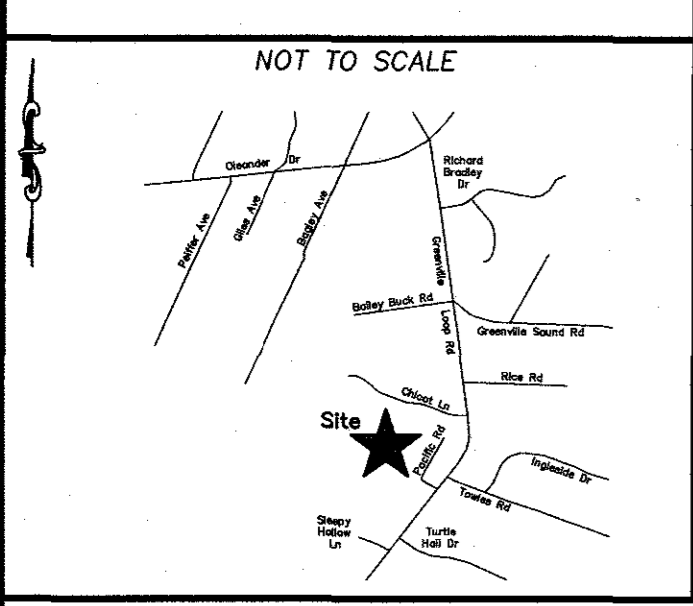


LOCATION MAP



CONSTRUCTION DRAWINGS FOR
PACIFIC PLACE

LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS:
PID = R06212-001-008-000 & R06212-001-002-000
- TOTAL PROJECT AREA: 11.08 AC
- EXISTING ZONING DISTRICT: R-15
- THIS SITE IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 37203 15600A, DATED 4/3/06.
- SITE ADDRESS: 6561 GREENVILLE LOOP ROAD
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY GEOINNOVATION, PC
6740 NETHERLANDS DR., UNIT A
WILMINGTON, NC 28405
910-799-0099
- VERTICAL DATUM: NAVD 88

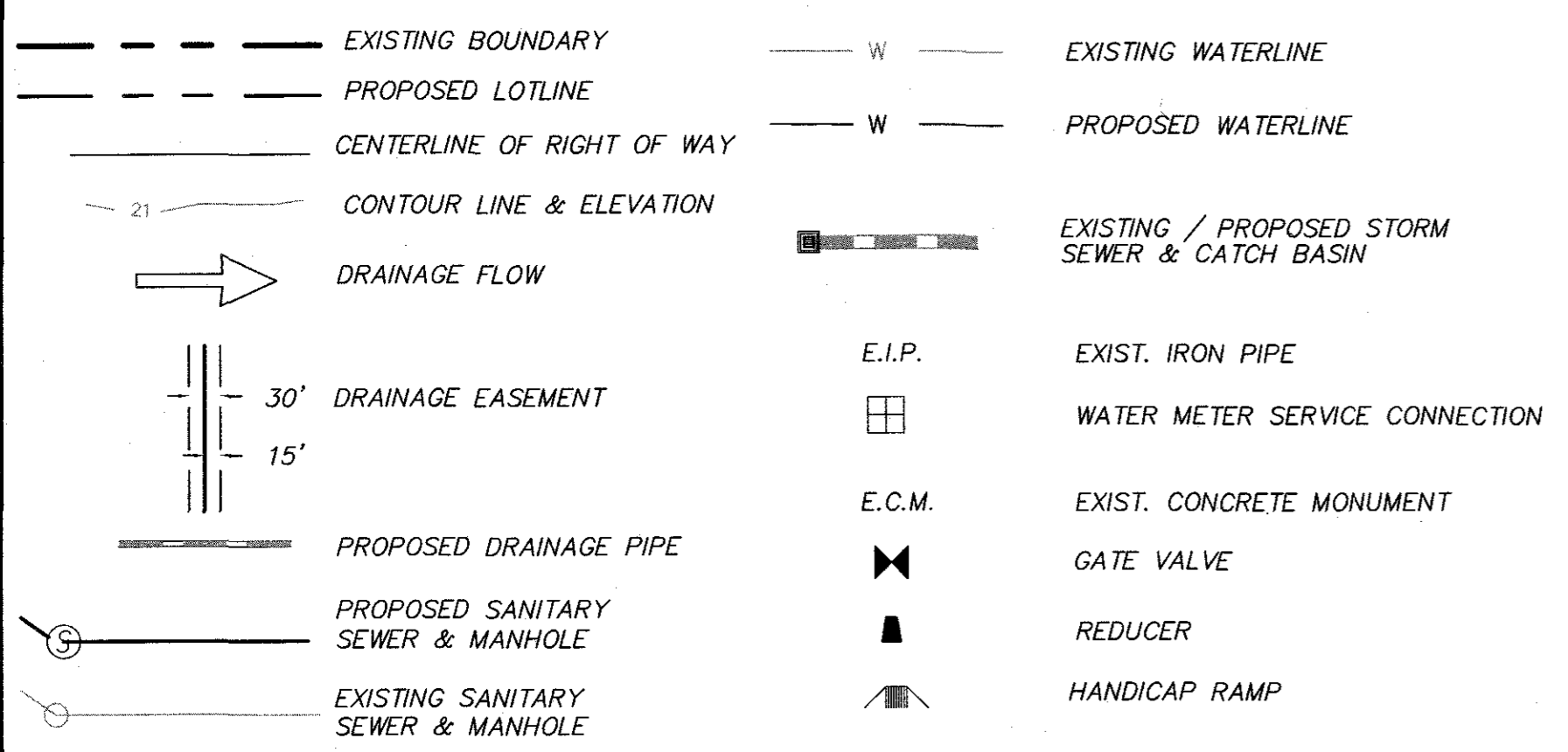
WATER			
SIZE	8"	4"	2"
TYPE	C-900	C-900	SDR-21
LF	1,765	-	538

SEWER		
SIZE	8"	8"
TYPE	C-900	DIP
LF	1,458	302

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE 0 GPD PROPOSED WATER USAGE 14,400 GPD
CURRENT SEWER USAGE 0 GPD PROPOSED SEWER USAGE 14,400 GPD
(40) 3 BEDROOM LOTS X 360 GPD = 14,400 GPD

LEGEND



INDEX TO DRAWINGS

SHEET No.	DESCRIPTION	DRAWING No.
1 OF 15	COVER SHEET	CD_COV
2 OF 15	EXISTING BOUNDARY AND TOPOGRAPHY	EX_COND
3 OF 15	TREE INVENTORY	EX_COND
4 OF 15	TREE OVERLAY	TREE-OVERLAY
5 OF 15	SITE PLAN	SP_1
6 OF 15	AURIANA WAY	PP1
7 OF 15	MIRAGE WAY	PP2
8 OF 15	LANDSCAPE PLAN	LP
9 OF 15	CITY OF WILMINGTON STANDARD DETAILS	DET_1
10 OF 15	CITY OF WILMINGTON STANDARD DETAILS	DET_2
11 OF 15	CFPUA STANDARD WATER DETAILS	WSD_1
12 OF 15	CFPUA STANDARD WATER DETAILS	WSD_2
13 OF 15	CFPUA STANDARD SEWER DETAILS	SSD_1
14 OF 15	CFPUA STANDARD SEWER DETAILS	SSD_2
15 OF 15	CFPUA STANDARD SEWER DETAILS	SSD_3

OWNER: ARYA HOLDINGS, LLC
PO BOX 3122
WILMINGTON, NC 28406
910-538-7888

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

Approved Construction Plan

Name _____ Date _____

Planning _____

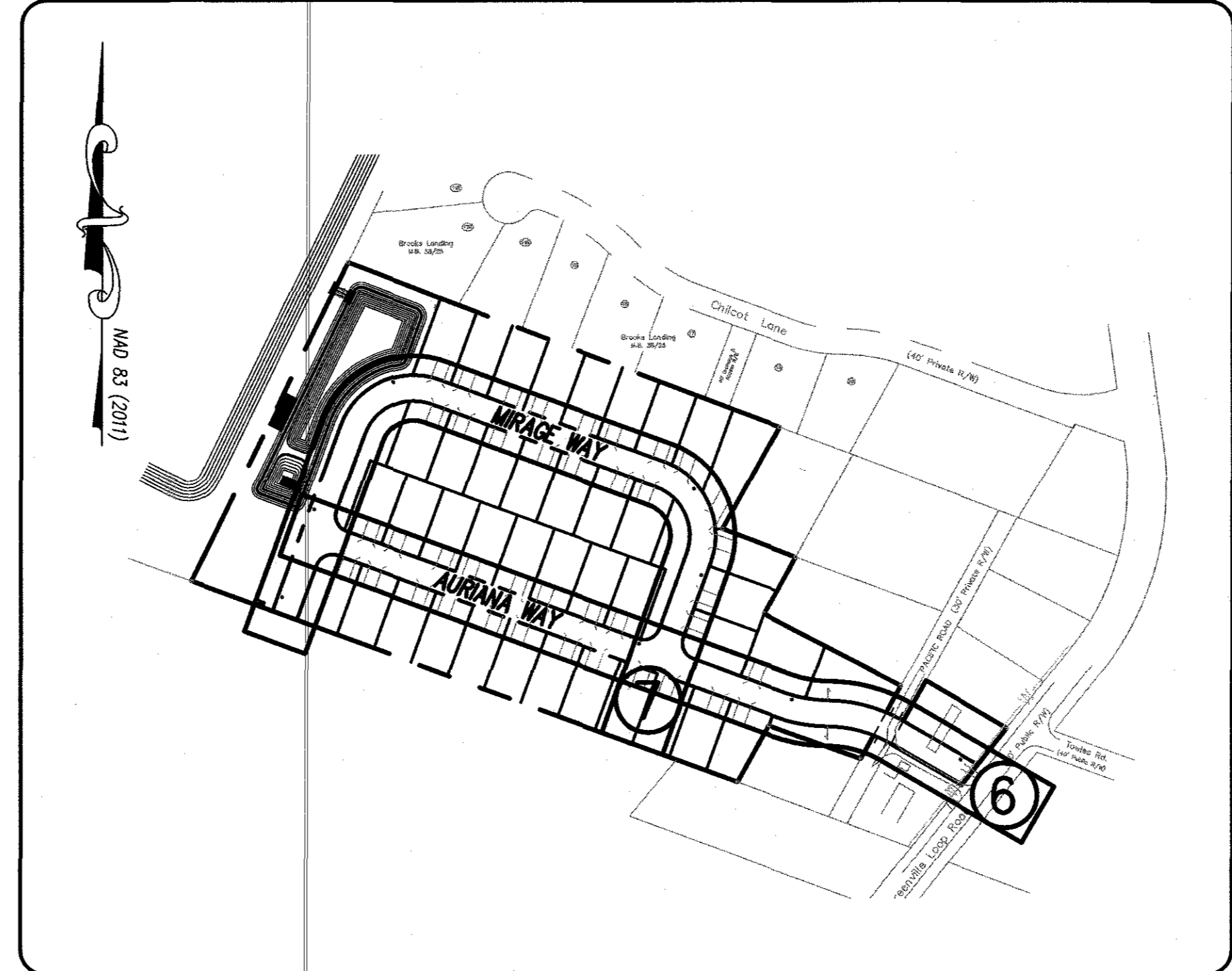
Traffic _____

Fire _____

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

Date: _____ Permit # _____

Signed: _____



NOTES:

- BOUNDARY AND TOPOGRAPHY SURVEY PERFORMED BY GEOINNOVATION, PC.
- THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAPS.
- THIS PROPERTY IS ZONED R-15
- CFPUA WATER
- CFPUA SEWER
- ALL CONSTRUCTION TO CONFORM TO NEW HANOVER COUNTY STANDARDS AND APPLICABLE STATE & LOCAL CODES.
- CONTRACTOR TO COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH CITY OF WILMINGTON AND OR NCDOT.
- CARE SHALL BE TAKEN DURING FINAL GRADING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO RECEIVING STRUCTURES. ROOF DRAIN DOWNSPOUTS TO BE CONNECTED TO STORM DRAINAGE STUBOUTS OR DIRECTED TO STREET/PARKING AREAS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS, RE-ALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING UTILITIES WITH APPLICABLE AUTHORITIES.
- CLEARING AND GRUBBING OF SITE TO INCLUDE REMOVAL OF EXISTING CURB, ASPHALT, INLETS, AND ANY OTHER STRUCTURES INCLUDING TREES, STUMPS AND DEBRIS EXISTING ON SITE. TREES NOT REQUIRED TO BE CLEARED FOR CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE DIRECTED.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED 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 "NC ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. PARKING AREAS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
- NO GEOTECHNICAL TESTING HAS BEEN PERFORMED ON SITE. NO WARRANTY IS MADE FOR SUITABILITY OF SUBGRADE, AND UNDERCUT AND ANY REQUIRED REPLACEMENT WITH SUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO ENSURE THAT PAVEMENT IS PLACED SO AS TO DRAIN POSITIVELY TO THE STREET INLETS AND CATCH BASINS. ALL FUTURE ROOF DRAIN DOWNSPOUTS TO BE DIRECTED TO THE STORM DRAINAGE STUBOUTS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- THIS PLAN IS FOR SITE GRADING, UTILITIES, SITING, AND DRAINAGE ONLY. SEE BUILDING PLANS FOR DETAILED HOOKUPS TO BUILDINGS, ETC.
- CONTRACTOR AND BUILDER ARE RESPONSIBLE FOR COORDINATING FINISHED FLOOR ELEVATION OF ALL BUILDINGS WITH THE OWNER. ELEVATIONS GIVEN ARE MINIMUM GROUND ELEVATIONS AT THE BUILDING SITE AND DO NOT PURPORT TO BE FINISHED FLOOR. MINIMUM RECOMMENDED FF ELEVATIONS SHOWN ON PLANS.
- AFFECTED NON-MUNICIPAL UTILITIES SHALL BE CONTACTED AND PROVIDED WITH PLANS AND OTHER PERTINENT INFORMATION, WHEN FEASIBLE, TO COORDINATE APPROPRIATE SCHEDULING AND PLACEMENT.
- EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS AT ALL UTILITY CROSSINGS.
- MINIMUM SEPARATION SHALL BE MAINTAINED AS FOLLOWS:
 - HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER AND WATER MAINS AND STORM SEWER.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND WATER OR WHERE SEWER LINE CROSSES ABOVE WATER MAIN, BOTH PIPES SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10' EITHER SIDE OF CROSSING.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10 FEET EITHER SIDE OF CROSSING.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 12" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10' EITHER SIDE OF CROSSING, AND BRIDGING SHALL BE INSTALLED PER APPLICABLE UTILITY AUTHORITY'S DETAILS.
 - IN NO CASE SHALL THERE BE LESS THAN 18" OF SEPARATION BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER OR STORM DRAINAGE.
 - MINIMUM COVER OF 36" SHALL BE PROVIDED FOR ALL BURIED WATER MAINS AND SANITARY SEWER MAINS.
- SEE DETAIL SHEETS FOR TYPICAL UTILITIES HOOKUPS.
- ALL SANITARY SEWER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
- ALL WATER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
- TWO VALVES ARE REQUIRED AT "T" INTERSECTIONS AND ONE VALVE ON THE WATER LINE TO FIRE HYDRANTS.
- A BLOW-OFF VALVE IS REQUIRED AT THE TERMINUS OF ALL "DEAD END" WATER LINES.

CSD ENGINEERING

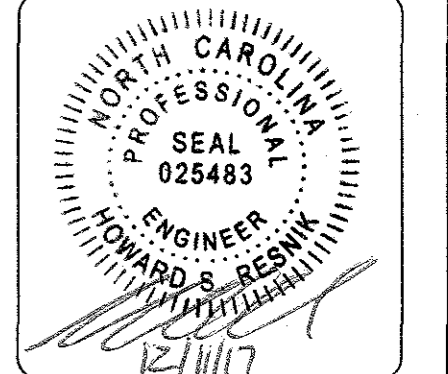
LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

COVER SHEET
PACIFIC PLACE

CONSTRUCTION DRAWINGS for
PACIFIC PLACE
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: ARYA HOLDINGS, LLC
PO BOX 3122
WILMINGTON, NC 28406



REV. NO.	DATE	BY	REMARKS
1	12/17/17	MRB	
2	9/25/17	JSM	
3	9/29/17	JSM	

DATE: 7-12-17
HORZ. SCALE: 1" = 200'
VERT. SCALE: N/A

DRAWN BY: MRB
CHECKED BY: HSR
PROJECT NO.: 17-0398

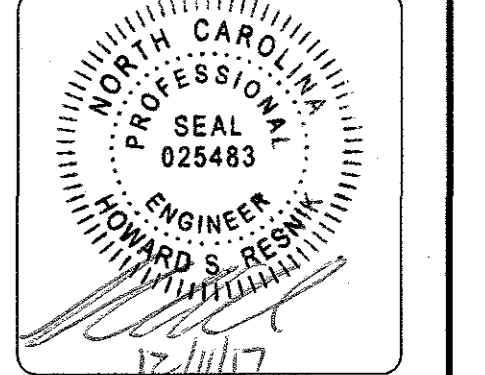
Sheet No. **1** of **15**



CSD ENGINEERING
 LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL
 P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

EXISTING CONDITIONS for
PACIFIC PLACE

EXISTING CONDITIONS for
PACIFIC PLACE
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: ARYA HOLDINGS, LLC
 WILMINGTON, NC 28406



REV. NO.	DATE	BY	REMARKS
2	12/11/17	RLW	REVISED NOTES
1	9/09/17	JSM	SHEET NUMBER REVISION

DATE: 7-12-17
 HORZ. SCALE: 1" = 50'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 17-0398

n/i
 Summerwalk
 Development, LLC
 D.B. 5933-557
 Zoning: MF-L (CD)
 Land Use: Pond

- TOTAL PROJECT AREA: 482,528 SF (11.08 AC.)
- THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720315600A, EFFECTIVE DATE 4/3/06
- ASBLUIT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY GEOINNOVATION, PC VERTICAL DATUM = 88
- STORMWATER DRAINS TO BRADLEY CREEK, SC 18-87-24-(2)

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

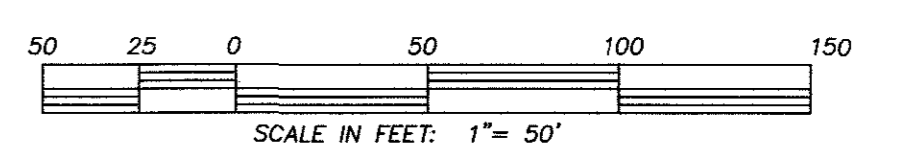
Fire _____

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

Date: _____ Permit # _____

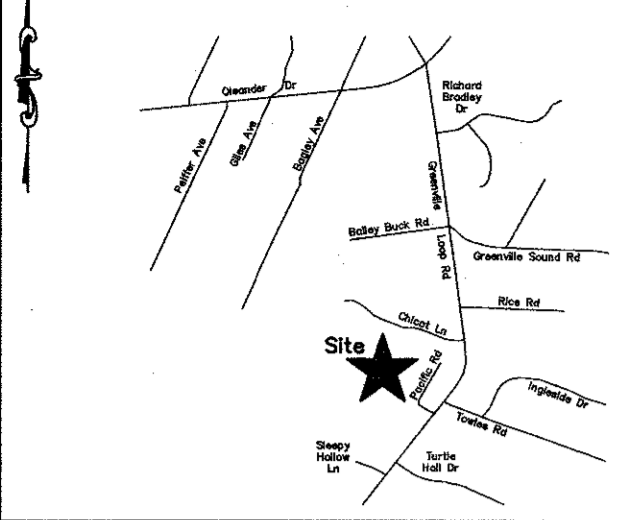
Signed: _____

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



LOCATION MAP

NOT TO SCALE



TRAFFIC ENGINEERING NOTES:

- 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 RECORDING OF THE FINAL PLAT. PLANT SHALL ADHERE TO SO 15-17.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT PARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- OPEN CUT NOTES:
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 - CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.
 - SUITABLE COMPACTION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF OPEN CUT.
 - OPEN CUT TO BE SAW CUT.
- ALL PAVEMENT MARRINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR MUTCD STANDARDS.
- 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.
- CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- ALL TRAFFIC CONTROL SIGNS AND MARRINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARRINGS AND LINE MARRINGS WITHIN THE PARKING AREA SHALL BE WHITE.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISION SIGHT LINES FROM 10 FEET TO 10 FEET.
- TRAFFIC ENGINEERING MUST APPROVE PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
- A SUBDIVISION STREET DISCLOSURE STATEMENT SHALL BE PROVIDED TO BUYERS AT THE POINT OF SALE OF LOTS.
- A SIGN SHALL BE LOCATED AT THE SOUTHERN END OF AURIANA WAY INDICATING THAT A FUTURE CONNECTION WILL BE OPENED WHEN THE PROPERTY TO THE SOUTH DEVELOPS.

ENVIRONMENTAL NOTES:

- NO LAND DISTURBANCE IS PERMITTED OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE FOR SITE IMPROVEMENTS OTHER THAN WHAT IS NECESSARY TO THE INTO EXISTING CONTOURS OR MEET LANDSCAPING REQUIREMENTS.

DEVELOPMENT NOTES:

- ALL SIGNS AND PAVEMENT MARRINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL LOCUS AT 71-900-432-5948. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND GUTTER, SIDEWALK PANELS, 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.
- SOLID WASTE DISPOSAL WILL BE HAND TOOKS.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
- APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
- APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
- THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.
- PRIMARY BUILDING ENTRANCES SHALL BE CLEARLY DEFINED AND SHALL BE RECESSED AT LEAST FIVE FEET OR FRAMED BY AN ARCHITECTURAL ELEMENT. PRIMARY ENTRANCES SHOULD BE CLEARLY DISTINCTIVE FROM OTHER ENTRANCES. SECONDARY OUTSIDE BUILDING ENTRANCES TO UPPER FLOORS ON THE PRIMARY FACADE SHALL ALIGN WITH THE OUTER MOST WINDOW ON THE FRONT FACADE.

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE 0 GPD PROPOSED WATER USAGE 14,400 GPD
 CURRENT SEWER USAGE 0 GPD PROPOSED SEWER USAGE 14,400 GPD
 WATER - 140 X 360 GPD = 14,400 GPD
 SEWER - 140 X 360 GPD = 14,400 GPD

FIRE & LIFE SAFETY NOTES:

- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE FIRE LINE PERMIT FROM CIVIL FIRE AND LIFE SAFETY DIVISION, 910-343-0896.
- FIRE HYDRANTS TO BE INSTALLED PER CITY OF WILMINGTON ORDINANCE AND OFPIA STANDARDS.

UTILITY NOTES:

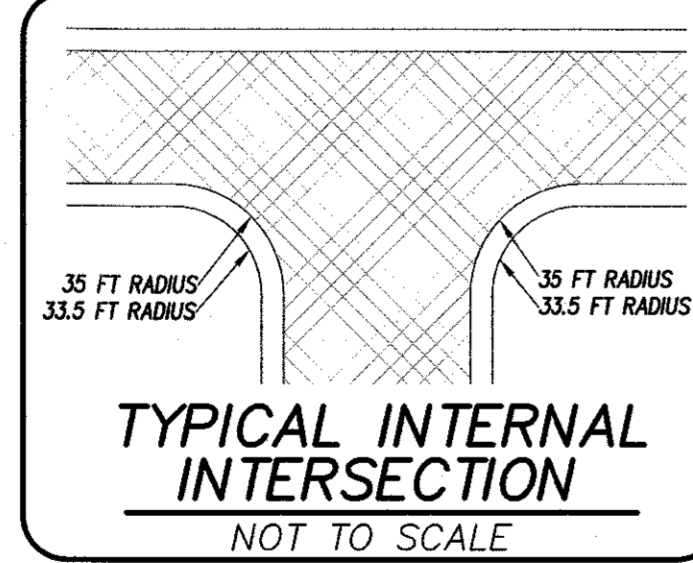
- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND OFPIA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET. CALL 343-3910 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE/SHE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
- ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY OFPIA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE OFPIA AND APPROVED BY USFCO/COORR OR ASSE. CALL 788-5084 FOR INFORMATION.
- WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL WALKS AND FITTINGS. THE WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
- 36" MINIMUM COVER OVER ALL WATER MAINS.
- A SEPARATE CONNECTION FOR RIGID SHALL COMPLY WITH CITY AND OFPIA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
- AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE USED ALONG WITH PROVIDING 24" MINIMUM OF VERTICAL SEPARATION.
- WATER SERVICES CAN NOT BE ACTIVATED ON NEW WATER MAINS UNTIL ENGINEER'S CERTIFICATION AND APPLICANT'S CERTIFICATION HAVE BEEN PROVIDED TO INCENR AND "FINAL APPROVAL" ISSUED.
- UNDERGROUND UTILITIES- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.

GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS: PD = 6212-001-008 & 6212-001-002
- TOTAL PROJECT AREA- 462,828 SF (11.08 AC)
- EXISTING ZONING DISTRICT- R-15 CD
- LAND CLASSIFICATION: WATER RESOURCE PROTECTION
- THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 37203156004, EFFECTIVE DATE 4/3/06
- SITE ADDRESS: 6561 GREENVILLE LOOP ROAD
- EXISTING IMPERVIOUS COVERAGE = 0 SF
- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY GEOINNOVATION, PC
- VERTICAL DATUM = 89
- STORMWATER DRAINS TO BRADLEY CREEK, SC 18-87-24-(42)
- LAND OWNER - ARYA HOLDINGS, LLC PO BOX 3122 WILMINGTON, NC 28406

BUILDING AND SITE DATA:

TOTAL LOTS PROPOSED - 40 LOTS
 PROPOSED RESIDENCES ARE SINGLE-FAMILY STRUCTURES W/ MAX. 3 BEDROOMS
 OVERALL DENSITY - 3.6 UNITS/AC
 AREA OF LOTS PROPOSED - 6.66 AC
 COMMON & RECREATION AREAS - 2.38 AC
 AVERAGE LOT SIZE - 7294 SF
 TOTAL PROPOSED ROAD LENGTH - 2247 LF
 RECREATION SPACE - 40 LOTS @ 0.03 AC/LOT = 1.20 AC ± REQ'D
 AREA PROVIDED - 1.43 AC ± **
 SETBACKS - 30' FRONT 8' SIDE 15' REAR



SRB-4-116 CONDITIONS

- THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL REGULATIONS AND REQUIREMENTS IMPOSED BY THE LAND DEVELOPMENT CODE (LDC), THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL (TSM) AND ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAW, ORDINANCE OR REGULATIONS, AS WELL AS ANY CONDITION STATED BELOW. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT OR HIGHER STANDARD SHALL APPLY.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE TECHNICAL APPROVAL OF A SITE PLAN. FINAL APPROVAL BY THE TECHNICAL REVIEW COMMITTEE (TRC) AND THE ISSUANCE OF ALL REQUIRED PERMITS MUST OCCUR PRIOR TO THE RELEASE OF THE PROJECT FOR CONSTRUCTION.
- IF, FOR ANY REASON, ANY CONDITION FOR APPROVAL IS FOUND TO BE ILLEGAL OR INVALID OR IF THE APPLICANT SHOULD FAIL TO ACCEPT ANY CONDITION FOLLOW APPROVAL, THE APPROVAL OF THE SITE PLAN SHALL BE NULL AND VOID.
- THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN WHICH ADEQUATELY ADDRESSES ALL TRC/SRB COMMENTS SHALL BE SUBMITTED FOR SIGNATURE WITHIN THIRTY (30) CALENDAR DAYS OF SRB APPROVAL.
- THE APPLICANT SHALL OBTAIN APPROVAL OF THE STREET NAMES FROM THE CITY ADDRESSING COORDINATION AND PLACE THE APPROVED NAME ON THE PRELIMINARY PLAN. THIS IS REQUIRED PRIOR TO PLAT RECORDATION AND/OR SITE PLAN SUBMISSION.
- ALL CITY, STATE, FEDERAL REGULATIONS SHALL BE MET.
- A SIGN SHALL BE POSED AT THE TERMINUS OF THE SUB STREET GIVING PUBLIC NOTICE OF A FUTURE ROAD CONNECTION.
- ADEQUATE SIGHT DISTANCE MUST BE ESTABLISHED AND MAINTAINED FOR VEHICULAR MOVEMENTS ENTERING AND LEAVING THE SUBDIVISION.
- AN 8-10 FT WIDE MULTI-USE PATH SHALL BE PROVIDED ALONG THE GREENVILLE LOOP ROAD FRONTAGE.
- AN 8 FOOT TALL PRIVACY FENCE AND A 10 FOOT WIDE TREE SAVE AREA (BUFFER) SHALL BE PROVIDED VIA DEED RESTRICTION ALONG THE NORTHERN BOUNDARY ADJACENT TO LOTS 28 THRU 36.

CD-11-1216 CONDITIONS

- THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL REGULATIONS AND REQUIREMENTS IMPOSED BY THE LAND DEVELOPMENT CODE, THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL, AND ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAW, ORDINANCE OR REGULATION, AS WELL AS ANY CONDITION STATED BELOW. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT OR HIGHER STANDARD SHALL APPLY.
- APPROVAL OF THE CONDITIONAL DISTRICT REZONING DOES NOT CONSTITUTE TECHNICAL APPROVAL OF THE SITE PLAN. FINAL APPROVAL BY THE TRC COMMITTEE AND THE ISSUANCE OF ALL REQUIRED PERMITS MUST OCCUR PRIOR TO RELEASE OF THE PROJECT FOR CONSTRUCTION.
- IF, FOR ANY REASON, ANY CONDITION FOR APPROVAL IS FOUND TO BE ILLEGAL OR INVALID OR IF THE APPLICANT SHOULD FAIL TO ACCEPT ANY CONDITION FOLLOWING APPROVAL, THE APPROVAL OF THE SITE PLAN FOR THE DISTRICT SHALL BE NULL AND VOID AND OF NO EFFECT AND PROCEEDINGS SHALL BE INSTITUTED TO REZONE THE PROPERTY TO ITS PREVIOUS ZONING CLASSIFICATION.
- THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE PLAN AS SUBMITTED AND APPROVED.
- THE PROPOSED USE SHALL BE LIMITED TO 40 SINGLE FAMILY LOTS.
- UTILITIES SHALL BE PLACED IN APPROPRIATE LOCATIONS RELATIVE TO THE PUBLIC RIGHTS OF WAY AND CO-LOCATION OF WATER AND SEWER UTILITIES WITH THE REQUIRED STREET TREES (PER THE CITY TSM) SHALL BE PURSUED BY THE APPLICANT AND DESIGNER.
- ALL EXISTING PROJECTED TREES NOT LOCATED WITHIN BUILDING FOOTPRINT OR IMPACTED BY ESSENTIAL SITE IMPROVEMENTS SHALL BE PRESERVED OR MITIGATED.
- A TREES PRESERVATION PLAN AND TREE REMOVAL PERMIT SHALL BE REQUIRED FOR THIS PROJECT AND CITY STAFF SHALL ISSUE THESE BASED ON ACCEPTABLE LIMITS OF CLEARING AND TREE PRESERVATION.
- TREES DESIGNATED TO BE PRESERVED SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION AND TREE PROTECTION FENCING SHALL BE NOTED ON THE CONSTRUCTION PLANS. TREE CLEARING WILL BE LIMITED TO ESSENTIAL SITE IMPROVEMENTS WITHIN THE PROJECT LIMITS AS SHOWN ON THE APPROVED SITE PLAN.
- SEWERAGE SHALL BE INSTALLED BY THE DEVELOPER ALONG BOTH SIDES OF THE PROPOSED PRIVATE STREETS.
- THE PROPOSED PUBLIC STREETS SHALL BE BUILT TO RESIDENTIAL STREET STANDARDS.
- ALL CITY, STATE, FEDERAL REGULATIONS SHALL BE MET.
- A SIGN SHALL BE POSED AT THE TERMINUS OF THE SUB STREET GIVING PUBLIC NOTICE OF A FUTURE ROAD CONNECTION.
- ADEQUATE SIGHT DISTANCE MUST BE ESTABLISHED AND MAINTAINED FOR VEHICULAR MOVEMENTS ENTERING AND LEAVING THE SUBDIVISION.
- AN 8-10 FT WIDE MULTI-USE PATH SHALL BE PROVIDED ALONG THE GREENVILLE LOOP ROAD FRONTAGE.
- ALL CITY, STATE AND FEDERAL REGULATIONS SHALL BE MET.
- AN 8 FOOT TALL PRIVACY FENCE AND A 10 FOOT WIDE TREE SAVE AREA (BUFFER) SHALL BE PROVIDED VIA DEED RESTRICTION ALONG THE NORTHERN BOUNDARY ADJACENT TO LOTS 28 THRU 36.

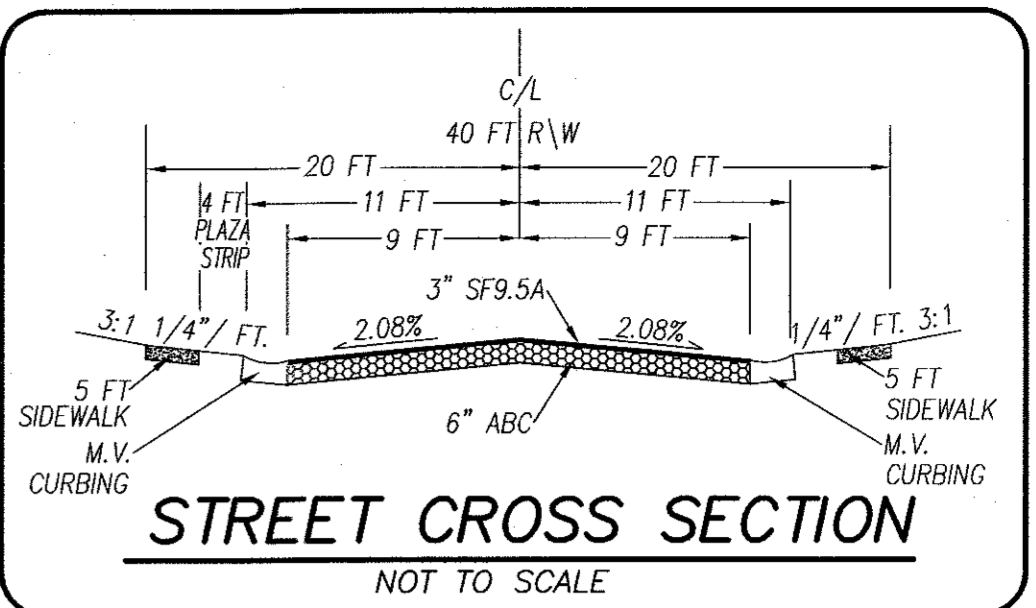
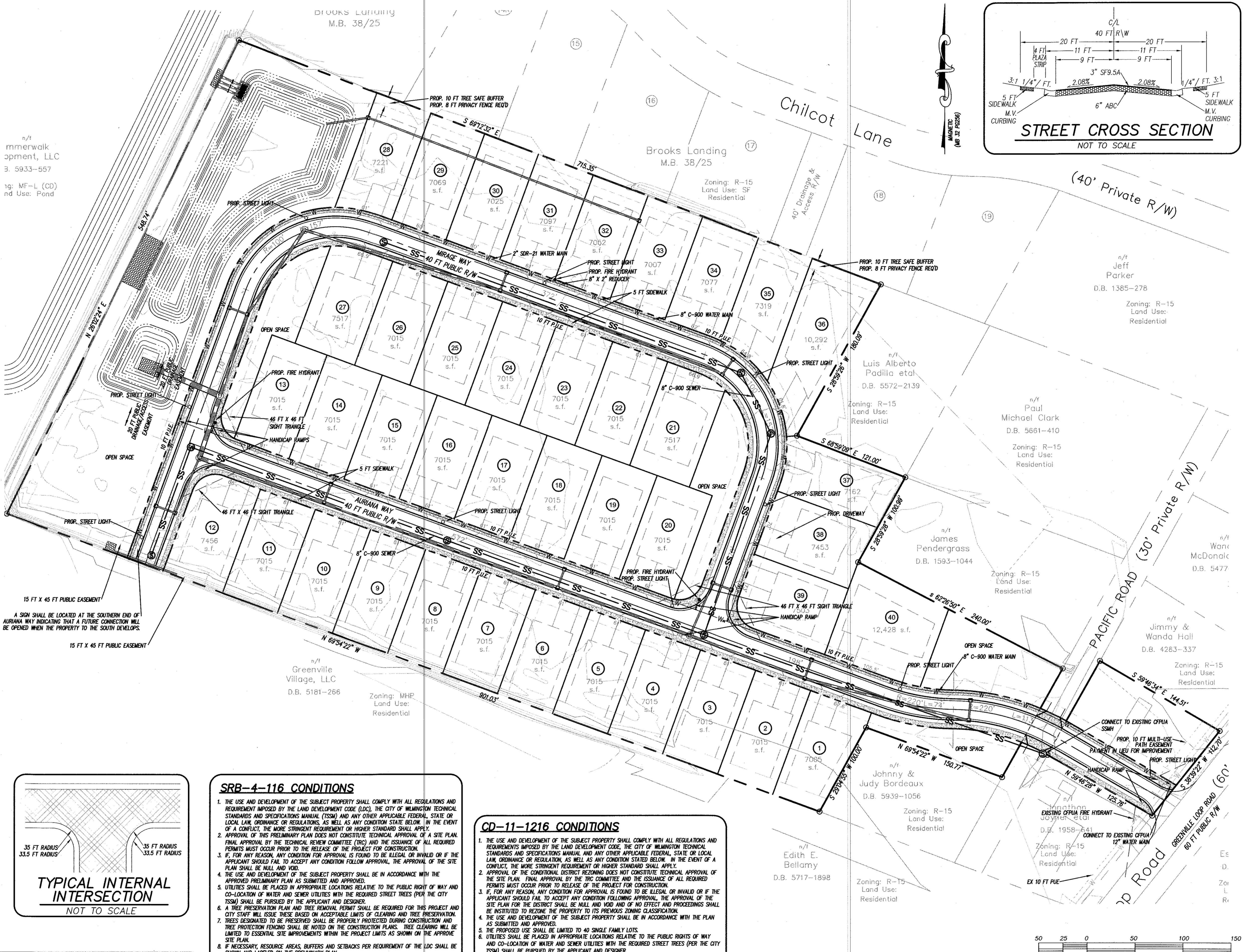
Approved Construction Plan

Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____

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

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

DATE: 7-12-17
 HORZ. SCALE: 1" = 50'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 17-0398
 Sheet No. **5** of **15**



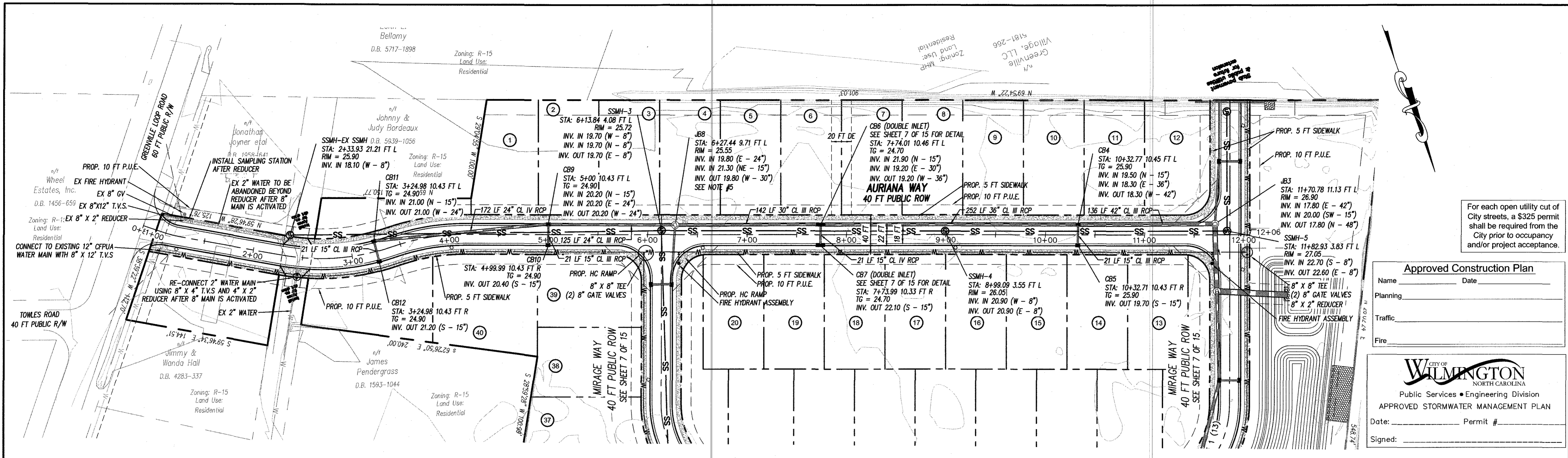
CSD ENGINEERING
 LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL
 P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

PRELIMINARY PLAN for
PACIFIC PLACE
 n/f Jeff Parker
 D.B. 1385-278
 Zoning: R-15
 Land Use: Residential

PRELIMINARY PLAN for
PACIFIC PLACE
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: ARYA HOLDINGS, LLC
 PO BOX 3122
 WILMINGTON, NC 28406

NORTH CAROLINA PROFESSIONAL SEAL
 025483
 ENGINEER
 R. S. RESNIK

REV. NO.	DATE	BY	REMARKS
1	7/12/17	RLW	ADDED STREET LIGHTS
2	7/12/17	RLW	REVISED ROAD NAMES
3	7/12/17	RLW	REVISED PER TRC COMMENTS



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

Approved Construction Plan

Name: _____ Date: _____

Planning: _____

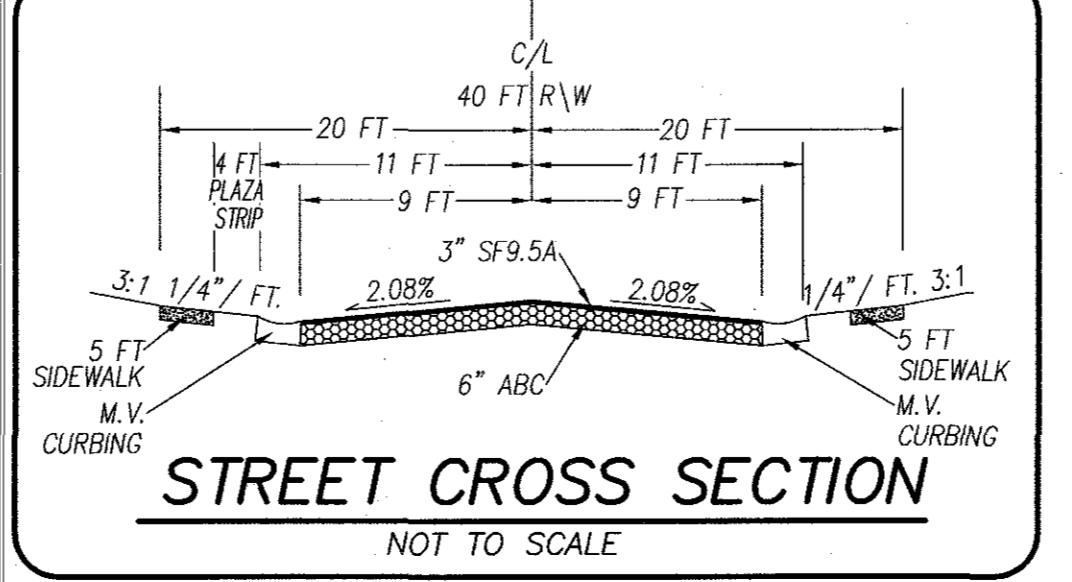
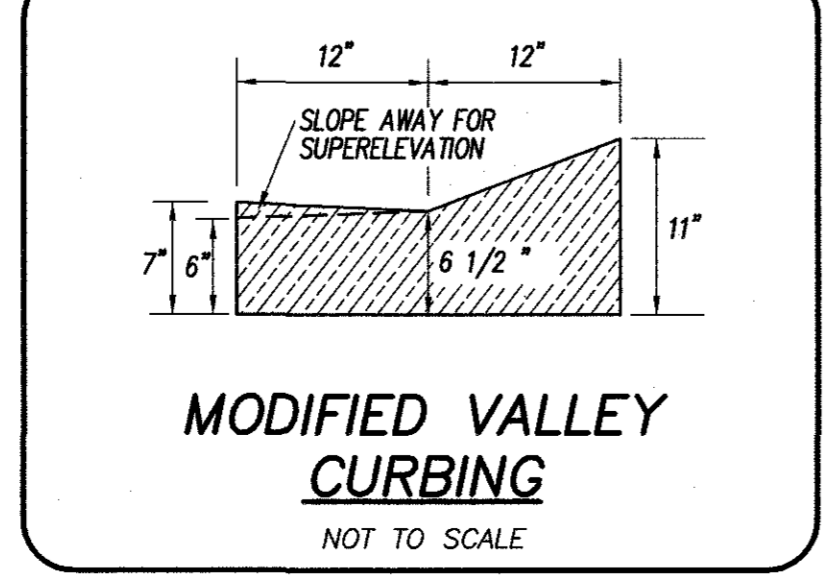
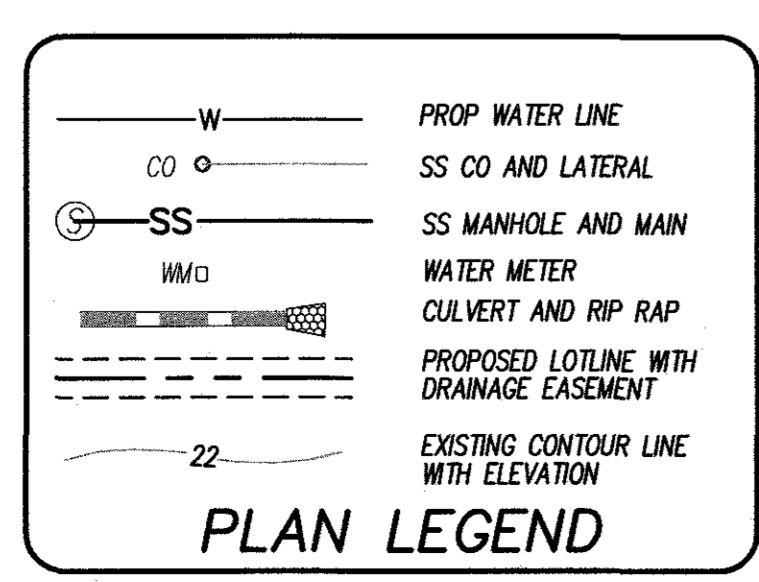
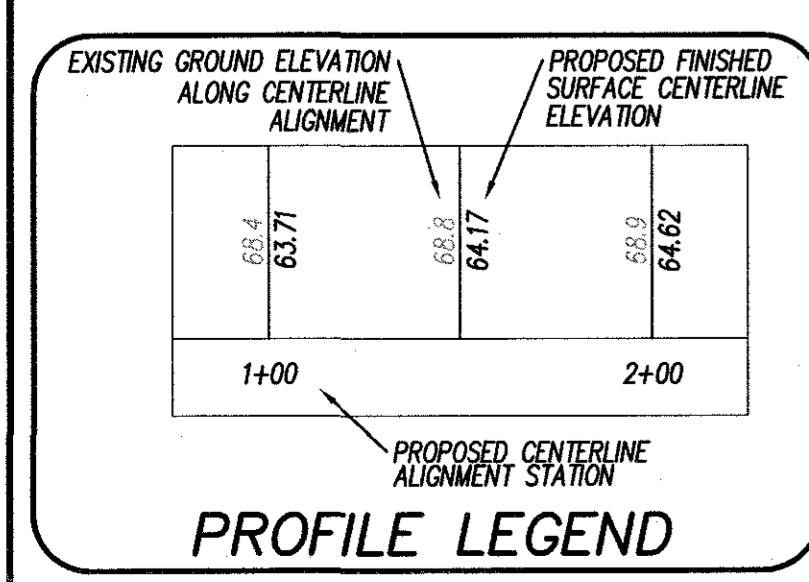
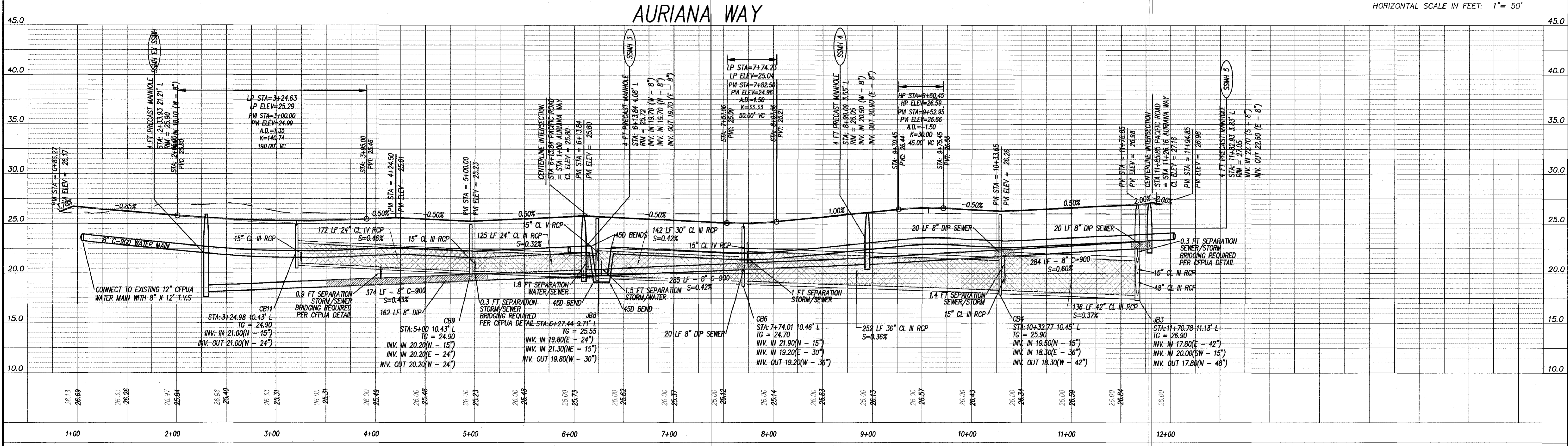
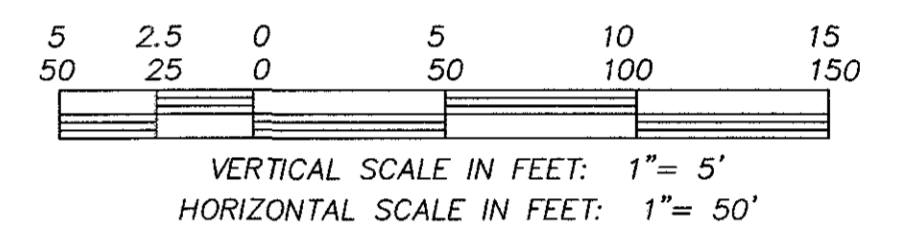
Traffic: _____

Fire: _____

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

Date: _____ Permit # _____

Signed: _____



UTILITY NOTE:
1. WATER SERVICES CANNOT BE LOCATED MORE THAN FIVE FEET INTO PUBLIC UTILITY EASEMENT.

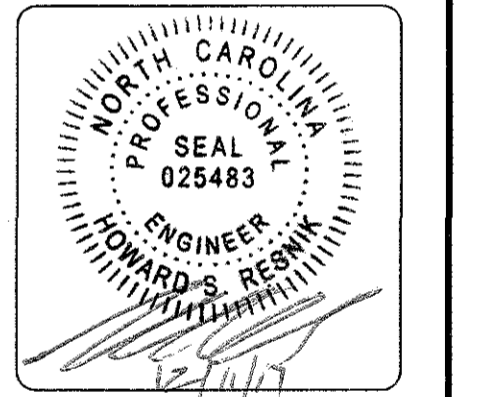
STORMWATER DRAINAGE STRUCTURE NOTES:
1. CONTRACTOR AND PRECASTER TO DETERMINE STORM STRUCTURE SIZES.
2. FRAME AND GRATES TO BE NCDOT 840.03
3. RING AND COVERS TO BE NCDOT STD. 840.54
4. PRECAST STORM STRUCTURES TO MEET HS-20-44 LOADING.
5. CONTRACTOR TO INSTALL ACCESS COVERS SO THEY ARE NOT LOCATED WITHIN THE CURB AND GUTTER.

CEPUA STANDARD NOTES:
1. SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
2. WATER AND SEWER SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT R/W LINE. SEWER SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN END OF LINE MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
3. ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50 DIP, WITH PROTECTO-401 CERAMIC EPOXY LINING.
4. MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
5. NO FLEXIBLE COUPLINGS SHALL BE USED.
6. ALL STAINLESS STEEL FITTINGS SHALL BE 316.
7. CLEANOUTS SHALL BE LOCATED A MINIMUM OF 12 FEET FROM ALL PROPERTY CORNERS. WATER METER BOXES ARE TO BE A MINIMUM OF 5 FEET FROM THE PROPERTY CORNER.

CSD ENGINEERING
LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
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(910) 791-4441

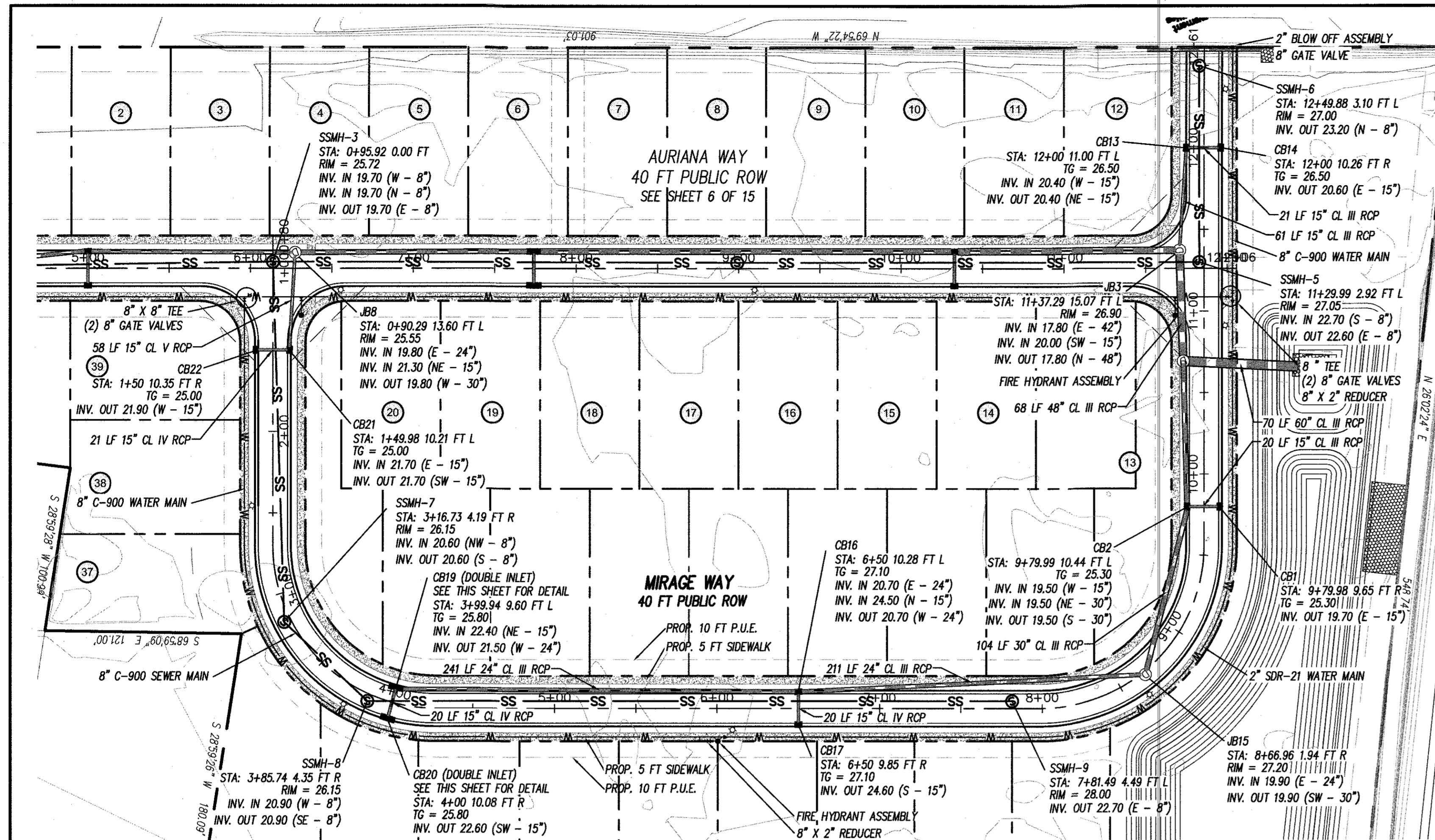
STATION 0+62 THROUGH 12+00.06
AURIANA WAY

PLAN AND PROFILES FOR
PACIFIC PLACE
1600 N. CITY ST., WILMINGTON, NORTH CAROLINA
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: ARYA HOLDINGS, LLC
PO BOX 3122
WILMINGTON, NC 28406



REV. NO.	DATE	REMARKS
1	12/17/17	ADDED COW STAMPS
2	10/27/17	CHANGED CBS & 7 TO DOUBLE INLETS
3	9/25/17	REVISED PER CEPUA COMMENTS, REVISED ROAD NAMES

DATE: 7-12-17
HORZ SCALE: 1" = 50'
VERT. SCALE: 1" = 5'
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 17-0398
Sheet No. **6** Of **15**



Approved Construction Plan

Name: _____ Date: _____

Planning: _____

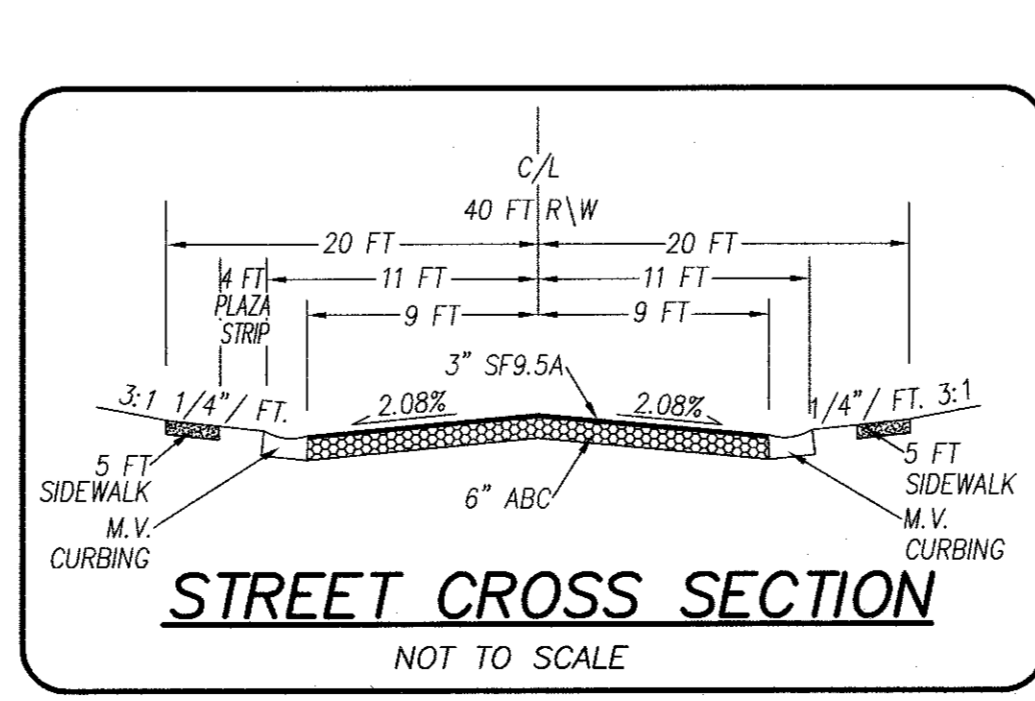
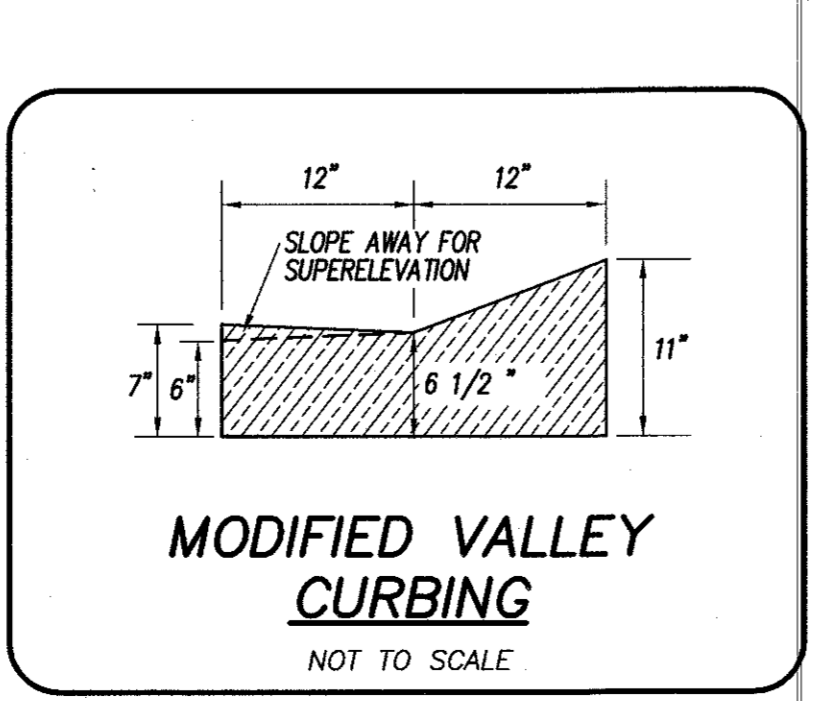
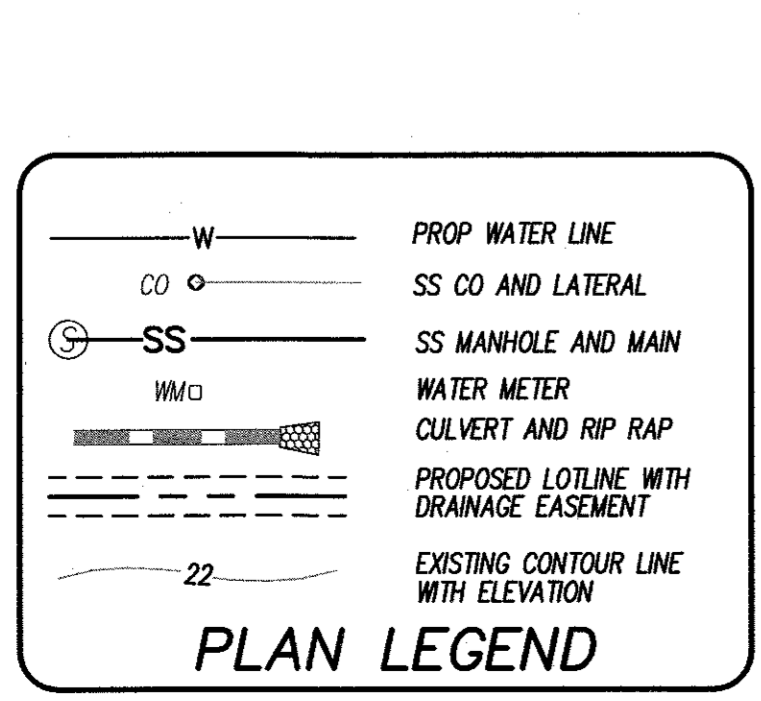
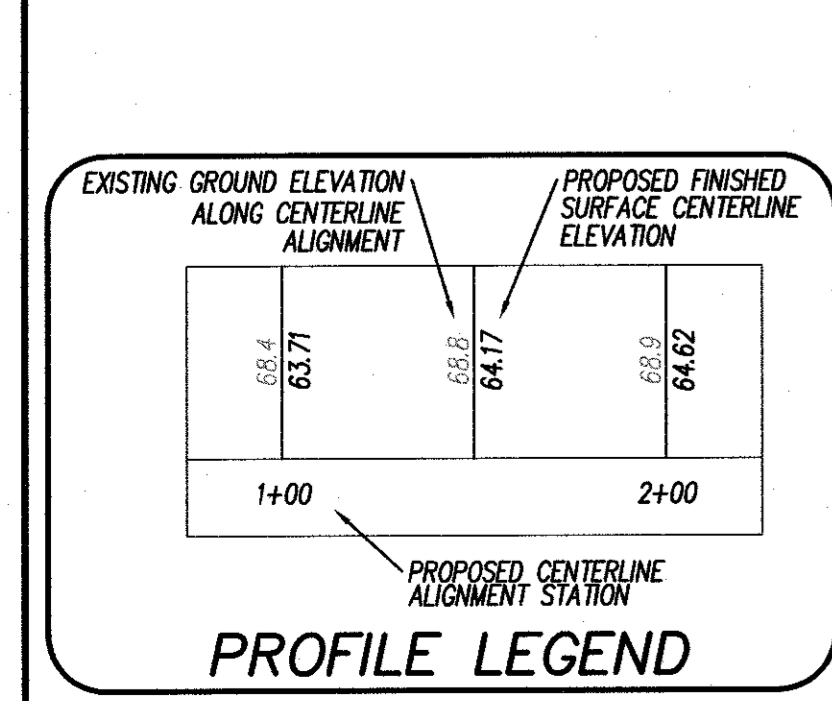
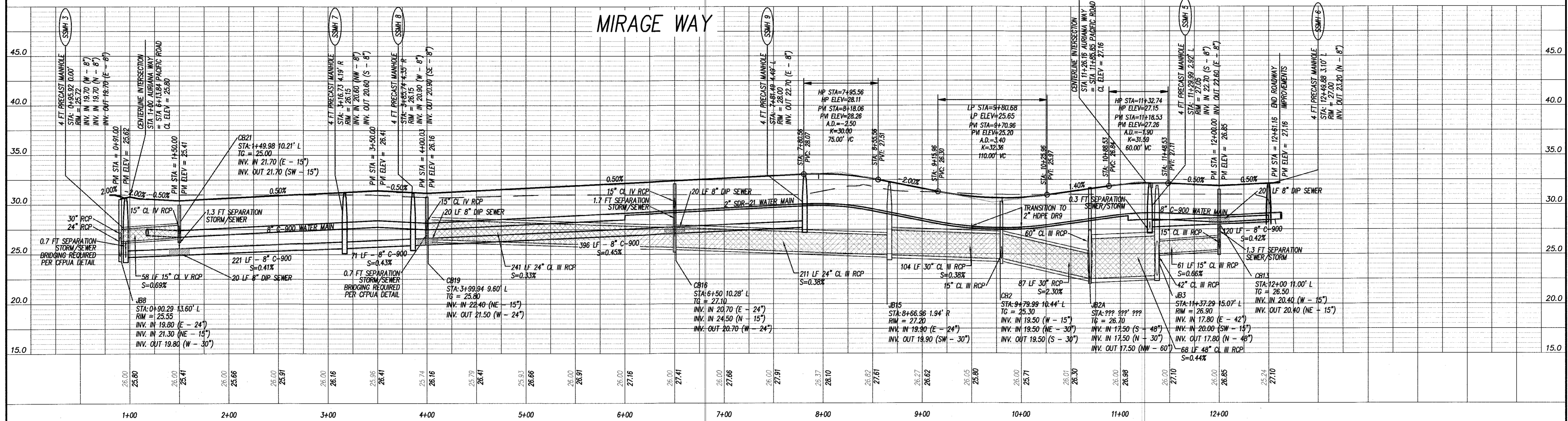
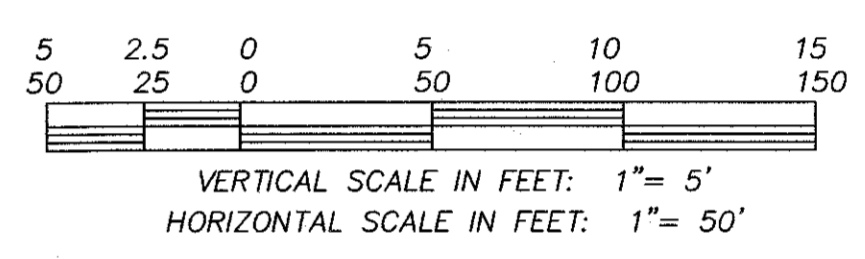
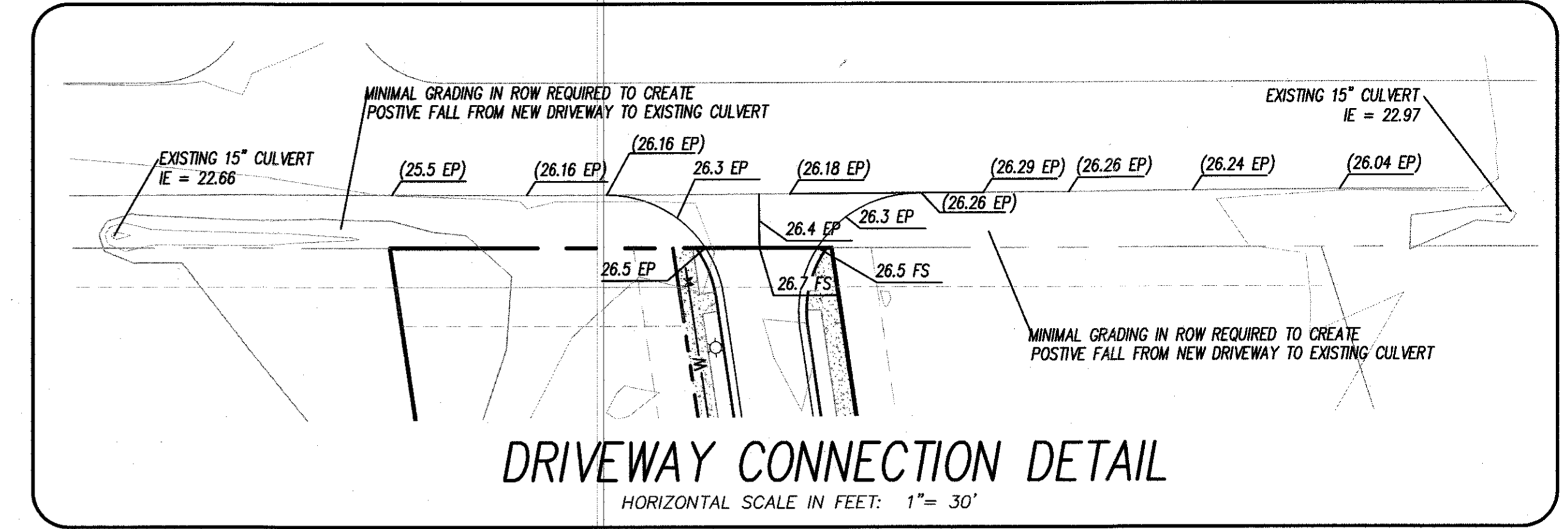
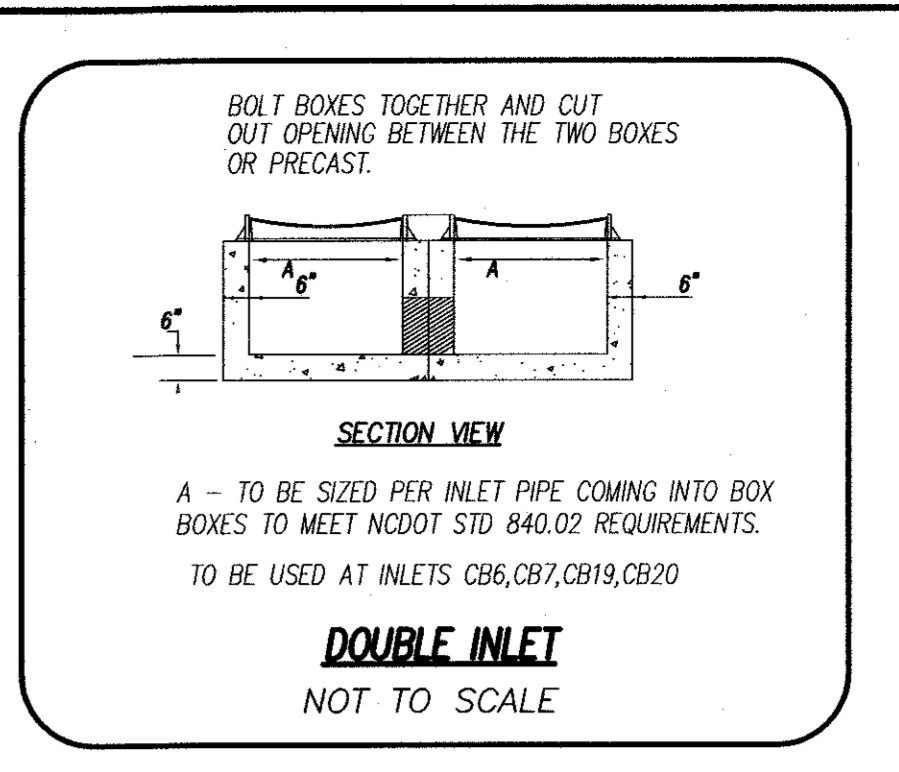
Traffic: _____

Fire: _____

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

Date: _____ Permit #: _____

Signed: _____



UTILITY NOTE:

1. WATER SERVICES CANNOT BE LOCATED MORE THAN FIVE FEET INTO PUBLIC UTILITY EASEMENT.

STORMWATER DRAINAGE STRUCTURE NOTES

1. CONTRACTOR AND PRECASTER TO DETERMINE STORM STRUCTURE SIZES.
2. FRAME AND GRATES TO BE NCDOT 840.03.
3. RING AND COVERS TO BE NCDOT STD. 840.54
4. STORM STRUCTURES TO BE NCDOT STD. 840.46
5. PRECAST STORM STRUCTURES TO MEET HS-20-44 LOADING.
6. NO FLEXIBLE COUPLINGS SHALL BE USED.
7. ALL STAINLESS STEEL FITTINGS SHALL BE 316.
8. CLEANOUTS SHALL BE LOCATED A MINIMUM OF 12 FEET FROM ALL PROPERTY CORNERS. WATER METER BOXES ARE TO BE A MINIMUM OF 5 FEET FROM THE PROPERTY CORNER.

CEPPA STANDARD NOTES:

1. SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
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3. ALL SERVICES THING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50, DIP, WITH PROTECTO 401 CERAMIC EPOXY LINING.
4. MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
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CSD ENGINEERING
LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

STATION 0+82 THROUGH 12+00.06
MIRAGE WAY

PLAN AND PROFILES FOR
PACIFIC PLACE
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: ARYA HOLDINGS, LLC
PO BOX 3122
WILMINGTON, NC 28406

PROFESSIONAL SEAL
12/11/17

REV. NO.	DATE	BY	REMARKS
1	12/11/17	RLW	ADDED DOW STAMPS, REISED ENTRANCE DETAIL
2	10/29/17	WBS	ADDED REAL CHANGED CUTO & 20 TO DOUBLE INLETS
3	9/25/17	WBS	REISED PER CPFA COMMENTS, REISED ROAD NAMES

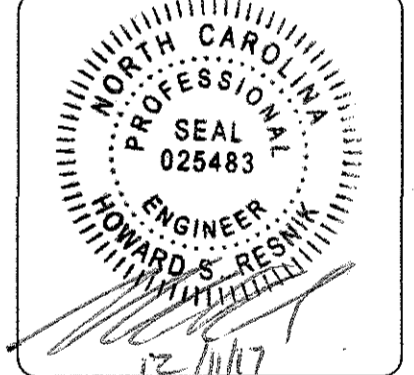
DATE: 7-12-17
HORZ SCALE: 1" = 50'
VERT SCALE: 1" = 5'
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 17-0398

Sheet No. **7** of **15**

LANDSCAPE PLAN for
PACIFIC PLACE

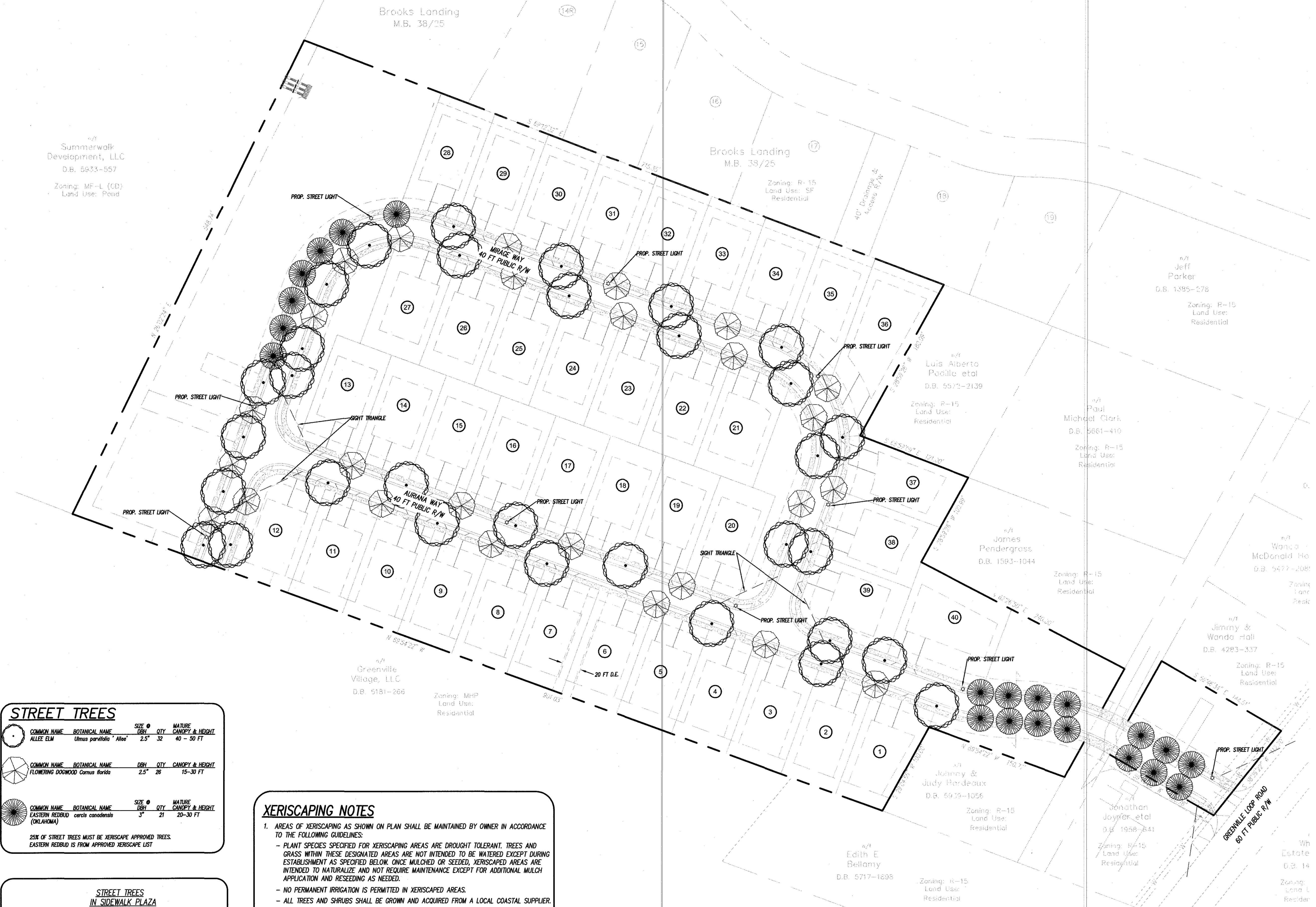
LANDSCAPE PLAN for
PACIFIC PLACE
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: ARYA HOLDINGS, LLC
WILMINGTON, NC 28406



REV. NO.	DATE	BY	REMARKS
1	12-15-17	RLW	REVISED STREET TREES
2	11-27-17	RLW	ADD XERISCAPING NOTES
3	10-9-17	RLW	ADD ADDITIONAL STREET TREES
4	9-25-17	MBB	REVISED ROAD NAMES

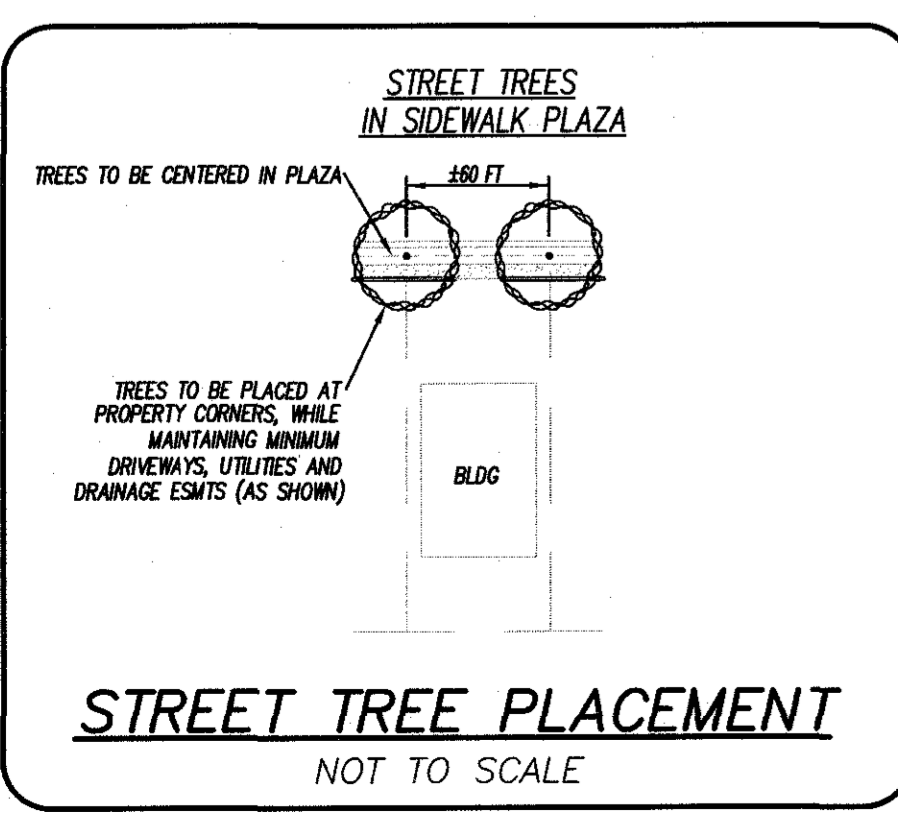
DATE: 9-08-17
HORZ. SCALE: 1" = 50'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 17-0398



STREET TREES

COMMON NAME	BOTANICAL NAME	SIZE @ DBH	QTY	MATURE CANOPY & HEIGHT
ALLEE ELM	<i>Ulmus parvifolia 'Allee'</i>	2.5"	32	40 - 50 FT
FLOWERING DOGWOOD	<i>Cornus florida</i>	2.5"	28	15-30 FT
EASTERN REDBUD (OKLAHOMA)	<i>Cercis canadensis</i>	3"	21	20-30 FT

25% OF STREET TREES MUST BE XERISCAPE APPROVED TREES.
EASTERN REDBUD IS FROM APPROVED XERISCAPE LIST



XERISCAPING NOTES

- AREAS OF XERISCAPING AS SHOWN ON PLAN SHALL BE MAINTAINED BY OWNER IN ACCORDANCE TO THE FOLLOWING GUIDELINES:
 - PLANT SPECIES SPECIFIED FOR XERISCAPING AREAS ARE DROUGHT TOLERANT. TREES AND GRASS WITHIN THESE DESIGNATED AREAS ARE NOT INTENDED TO BE WATERED EXCEPT DURING ESTABLISHMENT AS SPECIFIED BELOW. ONCE MULCHED OR SEEDED, XERISCAPED AREAS ARE INTENDED TO NATURALIZE AND NOT REQUIRE MAINTENANCE EXCEPT FOR ADDITIONAL MULCH APPLICATION AND RESEEDING AS NEEDED.
 - NO PERMANENT IRRIGATION IS PERMITTED IN XERISCAPED AREAS.
 - ALL TREES AND SHRUBS SHALL BE GROWN AND ACQUIRED FROM A LOCAL COASTAL SUPPLIER.
 - PLANT SPECIES AND SITE PREPARATION PER LEGEND AND DESIGNATION ON PLAN.
 - TREES ARE TO BE INSTALLED BETWEEN DECEMBER AND FEBRUARY. IF NOT INSTALLED DURING THIS TIME, "TREE GATOR" WATER BAGS (20 GALLON SIZE) ARE TO BE USED FOR EACH TREE AND TO BE FILLED ONCE PER WEEK FOR A PERIOD OF 6 MONTHS UNLESS 1" OF RAINFALL IS OCCURRING WITHIN EVERY SEVEN DAY PERIOD.
 - ALL AREAS DESIGNATED AS XERISCAPE SHALL BE MULCHED WITH LONGLEAF PINESTRAW, FREE OF DEBRIS, CONES, AND DIRT TO A DEPTH OF 4".
 - ALL TREES AND SHRUBS MUST BE MULCHED IMMEDIATELY AFTER PLANTING.
 - WHERE VEGETATED SWALES ARE REQUIRED THROUGH XERISCAPED AREAS, THE FOLLOWING PERMANENT SEED MIXTURE IS TO BE USED; 50#/ACRE PENSACOLA BAHIA GRASS, 5#/ACRE CENTIPEDE GRASS, 10#/ACRE GERMAN MILLET. SEEDING IS TO OCCUR DURING THE PERIOD APRIL 1 - JULY 15. USE SPECIFIED TEMPORARY SEEDING SCHEDULE TO SEED AT OTHER TIMES OF THE YEAR AND RESEED WITH PERMANENT SEEDING AT APPROPRIATE TIME. APPLY FERTILIZER AND LIME AS RECOMMENDED BY SOIL TEST.
- XERISCAPED AREAS SHALL REMAIN AS SUCH UNTIL PROPERTY IS REZONED DIFFERENTLY.

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

Approved Construction Plan

Name: _____ Date: _____

Planning _____

Traffic _____

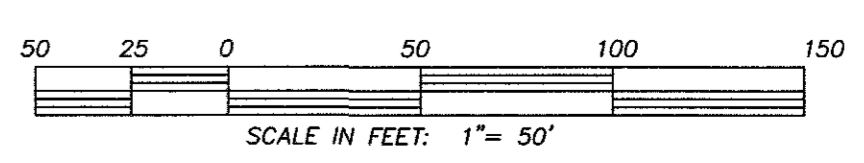
Fire _____

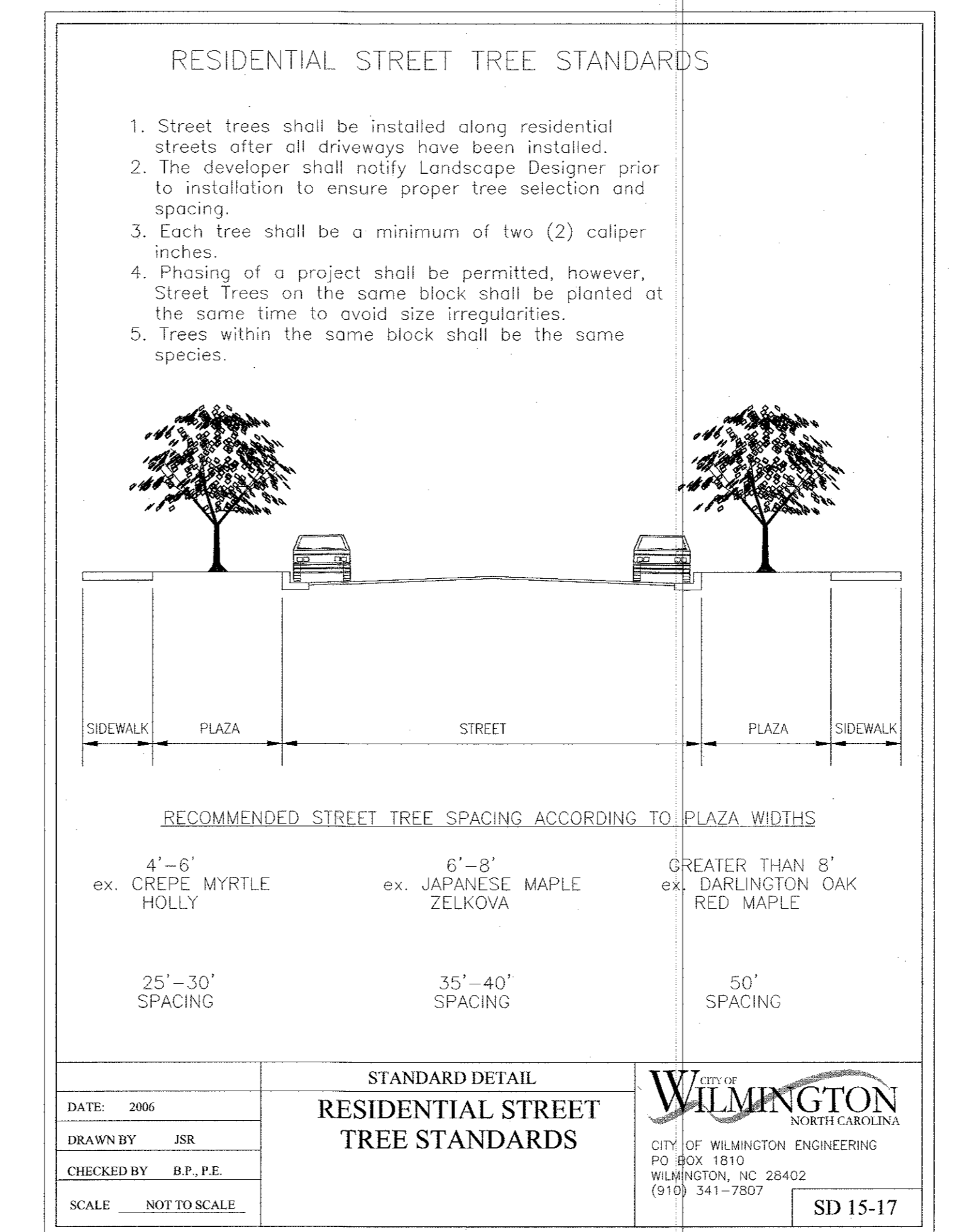
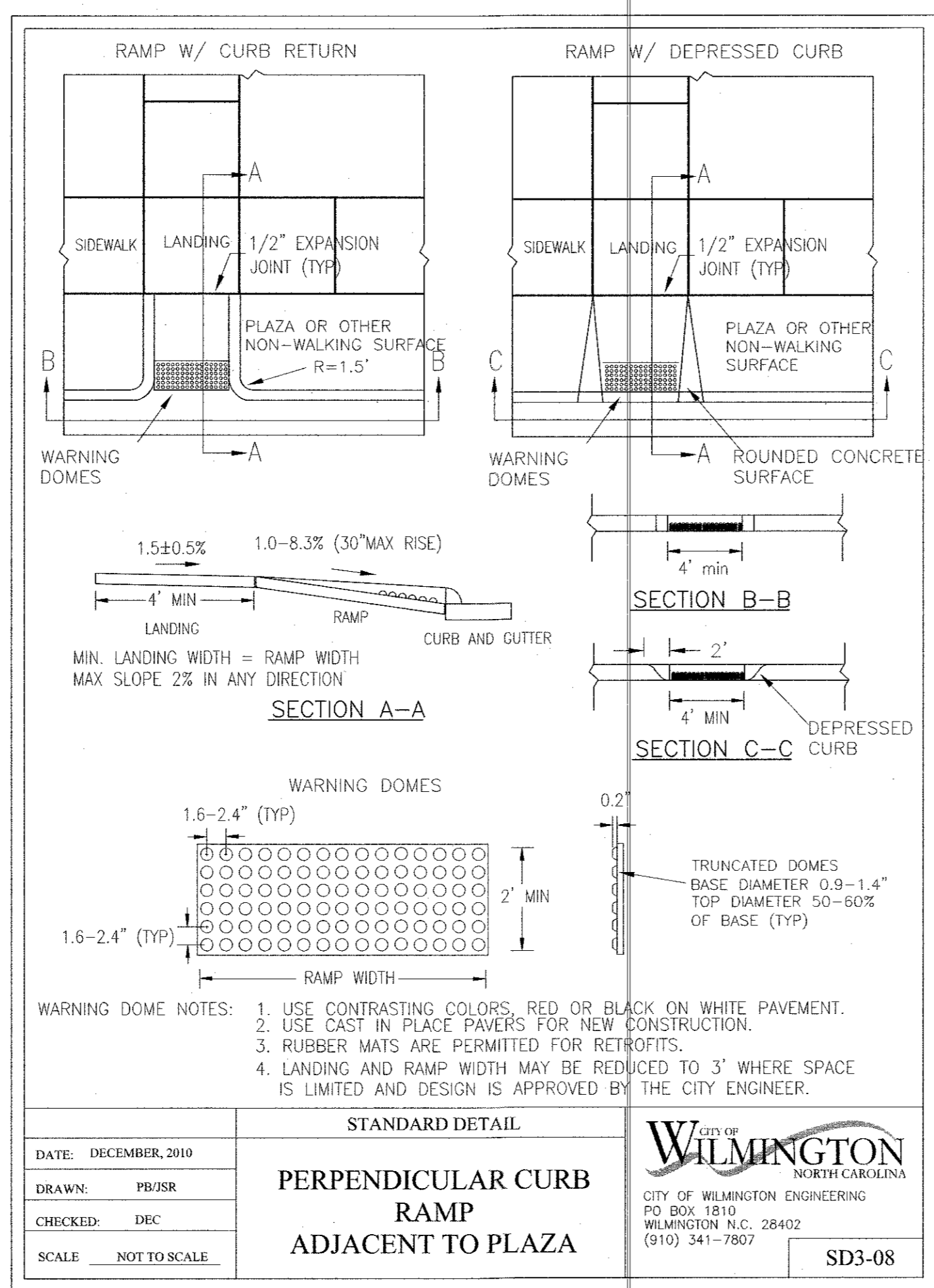
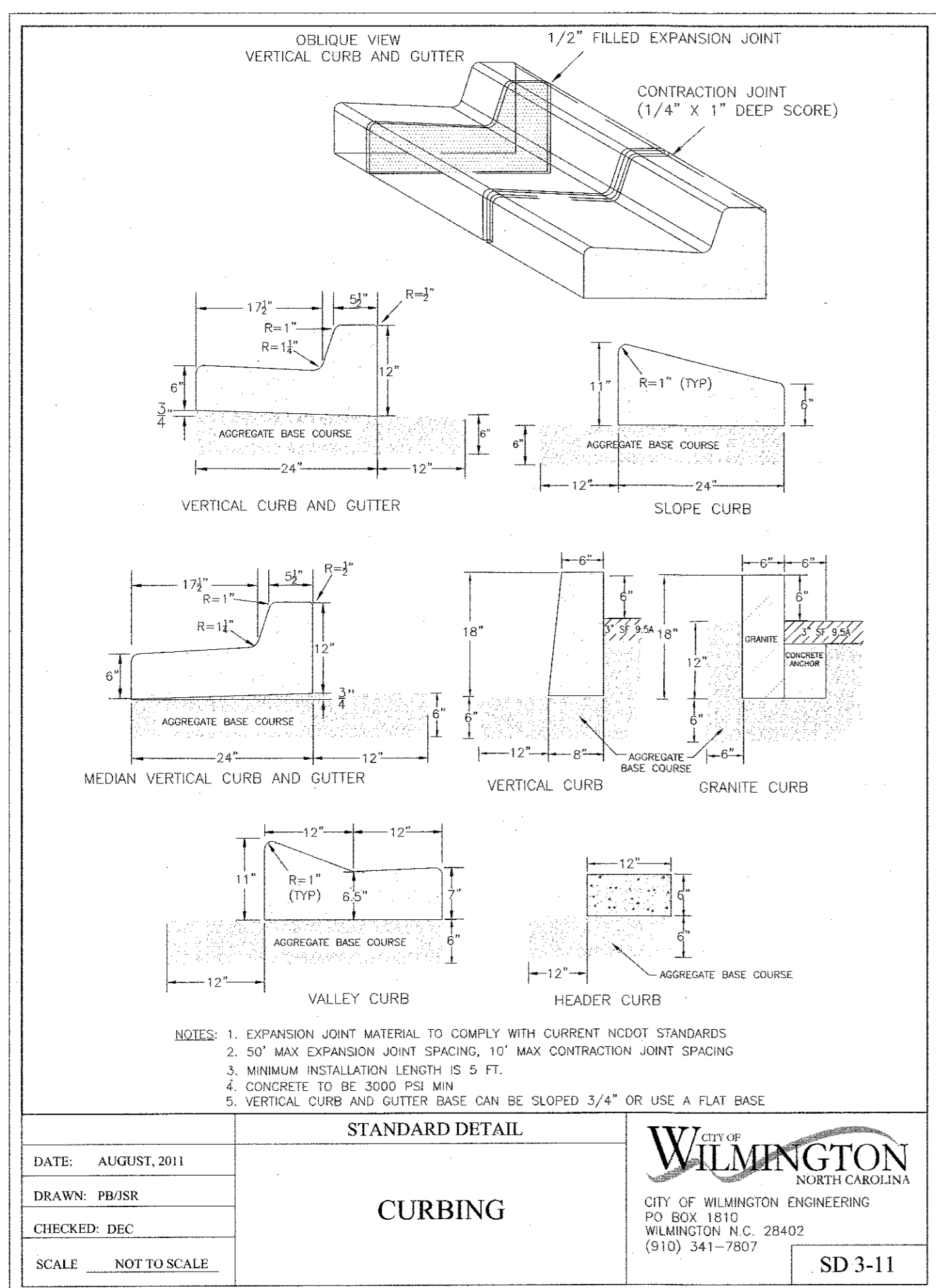
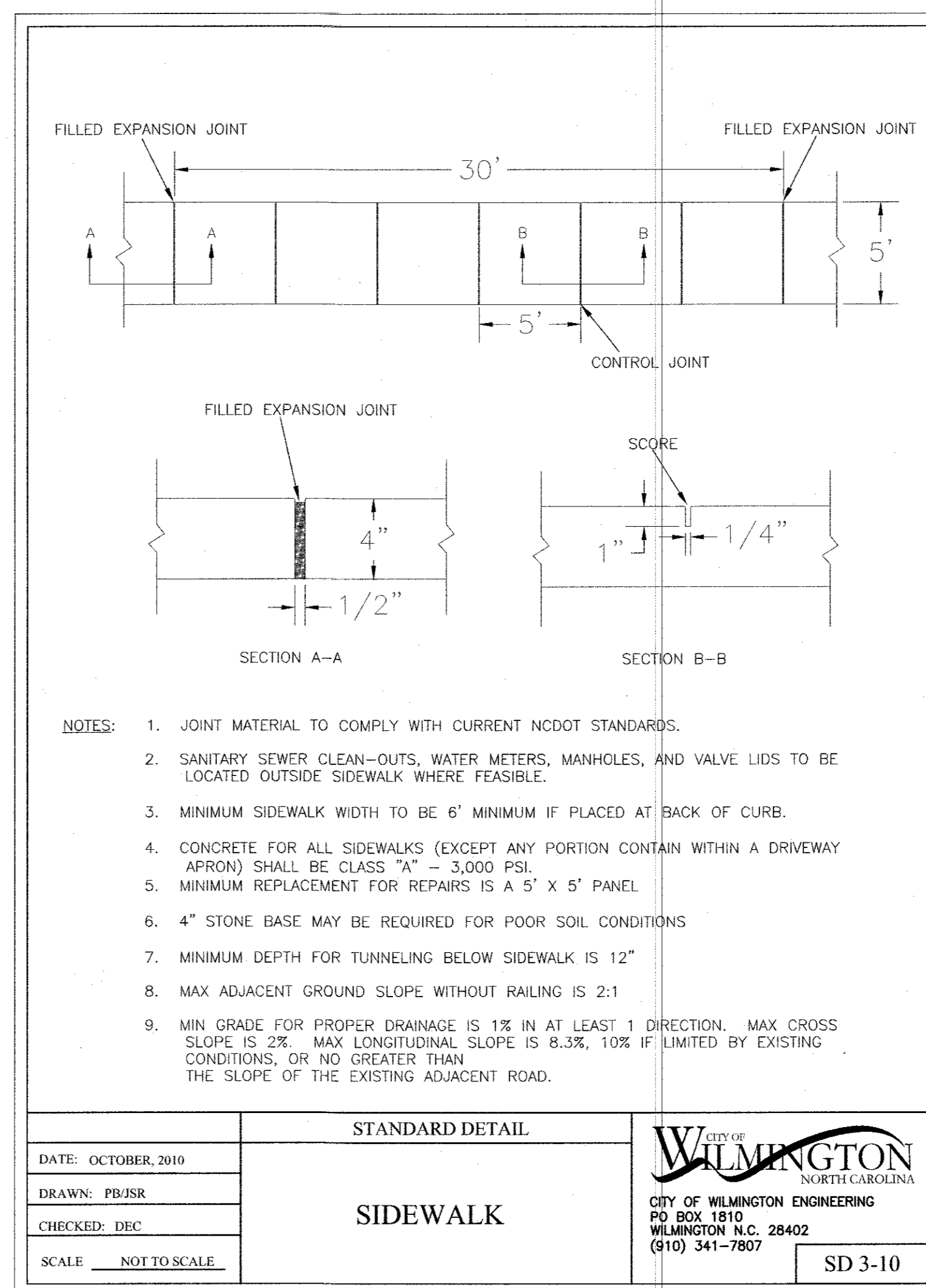
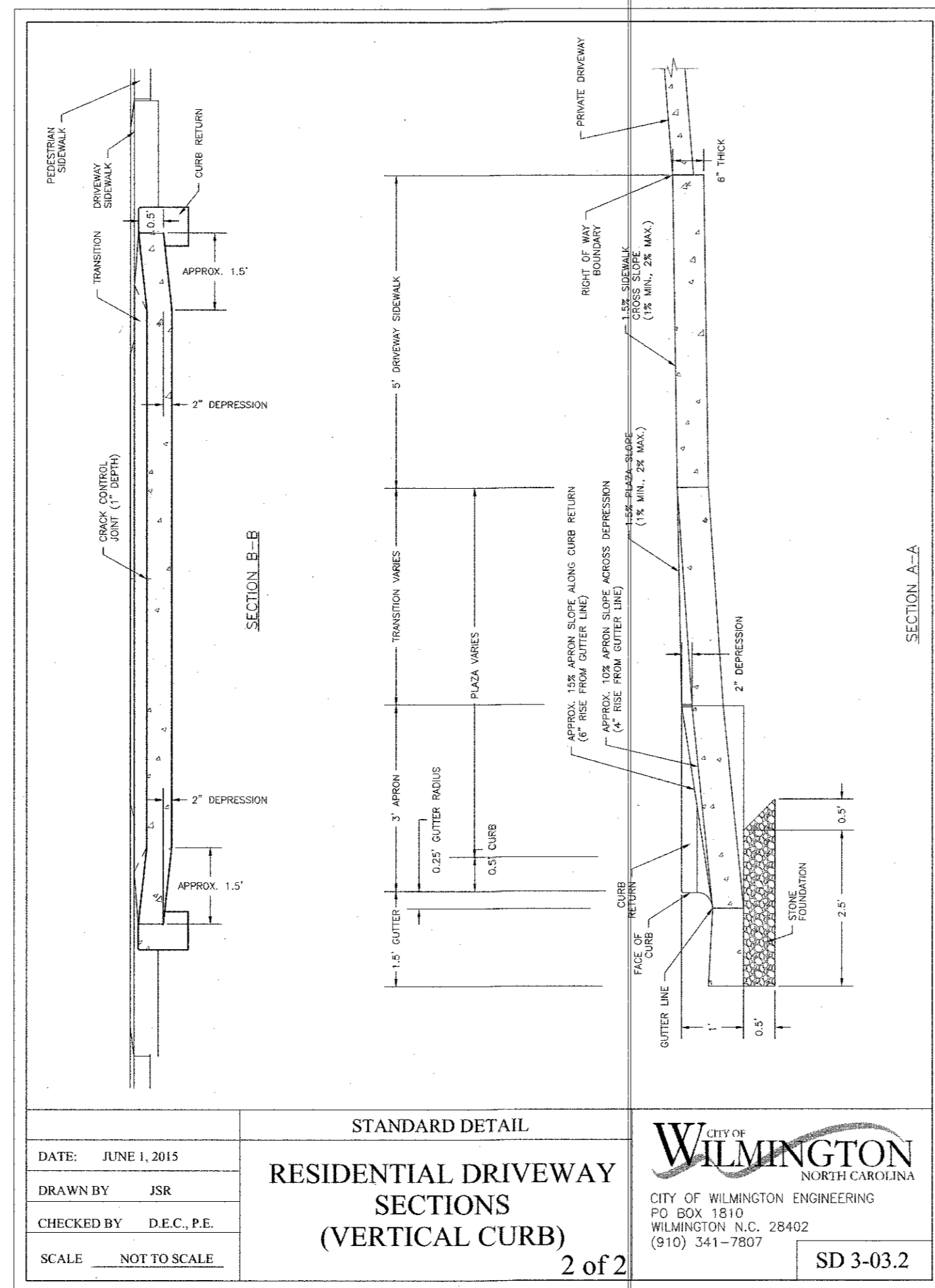
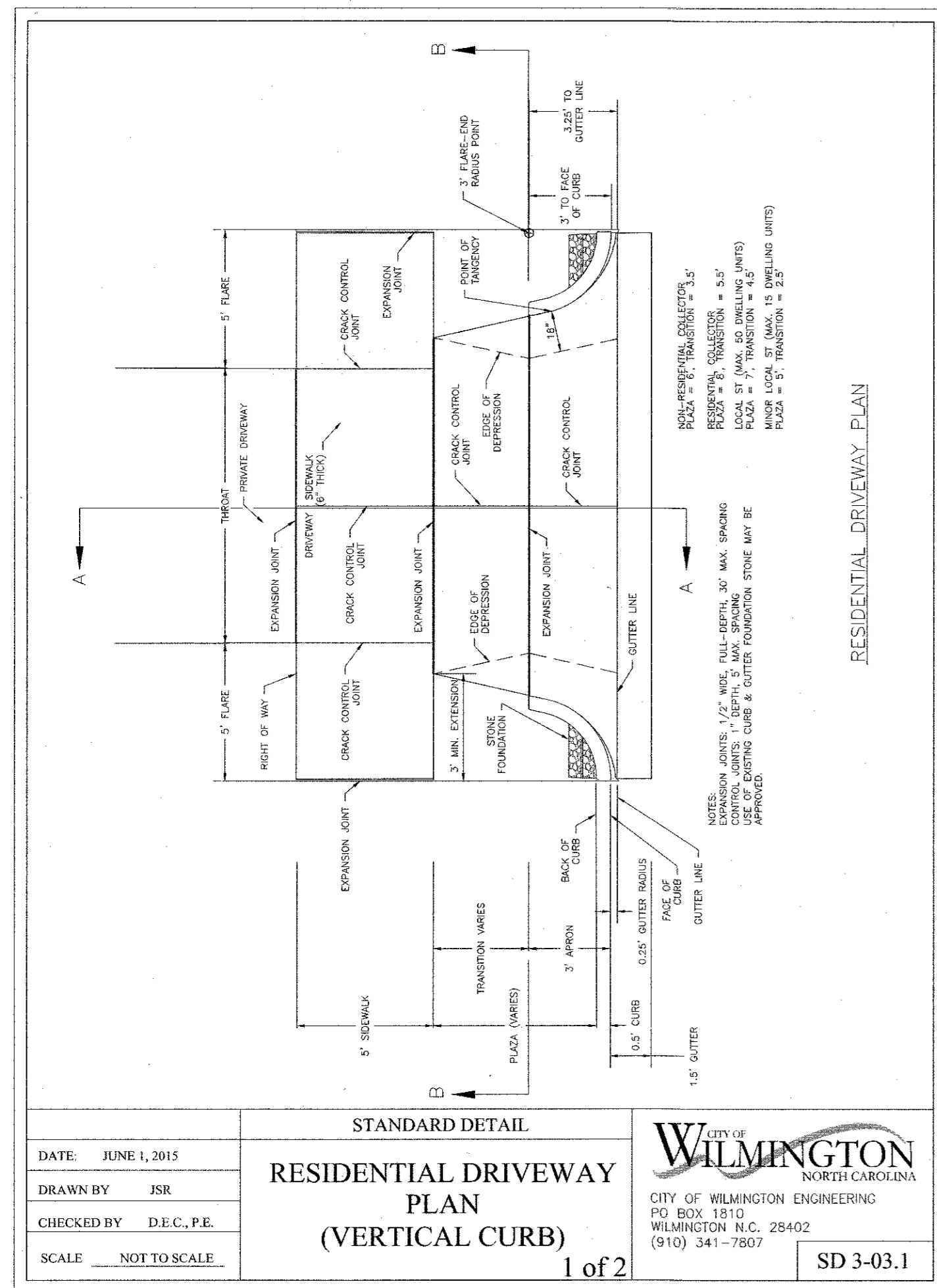
CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____

- TOTAL PROJECT AREA: 482,528 SF (11.08 AC.)
- THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720315600, EFFECTIVE DATE 4/3/06
- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY GEOINNOVATION, PC VERTICAL DATUM = 88
- STORMWATER DRAINS TO BRADLEY CREEK, SC 18-87-24-4(2)





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

Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____

APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____

CSD ENGINEERING

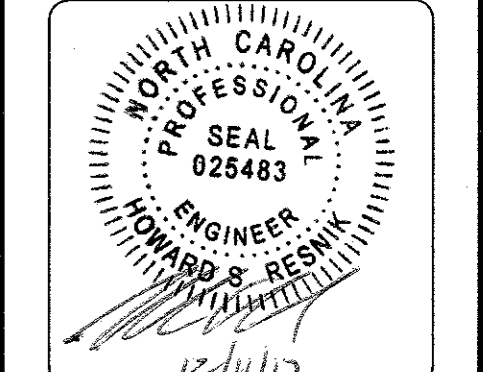
LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

SITE PLAN DETAILS for
PACIFIC PLACE

SITE PLAN for
PACIFIC PLACE
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA

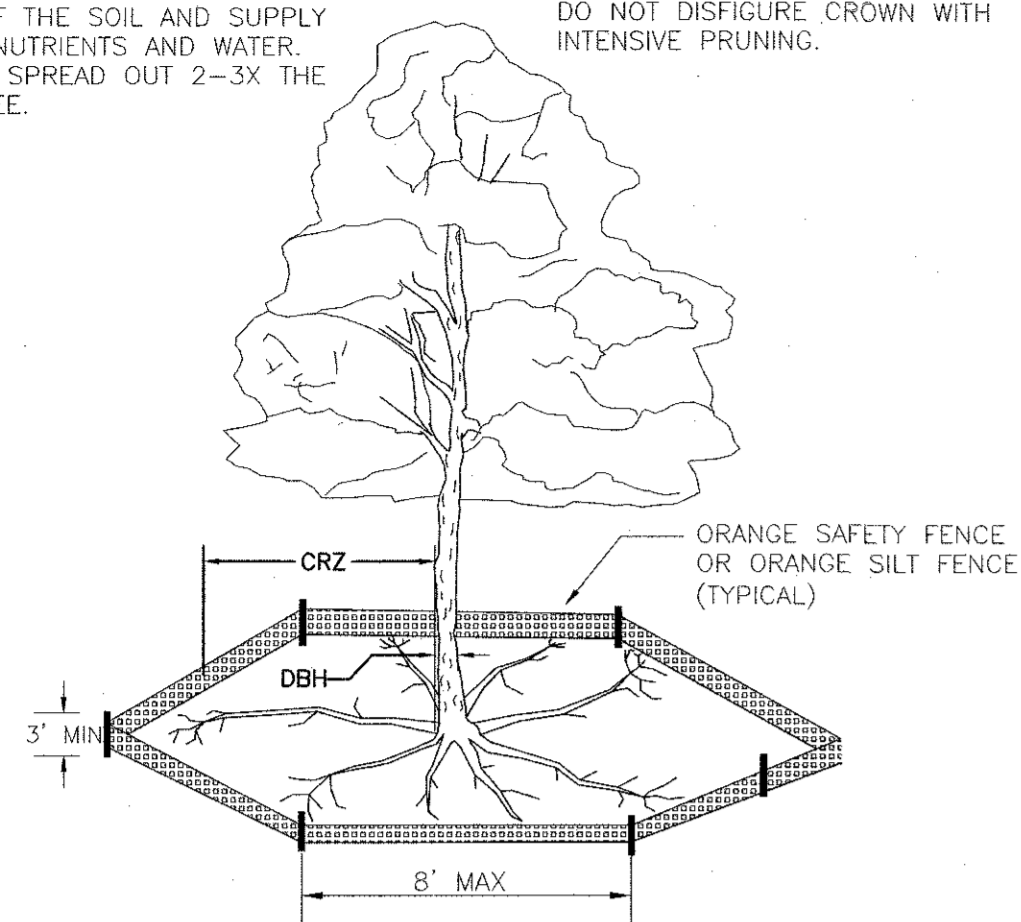
OWNER: ARYA HOLDINGS, LLC
 PO BOX 3122
 WILMINGTON, NC 28406



REV. NO.	DATE	REMARKS
2	12/17/17	
1	9/26/17	

DATE: 7-12-17
 HORZ. SCALE: N/A
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 17-0398

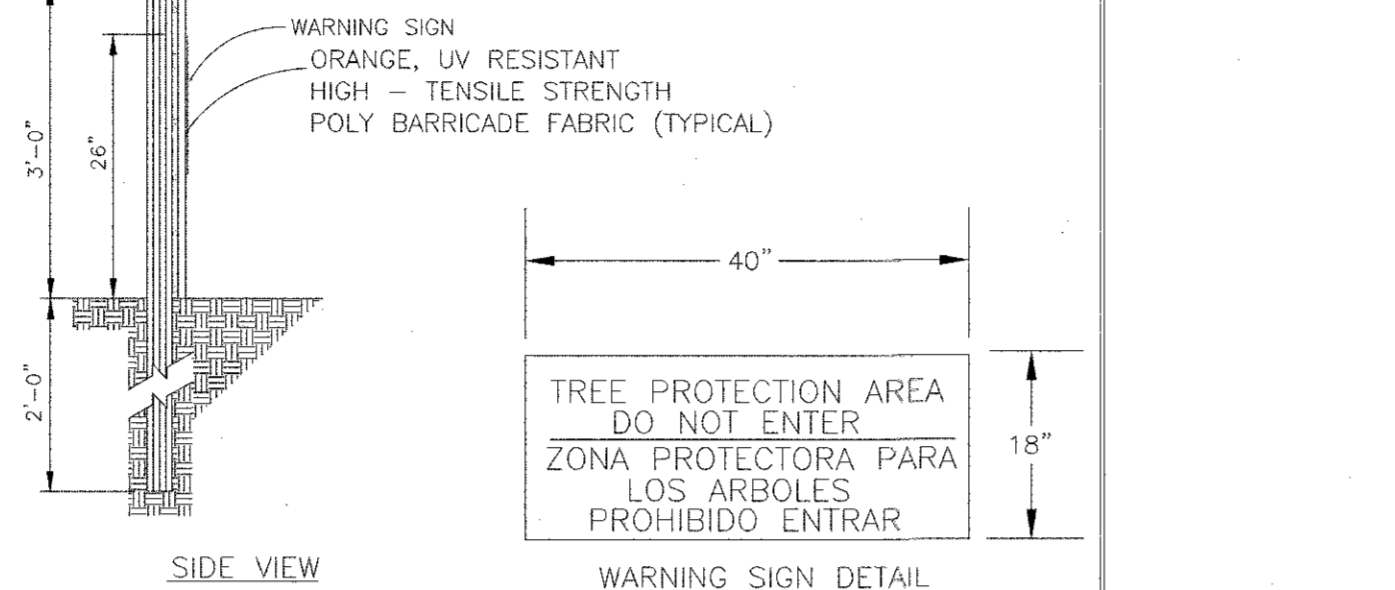
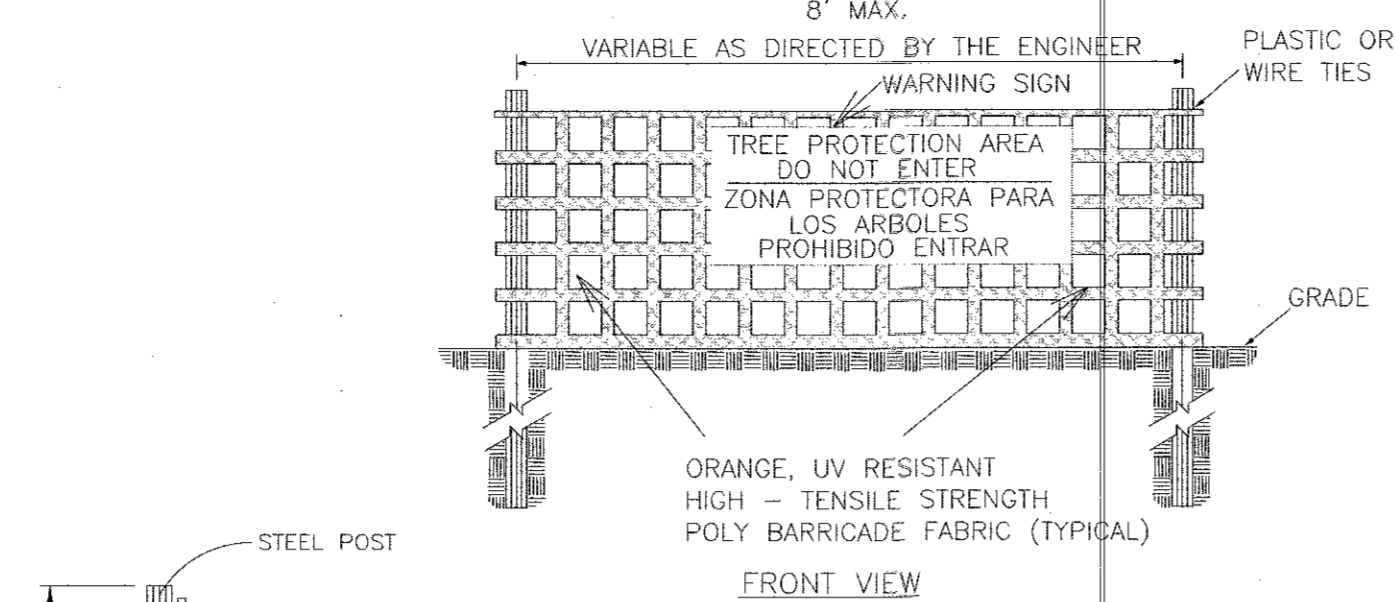
NOTE:
THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.



NOTE:
CROWN OF THE TREE IS NEEDED FOR LEAF GROWTH TO PRODUCE OXYGEN, FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISFIGURE CROWN WITH INTENSIVE PRUNING.

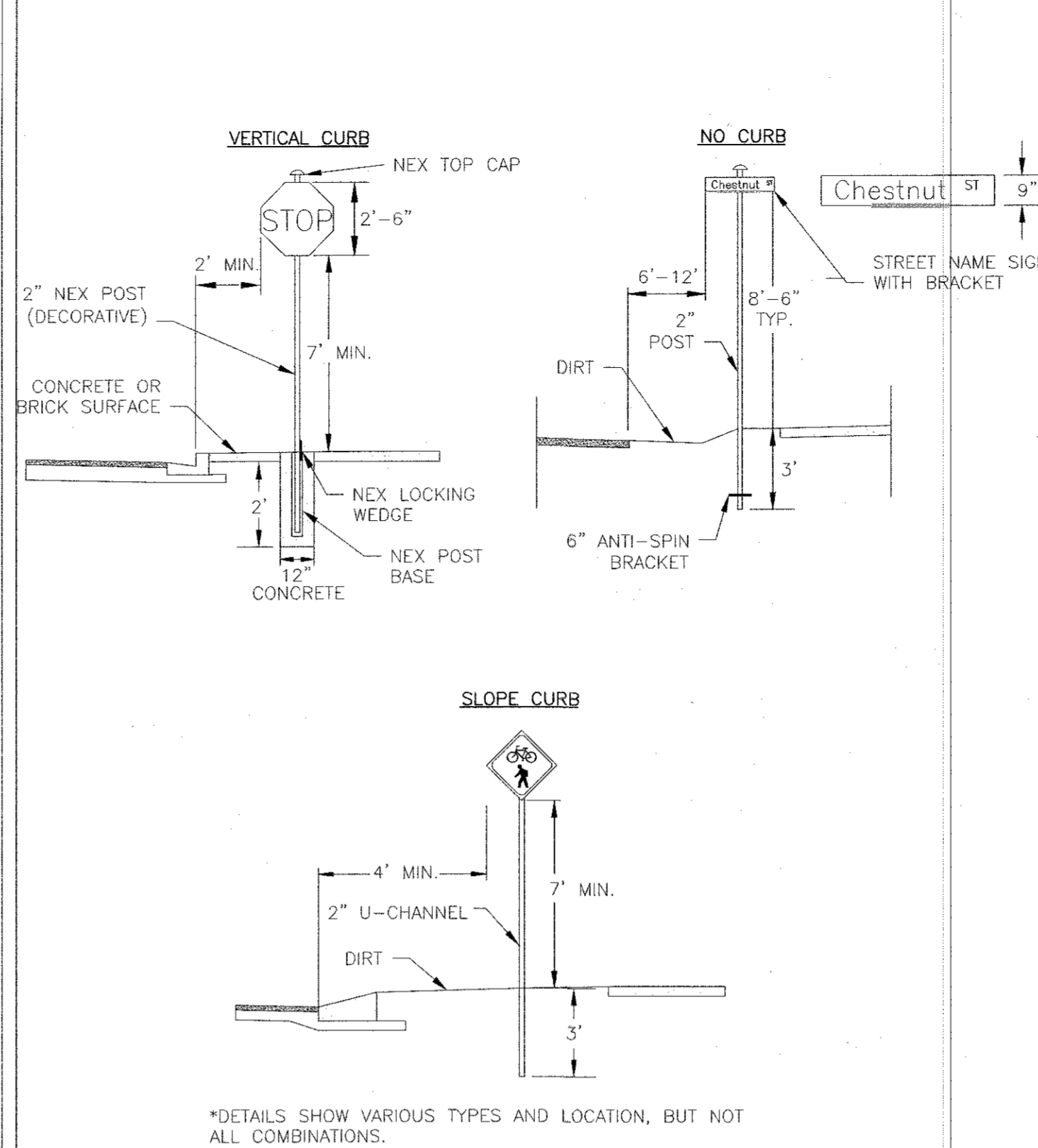
- NOTES:
1. PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
 2. CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
 3. IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 12" OF MULCH AND/OR LOGGING MATTS SHALL BE PLACED WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE.
 4. WHERE SIDEWALKS AND PATHWAYS PASS WITHIN CRZ, EXTRA CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOTS. ALTERNATE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.
 5. FOR ALL TREES, CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO MATERIALS OR EQUIPMENT SHALL BE STORED BENEATH TREES. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. CONTRACTOR SHALL REPAIR DAMAGE TO TREES.
 6. FAILING TO INSTALL OR MAINTAIN PROTECTION MEASURES SHALL RESULT IN A STOP WORK ORDER AND FINE OF \$500/DAY. DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLAN WILL REQUIRE OWNER TO POST A LETTER OF CREDIT FOR 3 YRS FOR TREE MITIGATION.

DATE: JAN, 2015	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 15-09
DRAWN BY JSR	TREE PROTECTION DURING CONSTRUCTION		SHEET 1 of 2
CHECKED BY RDG, P.E.			
SCALE NOT TO SCALE			



- NOTES:
1. THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
 2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
 3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER, PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA.
 4. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE AND SIGNS THROUGHOUT DURATION OF PROJECT.
 5. TREE PROTECTION FENCING AND SIGNAGE SHALL BE REMOVED AFTER CONSTRUCTION.
 6. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF WILMINGTON, BASED ON ACTUAL FIELD CONDITIONS.

DATE: JAN, 2015	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 15-09
DRAWN BY JSR	TREE PROTECTION DURING CONSTRUCTION		SHEET 2 of 2
CHECKED BY RDG, P.E.			
SCALE NOT TO SCALE			



DATE: NOVEMBER, 2011	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 15-03
DRAWN BY JSR	STREET SIGNS AND LOCATION		SHEET 1 of 2
CHECKED BY BDR, P.E.			
SCALE NOT TO SCALE			

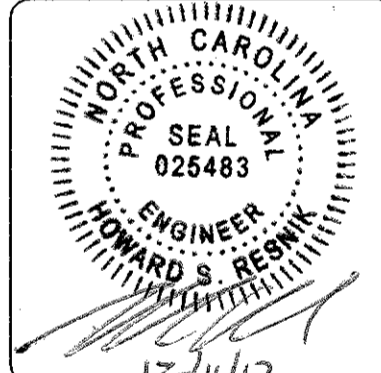
- SIGNS
1. All signs shall meet the requirements of MUTCD and City Traffic Engineering in effect at the time of construction.
 2. All Traffic Control Signs including multi-use paths shall be fabricated with 0.080 inch aluminum blanks using high intensity prismatic reflective sheeting Type IV or better. STOP signs shall be a minimum of 30"x30".
 3. SPECIAL DESIGNATION signs by location and type shall adhere to City of Wilmington signage plan (i.e. downtown, historic, cross-city trail, parks, riverfront, scenic by-way, parking, etc.) and all associated policies.
 4. POST MOUNTED STREET NAME SIGNS shall be fabricated with 9" extruded aluminum street name sign blanks using a standard cut-out. Minimum sign length is 18" long and increasing in 6" increments to 54" maximum as dictated by the number of letters in the name. The color scheme shall be white letters on a green background without a border. Generally, in the downtown and historic areas or as designated in the City of Wilmington signage plan the background shall be blue and contain a topper.
 5. Decorative sign posts shall consist of the NEX sign support system, 2" octagonal tube, 14 gauge, powder coated glossy black and include cap, post, base and wedge.
 6. All other sign posts shall be u-channel posts made of galvanized steel with 8" posts 2lbs/ft or 12" posts 3lbs/ft. Galvanized NEX post may be substituted with approval from the City Signs and Markings Engineer.
 7. OVERHEAD STREET NAME SIGNS shall be fabricated with 0.080 inch aluminum flat sign blanks 18" in height using a standard cut-out. Sign length will be dictated by the number of letters in the name. For mast-arm type traffic signal supports and other overhead support systems refer to the design plans for maximum sign length.
 8. All sign lettering, colors and fonts shall adhere to the MUTCD in effect at the time of construction. Fluorescent Yellow-Green shall be used on signs, in place of Yellow, when listed as an optional color in the MUTCD. Generally, the font will be FHWA series fonts (Highway Gothic.) Other font types require prior City Signs and Markings Engineer approval.
- LOCATION
9. Sign locations depend on the edge of road condition. Generally, signs shall be a minimum 2' from face of a vertical curb, 4' from front of slope face curb, and 6' from edge of pavement without curb. Signs shall not be located more than 12' from any of these locations.
 10. Sign posts installed in dirt shall be buried a minimum of 36". Octagonal posts shall utilize an anti-spin device, 6" in length minimum. Sign posts installed in concrete or brick shall utilize a base cast in concrete 24" x 12" diameter.
 11. Street name signs shall be installed 8'-6" from the ground to the bottom of the sign. Street name signs co-located with STOP signs shall be installed above the STOP sign. A 6" space shall be maintained between the STOP sign and a Street name sign that is parallel to the STOP sign face. All other signs should be mounted per MUTCD guidelines for Urban Areas.

DATE: NOVEMBER, 2011	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 15-03
DRAWN BY JSR	STREET SIGNS AND LOCATION		SHEET 2 of 2
CHECKED BY BDR, P.E.			
SCALE NOT TO SCALE			

CSD ENGINEERING
LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

SITE PLAN DETAILS for
PACIFIC PLACE

SITE PLAN for
PACIFIC PLACE
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: ARTA HOLDINGS, LLC
PO BOX 3122
WILMINGTON, NC 28406



REV. NO.	DATE	BY	REMARKS
2	12/17/17	RLW	ADDED CON STAMPS
1	9/29/17	JSR	REVISED SHEET NUMBERS

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

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____

DATE: 7-12-17
HORZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 17-0398