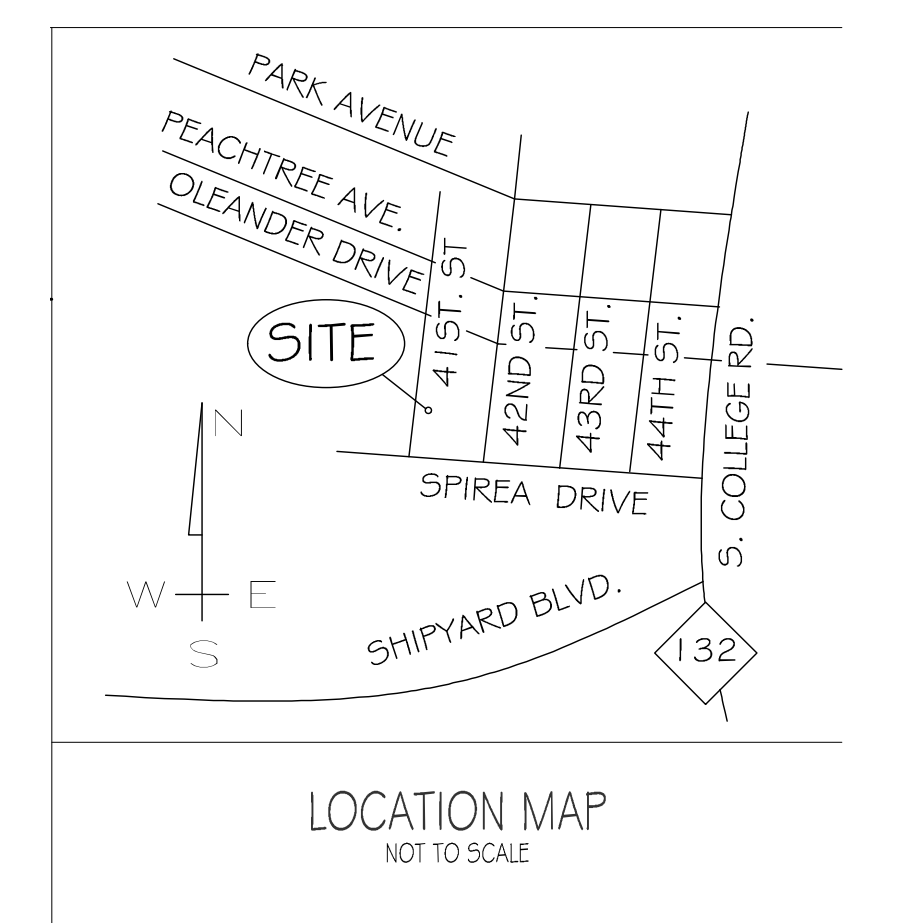


WATER MAIN NOTES:

1. WATER MAIN INSTALLED BY OPEN CUT SHALL BE BURIED AT A MINIMUM OF 3 FEET AND A MAXIMUM OF 5 FEET. DEPTHS GREATER THAN 5 FEET MUST BE APPROVED BY CFPWA.
2. A MINIMUM DISTANCE OF 12 INCHES SHALL BE MAINTAINED BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF OTHER UTILITIES.
3. WATER MAINS SHALL BE LAID AT LEAST 10 FEET Laterally FROM EXISTING OR PROPOSED SEWERS.
4. A WATER MAIN THAT CROSSES A SEWER SHALL BE LAID A MINIMUM VERTICAL DISTANCE OF 18 INCHES FROM THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER, WITH PREFERENCE TO WATER MAIN BEING LOCATED ABOVE THE SEWER. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.

NOTES:

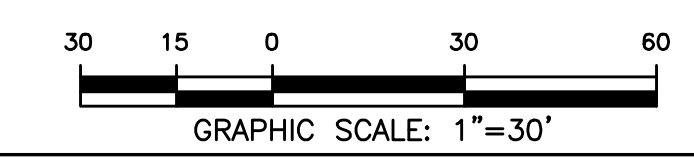
1. THE CONSTRUCTION SITE IS NOT LOCATED IN A FEMA FLOOD HAZARDOUS ZONE. FIRM # 3720311700K, JUNE 2, 2006
2. THERE ARE NO WETLANDS ON THE SITE.
3. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
4. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
5. NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
6. 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.
7. IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE METER BOX. ANY BACKFLOW PREVENTION DEVICES REQUIRED WILL NEED TO BE ON THE LIST OF DEVICES APPROVED BY USGTOOCHR OR ASSE.
8. ANY IRRIGATION SYSTEM SUPPLY BY CFPWA WATER SHALL COMPLY WITH THE CFPWA CROSS CONNECTION CONTROL REGULATIONS.
9. CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING.
10. THE BELLSOUTH CONTACT IS STEVE DAYVAULT, HE IS THE BUILDING INDUSTRY CONSULTANT (910) 392-8712. PLEASE CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
11. ALL PLANTED AND RETAINED LIVING MATERIAL REQUIRED TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE, SHALL BE PERPETUALLY PROTECTED AND MAINTAINED TO PROFESSIONAL ACCEPTED STANDARDS BY JOINT AND SEVERAL RESPONSIBILITY OF THE OWNER, TENANT AND RESPECTIVE AGENTS OF THE PROPERTY ON WHICH THE MATERIAL IS LOCATED.
12. ANY PLANT MATERIAL THAT WAS PREVIOUSLY INSTALLED ON THE SITE TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE THAT HAS NOT BEEN MAINTAINED MUST BE REPLACED.
13. AS PART OF THE FINAL ZONING INSPECTION FOR THIS PROJECT, A SURVEY OF THE SITE LANDSCAPING WILL BE CONDUCTED. PLANT MATERIAL THAT HAS NOT BEEN MAINTAINED MUST BE REPLACED BEFORE A FINAL ZONING APPROVAL IS ISSUED.
14. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
15. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
16. A RAIN/FREEZE SENSOR SHALL BE INSTALLED AS PART OF ANY IRRIGATION SYSTEM USED ON THE SITE.
17. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 48 HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE PROPERLY LOCATED.
18. 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.
19. TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
20. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
21. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USGTOOCHR OR ASSE.
22. CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
23. CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
24. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
25. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
26. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
27. PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 910-343-3910 FOR INFORMATION.
28. EXISTING STORMWATER SYSTEM BY MAYFAIRE. NCEQ PERMIT SW8-010512
29. 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.
30. IMMEDIATELY NOTIFY CITY OF WILMINGTON TRAFFIC ENGINEERING AT 910-341-7888 IF ANY TRAFFIC SIGNAL FACILITIES OR CITY-OWNED STREETLIGHT FACILITIES ARE DAMAGED.
31. DAMAGED FACILITIES SHALL BE REPLACED BY AN APPROVED CONTRACTOR, ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGN STANDARDS.
32. ALL REPAIR/REPLACEMENT OF TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE COORDINATED WITH THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION.
33. WATER AND SEWER SERVICES WILL BE INSTALLED AND MEET CFPWA REQUIREMENTS.
34. UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPT. FROM PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT WILMINGTON FIRE DEPT. DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
35. NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
36. SOLID WASTE DISPOSAL BY PRIVATE COMPANY PICKING UP FROM DUMPSTER ENCLOSURE.
37. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS.
38. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
39. ANY REQUIRED INSTALLATION OR RELOCATION OF TRAFFIC SIGNS/PAVEMENT MARKINGS IS THE RESPONSIBILITY OF THE PROJECT DEVELOPER. PLEASE COORDINATE WITH CITY TRAFFIC SIGNS AND PAVEMENT MARKINGS MANAGER/SUPERVISOR PRIOR TO INSTALLATION/RELOCATION OF ANY TRAFFIC SIGNS OR MARKINGS IN EXISTING OR PROPOSED PUBLIC ROW.
40. NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES OR OTHER TYPE OF OBSTRUCTION NOT SPECIFICALLY EXEMPTED SHALL BE PERMITTED IN THE SPACE BETWEEN 30 INCHES ABOVE GROUND AND 10 FEET ABOVE GROUND LEVEL WITHIN A TRIANGULAR SIGHT DISTANCE.



SITE DATA TABLE	
FIN	RD6106-004-005-000
OWNER	BENNETT RESIDENTIAL PROPERTIES, LLC
OWNER ADDRESS	6001 MYRTLE GROVE RD
SITE ADDRESS	1542 S. 41ST STREET
	WILMINGTON, NC 28409
ZONING	MF-4
CURRENT/PROPOSED LAND USE CODE	506 / 220
ACRAGE	0.356 AC
REQUIRED SETBACKS-FRONT/SIDE/REAR	10/7/7/15
EXISTING BLDG.	0 SF
PAVEMENT	0 SF
EX SIDEWALKS	0 SF
TOTAL EX IMPROVEMENTS	0 SF
PROPOSED BUILDINGS	6,544 SF
PROPOSED PAVEMENT	3,045 SF
PROPOSED CONCRETE SIDEWALKS	833 SF
TOTAL IMPROVEMENTS	10,112 SF
TOTAL LOTS / PARCELS	8 / 8
PARKING SPACES PROVIDED	12
BIKE/PARKING PROVIDED	7
TOTAL IMPROVEMENTS	10,112 SF
OPEN SPACE REQ. (200%/PROVIDED)	3,101 SF / 3,482 (22%)
LOT COVERAGES/BUILD-UPON AREA	23 AC = 65%

1. THIS PROPERTY DOES NOT LIE INSIDE THE 1945 CORPORATE LIMITS.
2. THERE ARE NO LOCAL, STATE OR FEDERALLY RECOGNIZED HISTORIC STRUCTURES OR ARCHIOLOGICAL RESOURCES ON THIS SITE.
3. THERE ARE NO LOCAL, STATE OR FEDERALLY RECOGNIZED HISTORIC STRUCTURES OR ARCHIOLOGICAL RESOURCES ON THIS SITE.
4. THERE ARE NO WETLANDS ON THIS SITE.
5. NO ENDANGERED SPECIES OR CRITICAL HABITAT OCCUR ON THIS SITE.
6. EXISTING SIDEWALKS ARE ON PARKER FARM RD. AND INTERNAL DRIVES.
7. ALL UTILITY AND EQUIPMENT WILL BE CONTAINED ON THE SITE.
8. ALL PERIMETER SIDEWALKS TO BE 5' WIDE TO BE CONSISTENT WITH EXISTING SIDEWALKS ON THE BLOCK.

SURVEY BY PATRICK C. BRISTOW LAND SURVEYING, P.C.
4113-A OLEANDER DR.
WILMINGTON, NC 28403
910-791-1500



REV. NO.	DESCRIPTION	DATE

BENNETT RESIDENTIAL PROPERTIES, LLC

ALLOY

WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION

RIGHT ANGLE ENGINEERING, P.C.
212 PRINCESS STREET
WILMINGTON, NC 28401
(910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

DATE: 2/14/2024
Scale: 1"=30'
Drawn: NNC
Checked: WSL
Project No: BM0124
Sheet No: **C1**

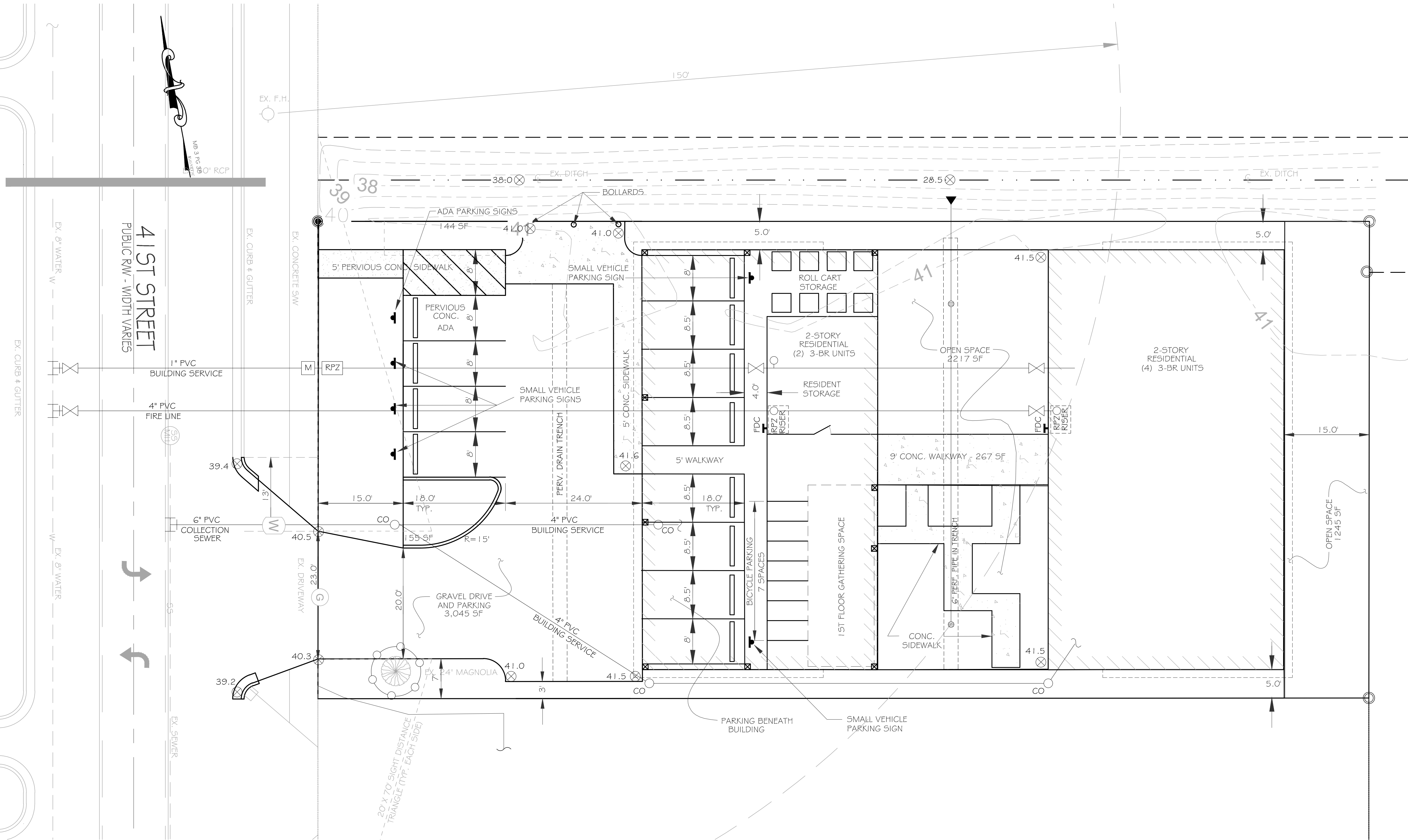
PRELIMINARY

NOTES:

- THE CONSTRUCTION SITE IS NOT LOCATED IN A FEMA FLOOD HAZARDOUS ZONE. FIRM # 3720311700K, JUNE 2, 2006
- THERE ARE NO WETLANDS ON THE SITE.
- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
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- 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.
- IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE METER BOX. ANY BACKFLOW PREVENTION DEVICES REQUIRED WILL NEED TO BE ON THE LIST OF DEVICES APPROVED BY USCFCCOHR OR ASSE.
- ANY IRRIGATION SYSTEM SUPPLY BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
- THE BELLSOUTH CONTACT IS STEVE DAYVAULT. HE IS THE BUILDING INDUSTRY CONSULTANT (910) 392-8712. PLEASE CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
- ALL PLANTED AND RETAINED LIVING MATERIAL REQUIRED TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE, SHALL BE PERPETUALLY PROTECTED AND MAINTAINED TO PROFESSIONAL ACCEPTED STANDARDS BY JOINT AND SEVERAL RESPONSIBILITY OF THE OWNER, TENANT AND RESPECTIVE AGENTS OF THE PROPERTY ON WHICH THE MATERIAL IS LOCATED.
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- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- A RAIN/FREEZE SENSOR SHALL BE INSTALLED AS PART OF ANY IRRIGATION SYSTEM USED ON THE SITE.
- CONTACT TRAFFIC ENGINEERING AT 910-341-7888 48 HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE PROPERLY LOCATED.
- 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.
- TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCCOHR OR ASSE.
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- TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 910-343-3910 FOR INFORMATION.
- EXISTING STORMWATER SYSTEM BY MAYFAIRE. NCDOT PERMIT SW8-010512
- 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.
- IMMEDIATELY NOTIFY CITY OF WILMINGTON TRAFFIC ENGINEERING AT 910-341-7888 IF ANY TRAFFIC SIGNAL FACILITIES OR CITY-OWNED STREETLIGHT FACILITIES ARE DAMAGED.
- DAMAGED FACILITIES SHALL BE REPLACED BY AN APPROVED CONTRACTOR, ACCORDING TO STANDARD NCDOT SCHEDULES AND CURRENT NCDOT DESIGN STANDARDS.
- ALL REPAIR/REPLACEMENT OF TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE COORDINATED WITH THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION.
- WATER AND SEWER SERVICES WILL BE INSTALLED AND MEET CFPUA REQUIREMENTS.
- UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPT. FROM PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT WILMINGTON FIRE DEPT. DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
- NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
- SOLID WASTE DISPOSAL BY PRIVATE COMPANY PICKING UP FROM DUMPSTER ENCLOSURE.
- ANY REQUIRED INSTALLATION OR RELOCATION OF TRAFFIC SIGNS/PAVEMENT MARKINGS IS THE RESPONSIBILITY OF THE PROJECT DEVELOPER. PLEASE COORDINATE WITH CITY TRAFFIC SIGNS AND PAVEMENT MARKINGS MANAGER/SUPERVISOR PRIOR TO INSTALLATION/RELOCATION OF ANY TRAFFIC SIGNS OR MARKINGS IN EXISTING OR PROPOSED PUBLIC ROW.
- STREET TREES MUST BE LOCATED A MINIMUM OF 15' FROM STREETLIGHTS.
- 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.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON TRAFFIC ENGINEERING REGARDING UTILITIES IN ROW.

FIRE AND LIFE SAFETY NOTES:

- CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
- A HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL USE).
- FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FDC'S OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC'S.
- ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696.
- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL MULTI-STORY COMMERCIAL BUILDINGS EXCEEDING 7500 SF THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- ALL ISOLATION VALVES WITH THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM MUST BE ELECTRICALLY SUPERVISED.

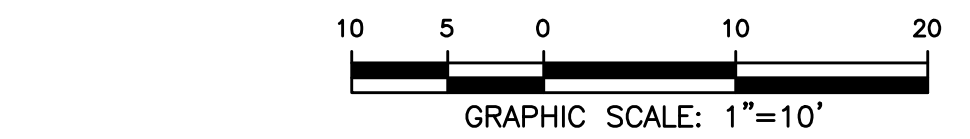


SITE DATA TABLE	
PN	80108-004-005-000
OWNER	BENNETT RESIDENTIAL PROPERTIES, LLC
OWNER ADDRESS	6601 WATTLE GROVE RD. WILMINGTON, NC 28405
SITE ADDRESS	1545 S. 41ST STREET WILMINGTON, NC 28403
ZONING	MD-17
CURRENT/PROPOSED LAND USE CODE	558 / 230
ACREAGE	0.356 AC.
REQUIRED SETBACKS-FRONT/SIDE/REAR	10/5/15'
EXISTING BLDG.	0 SF
EX. PAVEMENT	0 SF
EX. SIDEWALKS	0 SF
TOTAL EX. IMPERVIOUS	0 SF
PROPOSED BUILDINGS	6,534 SF
PERVIOUS PAVEMENT	7,087 SF
PROPOSED CONCRETE SIDEWALKS	533 SF
TOTAL IMPERVIOUS	10,112 SF
TOTAL UNITS / BEDROOMS	6 / 18
PARKING SPACES PROVIDED	12
BICYCLE PARKING PROVIDED	7
OPEN SPACE (BLDG./PROVIDED)	3,101 SF / 3,462 (22%)
LOT COVERAGE (BLDG./TOTAL AREA)	23.42 / 65%

- THIS PROPERTY DOES NOT LIE INSIDE THE 1945 CORPORATE LIMITS.
- THERE ARE NO CONSERVATION RESOURCES ON THE SITE.
- THERE ARE NO LOCAL, STATE OR FEDERALLY RECOGNIZED HISTORIC STRUCTURES OR ARCHAEOLOGICAL RESOURCES ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- NO ENDANGERED SPECIES OR CRITICAL HABITAT OCCUR ON THIS SITE.
- EXISTING SIDEWALK ARE ON S. 41ST ST.
- ALL UTILITY AND EQUIPMENT WILL BE CONTAINED ON THE SITE.
- ALL PERIMETER SIDEWALKS TO BE 5' WIDE TO BE CONSISTENT WITH EXISTING SIDEWALKS ON THE BLOCK.

SURVEY BY JIM JACARUSO, NC PLS L-3706
JACARUSO LAND SURVEYING, PLLC PLS-78
714 RAMBLE COURT, WILMINGTON, NC 28412
910-742-2969

Trip Generation							
Land Use	ITE Code	Intensity	24 Hr Volumes	AM Peak Enter	AM Peak Exit	PM Peak Enter	PM Peak Exit
APT	220	8.5 DU	53	4	4	5	5



REV. NO.	DESCRIPTION	DATE

BENNETT RESIDENTIAL PROPERTIES, LLC
ALLOY

WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

SITE PLAN

RIGHT ANGLE ENGINEERING, P.C.
212 PRINCESS STREET
WILMINGTON, NC 28401
(910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

DATE: 2/14/2024
Scale: 1"=10'
Drawn: NNC
Checked: WSL
Project No: BM0124
Sheet No: **C2**

Date: _____ Page: _____

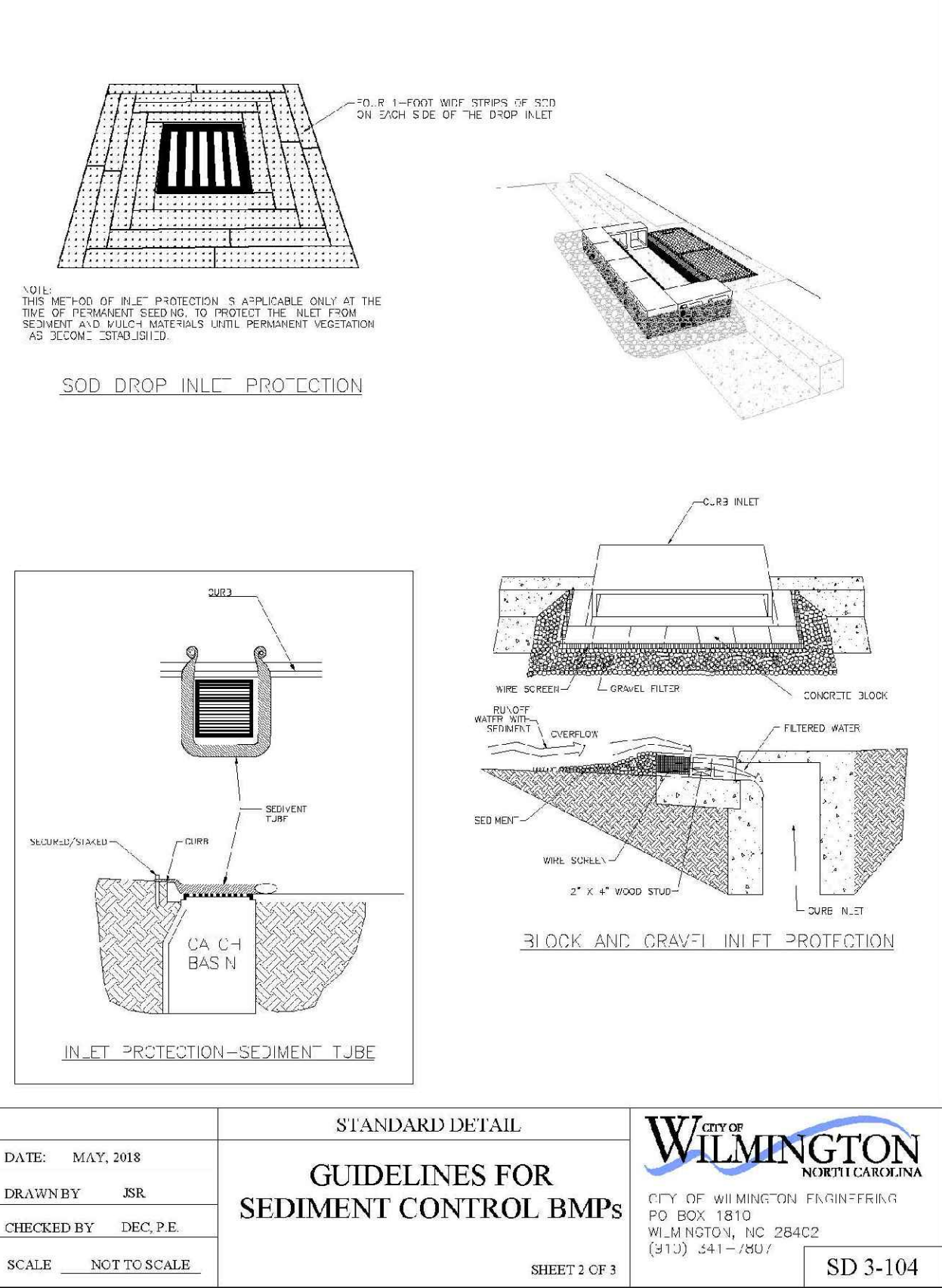
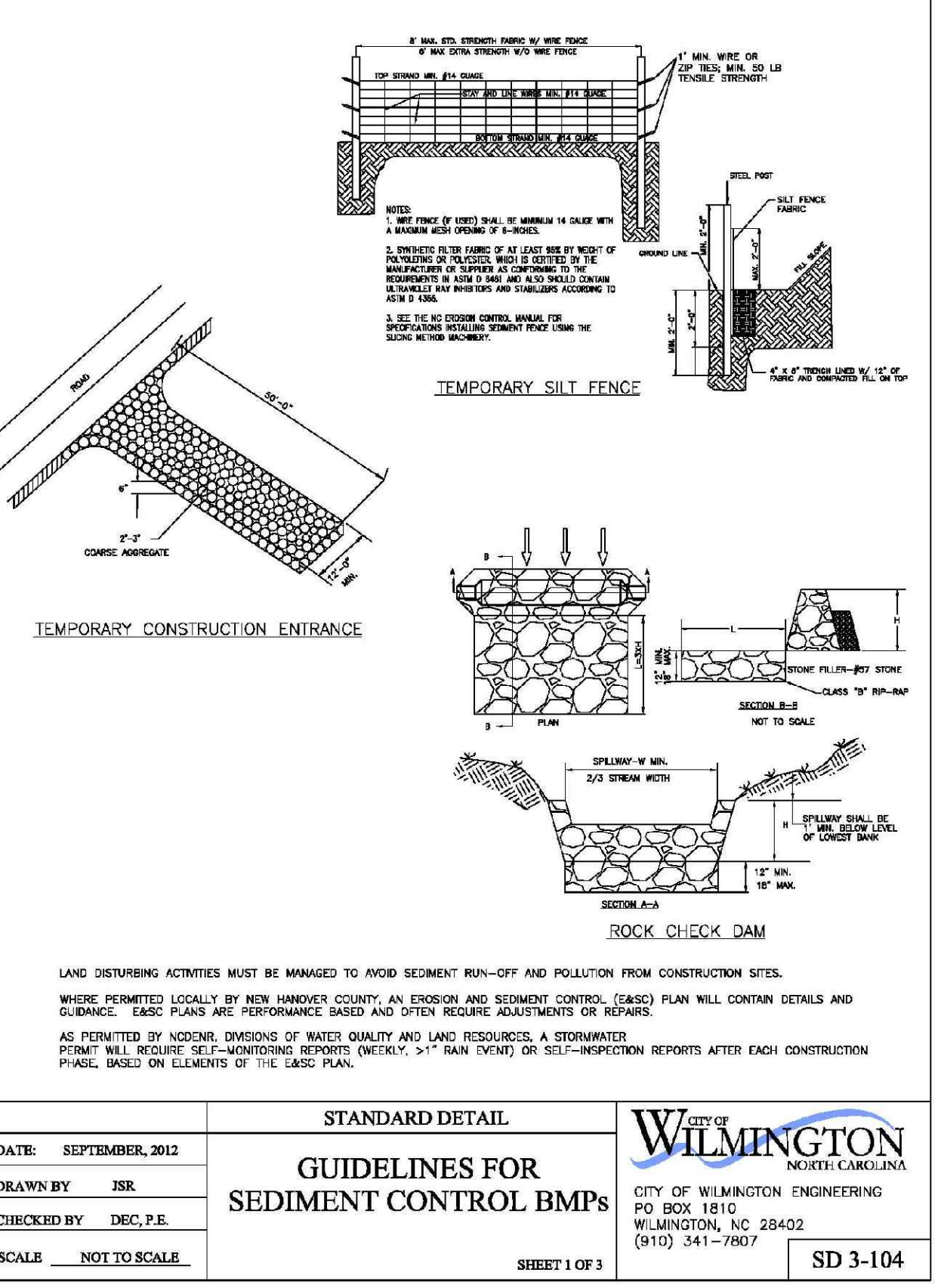
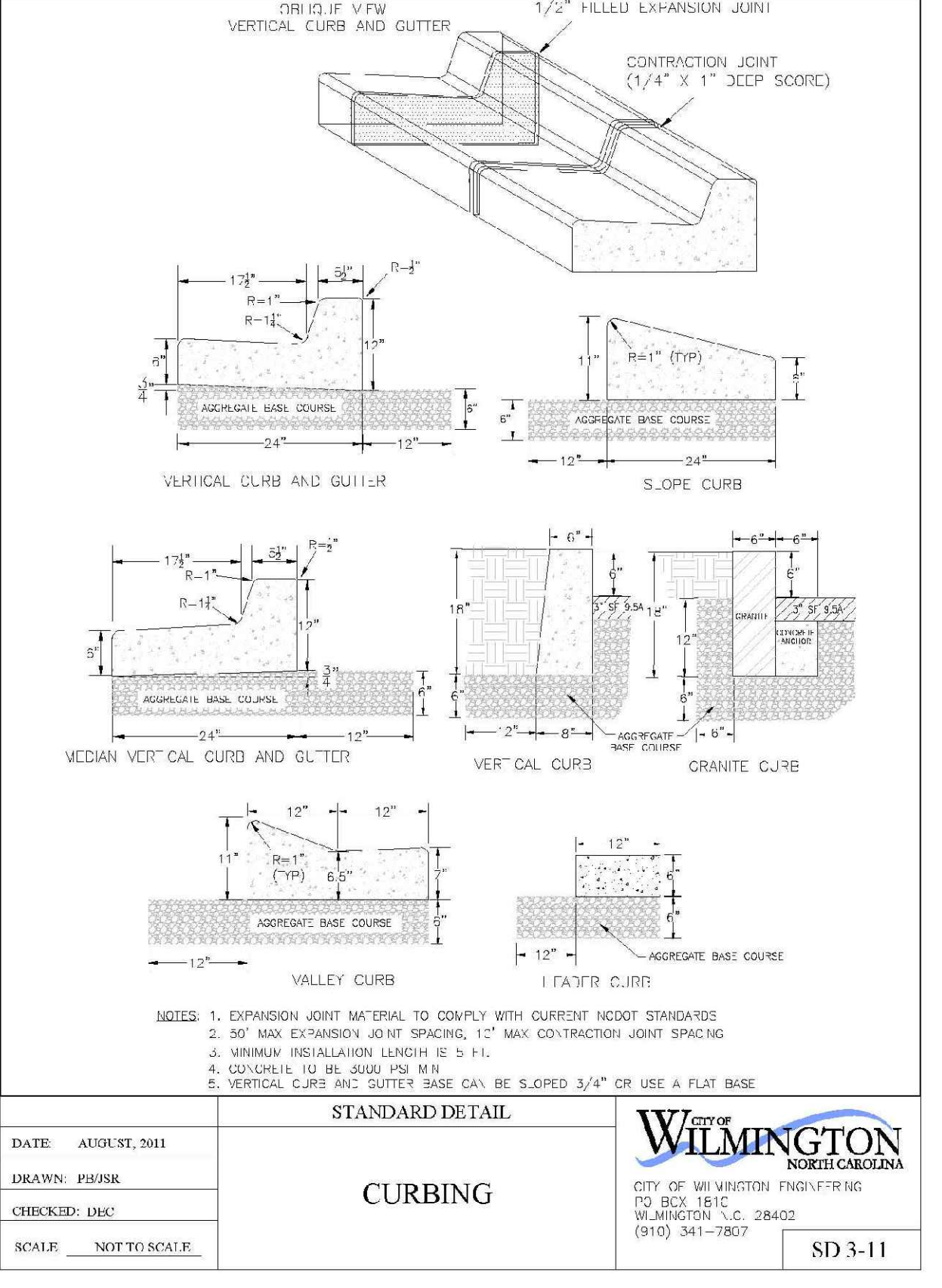
**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING
SECTION B: RECORDKEEPING**

Item to Document	Document Requirements
(a) Each EASC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved EASC plan	Initial and date each EASC measure on a copy of the approved EASC plan or complete, date and sign an inspection report that lists each EASC measure shown on the approved EASC plan. This documentation is required upon the initial installation of the EASC measures and modified after initial installation.
(b) A phase of grading has been completed	Initial and date a copy of the approved EASC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved EASC plan	Initial and date a copy of the approved EASC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all EASC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to EASC measures.	Initial and date a copy of the approved EASC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING
SECTION C: REPORTING**

1. Occurrences That Must be Reported
Permittees shall report the following occurrences:
(a) Visible sediment deposition in a stream or wetland.
(b) Oil spills.
(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref. 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref. 40 CFR 302.4) or G.S. 143-215.85.
(d) Anticipated bypasses and unanticipated bypasses.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements
After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 856-0368.



NCG-01 RECORDKEEPING AND REPORTING

NORTH CAROLINA Environmental Quality
EFFECTIVE DATE: 11/12/2020

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

Site Area Description	Required Ground Stabilization Timeframes	
	Stabilize within this many calendar days after ceasing land disturbance.	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed. 7 days for slopes greater than 50' in length and with slopes steeper than 4:1
(d) Slopes 3:1 to 4:1	14	7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones 10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones 10 days for Falls Lake Watershed unless there is a seep slope

SECTION E: GROUND STABILIZATION

GROUND STABILIZATION SPECIFICATION
Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or other mulches and tackifiers Hydroseeding Hydroseed control products with or without temporary grass seed Appropriately applied straw or other mulch Plastic sheeting 	<ul style="list-style-type: none"> Permanent grass seed covered with straw or other mulches and tackifiers Geotextile fabrics such as permanent soil reinforcement matting Hydroseeding Shrubs or other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion Structural methods such as concrete, asphalt or retaining walls Reeled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWIR List of Approved PAMS/Flocculants.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the NC DWIR List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

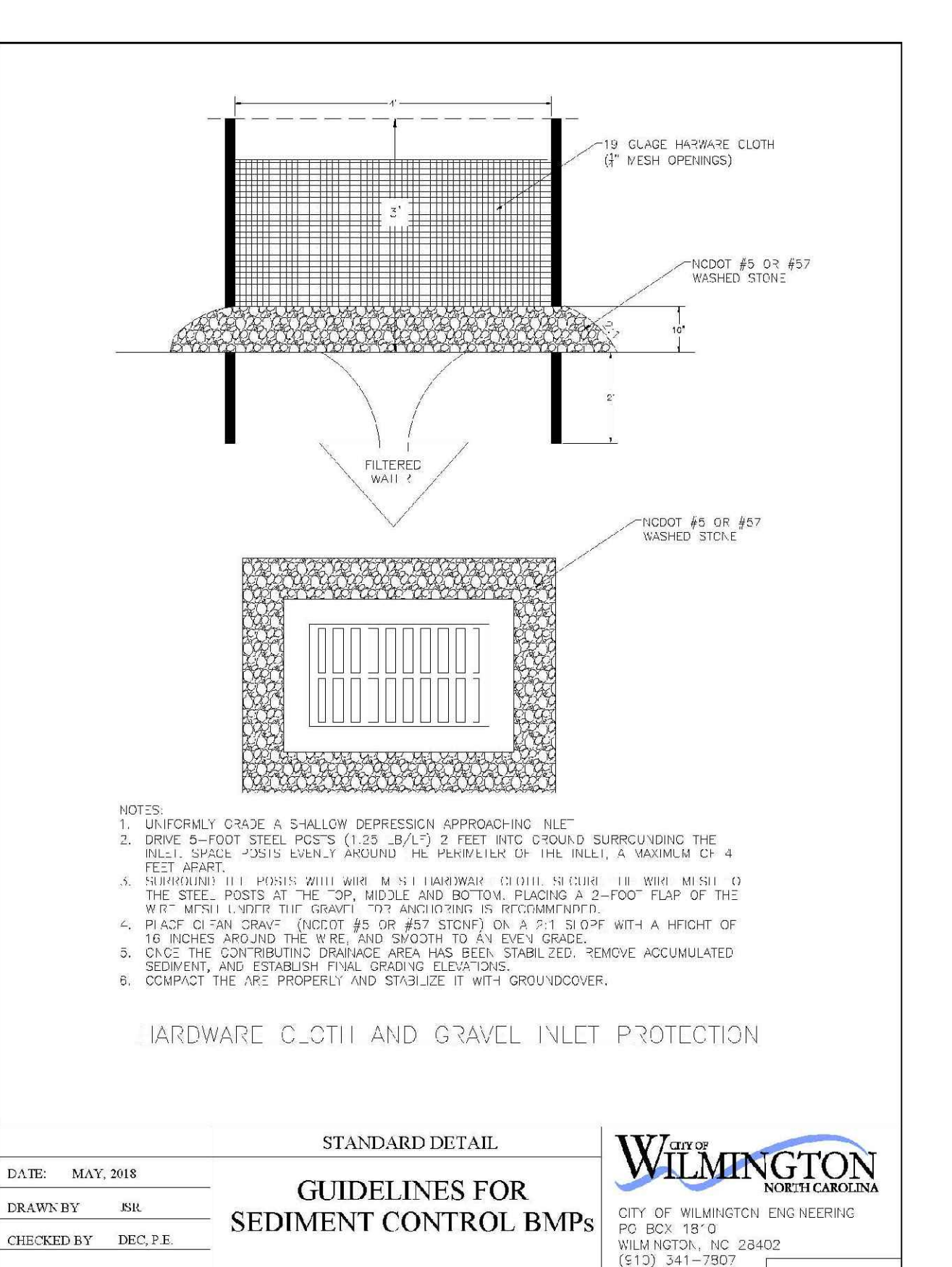
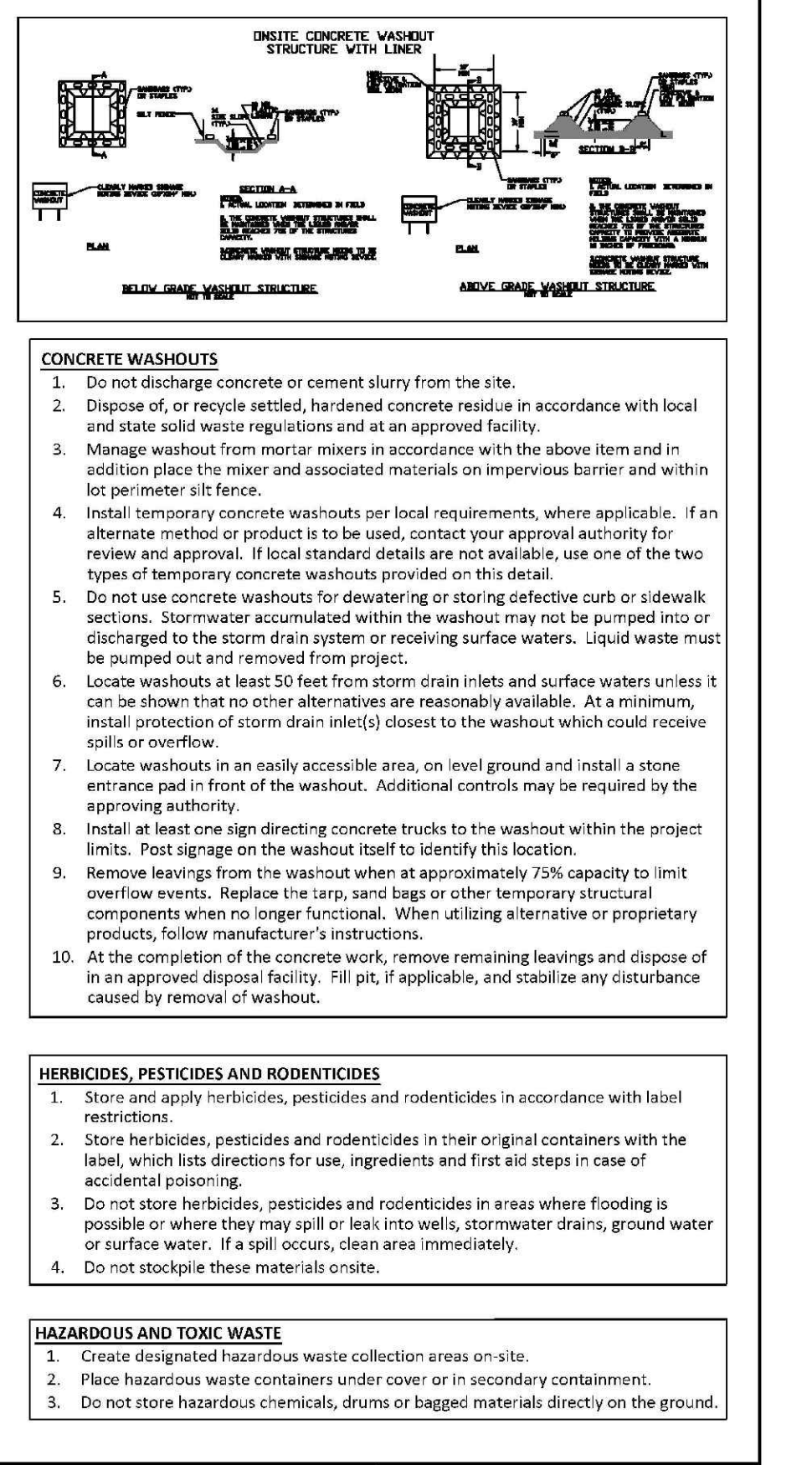
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet from storm drains, streams or wetlands unless there is an alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with bags.
- Provide tubing or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

TEMPORARY SEEDING

GRASS TYPE	AMOUNT/1000 SF	TIME OF SEEDING	INITIAL	FERTILIZATION/1000 SF MAINTENANCE
GRASS TYPE	AMOUNT/1000 SF	TIME OF SEEDING	INITIAL	FERTILIZATION/1000 SF MAINTENANCE
RYE GRASS	1-2 LBS	NOV. THRU JAN.	25 LBS 10-10-10	N/A N/A N/A
BROWN TOP MILLET	1-2 LBS	JUNE THRU AUG.	25 LBS 10-10-10	N/A N/A N/A

PERMANENT SEEDING

GRASS TYPE	AMOUNT/1000 SF	TIME OF SEEDING	INITIAL	FERTILIZATION/1000 SF MAINTENANCE
BERMUDA, COMMON	1-2 LBS	APR. THRU JUNE	25 LBS 10-10-10	MARCH-APRIL 12 LBS 10-10-10 EACH 4-8 WKS AUG- SEPT 12 LBS 10-10-10
FESCUE, TALL (KENTUCKY 31)	5-7 LBS	SEPT THRU OCT	25 LBS 10-10-10	FEB - MARCH 12 LBS 10-10-10 MAY & DEC 1/2 TO 1 LB. N. SEPT - OCT 12 LBS 10-10-10
SERICEA (SLOPES)	1-2 LBS	MARCH THRU APR.	25 LBS 10-10-10	FEB - MARCH 1/2 TO 1 LB. N. N/A

REVISIONS

REV. NO.	DESCRIPTION	DATE

BENNETT RESIDENTIAL PROPERTIES, LLC

ALLOY

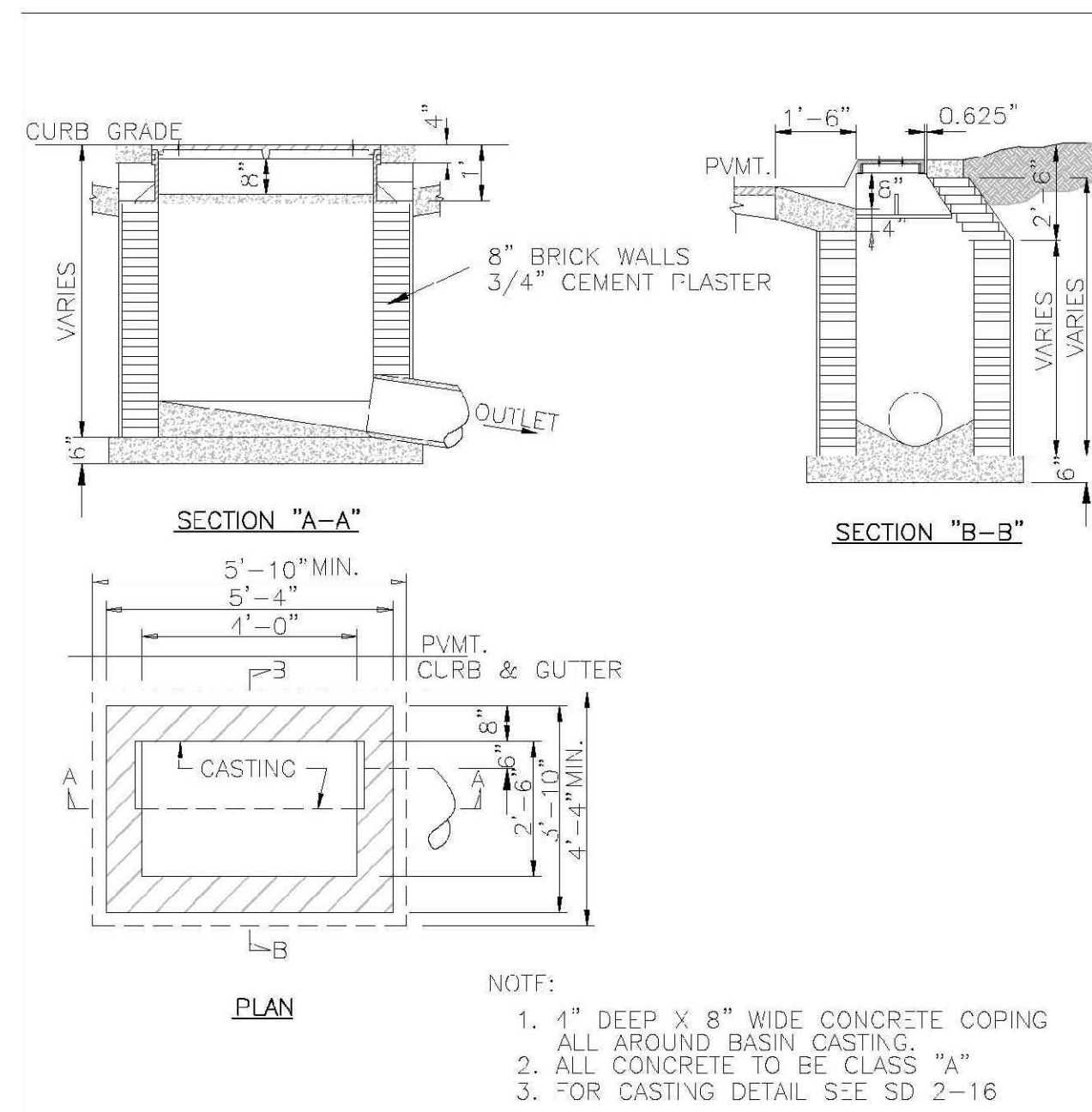
WILMINGTON NEW HANOVER NORTH CAROLINA

DETAILS

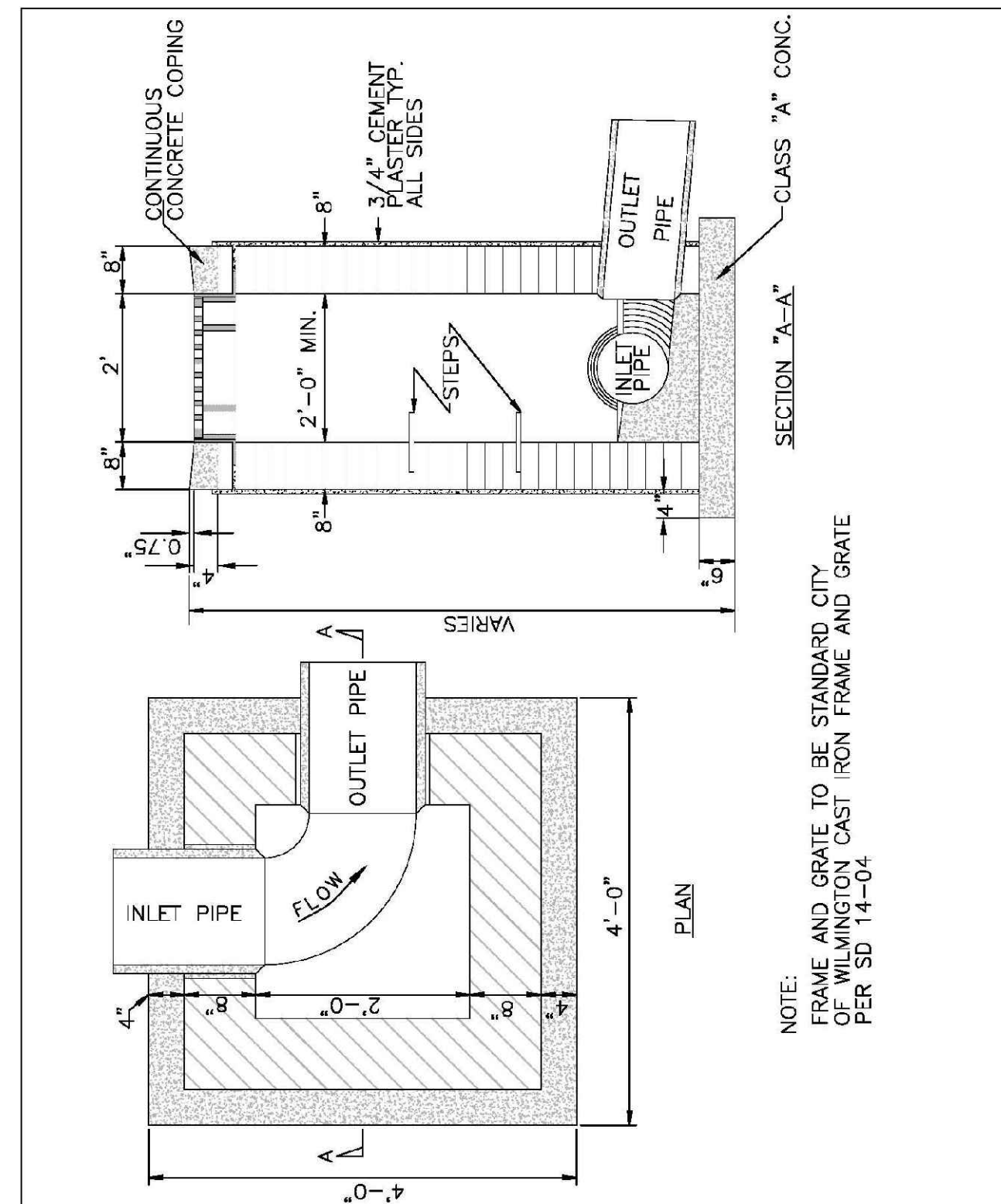
RIGHT ANGLE ENGINEERING, P.C.
212 PRINCESS STREET
WILMINGTON, NC 28401
(910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

D2

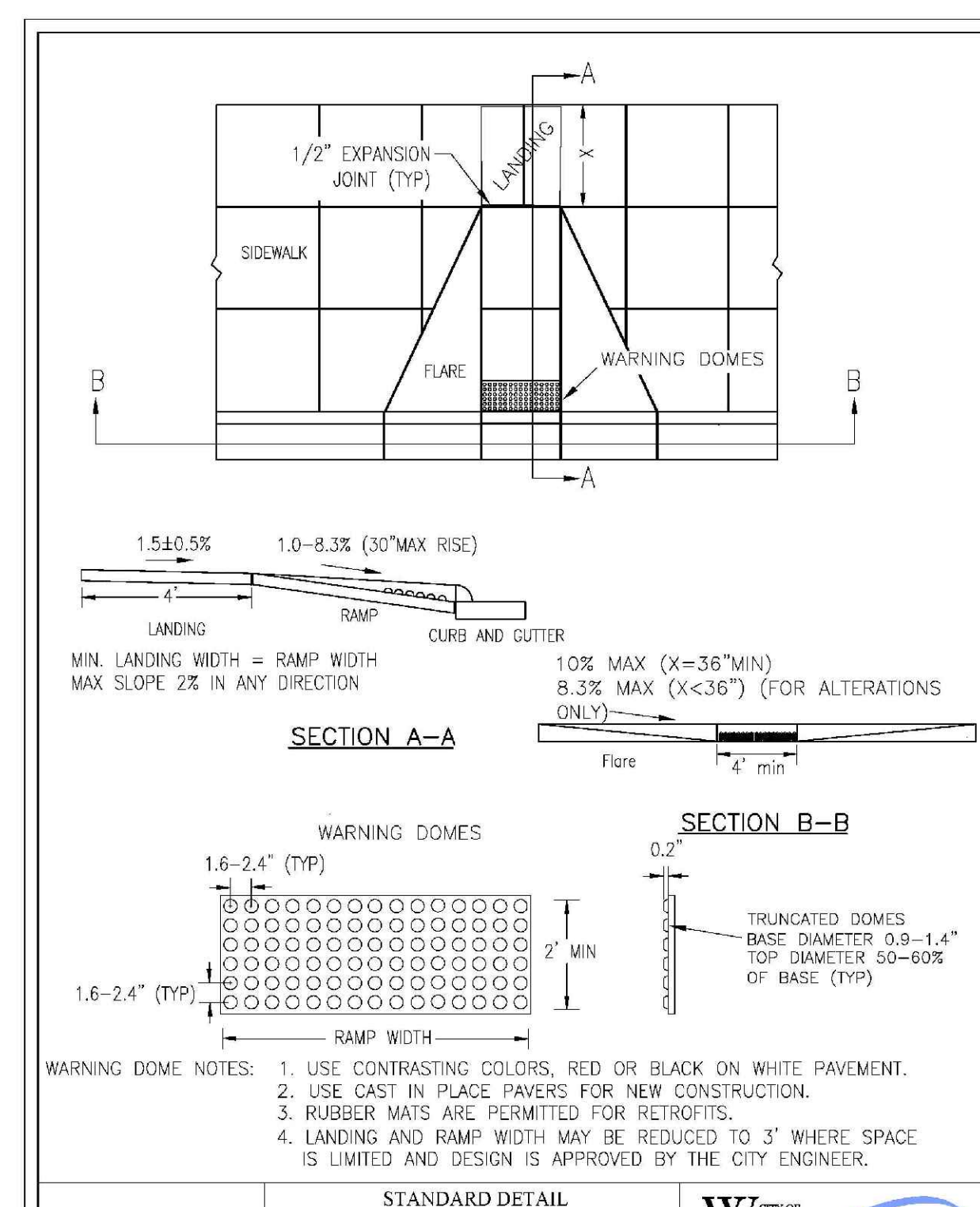
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Project No: BM0124
Sheet No: _____



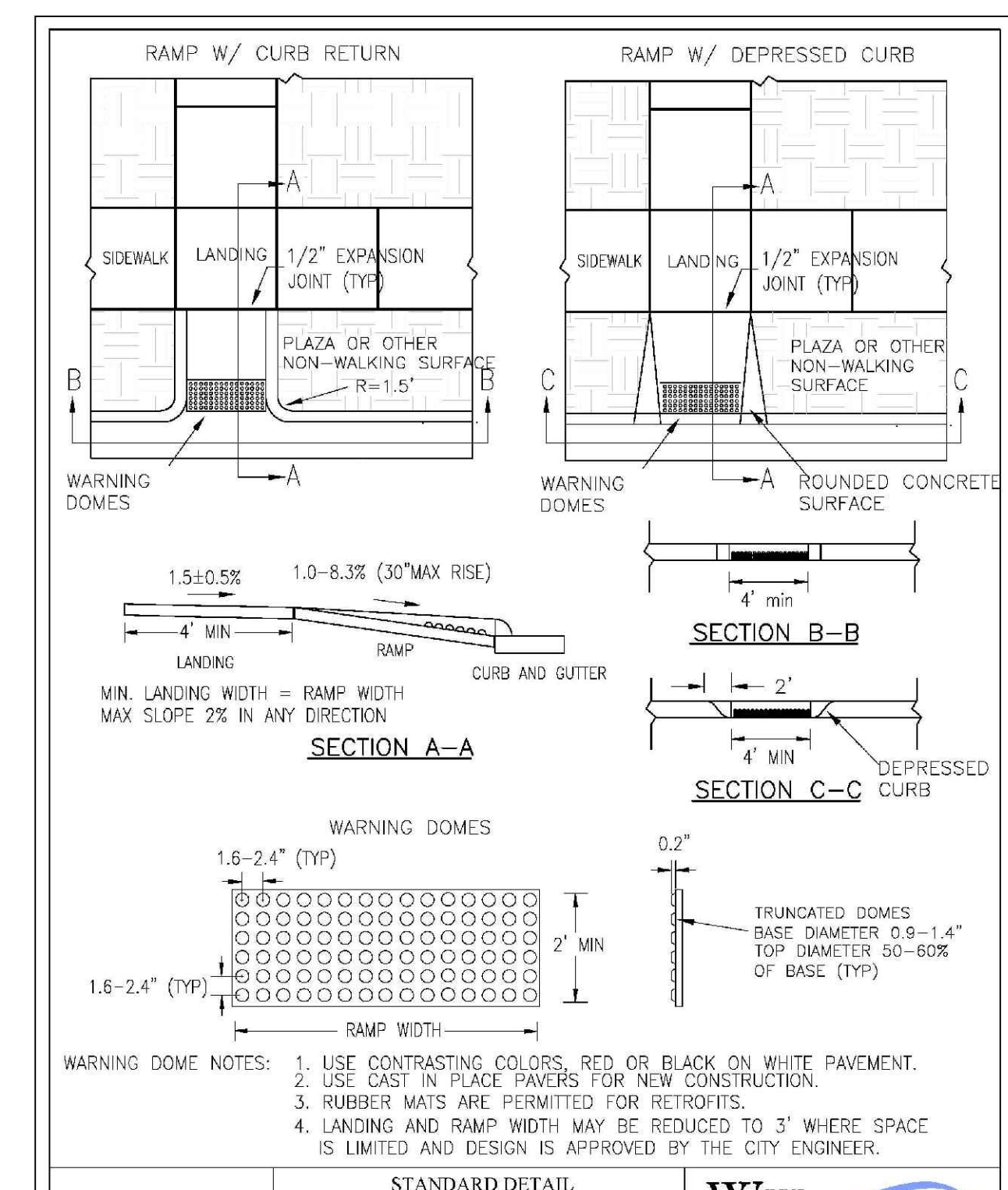
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CHECKED BY: B.P., P.E.			
SCALE: NOT TO SCALE			



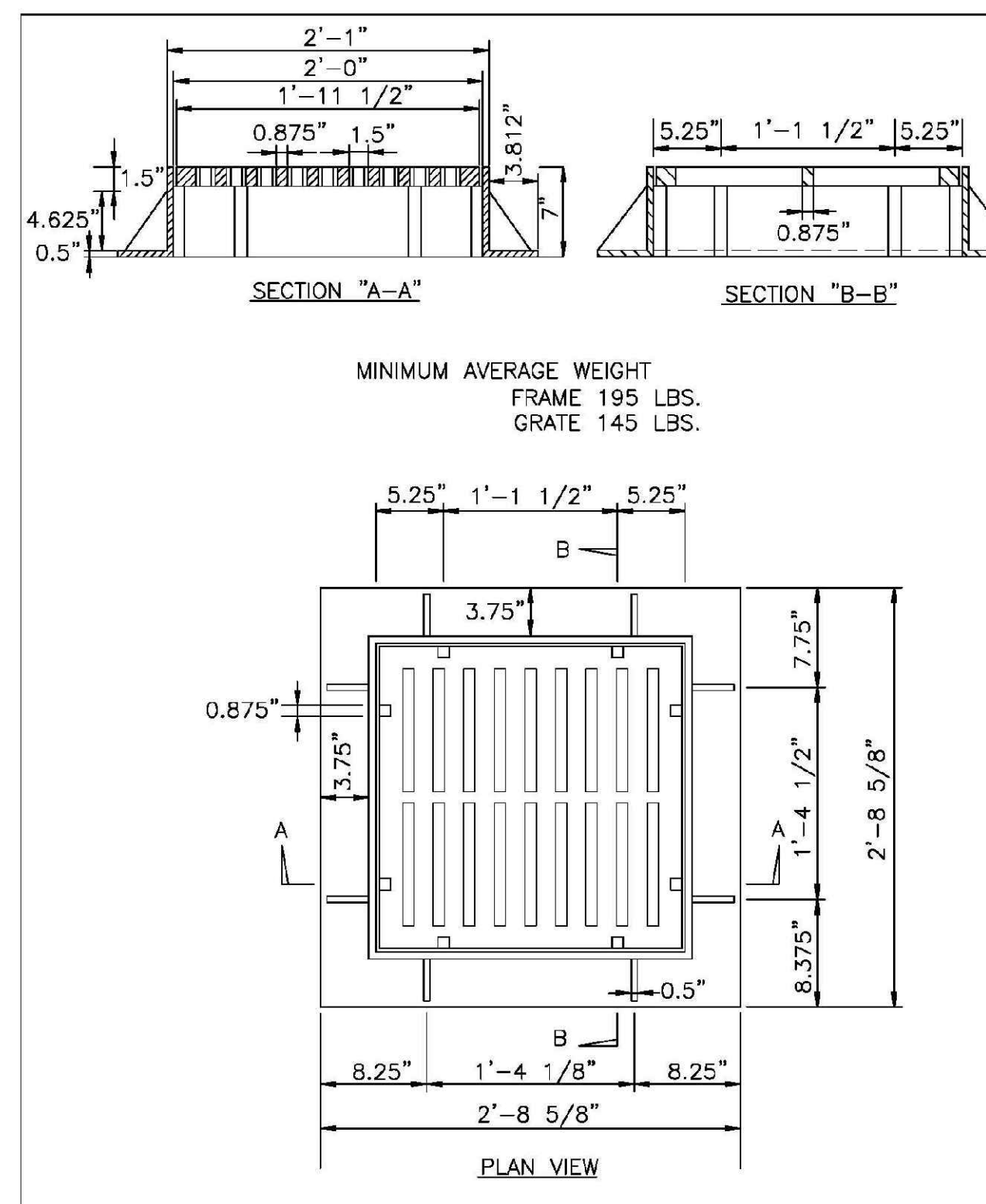
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CHECKED BY: B.P., P.E.			
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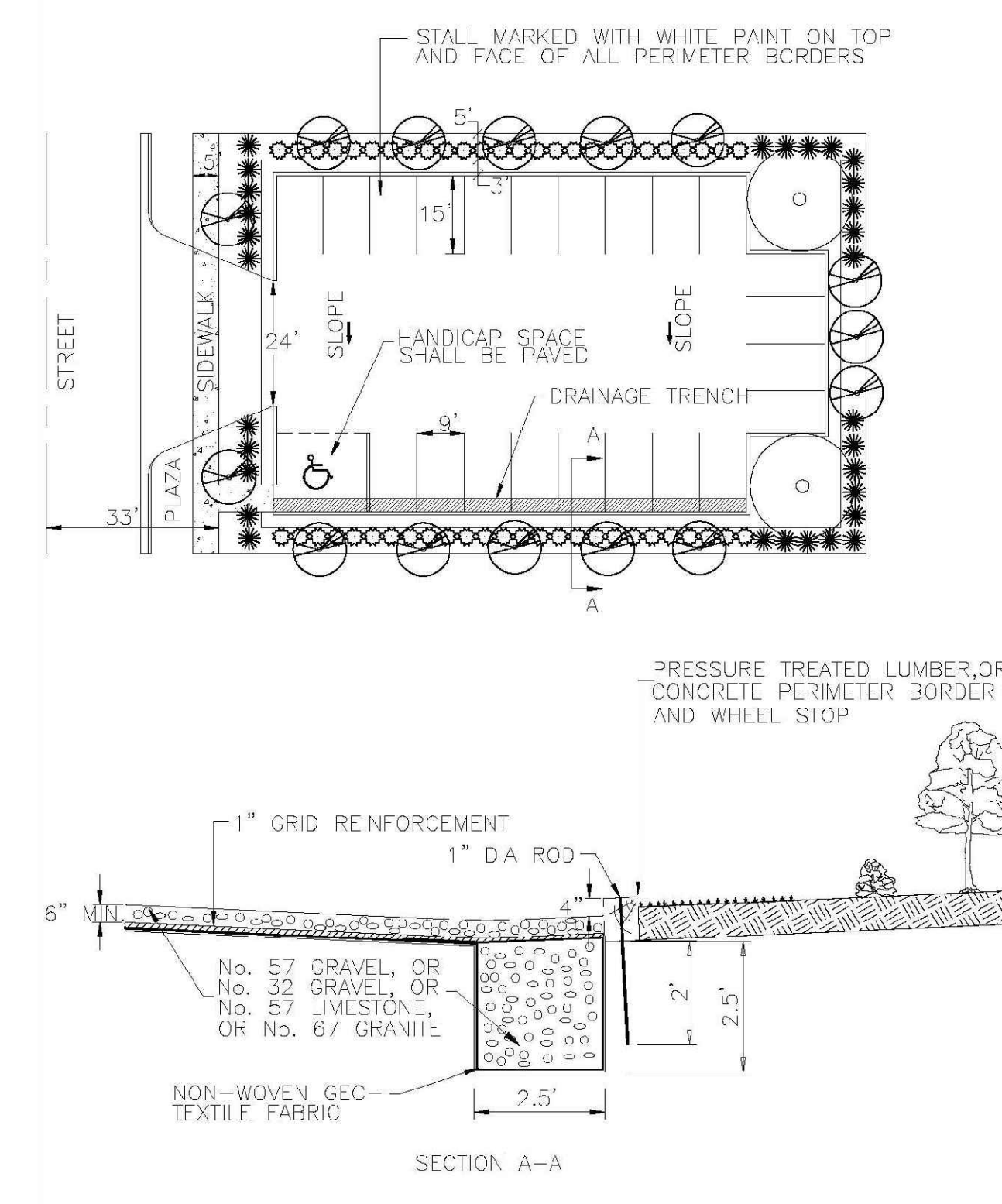
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DRAWN BY: P/JSR	PERPENDICULAR CURB RAMP ADJACENT TO WALKING SURFACE		
CHECKED BY: DRG			
SCALE: NOT TO SCALE			



DATE: DECEMBER, 2010	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD3-08
DRAWN BY: P/JSR	PERPENDICULAR CURB RAMP ADJACENT TO PLAZA		
CHECKED BY: DRG			
SCALE: NOT TO SCALE			



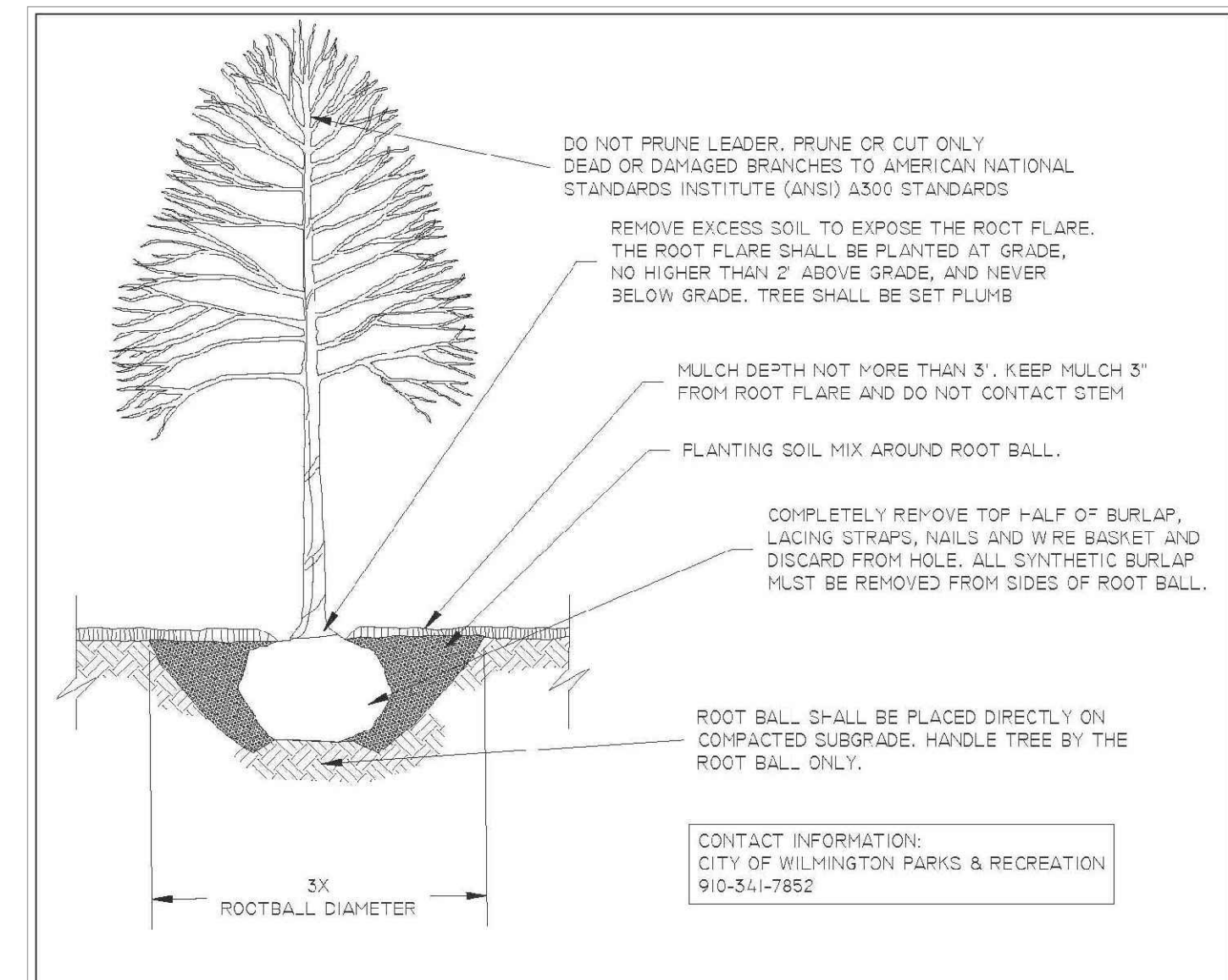
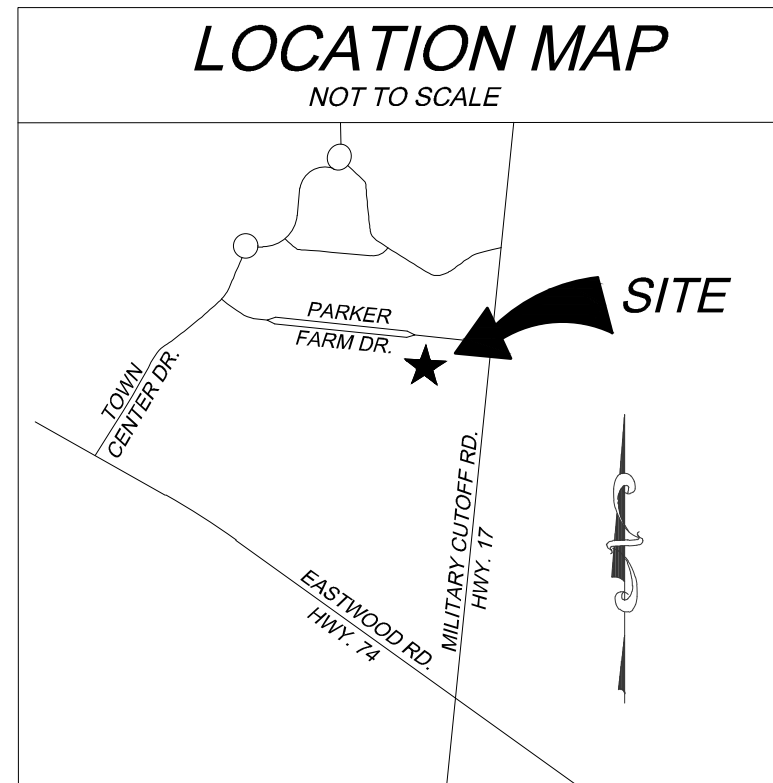
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DRAWN BY: JSR/CMR	DROP INLET CASTINGS		
CHECKED BY: B.P., P.E.			
SCALE: NOT TO SCALE			



DATE: 2001	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 15-10
DRAWN BY: JSR/CMR	TYPICAL UNPAVED PARKING FACILITY UNDER 25 STALLS		
CHECKED BY: B.P., P.E.			
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REV. NO.	DESCRIPTION	DATE

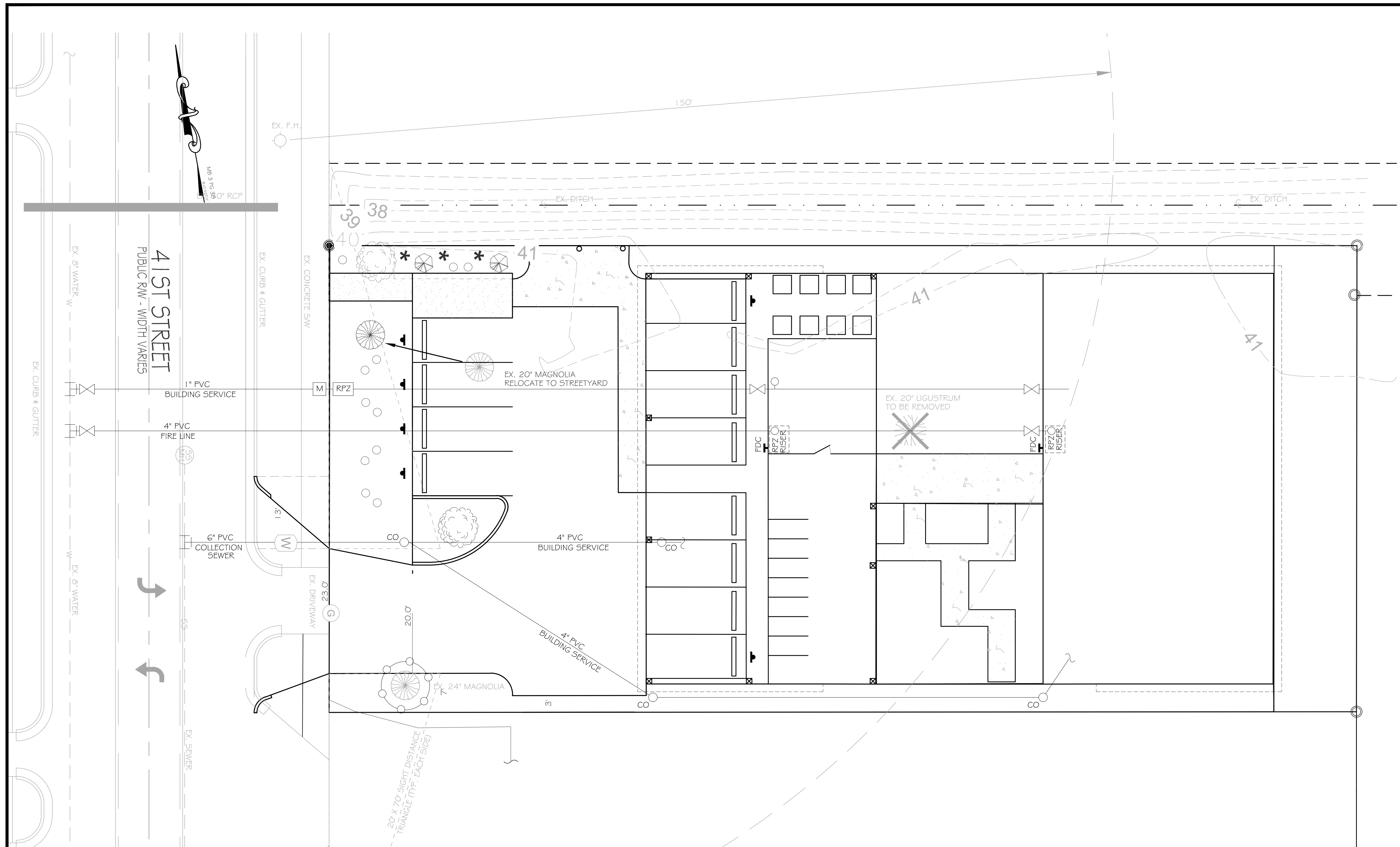
BENNETT RESIDENTIAL PROPERTIES, LLC ALLOY WILMINGTON NORTH CAROLINA			DATE: 2/14/24 Scale: SHOWN Drawn: NNC Checked: WSL Project No: BM0124 Sheet No:
DETAILS			<p>RIGHT ANGLE ENGINEERING, P.C. 212 PRINCESS STREET WILMINGTON, NC 28401 (910) 251-8544 FAX (910) 251-2208 FIRM: C-0829</p>
D3			



- NOTES:
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 5 OF THE LAND DEVELOPMENT CODE (ANSI Z60).
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS, WATER ROOT BALL AND PIT T-HOROUGHLY IMMEDIATELY AFTER INSTALLATION. (ENSURE POSITIVE DRAINAGE AWAY FROM PIT).
 - PREFERRED TREE PLANTING SEASON IS OCTOBER 1ST THROUGH APRIL 30TH.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - IF STAKING IS NEEDED, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

DATE:	JULY 25, 2023	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1610 WILMINGTON, N.C. 28402 (910) 341-7807</p>
DRAWN BY:	ZSR	TREE PLANTING	
CHECKED BY:	RDG		
SCALE:	NOT TO SCALE		

- TREE PLANTING INSTRUCTIONS
- Along with soil preparation, following proper planting techniques and maintenance will ensure healthy, durable vegetation, and increase the rate of growth. The following recommendations apply to in-ground and container plantings. General practices include:
- The planting hole should be a minimum of twice as wide as the root ball.
 - The depth of the planting hole should be approximately two inches less than the bottom of the root system. Do not dig deeper than the root ball.
 - Remove any strapping, wire, plastic, or paper and remove the top half of any burlap, fabric or wire basket from the root ball.
 - Loosen, cut, or remove roots that have become pot bound (compacted, matted, knined), or are circled around the root ball) and ensure the root flare is exposed.
 - Fill 1/3 of the hole and pack soil around the base of the root ball.
 - Instead of compacting soil with a shovel or foot, use water to settle the soil by adding a layer of soil and then watering. Repeat with a layer of soil and watering until the hole has been completely backfilled.
 - Mulch to a depth of 2-3 inches.



LANDSCAPING LEGEND					
SYMBOL	SPECIFICATION	QUANTITY			
		PARKING	STREETYARD	ADDITIONAL	TOTAL
	EXISTING OR RELOCATED SOUTHERN MAGNOLIA		1	1	2
	PROPOSED DARLINGTON OAK	1	1		2
	PROPOSED EASTERN REDBUD	2			2
	PROPOSED DWARF YAUPOIN	2	9		11
	PROPOSED WAX MYRTLE	4			4

- LANDSCAPE NOTES
- LARGE CANOPY TREES TO BE MIN. 2" DBH AT PLANTING.
 - SMALL CANOPY TREES TO BE MINIMUM 8' TALL AT PLANTING.
 - SHRUBS TO BE MIN. 12" TALL AT TIME OF PLANTING.
 - APPLY NATURAL MULCH 4" DEEP, 4" DIAMETER AROUND INTERIOR TREES.
 - ALL OTHER DISTURBED AREAS SHALL BE SOWN OR SOODED.
 - NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE. CANOPY TREES IN THIS AREA ARE REQUIRED TO BE LIMBED UP.
 - LANDSCAPING CANNOT BLOCK OR IMPEDE FDCs OR FIRE HYDRANTS. A 3-FOOT CLEAR SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDCs.
- TREE PRESERVATION
- 15 TREES PER ACRE REQUIRED - 15 / 0.356 AC = 6 TREES
2 TREES ARE TO BE RETAINED OR RELOCATED.
2 TREES ARE PROPOSED
6 TOTAL TREES
- STREETYARD CALCULATIONS:
- S. 41ST ST FRONTAGE = 84.0 LF - 23.0 LF = 61 x 12 = 732 SF REQUIRED, 846 SF PROVIDED
846/600 = 2 CANOPY TREES AND 13 SHRUBS REQUIRED AND PROVIDED.



REV. NO.	DESCRIPTION	DATE

BENNETT RESIDENTIAL PROPERTIES, LLC
ALLOY
WILMINGTON NORTH CAROLINA

LANDSCAPING PLAN

RIGHT ANGLE ENGINEERING, P.C.
212 PRINCESS STREET
WILMINGTON, NC 28401
(910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

DATE: 2/14/24
Scale: 1"=10'
Drawn: NNC
Checked: WSL
Project No: BM0124
Sheet No: L1

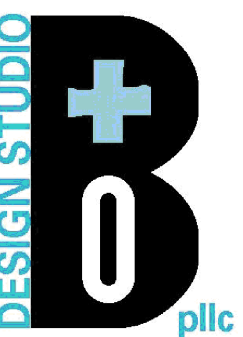
Proj. #:
2014

Project:
ALLOY
a whole living
community

1545 41ST STREET
WILMINGTON, NC

Developer/Proj. Mgr:
THE MILLIKEN COMPANY

EXTERIOR ELEVATIONS



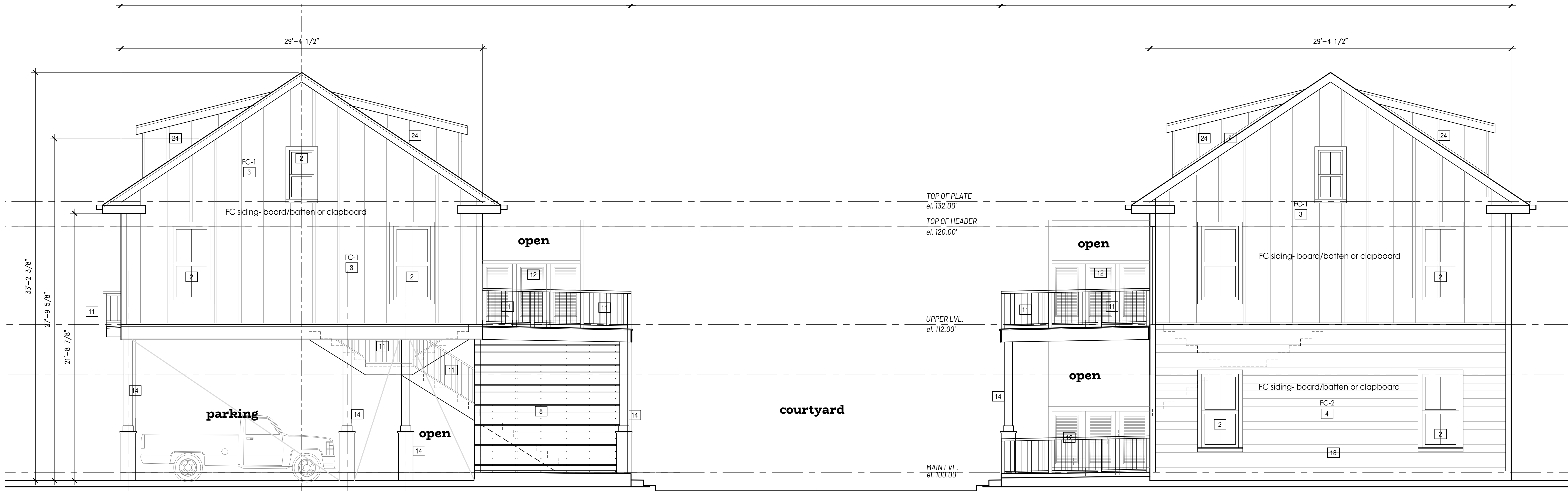
1319-CC Military Cutoff Rd.
mailbox 221
Wilmington, NC 28405
tel. 910.821.0084
www.b-and-o.net

ISSUE	DATE
1. SD PRICING SET	14 APR 2023
2. TRC REVIEW	2 FEB 2024
3. DD REVIEW	
4. CD/COORDINATION	
5. PERMIT	
6. REVISION	
7. REVISION	

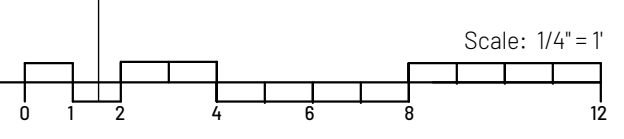
ALLOY

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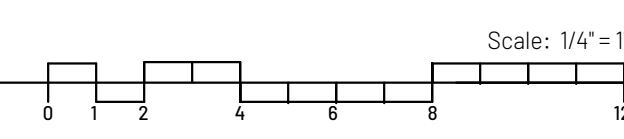
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2 | SIDE/SOUTH ELEVATION



1 | FRONT/WEST 41ST ST.

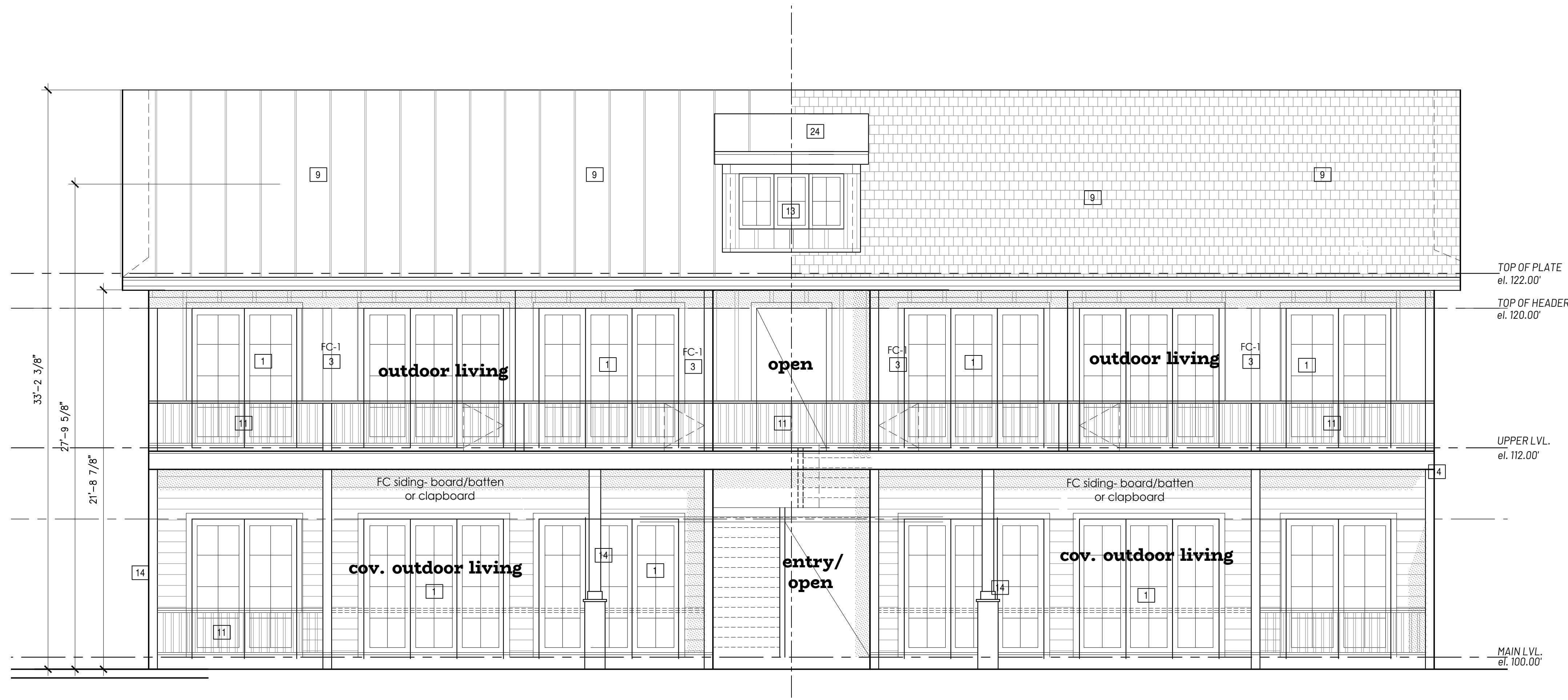


Proj. #: **2014**

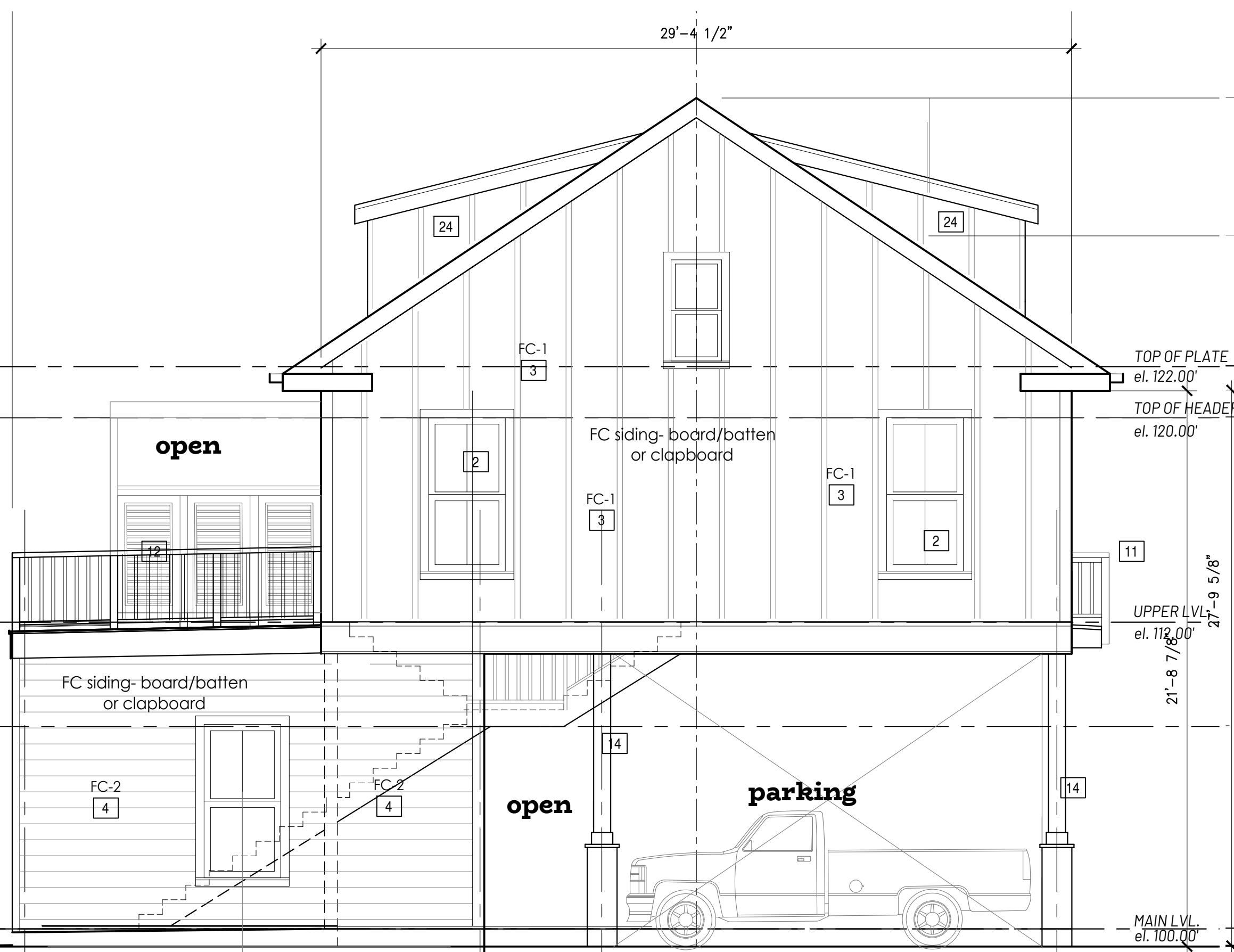
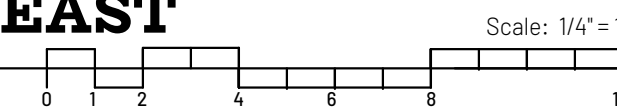
Project: **ALLOY**
a whole living community

1545 41ST STREET
WILMINGTON, NC

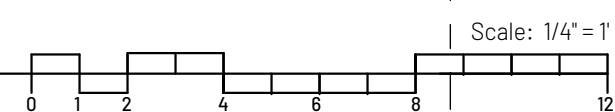
Developer/Proj. Mgr:
THE MILLIKEN COMPANY



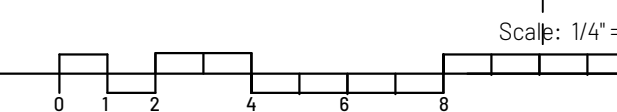
3 | COURTYARD ELEV.- LOOKING EAST



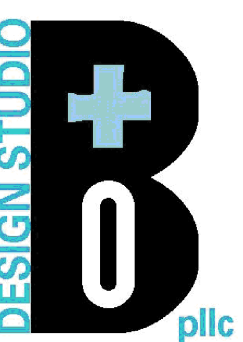
1 | NORTH ELEV.- WEST BLDG.



2 | REAR/EAST ELEVATION



EXTERIOR ELEVATIONS



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ISSUE	DATE
1. SD PRICING SET	14 APR 2023
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4. CD/COORDINATION	
5. PERMIT	
6. REVISION	
7. REVISION	

ALLOY

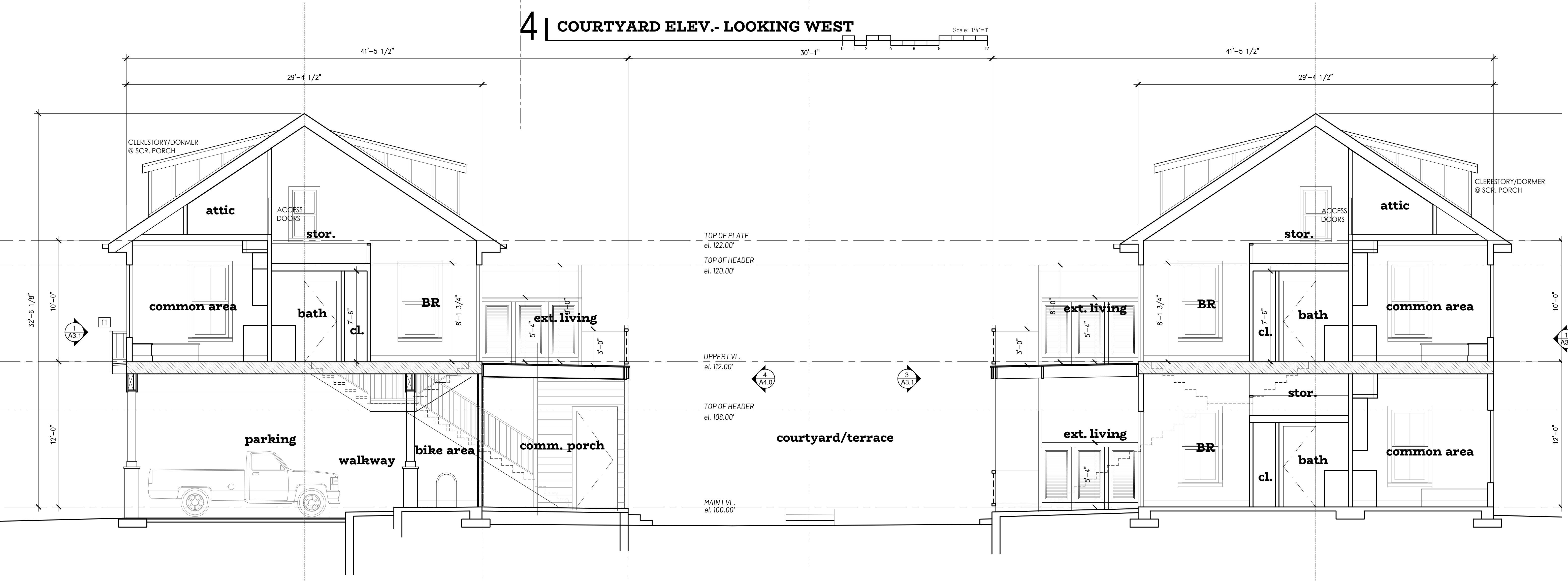
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issue	date
1. SD PRICING SET	14 APR 2013
2. TRC REVIEW	2 FEB 2014
3. DD REVIEW	
4. CD/COORDINATION	
5. PERMIT	
6. REVISION	
7. REVISION	



4 | COURTYARD ELEV.- LOOKING WEST



A | BUILDING SECTION- LOOKING NORTH