

SITE INVENTORY DATA	
PLAN PREPARER:	NORRIS & TUNSTALL CONSULTING ENGINEERS.
APPLICANT NAME:	J. PHILLIP NORRIS, P.E.
SITE ADDRESS:	73 DARLINGTON AVE.
PROPERTY OWNER:	DBNC HOLDINGS, LLC
DEVELOPER:	DBNC HOLDINGS, LLC
PARCEL #:	R04917-004-030-000, R04917-004-017-000
ZONING:	O&I (CDM)
ADJACENT PROPERTY OWNER:	SEE SITE PLAN
VICINITY MAP:	SEE PLAN
TOPOGRAPHIC DATA:	SEE PLAN
100 YR FLOOD ELEVATION:	N/A
LOCATION OF WATER FEATURES:	N/A
SOILS TYPE:	Be - BAYMEADE FINE SAND
CAMA DATA:	N/A
CAMA CLASSIFICATION:	URBAN
CONSERVATION RESOURCES:	N/A
RECOGNIZED SITE:	NO RECOGNITION
CEMETERIES:	N/A
FORESTED AREAS:	N/A
WETLANDS:	WETLANDS ARE PRESENT
PROTECTED SPECIES:	N/A
TRANSPORTATION DATA:	SEE PLAN

SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
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EXISTING CONDITIONS / SITE INVENTORY
 AVALON APARTMENTS
 LANCELOT LANE
 WILMINGTON, NORTH CAROLINA

OWNER:

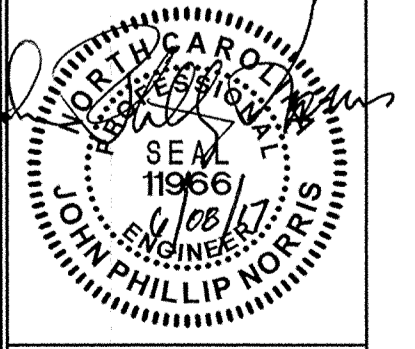
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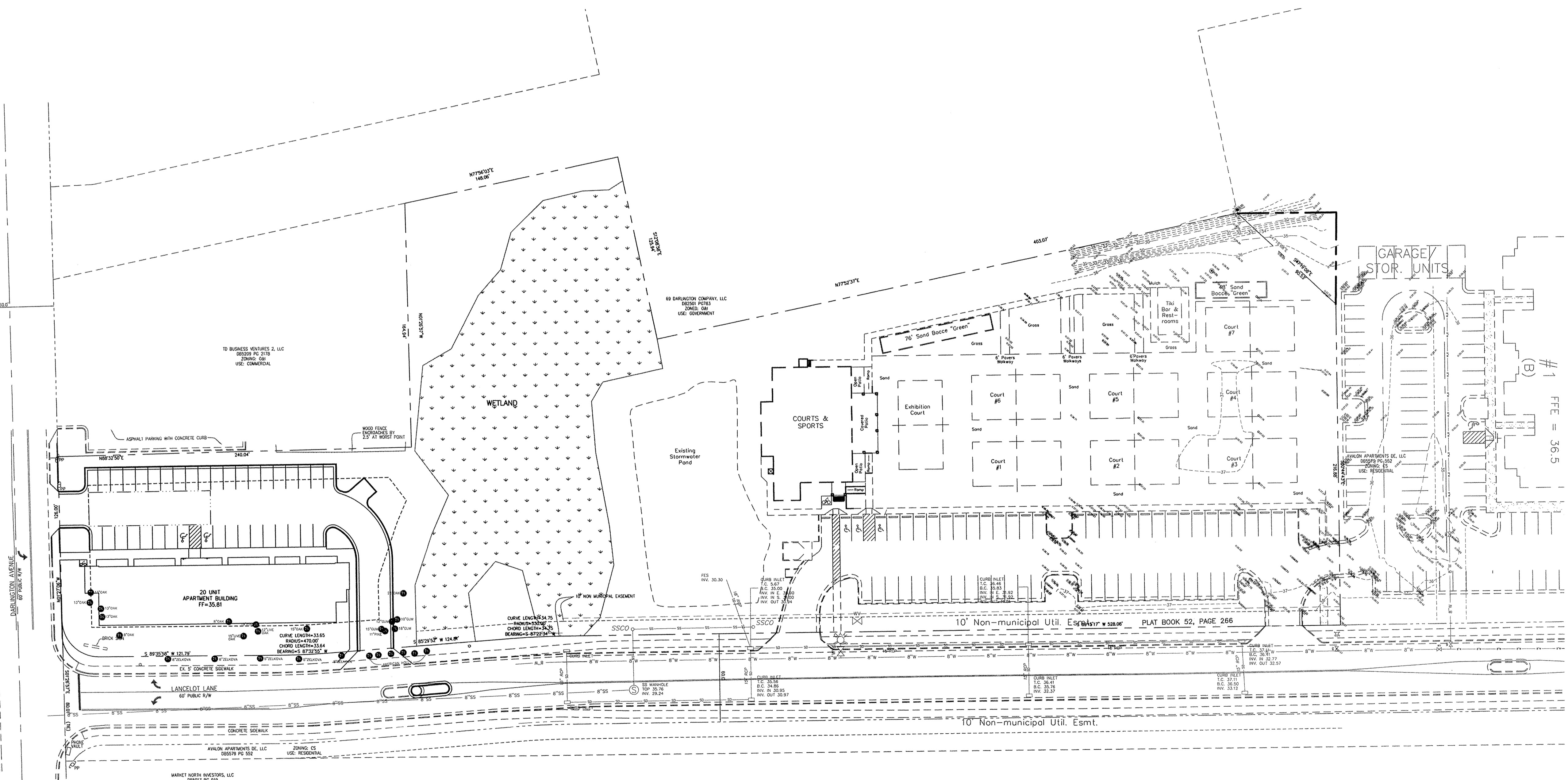
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DATE 06/08/17

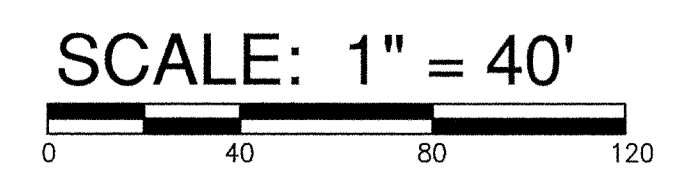


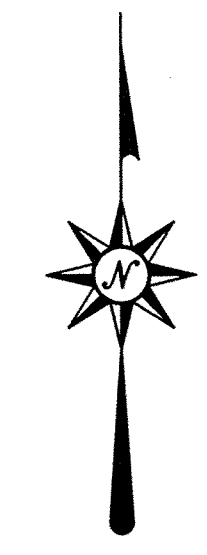
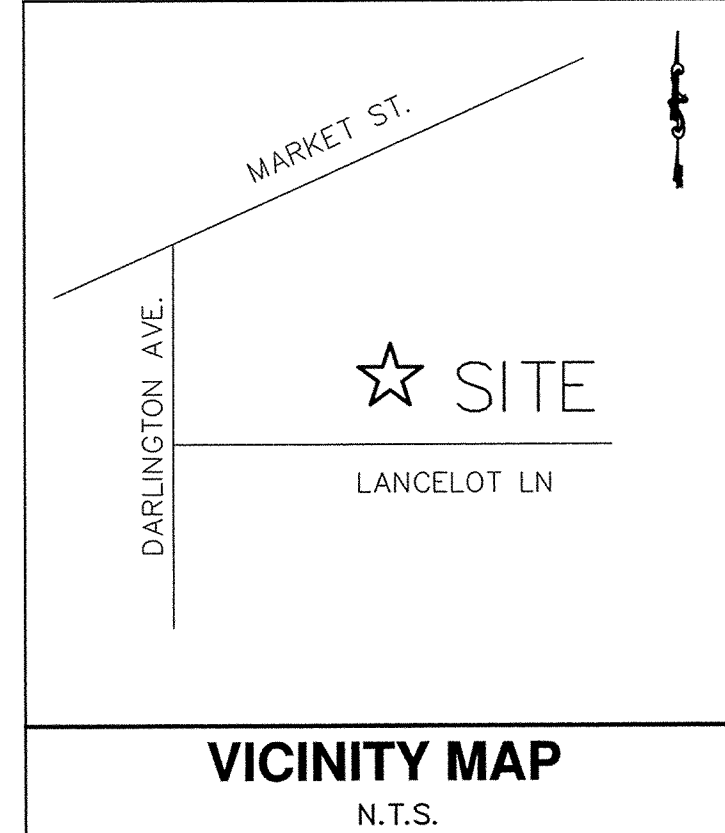
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LANCELOT LANE

LEGEND	
---	PROPERTY LINE
---	EXISTING CONTOUR
---	EXISTING STORMDRAIN
---	EXISTING SEWER
---	EXISTING 8" WATERMAIN
○	EXISTING SPOT ELEVATION





SYMBOL	DATE	DESCRIPTION	BY
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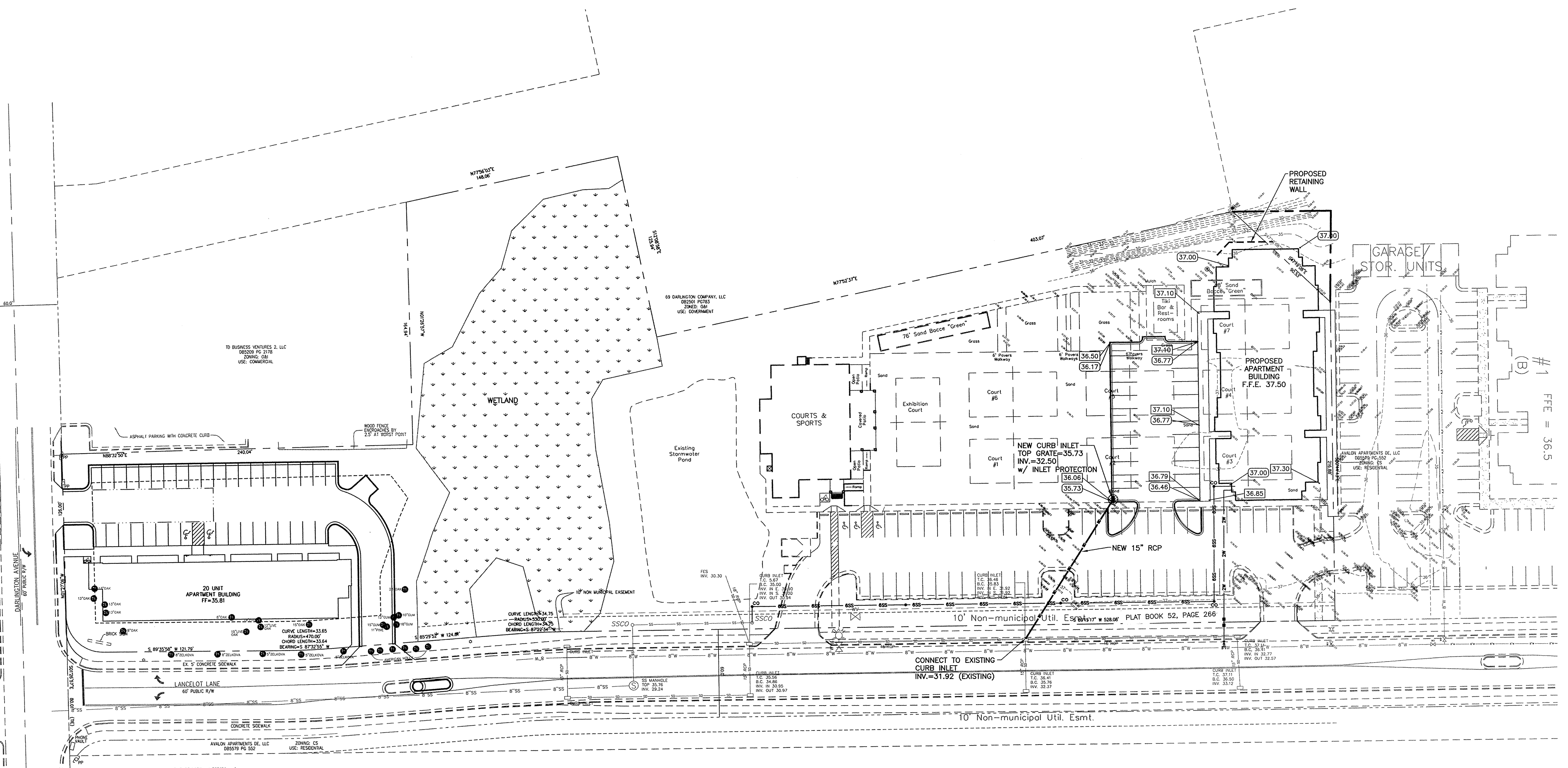
GRADING PLAN
AVALON APARTMENTS
 LANCELOT LANE
 WILMINGTON, NORTH CAROLINA

OWNER:

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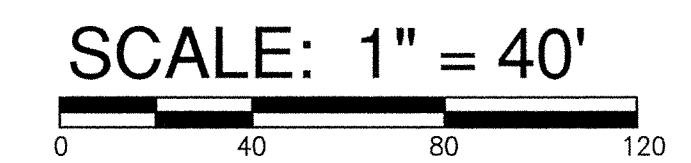
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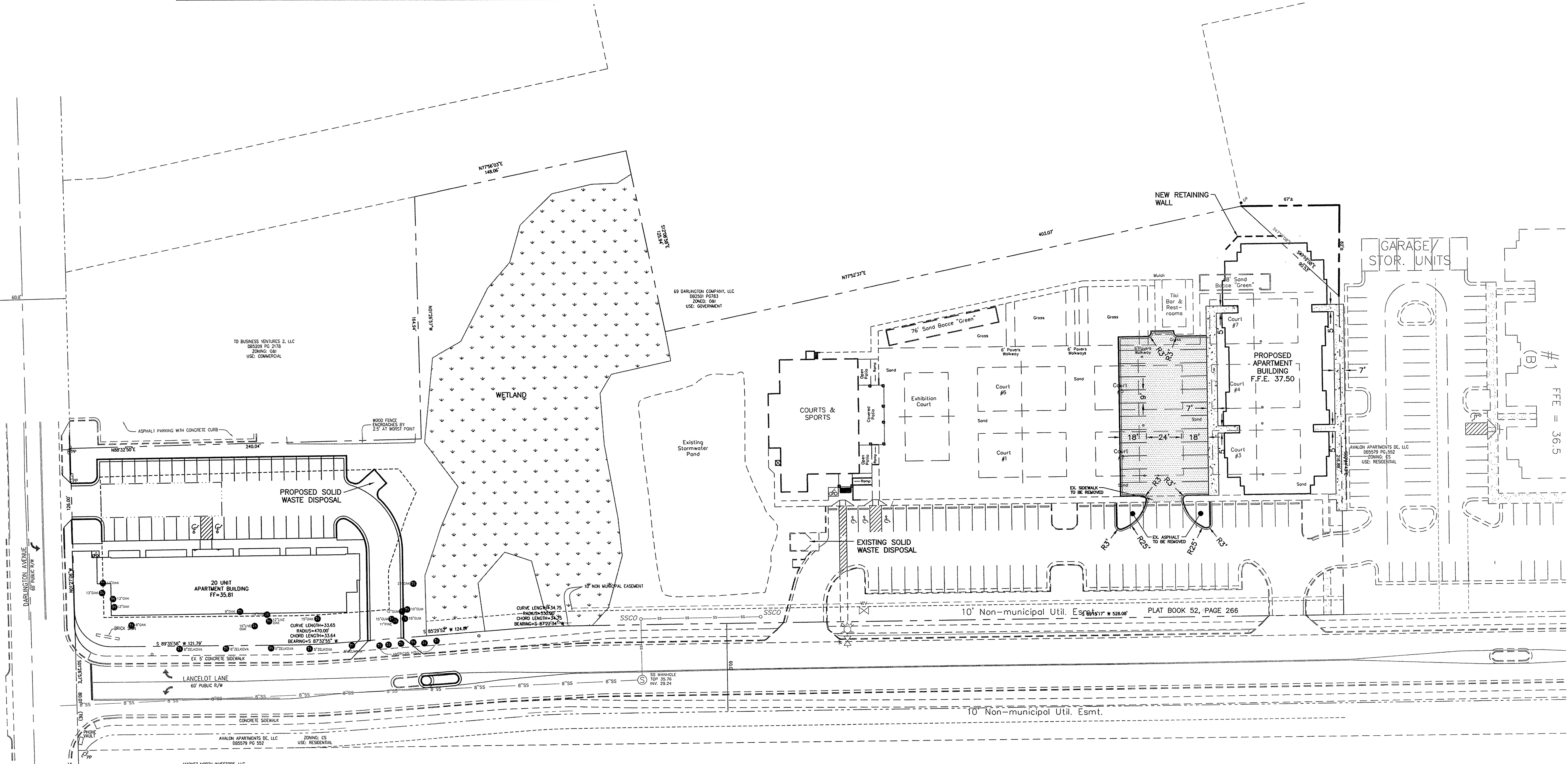
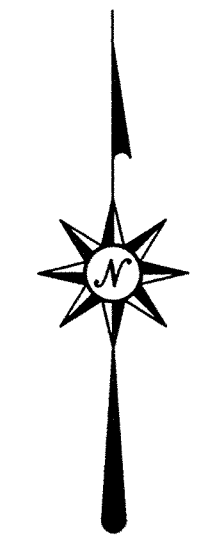
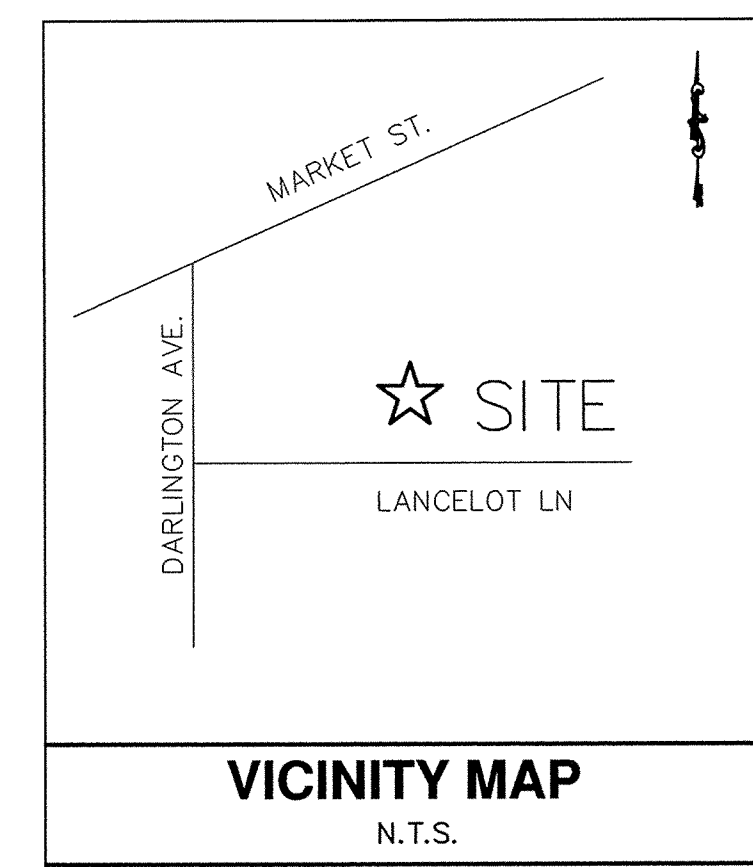
LANCELOT LANE

LEGEND		
---	---	PROPERTY LINE
---	---	EXISTING CONTOUR
---	---	EXISTING STORMDRAIN
---	---	EXISTING SEWER
---	---	EXISTING 8" WATERMAIN
○	○	EXISTING SPOT ELEVATION
---	---	PROPOSED STORMDRAIN LINE
---	---	PROPOSED 6" SEWER SERVICE
---	---	PROPOSED 2" WATER SERVICE
---	---	PROPOSED TOP OF SIDEWALK/CURB
---	---	PROPOSED FINISHED GRADE

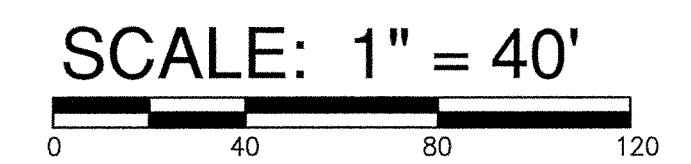


GENERAL NOTES:		PARKING		AVALON EXPANSION		NEW IMPERVIOUS SURFACES	
PARCEL NUMBERS:	R04917-004-030-000, R04917-004-017-000	20 - 1 BR UNITS x 1.5 MIN. SP/UNIT = 30		PROPOSED DENSITY 24 UNITS - 5.37 UNITS/AC		BUILDING:	11,000 SF
DEED BOOK & PAGE:	BK5545, PG0568	151 SEAT RESTAURANT - 1 SP/4 SEATS = 38		BUILDING COVERAGE:	11,000 SF (5.62)	ASPHALT PAVEMENT:	6,900 SF
SITE ADDRESS:	73 DARLINGTON AVE.	MINIMUM TOTAL SPACES REQ'D = 68		TOTAL HEATED GROSS FLOOR AREA:	23,760 SF GFA	CONCRETE WALK:	2,225 SF
TOTAL TRACT AREA:	4.47 AC± (194,601 SF)	20 UNITS x 2.5 MAX SP/UNIT = 50		APARTMENTS:	22,000 SF± (11,000 SF/FLOOR)	NEW TOTAL:	20,125 SF (NEW) * TREATED IN EXPANDED EXISTING WET POND
ZONING:	O&I (CDMU)	151 SEAT RESTAURANT - 1 SP/2.5 SEATS = 60		TOTAL UNITS:	24	EX. IMPERVIOUS TOTAL:	
SETBACKS:	REQUIRED PROVIDED	MAXIMUM TOTAL SPACES PERMITTED = 110		EX. BUILDINGS:	6,010 SF	EX. ASPHALT:	20,820 SF
FRONT:	20' 20.6'	SPACES PROVIDED: 36 + 59 = 96 SPACES (INCLUDING 5 HC)		EX. ASPHALT:	12 x 1 BR	EX. CONCRETE:	5,690 SF
CORNER:	20' 20.3'	BIKE PARKING:		EX. CONCRETE:	12 x 3 BR	EX. TOTAL:	32,520 SF (COURTS & SPORTS)
REAR:	20' 75.2'	REQUIRED: 5 MIN / 100 SPACES		EX. TOTAL:	2-STORY / 38' MEAN ROOF	LESS REMOVAL OF	
INTERIOR SIDE:	10' N/A	PROVIDED: 10 SPACES		EX. CONCRETE & ASPHALT:	PROPOSED - 38' MEAN ROOF	EX. CONCRETE & ASPHALT:	870 SF
CAMA LAND CLASSIFICATION:	URBAN	NEW IMPERVIOUS SURFACES		TOTAL:	EXISTING COMMERCIAL - 18'	TOTAL:	31,650 SF (16.26%)
WETLANDS:	THERE ARE WETLANDS ON THE PROPERTY	BUILDING:	7,070 SF	UTILITY CAPACITY REQUEST:		UTILITY CAPACITY REQUEST:	
THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720313700J DATE APRIL 3, 2006		ASPHALT PAVEMENT:	12,618 SF	EXISTING SEWER USE:	6,040 GPD	EXISTING SEWER USE:	6,040 GPD
DEVELOPMENT DATA:		NEW TOTAL:	21,390 SF (NEW) * TREATED BY SUBSURFACE BMP	PROPOSED SEWER CAPACITY:		PROPOSED SEWER CAPACITY:	
TRACT AREA:	4.47 AC	EX. IMPERVIOUS TOTAL:	6,010 SF	20 - 1 BR @ 240 GPD/BR:	2,880 GPD (NEW)	12 - 1 BR @ 240 GPD/BR:	2,880 GPD (NEW)
DEVELOPMENT AREA:	4.47 AC	EX. ASPHALT:	20,820 SF	24 UNITS x 2.5 MAX SP/UNIT = 60	4,320 GPD (NEW)	3 BR @ 240 GPD/BR:	4,320 GPD (NEW)
PROPOSED DENSITY 20 UNITS - 4.47 UNITS/AC		EX. CONCRETE:	5,690 SF	MAXIMUM TOTAL SPACES PERMITTED = 60	TOTAL:	TOTAL:	7,200 GPD TOTAL
BUILDING COVERAGE:	10,939 SF (16.2%)	EX. TOTAL:	32,520 SF (COURTS & SPORTS)	SPACES PROVIDED: 24 ON SITE PLUS 18 ON EXISTING AVALON APART. SITE	EXISTING WATER USE:	EXISTING WATER USE:	
TOTAL HEATED GROSS FLOOR AREA:	23,760 SF GFA	TOTAL:	53,910 SF (27.7%)	BIKE PARKING:	24 UNITS @ 400 GPD/UNIT:	24 UNITS @ 400 GPD/UNIT:	9,600 GPD (NEW)
RESTAURANT:	4,699 SF±	UTILITY CAPACITY REQUEST:		REQUIRED: 5 MIN / 100 SPACES			
APARTMENTS:	12,480 SF± (6,240 SF/FLOOR)	EXISTING SEWER USE:	6,040 GPD	PROVIDED: 10 SPACES			
	17,179 SF (8.8%)	PROPOSED SEWER CAPACITY:		COMBINED SAXTON PLACE & AVALON EXPANSION			
TOTAL UNITS:	20	20 - 1 BR @ 240 GPD/BR:	4,800 GPD (NEW)	PROPOSED DENSITY 44 UNITS - 9.84 UNITS/AC			
20 x 1 BR:	20	EXISTING WATER USE:	8,000 GPD (NEW)	TOTAL IMPERVIOUS:	73,165 SF (37.60%)		
MAX BUILDING HEIGHT:	2-STORY / 35' MEAN ROOF	20 UNITS @ 400 GPD/UNIT:	8,000 GPD (NEW)				
	PROPOSED - 35' MEAN ROOF						
	EXISTING COMMERCIAL - 18'						

SAXTON PLACE	
PROPOSED DENSITY 20 UNITS - 4.47 UNITS/AC	
BUILDING COVERAGE:	10,939 SF (16.2%)
TOTAL HEATED GROSS FLOOR AREA:	23,760 SF GFA
RESTAURANT:	4,699 SF±
APARTMENTS:	12,480 SF± (6,240 SF/FLOOR)
	17,179 SF (8.8%)
TOTAL UNITS:	20
20 x 1 BR:	20
MAX BUILDING HEIGHT:	2-STORY / 35' MEAN ROOF
	PROPOSED - 35' MEAN ROOF
	EXISTING COMMERCIAL - 18'



LEGEND	
	PROPERTY LINE
	PROPOSED ASPHALT
	PROPOSED CONCRETE



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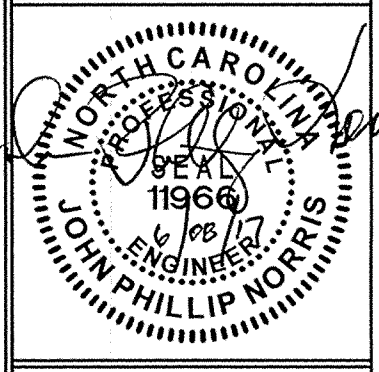
LAYOUT PLAN
AVALON APARTMENTS
LANCELOT LANE
WILMINGTON, NORTH CAROLINA

OWNER:

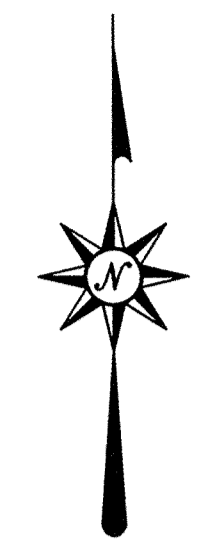
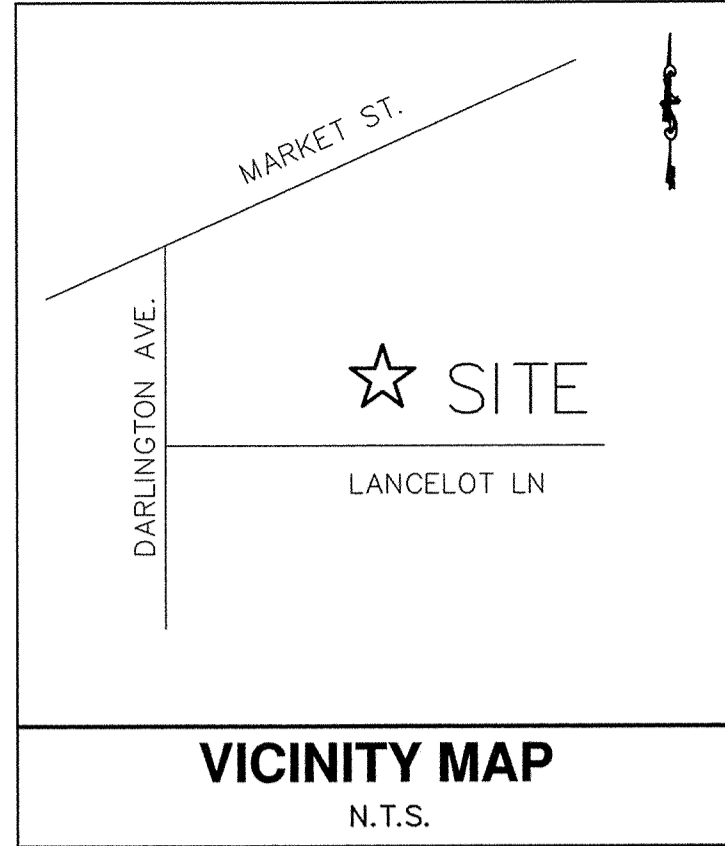
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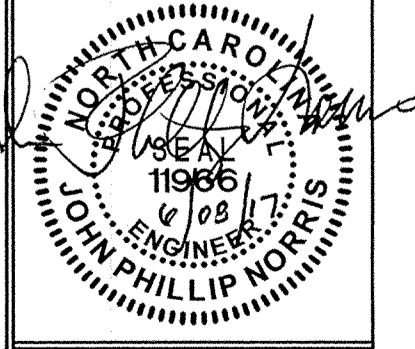
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UTILITY PLAN
AVALON APARTMENTS
LANCELOT LANE
WILMINGTON, NORTH CAROLINA

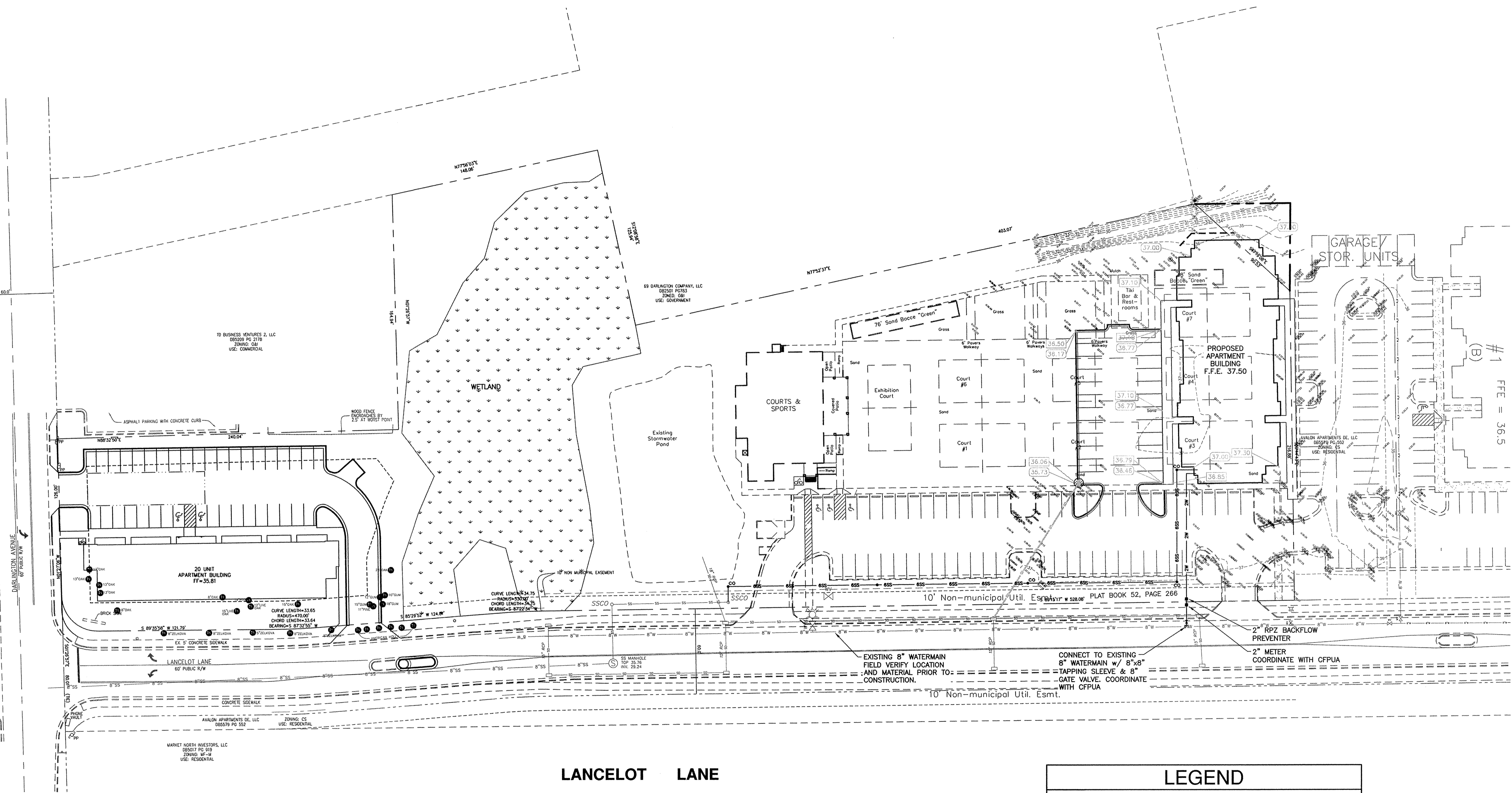
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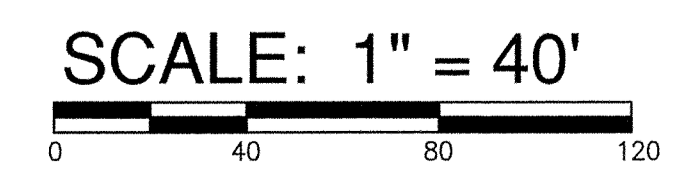


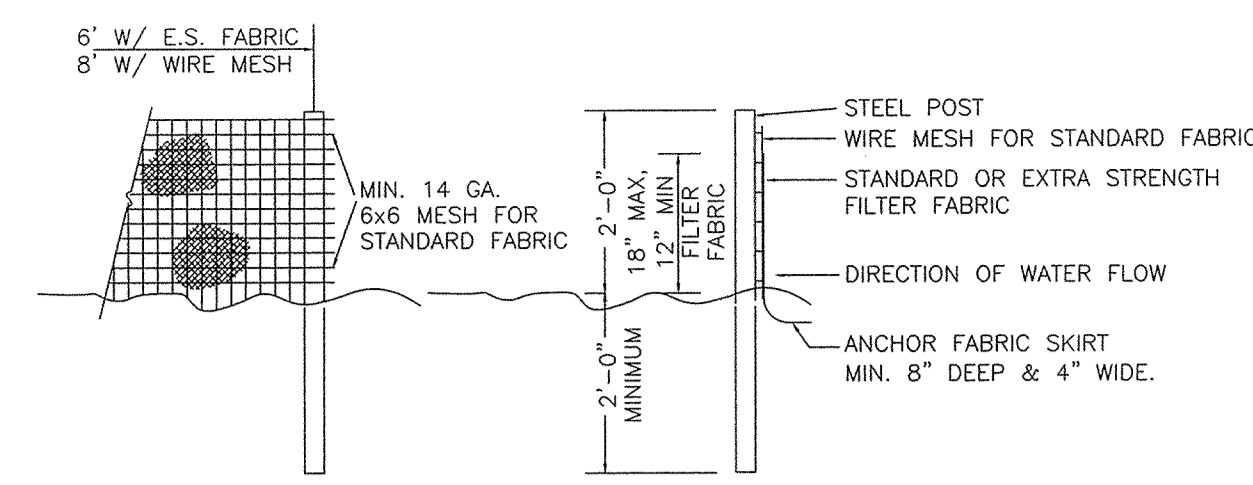
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LANCELOT LANE

LEGEND	
---	PROPERTY LINE
- - - -	EXISTING CONTOUR
SD	EXISTING STORMDRAIN
SS	EXISTING SEWER
8" W	EXISTING 8" WATERMAIN
o 36.62	EXISTING SPOT ELEVATION
SD	PROPOSED STORMDRAIN LINE
6SS	PROPOSED 6" SEWER SERVICE
2W	PROPOSED 2" WATER SERVICE
36.72	PROPOSED TOP OF SIDEWALK/CURB
36.40	PROPOSED FINISHED GRADE



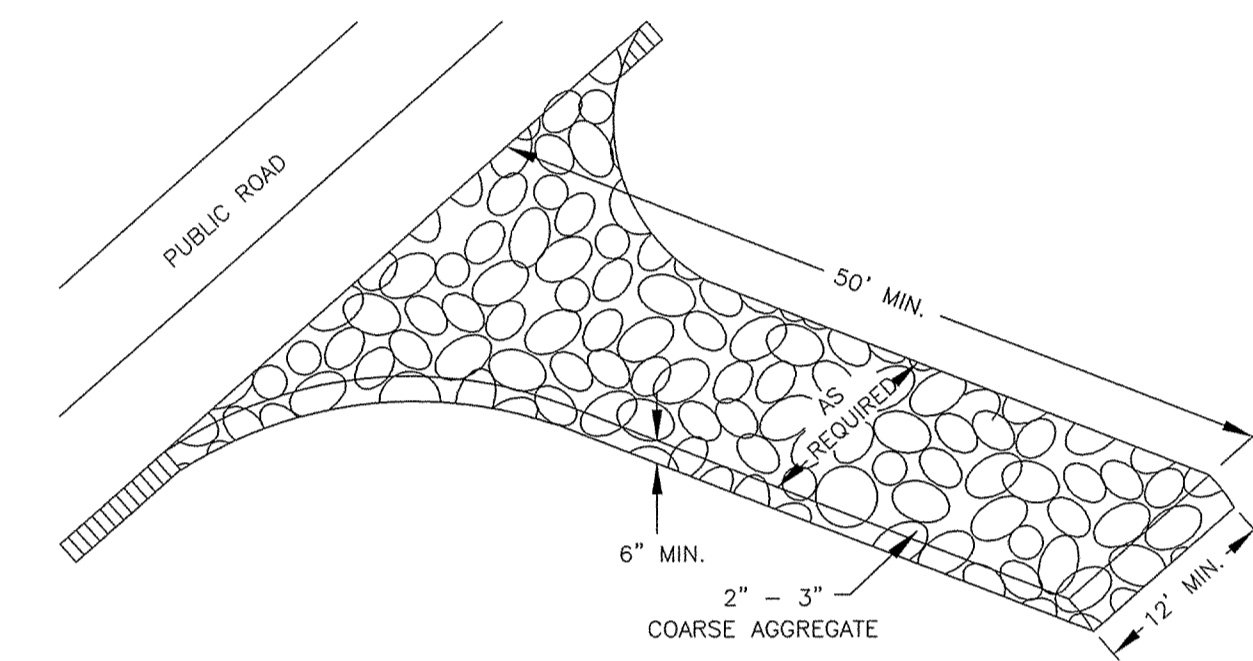


NOTES:
 1. SYN. FENCE FABRIC SHALL BE MIN. OF 30" IN WIDTH WITH 30 LB/IN TENSILE STRENGTH FOR STANDARD FABRIC AND 50 LB/IN FOR EXTRA STRENGTH.
 2. FABRIC SHALL BE CONTINUOUS LENGTH. IF JOINTS ARE NECESSARY, LAP FABRIC POST TO POST.
 3. STEEL POST SHALL BE MIN 4' IN HEIGHT AND BE OF THE SELF-FASTENER STEEL ANGLE TYPE.

TEMPORARY SILT FENCE

NTS

TEMPORARY SILT FENCE MAINTENANCE
 INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
 REMOVE ALL FENCING MATERIALS AND UNSTABLE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.



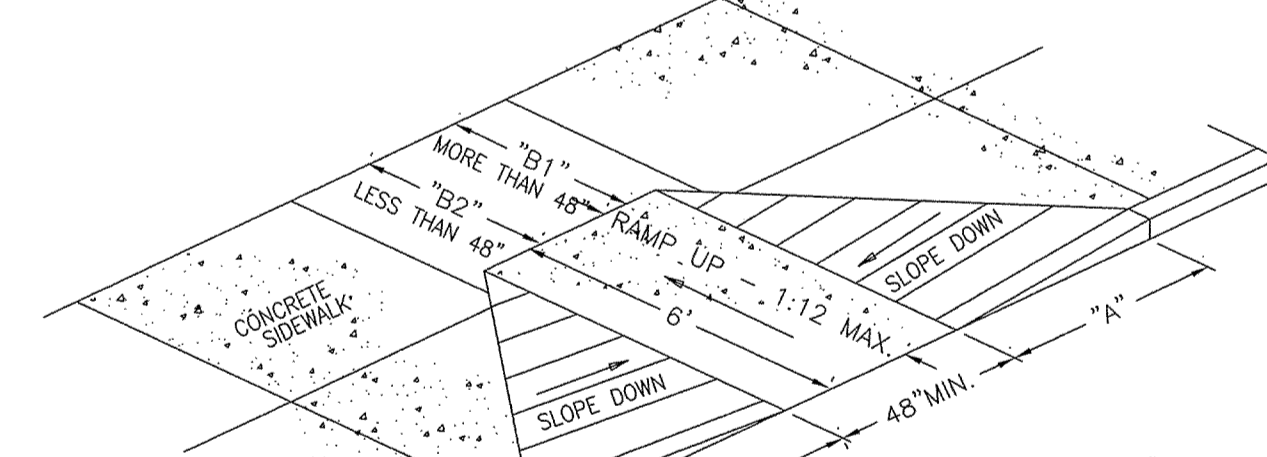
TEMPORARY GRAVELLED CONSTRUCTION ENTRANCE

NTS

GRAVEL CONSTRUCTION ENTRANCE

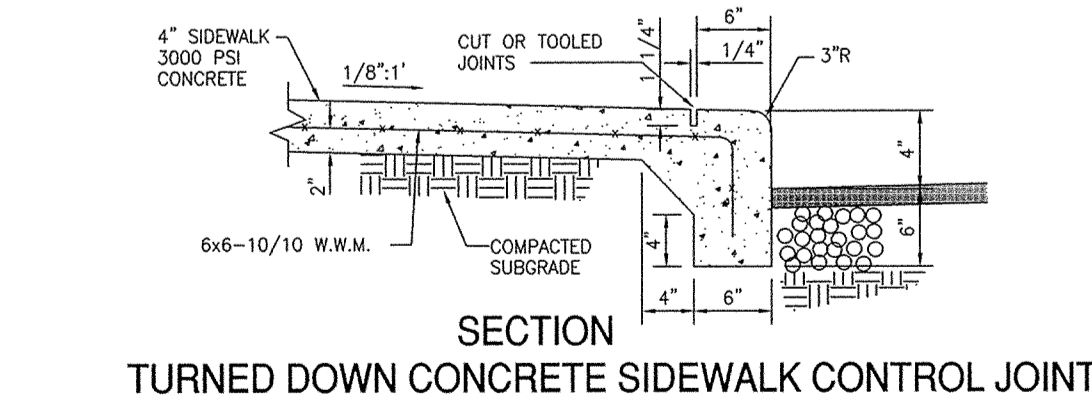
CONSTRUCTION SPECIFICATION:
 1. CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AND PROPERLY GRADE IT.
 2. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.
 3. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.
 4. USE GEOTEXTILE FABRICS BECAUSE THEY IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

MAINTENANCE:
 MAINTAIN THE GRAVEL PAD IS A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2 INCH STONE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.



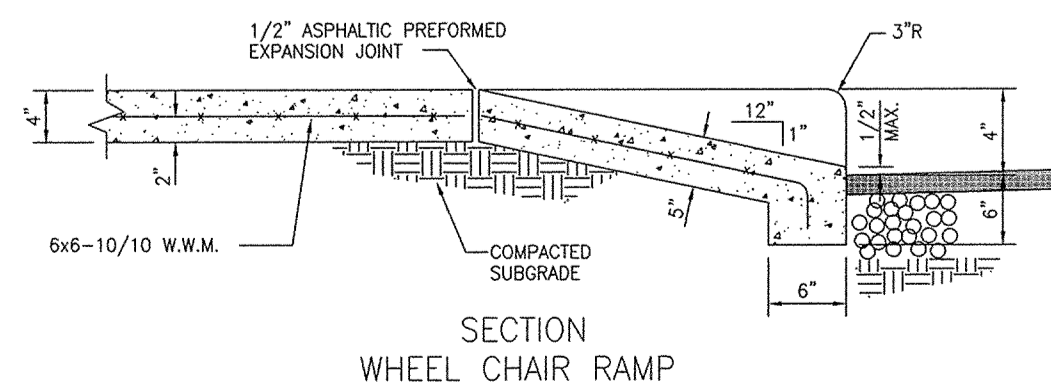
PLAN

IF CURB HEIGHT IS 4", THEN:
 "B1" - @ 1:10 MAXIMUM SLOPE, SIDE FLARE "A" IS 80" MINIMUM.
 "B2" - @ 1:12 MAXIMUM SLOPE, SIDE FLARE "A" IS 72" MINIMUM.



SECTION

TURND DOWN CONCRETE SIDEWALK CONTROL JOINT

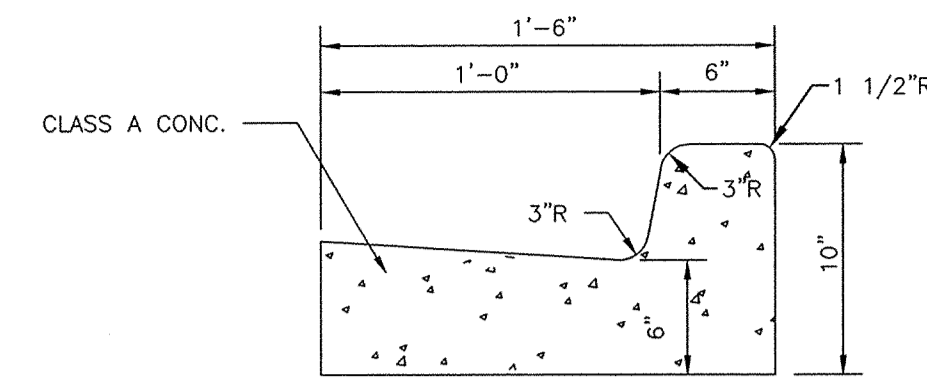


SECTION

WHEEL CHAIR RAMP

TYPICAL TURNED DOWN SIDEWALK AND WHEEL CHAIR RAMP DETAIL

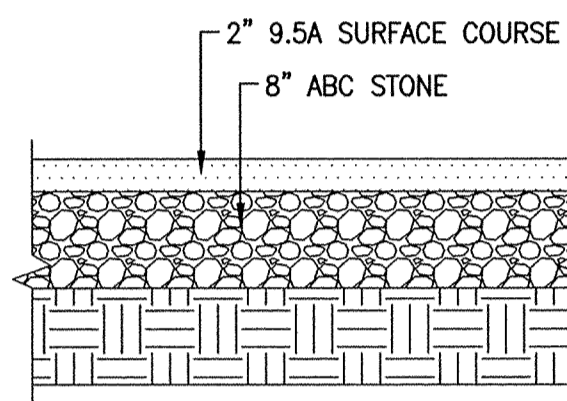
NTS



18" FLOW LINE CURB SECTION

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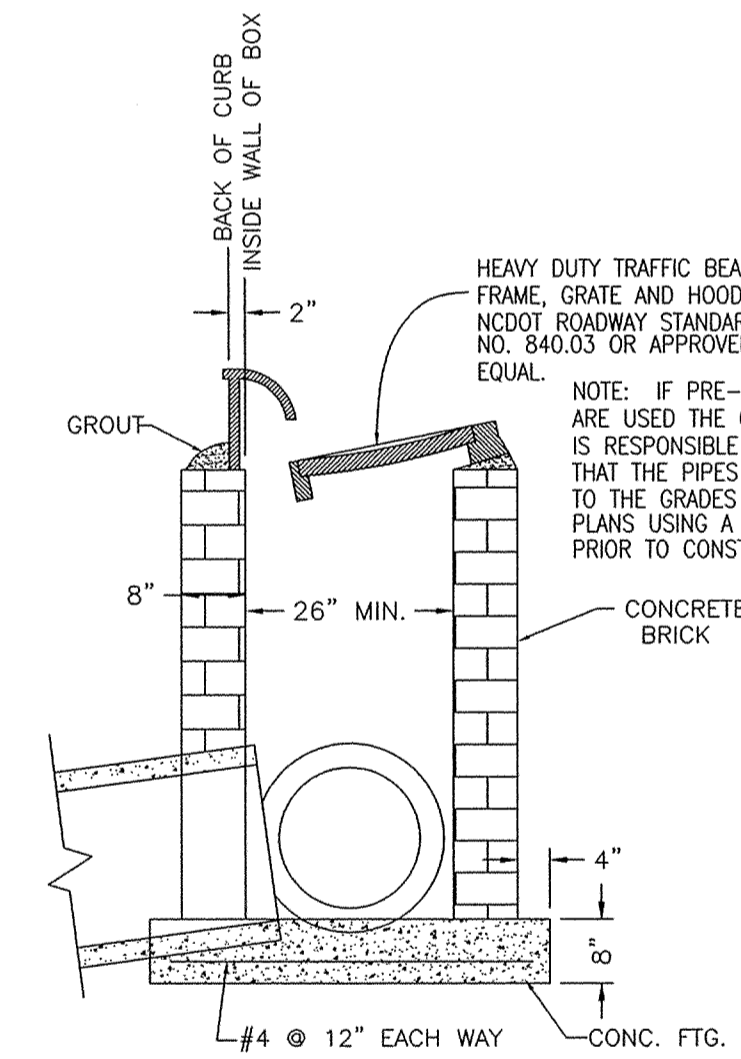
NOTE: CURB TYPE DEPENDS ON GRADES SHOWN ON GRADING PLAN. GRADES INDICATING FALL AWAY FROM CURB SHALL BE SPILL OFF TYPE CURB. GRADES INDICATING CURB ACCEPTING FLOW SHALL BE FLOW LINE TYPE.



NOTE: PAVEMENT SECTION MAY VARY DEPENDING UPON FIELD CONDITIONS. CONTRACTOR SHALL COORDINATE w/OWNER & GEOTECHNICAL ENGINEER TO DETERMINE ACTUAL PAVEMENT SECTION.

PAVEMENT SECTION

NTS

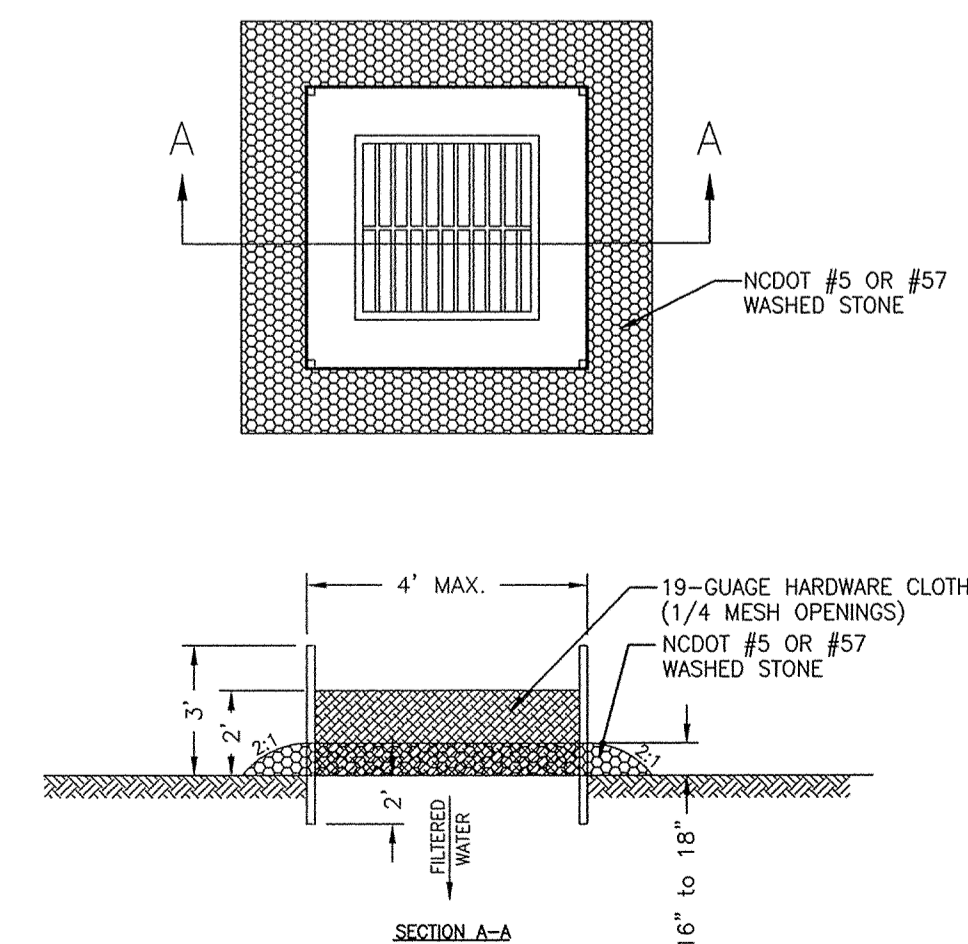


TYPICAL CURB INLET

24" CURB AND GUTTER NTS

CONSTRUCTION SEQUENCE:
 1. INSTALL INLET PROTECTION AS SOON AS INLET IS CONSTRUCTED AND UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
 2. DRIVE 5' STEEL POST 2" INTO THE GROUND SURROUNDING THE INLET. SPACE POST EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4' APART.
 3. SURROUND THE POST WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POST AT THE TOP, MIDDLE AND BOTTOM. PLACING A 2" FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
 4. PLACE CLEAN GRAVEL (NCDOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16" TO 18" AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
 5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
 6. COMPACT THE AREA PROPERLY AND STABILIZE IT WITH GROUND COVER.

MAINTENANCE:
 INSPECT INLETS 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.



SECTION A-A

HARDWARE CLOTH & GRAVEL INLET PROTECTION

NTS

TEMPORARY/PERMANENT GRASS SPECIFICATION

- CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS.
- RIP THE ENTIRE AREA TO A 6 INCH DEPTH.
- REMOVE ALL ROCKS, STUMPS AND OTHER OBSTRUCTIONS LEAVING SURFACES SMOOTH AND UNIFORM.
- APPLY AGRICULTURAL LIME AND FERTILIZER UNIFORMLY AND MIX WITH SOIL. LIME: 45 LBS. PER 1000 S.F. PHOSPHOROUS: 20 LBS PER 1000 S.F. FERTILIZER: 17 LBS. PER 1000 S.F.
- CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM, UNIFORM SEED BED IS PREPARED 4-6 INCHES DEEP.
- SEED ON A FRESHLY PREPARED SEED BED AND COVER SEED LIGHTLY. 2 - 3 LBS PER 1000 S.F. (SEE MIXTURE BELOW)
- MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH. GRAIN STRAW & HAY AT 75 TO 100 LBS PER 1000 S.F. WOOD CHIPS AT 500 LBS. PER 1000 S.F. JUTE & MESH AS PER MANUFACTURER.
- ASPHALT FOR ANCHORING MULCH SHALL BE TYPE SS-1 EMULSION AND APPLIED AT A RATE OF 1000 GAL. PER ACRE FOR SLOPE STABILIZATION, AND 150 GAL. PER TON OF STRAW FOR ANCHORING STRAW.
- INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEED WITHIN THE PLANTING SEASON, IF POSSIBLE. IF GRASS STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
- CONSULT CONSERVATION INSPECTOR ON MAINTENANCE, TREATMENT, AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
- SEED FOR TEMPORARY AND PERMANENT APPLICATIONS SHALL BE:
 - 20% CARPET GRASS
 - 24% BERMUDA GRASS
 - 20% TURF FESCUE 10% CREEPING RED FESCUE
 - 24% ANNUAL RYE GRASS

ALL DISTURBED AREA SHALL BE SEEDED WITHIN 7 TO 14 DAYS OF THE COMPLETION OF GRADING. CONSULT CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENuded AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS, OTHER SEEDING SCHEDULES MAY BE POSSIBLE.

NPDDES STABILIZATION TIMEFRAMES

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME 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' IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HQW ZONES

TEMPORARY SEEDING RECOMMENDATIONS FOR FALL

SPECIES	SEEDING MIXTURE RATE (lb/acre)
RYE (GRAIN)	120

SEEDING DATES
 MOUNTAINS - AUG. 15 - DEC. 15
 COASTAL PLAIN AND PIEDMONT - AUG. 15 - DEC. 15
SOIL AMENDMENTS
 FOLLOW SOIL TEST OR APPLY 2,000 lb/acre GROUND AGRICULTURAL LIMESTONE AND 1,000 lb/acre 10-10-10 FERTILIZER.
MULCH
 APPLY 4,000 lb/acre STRAW. ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
 MAINTENANCE
 REPAIR AND REFERTILIZE DAMAGE AREAS IMMEDIATELY. TOP DRESS WITH 50 lb/acre OF NITROGEN IN MARCH, IF IT IS NECESSARY TO EXTENT TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 lb/acre KOBE (PIEDMONT AND COASTAL PLAIN) OR KOREAN (MOUNTAINS) LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.

TEMPORARY SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

SPECIES	SEEDING MIXTURE RATE (lb/acre)
RYE (GRAIN)	120
ANNUAL LESPEDEZA	50

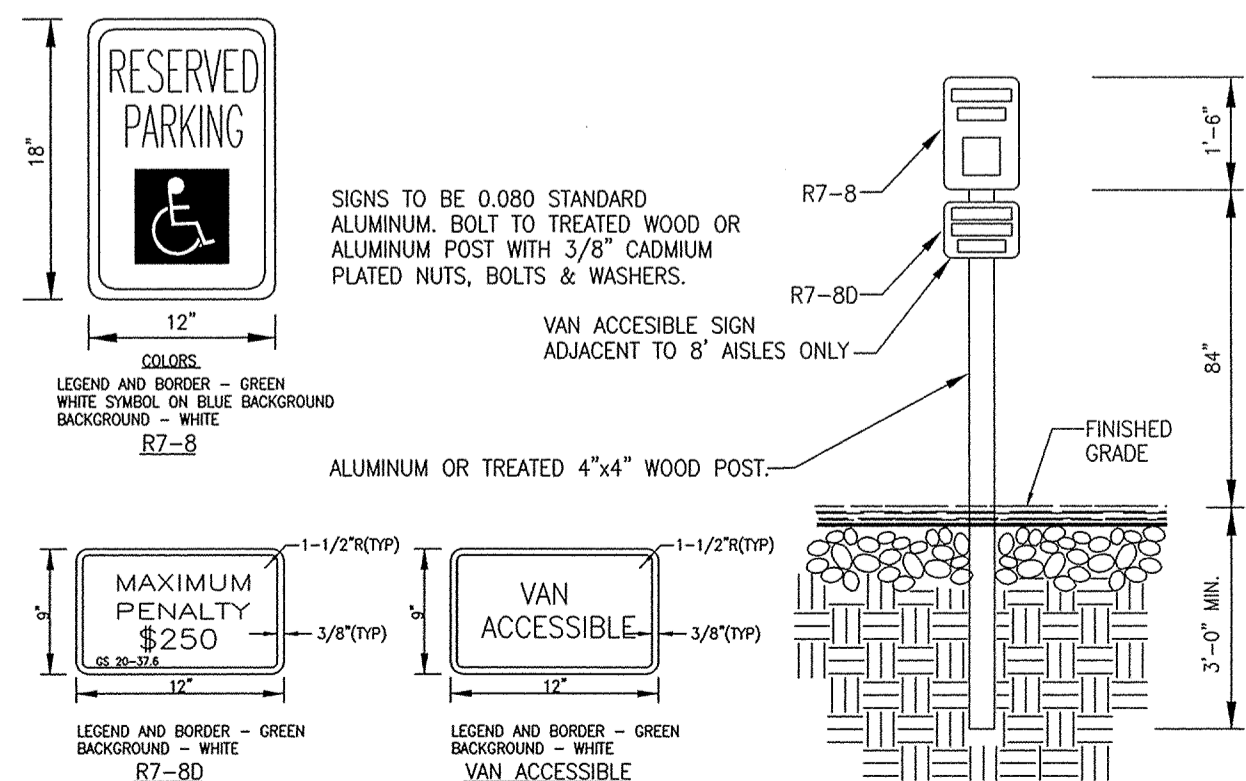
(KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)
 OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.
SEEDING DATES
 MOUNTAINS - ABOVE 2,500 FEET: FEB. 15 - MAY 15
 BELOW 2,500 FEET: FEB. 1 - MAY 1
 COASTAL PLAIN - JAN. 1 - MAY 1
 DEC. 1 - APRIL 15
SOIL AMENDMENTS
 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 TACKLING 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.

- SITE WORK NOTES:**
- CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH FIELD CONSTRUCTION CONDITIONS.
 - CONTRACTOR SHALL COORDINATE WORK WITH NCDOT AND LOCAL RIGHT OF WAYS WITH PROPER AUTHORITIES AND SHALL MEET ANY REQUIREMENTS AS TO TRAFFIC CONTROL AND CONNECTION TO EXISTING STREETS.
 - CLEARING AND GRUBBING: REMOVE ALL TREES AS REQUIRED UNLESS REMOVED FOR REMAIN. STUMPS, ROOTS, SHRUBBERY, ASPHALT, CONCRETE, STRUCTURES, BURIED UTILITIES, STORAGE TANKS, ETC. WITHIN LIMITS OF CONSTRUCTION.
 - STRIPPING: BEFORE EXCAVATING OR FILLING, REMOVE ALL TOPSOIL, WOOD, LEAVES, AND ANY OTHER UNSUITABLE MATERIAL.
 - MUCKING: REMOVE ANY SOFT, ORGANIC SILT MATERIALS AND EXISTING BURIED CONSTRUCTION DEBRIS AS REQUIRED AND FILL TO SUBGRADE ELEVATIONS WITH A CLEAN SELECT-FILL COMPACTED AS SPECIFIED.
 - DISPOSAL: CLEARED, GRUBBED, STRIPPED OR EXCAVATED SOIL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES.
 - BORROW MATERIAL: THE CONTRACTOR SHALL FURNISH BORROW MATERIAL REQUIRED FROM OFF SITE AND OBTAIN ALL REQUIRED PERMITS ASSOCIATED WITH BORROW OPERATIONS.
 - FILL AND COMPACTION: AFTER STRIPPING THOSE AREAS DESIGNATED TO RECEIVE FILL SHOULD BE PROFFEROLLED, THE TOP 8" OF SUBGRADE SHALL BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. ANY AREA WHICH PUMPS OR RUTS EXCESSIVELY SHOULD BE UNDERLUT AND REPLACED WITH A CLEAN, SILTY OR CLAYEY SAND HAVING A UNIFIED SOIL CLASSIFICATION OF SP, SM, OR SC. FILL MATERIAL 5' OUTSIDE OF BUILDING AREAS SHALL THEN BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) WITH THE UPPER 12 INCHES OF SUBGRADE BEING COMPACTED TO 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. FILL MATERIALS WITHIN BUILDING AREAS TO A LINE OUTSIDE THE BUILDING AREAS SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) WITH THE UPPER 12 INCHES OF SUBGRADE BEING COMPACTED IN 6 INCH LAYERS TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. IN AREAS WHERE NO STRUCTURAL FILL IS TO BE PLACED THE UPPER 12 INCHES OF IN-PLACE SUBGRADE SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. IF THE MATERIAL IS TOO DRY TO COMPACT TO THE REQUIRED DENSITY EACH LAYER SHALL BE WETTED IN ACCORDANCE WITH COMPACTION REQUIREMENTS. IF THE MATERIAL IS TOO WET TO SECURE PROPER COMPACTION, IT SHALL BE HARROWED REPEATEDLY OR OTHERWISE AERATED WITH SUITABLE EQUIPMENT UNTIL OPTIMUM MOISTURE CONTENT IS OBTAINED. FILL SHALL BE PLACED IN SUCH A MANNER THAT THE SURFACE WILL DRAIN READILY AT ALL TIMES. SEE STRUCTURAL NOTES AND SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
 - LAYOUT: THE CONTRACTOR SHALL PROVIDE ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION.
 - EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION FROM SURVEY BY GARY KEYES AND PROVIDED BY OWNER.
 - THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
 - CONTRACTOR SHALL NOTE THAT EARTHWORK QUANTITIES ARE HIS RESPONSIBILITY. PLANS DO NOT REPRESENT A BALANCED EARTHWORK CONDITION.
 - REINF. CONC. PIPE SHALL BE CLASS III W/RUBBER GASKETED JOINT OR "RAW NECK". INSTALL PER MANUFACTURER'S REQUIREMENTS.
 - USE WHITE LANE MARKING PAINT FOR ALL PAVEMENT MARKINGS. PAINT SHALL BE A CHLORINATED RUBBER ALKYLID, FS TT-P-115, TYPE III, FACTORY MIXED, QUICK DRYING, NON-BLEEDING.
 - REFER TO THE PLUMBING DRAWINGS FOR LOCATION AND INVERTS OF NEW WASTE AND WATER LINES.
 - SEE PLUMBING DRAWINGS FOR LOCATION AND INVERTS OF CONDENSATE AND ROOF DRAINS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CONNECT THESE LINES TO THE UNDERGROUND DOWNSPOUT DRAIN AT THE REQUIRED DEPTH TO DRAIN. ALL UNDERGROUND DOWNSPOUT DRAINS SHALL HAVE A MINIMUM SLOPE OF 1/8" AND BE SCH 40 PVC PIPE AS FOLLOWS: USE 4" PIPE FOR UP TO 4 DOWNSPOUT CONNECTIONS, 8" PIPE FOR 5 TO 8 DOWNSPOUT CONNECTIONS AND 8" PIPE FOR 9 OR MORE CONNECTIONS. THE FINISHED GROUND ELEVATION AT THE BUILDING PERIMETER SHALL BE A MINIMUM OF 6 INCHES BELOW THE BUILDING FINISH FLOOR ELEVATION EXCEPT AT ENTRANCES AND ENTRANCE TRANSITIONS.

- EROSION CONTROL NOTES AND MAINTENANCE PLAN**
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF-INCH RAINFALL.
 - ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 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, BLOCK AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION 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 7 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 BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET MAX. WITH THE USE OF EXTRA STRENGTH FABRIC, WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET MAX. WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS 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.
 - SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. THE ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE.

- LAND QUALITY REQUIRES**
- 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. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS. WATER QUALITY REQUIRES ALL SEEDED AREAS BE FERTILIZED, RESEED AS NECESSARY AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL PERIMETER DIKES, SWALES, HORIZONTAL TO DITCHES, PERIMETER SLOPES, ALL SLOPES STEEPER THAN (3:1) VERTICAL AND ALL HIGH QUALITY WATER (HOW) ZONES SHALL PROVIDE TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICAL BUT IN ANY EVENT WITHIN SEVEN (7) CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL PROVIDE TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICAL BUT IN ANY EVENT WITHIN FOURTEEN (14) CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.



TYPICAL HANDICAPPED SIGN DETAIL

NTS

BY	DATE	SYMBOL	DESCRIPTION	REVISIONS

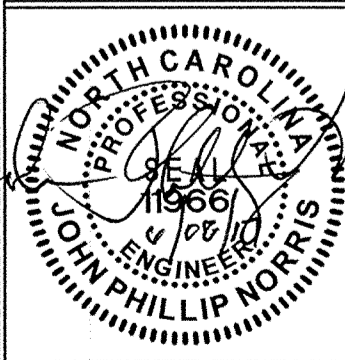
DETAILS
AVALON APARTMENTS
LANCELOT LANE
WILMINGTON, NORTH CAROLINA

OWNER:

NORRIS & TUNSTALL
 CONSULTING ENGINEERS P.C.
 1429 ASH-LITTLE RIVER RD. NW
 WILMINGTON, NC 28401
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Licence #C-3641

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DES.	JPN
OKD.	JPN
DRWN.	EDB
DATE	06/08/17



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