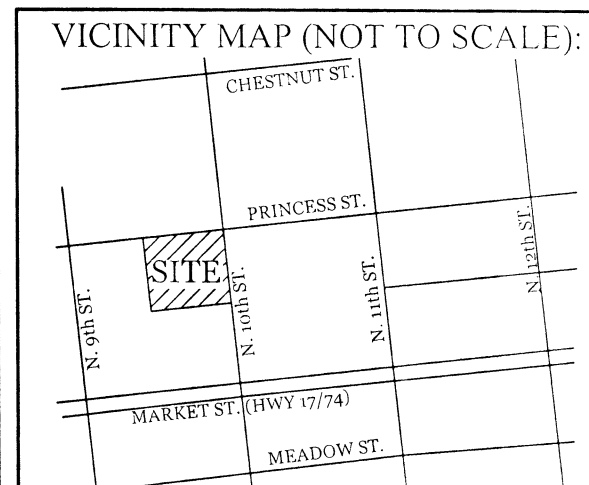
APPROVED: CDC SCALE: 1" = 20'

PROJECT NUMBER: 2017-017

DRAWING NUMBER: C-0

1 OF 3

PROPOSED LANDSCAPE PLANT LIST					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
	6	QUERCUS LYRATA	OVERCUP OAK	LARGE MATURING TREE	2" CAL.
	5	ILEX VOMITORIA	YAUPON HOLLY (MALES ONLY)	SMALL MATURING TREE	2" CAL.



REVISIONS	
2-2-18	REVISED PER COW COMMENTS.

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 5725 Oleander Dr. Unit E-7
 Wilmington, North Carolina 28403
 Phone: 910.859.8983
 Email: charlie@intracoastalengineering.com
 License Number: P-06602

SITE, GRADING, DRAINAGE, & UTILITIES PLAN
 FOR
920 PRINCESS ST.
 CITY OF WILMINGTON
 NEW HANOVER COUNTY, NC

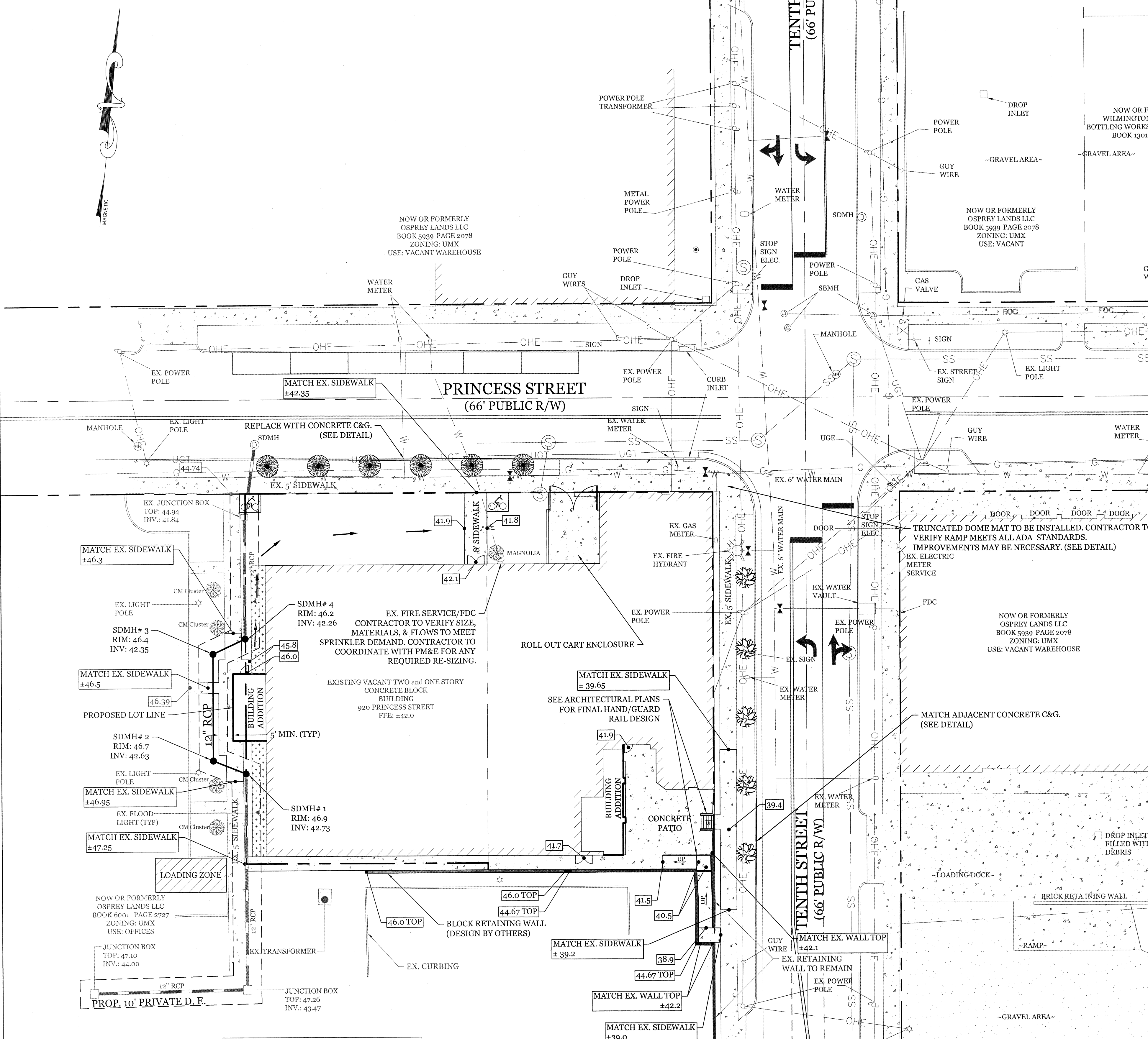
CHARLES D. CZISZAR
 NORTH CAROLINA PROFESSIONAL ENGINEER
 SEAL
 032555
 12.5.17

CLIENT INFORMATION:
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DRAWING NUMBER: **C-1** 2 OF 3

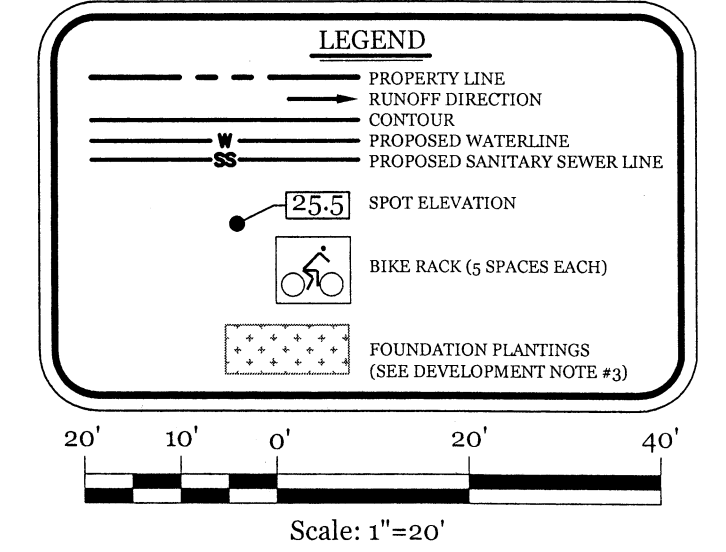
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CAMA LAND USE CLASSIFICATION:	URBAN
PROJECT ADDRESS:	920 PRINCESS ST. WILMINGTON, NC 28401
CURRENT OWNER:	OSPREY LANDS, LLC PO BOX 2277 WILMINGTON, NC 28402
TOTAL ACREAGE IN PROJECT BOUNDARY:	± 0.50 ac. (21,690 S.F.)
EXISTING BUILDING SIZE:	1st FLOOR GFA: 15,970 SF 2nd FLOOR GFA: 1,450 SF TOTAL GFA: 17,420 SF
PROPOSED BUILDING SIZE:	1st FLOOR GFA: 16,518 SF 2nd FLOOR GFA: 10,682 SF TOTAL GFA: 27,200 SF
MAXIMUM BUILDING HEIGHT:	35' OR 2 STORIES
BUILDING SETBACKS:	FRONT: REQUIRED= 0' PROPOSED= 0' SIDE: REQUIRED= 0' PROPOSED= 2.6'/0.0' REAR: REQUIRED= 0' PROPOSED= 0.0'
CALCULATION FOR BUILDING COVERAGE:	PROPOSED COVERAGE: 16,518 S.F. ÷ 21,690 S.F. = 76.2%
EXISTING ONSITE IMPERVIOUS AREAS:	BUILDING: 15,970 S.F. CONCRETE: 1,620 S.F.
EXISTING ONSITE IMPERVIOUS AREA TO REMAIN:	BUILDING: 15,970 S.F.
PROPOSED ONSITE IMPERVIOUS AREAS:	BUILDINGS: 548 S.F. CONCRETE SIDEWALK/PATIO: 2,001 S.F. TOTAL: 2,549 S.F.
TOTAL ONSITE IMPERVIOUS AREA:	PROPOSED ONSITE IMPERVIOUS AREA: 2,549 S.F. EX. ONSITE IMP. AREA TO REMAIN: 15,970 S.F. TOTAL: 18,519 S.F. (85.4%)
PROPOSED OFFSITE IMPERVIOUS AREAS:	CONCRETE SIDEWALK: 682 S.F.
OFF STREET PARKING REQUIRED AND PROPOSED:	0 SPACES
BICYCLE PARKING REQUIRED:	(23,400 sf office = 2 spaces or 1 per 5,000 sf GFA) (3,800 sf restaurant = 5 spaces or 1 per 1,000 sf GFA)
REQUIRED:	10 SPACES (5 for office use & 5 for restaurant use)
PROVIDED:	10 SPACES
LOADING SPACE REQUIRED:	REQUIRED: 1 SPACE PROVIDED: 1 SPACE *
*Loading space shown on adjacent property. Easement to be recorded or loading space area included in recombination map prior to construction release.	
STREET YARD:	REQUIRED: N/A
FOUNDATION PLANTINGS:	102 LF X 23.5' FACADE X 12% REQUIRED: 288 S.F.
EXISTING SEWER AND WATER DEMAND:	0 GPD (VACANT)
PROPOSED SEWER AND WATER DEMAND:	RESTAURANT @ 40 GAL/SEAT = 7,000 GPD OFFICE @ 25 GAL/EMPLOYEE = 1,250 GPD TOTAL: 8,250 GPD

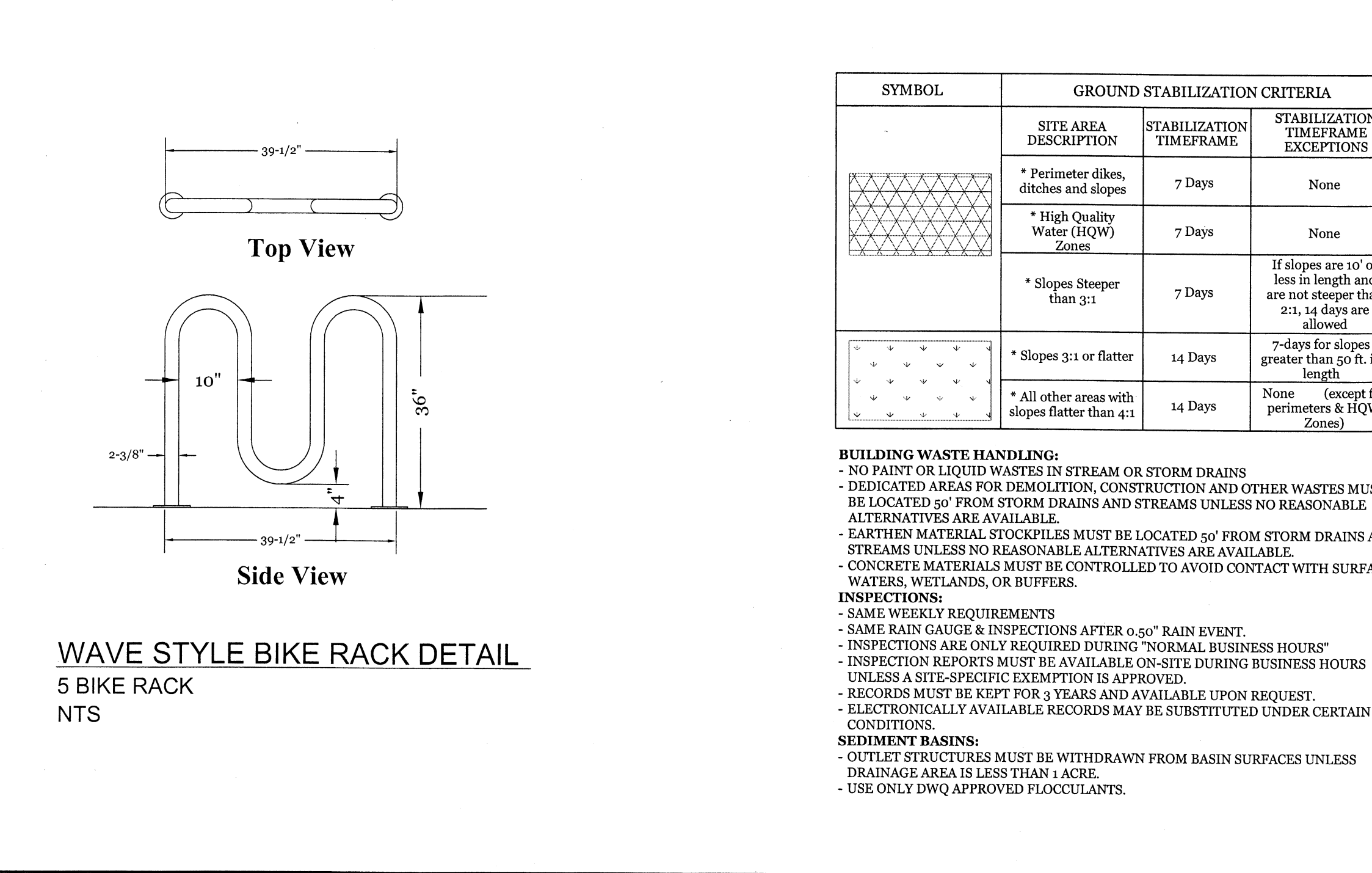
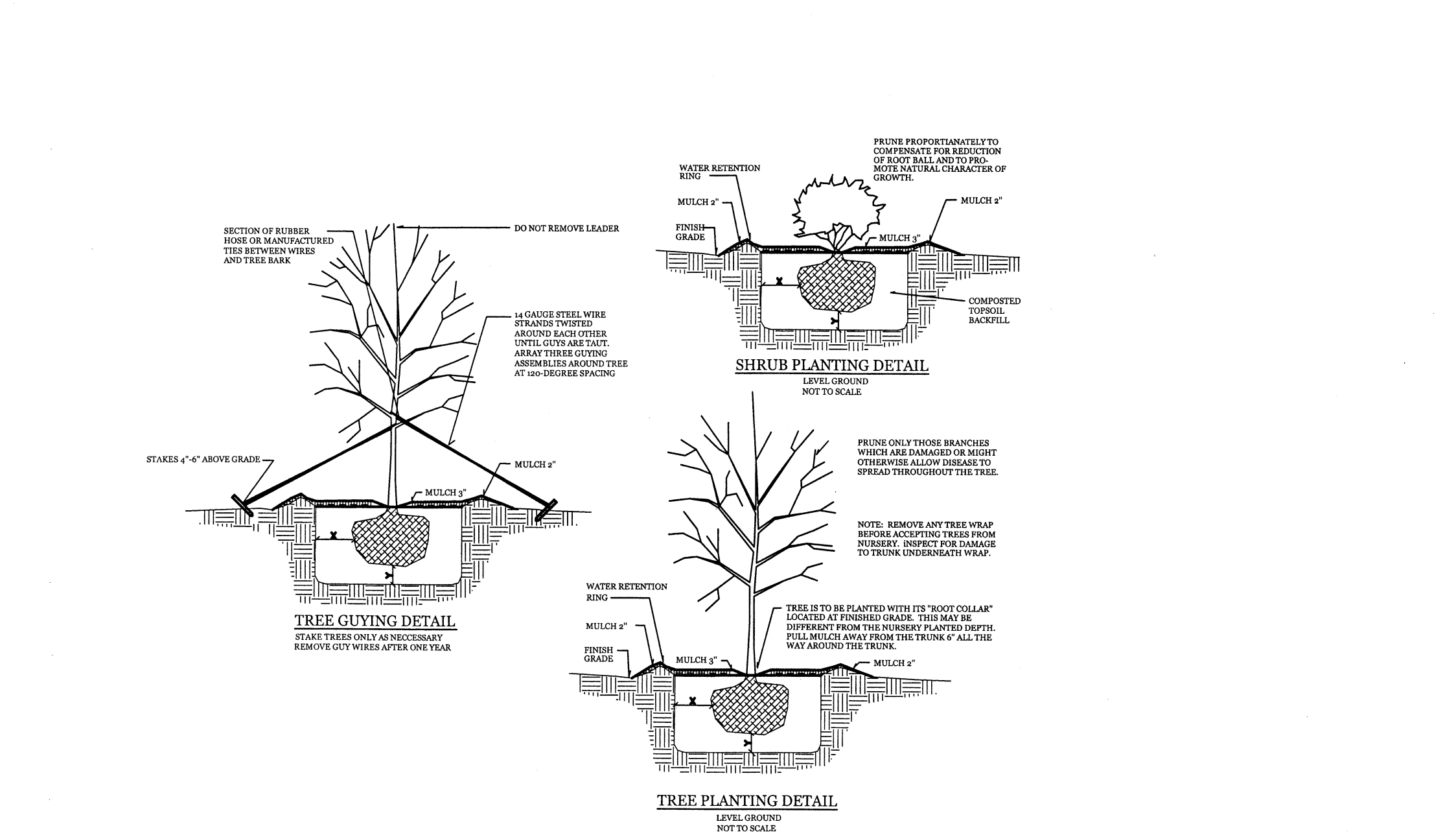
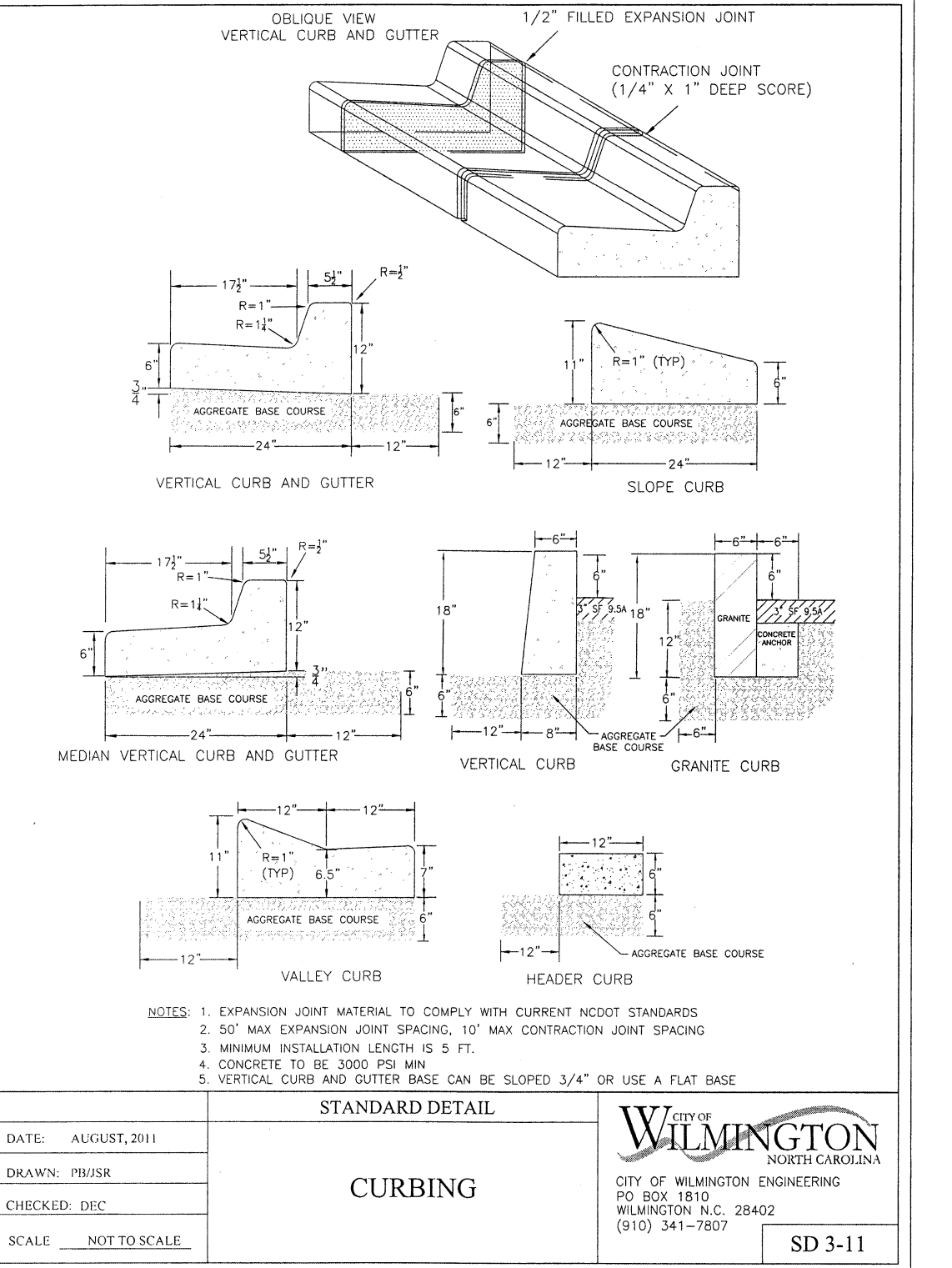
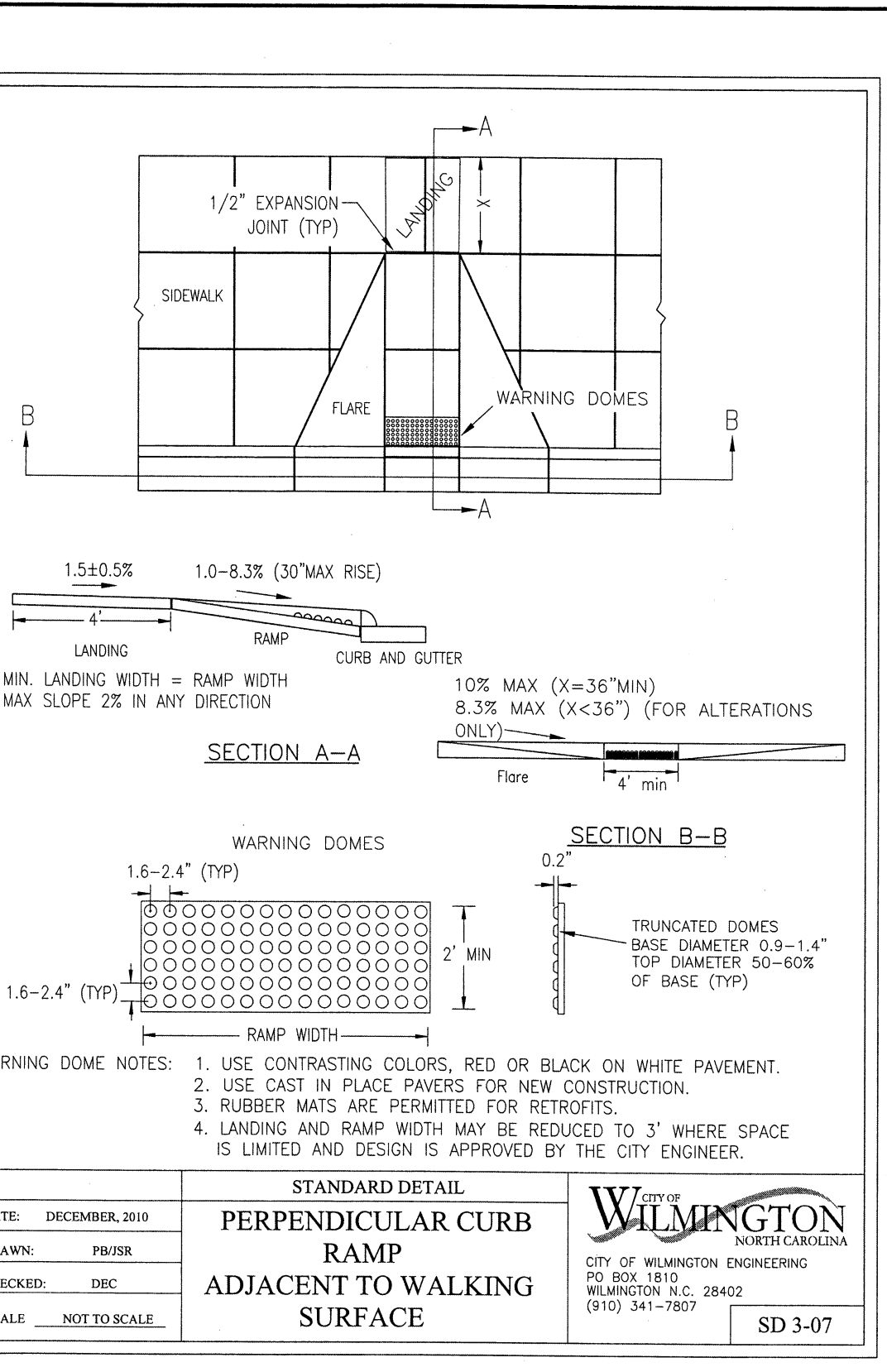
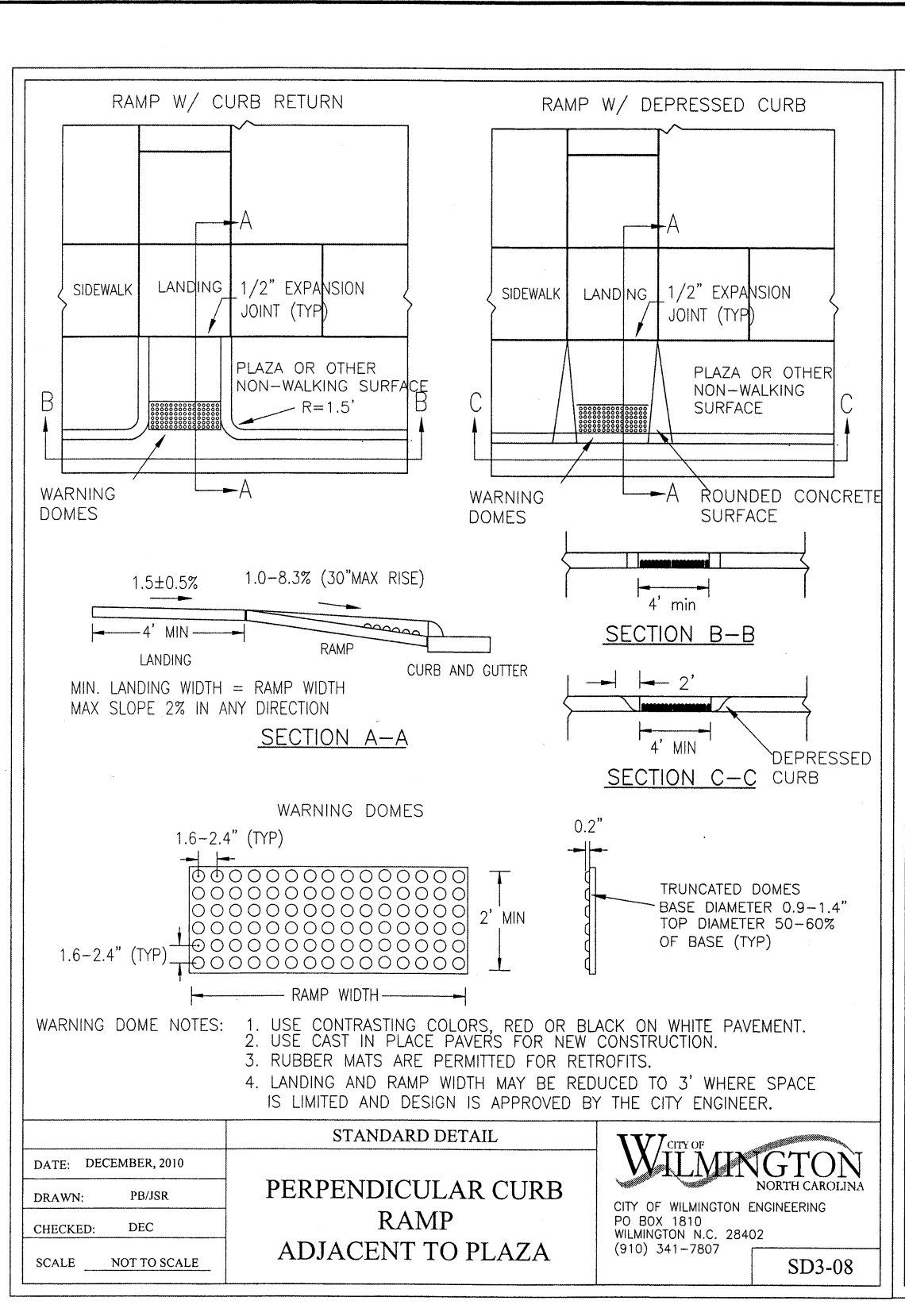
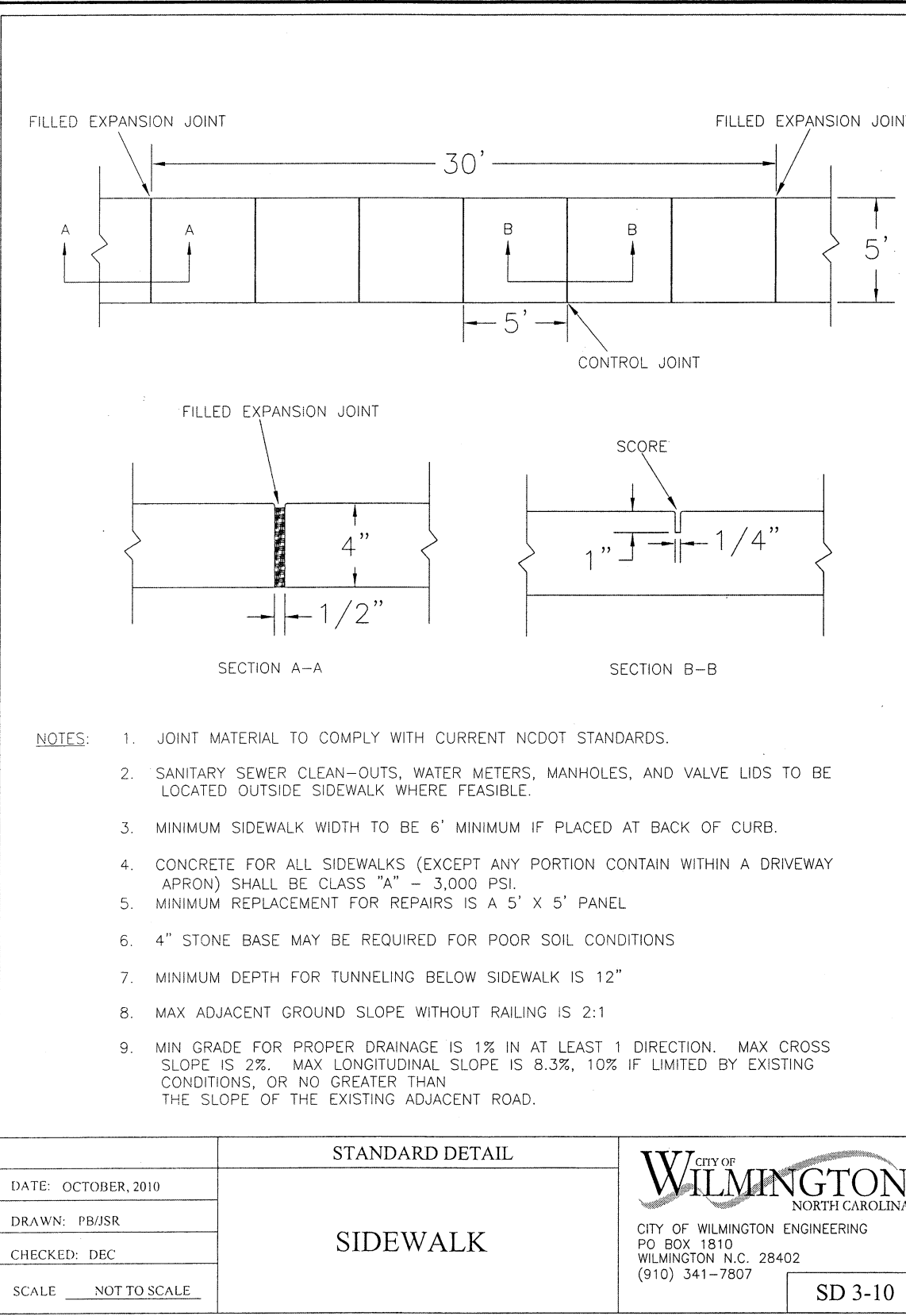


- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
 - FOUNDATION PLANTING AREAS TO BE PLANTED WITH CITY OF WILMINGTON APPROVED PLANT SPECIES AND BE STABILIZED WITH MIN. 3" LAYER OF MULCH.
- UTILITY NOTES:**
- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY. EXISTING SERVICES WILL BE USED.
 - ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
 - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
 - PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL". CALL 343-3910 FOR INFORMATION.
 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCOCHOR OR ASSE.
 - WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY THE PUBLIC WATER SUPPLY SECTION OF NCDENR, AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF NCDENR.
 - IF CONTRACTOR DESIRES CFPWA 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.
 - WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL 4-1-1-000 AT 1-800-632-4949.
 - CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
 - THE BELLSOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
 - THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * BELLSOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
 - SOLID WASTE DISPOSAL BY ROLL OUT CARTS.
- GENERAL TRAFFIC NOTES:**
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. [DETAIL SD 15-13 COFW TECH STDS]
 - ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. [DETAIL SD 15-13 COFW TECH STDS]
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN. [SD 15-14 COFW TECH STDS]
 - CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- FIRE & SAFETY NOTES:**
- CONSTRUCTION TYPE: V-B & II-B COMMERCIAL
 - BUILDING WILL BE SPRINKLED
 - PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
 - ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
 - HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
 - HYDRANTS MUST BE WITHIN 150' OF THE FDC
 - THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
 - PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION. 910-343-0696
 - ALL ISOLATION VALVES WITHIN THE "HOT BOX" SHALL BE ELECTRICALLY SUPERVISED. PLEASE WORK CLOSELY WITH YOUR FIRE SPRINKLER AND ALARM INSTALLER IN REGARDS TO RUNNING WIRE FOR TAMPER SWITCH.
 - IN ADDITION TO THE STANDARD COMMENTS, REQUIRED FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

Approved Construction Plan
 Name: Eugene Fitchel Date: 2/7/18
 Planning: [Signature]
 Public Utilities: [Signature] Date: 2-8-18
 Traffic: [Signature] Date: 2/8/18
 Fire: [Signature] Date: 2/8/18

WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED DRAINAGE PLAN
 Date: 2/6/18 From: 201804
 Signed: [Signature]





SITE WORK NOTES:

- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.
- CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE DESIGNATED TO REMAIN.
- GRUBBING AND STRIPPING: CONTRACTOR SHALL RAKE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
- MUCKING: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SOFT AREAS.
- DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
- FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
- THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AN OFF-SITE PROPERLY PERMITTED FACILITY AS REQUIRED.
- THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NO ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. BEFORE COMMENCING ANY EXCAVATIONS IN OR ALONG ROADWAYS OR RIGHT-OF-WAYS, PUBLIC AREAS OR IN PRIVATE EASEMENTS, THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE PERSONNEL OF THEIR INTENT TO EXCAVATE, IN WRITING, NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/ RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
- CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- EXISTING SURVEYING PERFORMED BY MICHAEL UNDERWOOD, N.C. PLS No. L-2962
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
- ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND CPUSA CODES. METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
- ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY. GEOTECHNICAL ENGINEER TO BE CONSULTED AT CONTRACTORS COST AS NECESSARY.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
- CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.
- FIELD TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.
- ALL SIDEWALKS SHALL BE FREE OF CRACKS, BREAKS, OR ANY OTHER DEFECT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

MAINTENANCE PLAN:

- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF INCH RAINFALL.
- ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF 2-3 INCH STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED, WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
- SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION, SEDIMENT TRAP Baffles, AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
- DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
- SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A MAX WIND STANDARD STRENGTH FABRIC AND WIRE BACKING AS USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS IN THE IN THE SEDIMENT FENCE THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.

CONSTRUCTION SPECIFICATIONS:

CONSTRUCTION OF SITE TO START WITH INSTALLATION OF CONSTRUCTION ENTRANCE AND SILT FENCE ALONG ALL LOCATIONS PER PLANS. UPON INSTALLATION OF SILT FENCE, TREES SHOULD BE REMOVED IN LOCATIONS AS NECESSARY. ALL SLOPED AREAS SHOULD BE SEED IN ACCORDANCE TO SPECIFICATIONS. SLOPE STABILIZATION IS WITHIN 21 CALENDAR DAYS OF ANY PHASE OF CONSTRUCTION. ALL OTHER AREAS MUST BE STABILIZED WITHIN 15 WORKING DAYS. CONTRACTOR TO FOLLOW NPDES STABILIZATION REQUIREMENTS PER TABLE ON THIS SHEET AS WELL. MOST STRINGENT REQUIREMENT TO BE MET.

- GENERAL CLEARING AND GRADING OF THIS SITE WILL NOT BE DONE UNTIL THE TEMPORARY SILT FENCE & CONSTRUCTION ENTRANCE HAS BEEN INSTALLED.
- NO CUT SLOPE OR FILL SLOPE SHALL EXCEED A RISE OR FALL OF ONE FOOT FOR EVERY RUN OF 3 FEET (1 VERTICAL TO 3 HORIZONTAL).
- NO SEDIMENT WILL BE ALLOWED TO EXIT THE SITE. ALL EROSION SHALL BE CONTROLLED INCLUDING SIDE SLOPES DURING AND AFTER CONSTRUCTION.
- INSTALL PRIMARY EROSION CONTROL MEASURES BEFORE BEGINNING CONSTRUCTION INCLUDING BUT NOT LIMITED TO GRAVELED CONSTRUCTION ENTRANCE, SILT FENCE, TREE PROTECTION FENCE & SEDIMENT BASINS. CONTRACTOR TO BE FAMILIAR WITH USACE GENERAL PERMIT CONDITIONS FOR ROAD CROSSINGS. SPECIFIC CONSTRUCTION METHODS MAY BE REQUIRED ABOVE AND BEYOND WHAT IS SPECIFIED IN THIS PLAN. INSTALL ALL SECONDARY EROSION CONTROL MEASURES, SUCH AS INLET PROTECTION AS SOON AS POSSIBLE AFTER BEGINNING CONSTRUCTION.
- ALL EROSION CONTROL MEASURES TO BE INSPECTED AFTER EACH RAIN. SILT FENCE AND INLET PROTECTION TO BE CLEANED WHEN HALF FULL.
- A 4" LAYER OF TOPSOIL SHALL BE APPLIED TO ALL NEW AREAS TO BE GRASSED.
- MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PROJECT IS COMPLETE.
- MORE STRINGENT MEASURES MAY BE REQUIRED TO HALT EROSION IF THOSE ON THIS PLAN PROVE TO BE LESS EFFECTIVE.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION. ALL PERMANENT MEASURES SHALL BE WELL ESTABLISHED PRIOR TO PROJECT COMPLETION.

NORTH CAROLINA TEMPORARY GRASSING DETAIL

SEEDING MIXTURE SPECIES	APPLICATION RATE
LATE WINTER & EARLY SPRING: Rye (grain) Annual Lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains) Omit annual Lespedeza when duration of temporary cover is not to extend beyond June	100 (lb/acre) 50 (lb/acre)
FALL: Rye (grain)	120 (lb/acre)

SEEDING DATES

LATE WINTER & EARLY SPRING:
Mountains - Above 2500 ft. Feb. 15-May 15
Piedmont - Jan. 1-May 1
Coastal Plain - Dec. 1-Apr. 15

SUMMER:
Mountains - May 15-Aug. 15
Piedmont - May 1-Aug. 15
Coastal Plain - Apr. 15-Aug. 15

FALL:
Mountains - Aug. 15-Dec. 15
Coastal Plain and Piedmont - Aug. 15-Dec. 30

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

MULCH:
apply 4,000 lb/acre straw, anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

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

NORTH CAROLINA PERMANENT GRASSING DETAIL

SEEDING MIXTURE SPECIES	APPLICATION RATE
FALL & WINTER: Tall Fescue (blend of two or three improved varieties) Rye (grain)	200 (lb/acre) 25 (lb/acre)
SPRING & SUMMER: Panicum Bahiagrass Sericea Lespedeza Common Bermudagrass German Millet Tall Fescue	50 (lb/acre) 30 (lb/acre) 10 (lb/acre) 10 (lb/acre) 50 (lb/acre)

SEEDING DATES

FALL & WINTER:
January - April
August - December

SOIL AMENDMENTS:
Apply lime and fertilizer according to soil tests, or apply 3,000-5,000 lb/acre ground agricultural limestone (use the lower rate on sandy soils) and 1,000 lb/acre 10-10-10 fertilizer.

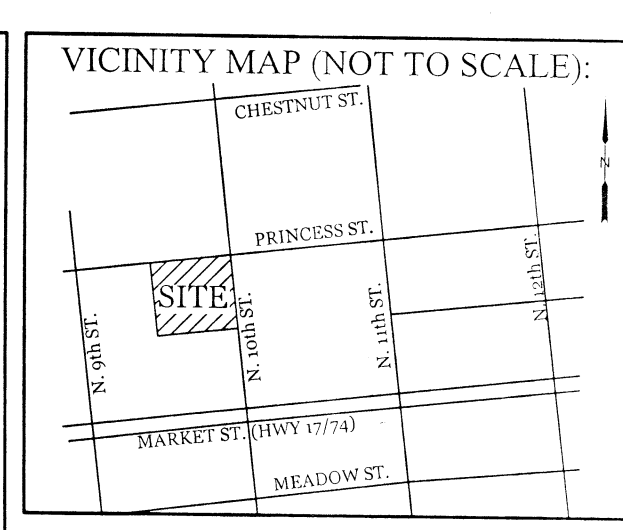
MAINTENANCE:
Fertilize according to soil tests or apply 40 lb/acre nitrogen in January or February, 40 lb in September and 40 lb in November, from a 12-4-8, 16-4-8, or similar turf fertilizer. Avoid fertilizer applications during warm weather, as this increases stand losses to disease. Reseed, fertilize, and mulch damaged areas immediately. mow to a height of 2.5-3.5 inches as needed.

SPRING & SUMMER:
April 1 - July 15

SOIL AMENDMENTS:
Apply lime and fertilizer according to soil tests, or apply 3,000 lb/acre ground agricultural limestone and 500 lb/acre 10-10-10 fertilizer.

MAINTENANCE:
Refertilize the following April with 50 lb/acre nitrogen. Repeat as growth requires. may be mowed only once a year. Where a neat appearance is desired, omit sericea and mow as often as needed.

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.



REVISIONS

NO.	DESCRIPTION

INTRACOASTAL ENGINEERING, PLLC
5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: charlie@intracoastalengineering.com
License Number: P-0662

DETAILS

FOR

920 PRINCESS ST.

CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

SEAL

CHARLES D. CALVERT
ENGINEER

12.5.17

CLIENT INFORMATION:
Osprey Lands, LLC (James Mcfarland)
PO BOX 2277
Wilmington NC 28402
910-612-4955
neweastnc@gmail.com

DRAWING NUMBER:
C-2

WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division

APPROVED DRAINAGE PLAN

Date: 2/8/18 Permit #: 2018004

Signed: [Signature]

Approved Construction Plan

Name: [Signature] Date: 2/7/18

Planning: [Signature] 2-5-18

Traffic: [Signature] 2/8/18

Fire: [Signature] 2/8/18

DRAWN: JAE SHEET SIZE: 24x36
CHECKED: CDC DATE: 12/5/2017
APPROVED: CDC SCALE: NTS
PROJECT NUMBER: 2017-017

DRAWING NUMBER: C-2

Approved Construction Plan

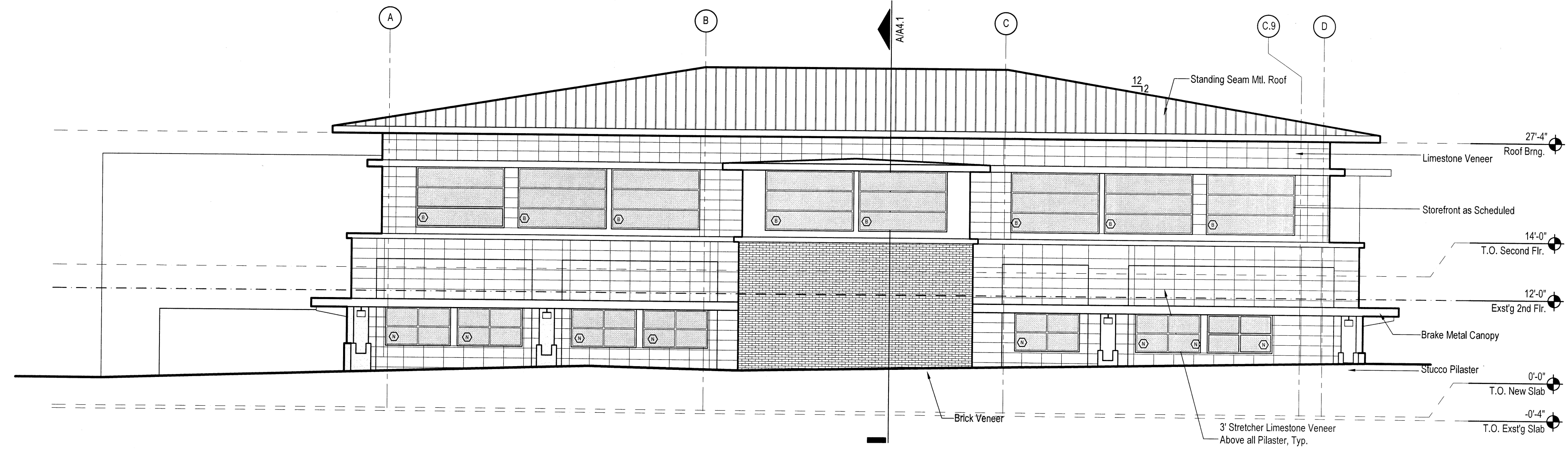
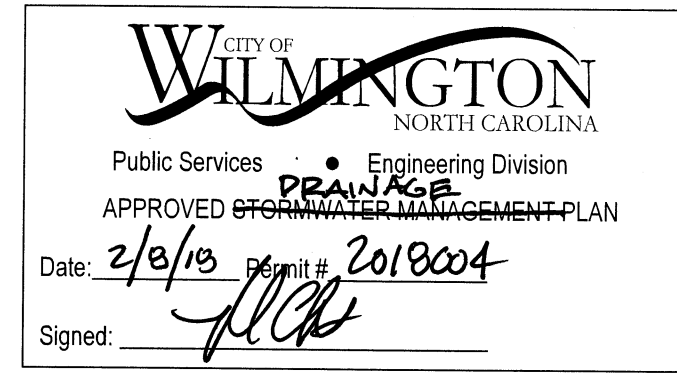
Name: _____ Date: _____

Planning: E. M. M. M. M. 2/7/18

Public Utilities: N/A

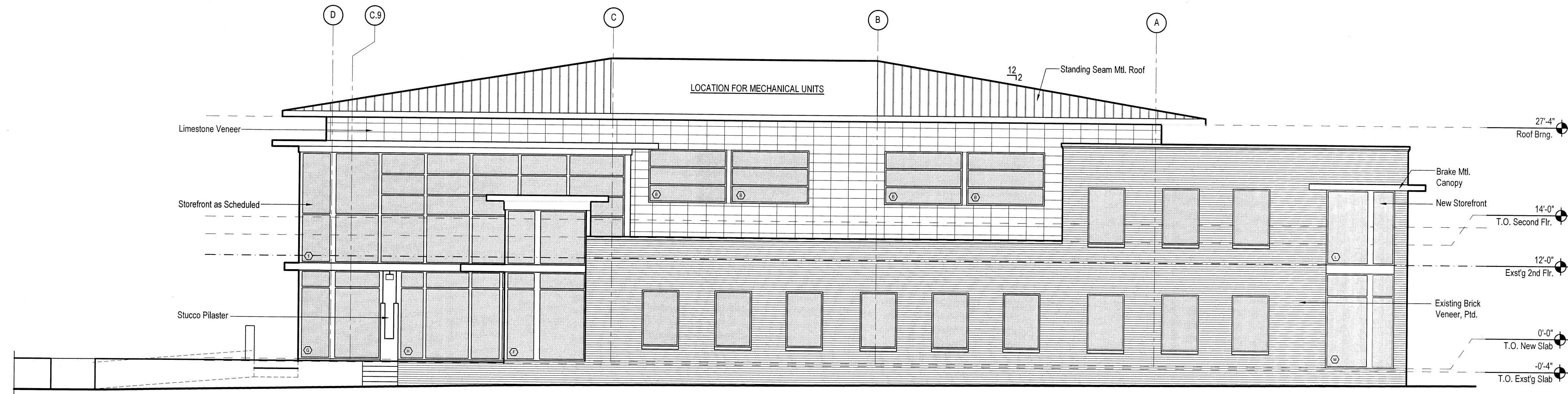
Traffic: 2-8-18

Fire: N/A



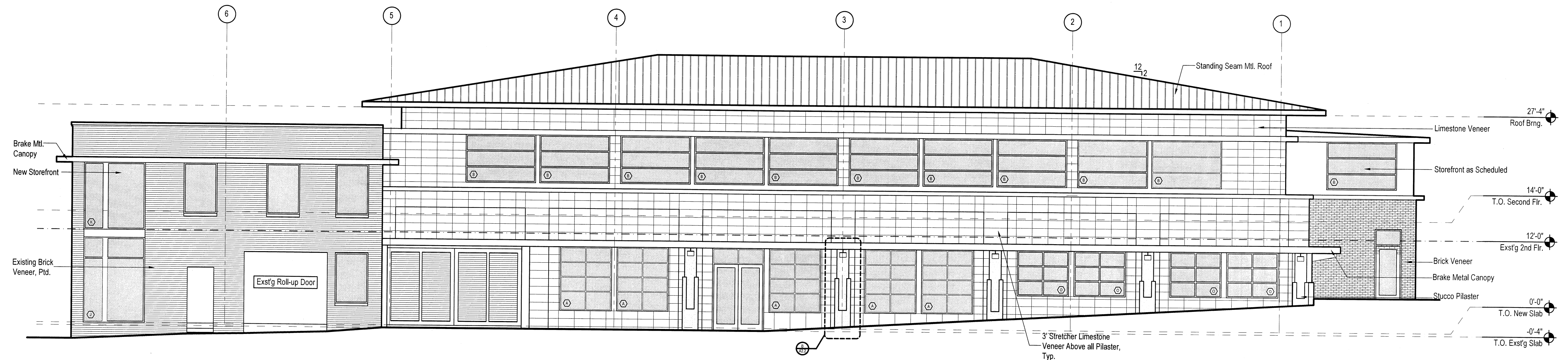
West Elevation

C
1/8"



East Elevation

B
1/8"



North Elevation

A
1/8"

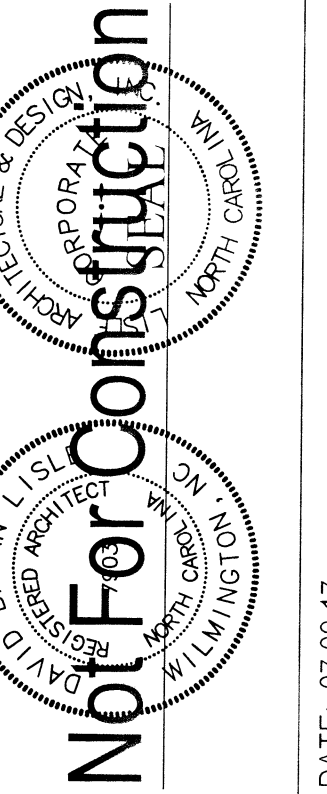


Lisle Architecture & Design, Inc.

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920 PRINCESS ST.
WILMINGTON, NC 28401

NO. | REV. | SUB. | DATE

SHEET TITLE

Exterior Elevations


SHEET NUMBER

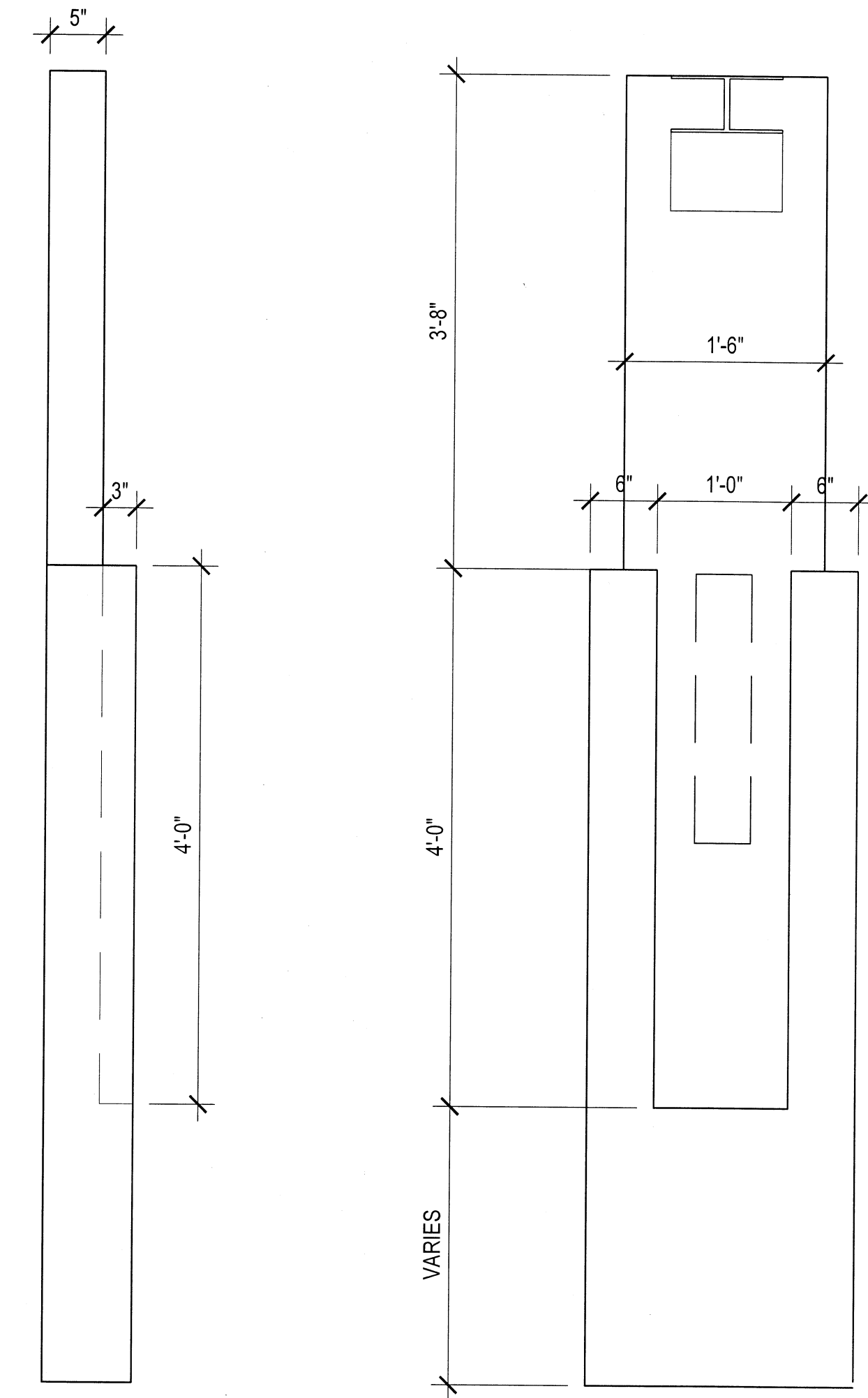
A2.1

PROJECT NO: 17100

DATE: 07.09.17

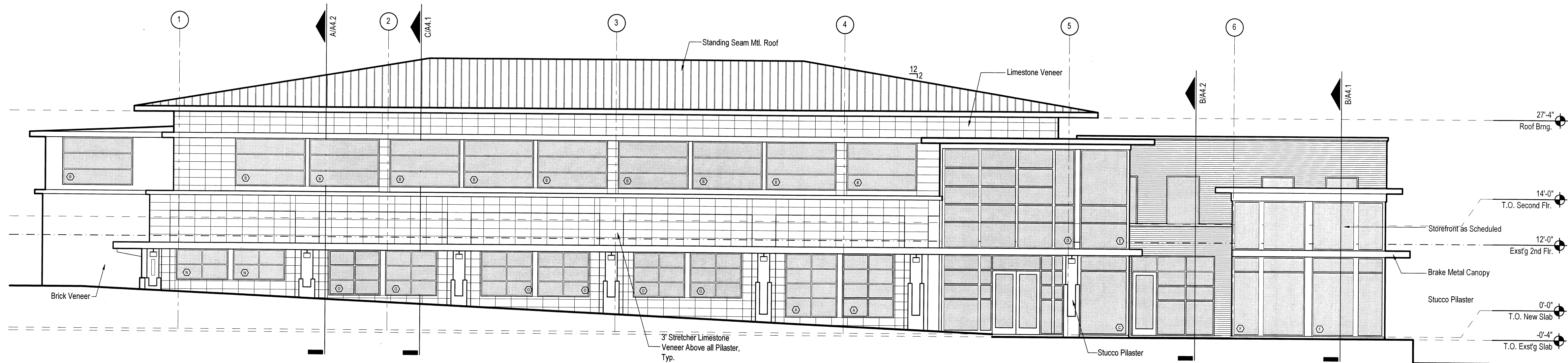
Approved Construction Plan		
Planning	Name <i>Eugene K. Fitch</i>	Date 2/7/18
Public Utilities	N/A	
Traffic	<i>W. Adams</i> 2-8-18	
Fire	N/A	


 CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services Engineering Division
 APPROVED DRAINAGE WATER MANAGEMENT PLAN
 Date: 2/8/18
 Signed: *[Signature]*



Column Detail

B
1'



South Elevation

A
1/8"

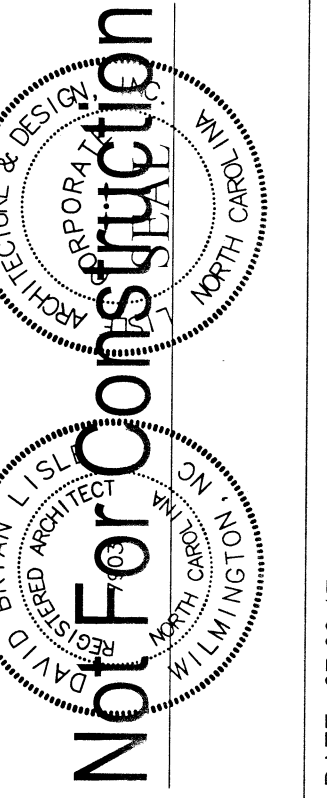


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NO.	REV./SUB.	DATE

SHEET TITLE

Exterior Elevations

SHEET NUMBER

A2.2

DATE: 07.09.17

PROJECT NO: 17100